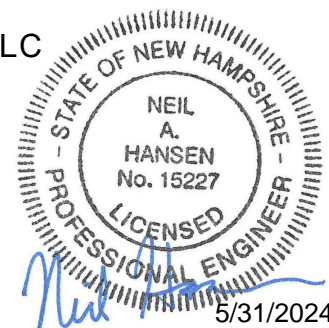


Proposed Multi-Family Development
815 Lafayette Road
Portsmouth, New Hampshire

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Prospect North 815, LLC

May 31, 2024



5/31/2024

Tighe&Bond

M-5131-001-01-04
May 31, 2024

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

Re: **Standard Dredge & Fill Wetlands Application (Major Impact)
Multi-Family Development
815 Lafayette Road
Portsmouth, New Hampshire**

Dear Mr. Lewis:

On behalf of Prospect North 815, LLC (the Applicant), Tighe & Bond is pleased to submit the following information relative to a Standard Dredge & Fill Wetlands Permit Application for the proposed multi-family development located at 815 Lafayette Road 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 815 Lafayette Road and is comprised of a single, previously developed 19.6-acre parcel owned by the Applicant (Map 245 Lot 3). The site was previously used for the WHEB radio station but is no longer in active use. The site is bound to the west by Route 1 and the abutting Lafayette Plaza shopping center property, to the north and east by the Winchester Place property, and to the south by Sagamore Creek.

The proposed project consists of the demolition of an existing building and the construction of three 4-story, 24-unit multi-family buildings (72 units total). Also proposed are associated site improvements including a parking lot, pedestrian access, utilities, stormwater management, lighting, and landscaping. The work is adjacent to Sagamore Creek and tidal saltmarsh and is within the 100-foot Tidal Buffer Zone (TBZ) as well as a designated Prime Wetland Buffer (PWB), and the Protected Shoreland. The entirety of the proposed work will take place within upland areas and the project will result in a reduction of impervious areas within the 100-foot TBZ.

The project will result in 43,564 square feet of permanent and 37,868 square feet of temporary impacts to the TBZ/PWB (a priority resource area) and provides compensatory mitigation in the form of aquatic resource buffer enhancement and invasive species management.

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.

Summary of Agency Coordination

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

- A mitigation pre-application meeting was held with the NHDES Wetlands Bureau on March 5, 2024. Meeting minutes are attached to this letter.
- A DataCheck request was completed through the NH Natural Heritage Bureau (NHB) on January 16, 2024. Rare species consultation with NHB was completed on January 17, 2024.
- A Fis1004 Consultation Report was submitted on February 12, 2024, to the NH Fish and Game Department. Consultation with NHFG was completed on March 18, 2024 and the recommended permit conditions we added to the plan sheets.
- A NHDES Alteration of Terrain Permit application was approved for the project on May 27, 2024.
- The project has received comments from the Portsmouth Conservation Commission, which were incorporated into project design. The Project Drawings have received local approvals, including a Wetland Conditional Use Permit (November 16, 2023), Zoning Variance (October 2, 2023), and Site Plan Review (December 12, 2023).
- Upon their receipt of this application, the project will once again go before the Portsmouth Conservation Commission, at which time the Commission will review the Prime Wetland Buffer impacts and compensatory mitigation proposal and provide feedback to the Wetlands Bureau.

Appendices

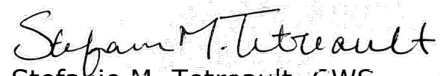
The following documents are included in this submittal in accordance with NH RSA 482-A and the Wetland Rules, Env-Wt 100-900, for a Standard Dredge & Fill Wetlands Permit Application (Major Impact):

- NHDES Pre-Application Meeting Minutes
- Appendix A – Forms and Narrative
 - Dredge & Fill Application Form
 - Owners Letter of Authorization
 - Filing Fee (Copy)
 - Dredge & Fill Attachment A
 - Avoidance & Minimization Narrative
 - Coastal Resource Worksheet
 - Supplemental Project Design Narrative
 - Wetlands Rule Waiver Request
 - Coastal Functional & Vulnerability Assessment
 - Required Data Screening
 - Prime Wetland Functions and Values Narrative
- Appendix B – Site Information
 - USGS Topographic Map
 - Tax Map
 - Wetland Delineation Report
 - Abutter Information
 - Recorded Deed

- Appendix C – Project Drawings
- Appendix D – Site Photographs
- Appendix E – Rare Species Documentation and Correspondence
 - NHB DataCheck Results
 - NHB Consultation
 - NHFG Consultation
- Appendix F – Compensatory Mitigation Proposal
 - Invasive Species Management and Native Planting Plan
- Appendix G – Shoreland Permit Application Worksheet and Shoreland Exhibits

Thank you in advance for reviewing these materials. Should you have any questions or require additional information, please contact Neil Hansen at (603) 294-9213 or NAHansen@tighebond.com, or contact me at (603) 231-9918 or STetreault@tighebond.com.
Very truly yours,

TIGHE & BOND, INC.



Stefanie M. Tetreault, CWS
Project Environmental Scientist

Neil A. Hansen, PE
Project Manager

Enclosures

Copy: Portsmouth City Clerk
Portsmouth Conservation Commission
Portsmouth Planning Board
Portsmouth City Council
Prospect North 815, LLC

J:\M\M5131 MB2 Development, LLC\001 815 Lafayette Road\Reports\Applications\NHDES\Dredge and Fill\Draft\2. Cover Letter.docx

INSERT LETTER
OF TRANSMITTAL

NHDES Wetlands Mitigation Pre-Application Call Summary 815 Lafayette Road, Wetland Permit

ATTENDEES: Stefanie Tetreault, Tighe & Bond
Julia Novotny, Tighe & Bond
Colter Krzcuik, Tighe & Bond
Neil Hansen, Tighe & Bond
Eben Lewis, NHDES Wetlands
Mary Ann Tilton, NHDES Wetlands
Seta Detzel, ARM Fund Program
Emily Nichols, ARM Fund Program
Kevin Sullivan, NH F&G
Melissa Winters, NH F&G

LOCATION: Conference Call, via MS Teams

DATE/TIME: Tuesday March 5, 2024 @ 9am

On March 5, 2024, a pre-application meeting was held via video conference to discuss compensatory mitigation related to a proposed Wetland Permit application for the 815 Lafayette Road Multifamily Development project.

The following is a summary of items discussed on this call:

Tighe & Bond gave a project overview:

- Existing conditions and impervious surface and septic within the tidal buffer zone (TBZ) / prime wetland buffer (PWB)
- Proposed site layout pulls buildings and pavement out of the TBZ/PWB.
- Added stormwater treatment systems to site where none currently exist.
 - i.e., jelly fish treatment system and raingarden.
- Utilities underground, connect to City sewer and pull overhead electric out of TBZ/PWB.

Tighe & Bond discussed the proposed impact areas, permanent vs. temporary impacts.

- Temporary impacts include invasive species removal only; permanent impacts include limit of grading and the community greenway trail
- Described existing invasive plant community to be remediated
- Described different zones of invasive and habitat changes from US Route 1 – east, into the site.
- Invasives proposed to be removed with mechanical means
 - City of Portsmouth doesn't allow for chemical removal

- Discussed proposed access route for invasive removal
- Discussed stockpile and disposal plan

DES:

- Asked about status of planting plan

Tighe & Bond:

- Not all invasives will be removed, not practical given the quantity
- Plan to reestablish a more native planting strategy

DES:

- Functional assessment required under new October 2023 rules
- Functional assessment should link planting plan to species found in area

Tighe & Bond:

- Pointed out functional assessment is included in current package
- Discussed wildlife corridor on site
- Discussed planting plan related to functional assessment
 - Habitat species or structure to support wildlife corridor
- Asked F&G if there are certain plant species we should target in planting plan to enhance wildlife habitat
 - Plants to support Blandings turtle?
- Shared current plant list

NHFG:

- Asked for confirmation that there is no in water work
 - Should be no sturgeon concern since all work is on land
- Talked about Pros vs. cons related to trying to draw turtles into the site
- Suggested plants to exclude, butterfly milkweed
- Doesn't see anything she would remove from a habitat perspective for turtles
 - Blandings turtles love sweet fern

DES:

- Noted site is dominated by invasives
- Sounds like this site has reached a tipping point where invasives have completely overtaken native
 - Good candidate for restoration and removal
- Review key points from Matt Tarr's *Invasive Species and Wildlife*

NHFG:

- Certain locations in general where leaving invasives is a better option
 - This site does not appear to fall into that category
 - Replant with good native mix
 - Use a good cover crop in disturbed areas to reduce invasives coming back
 - Fast growers/colonizers to establish quick over invasives
 - Marsh migration species
- Source certified (noninvasive) soils
- Scraping topsoil and replacing with clean new soil
- NHB will be able to provide more feedback on plant list

Tighe & Bond:

- Asked for feedback on potentially leaving the autumn olive?

NHFG:

- Agreed it may be a better option to leave than the disturbance that would come with removing them
- Establishing understory is important to keep autumn olive from propagating
- Depends on what value (if any) certain invasives provide and adverse impacts from removing
 - Limit soil disturbance if possible for sp. like Autumn olive
- Target invasives that are most concerning/largest threat to the natives

Tighe & Bond:

- East of area 5 on invasive inventory plan will be hand cut removal of bittersweet, etc.
- Discussed timing of invasive removal will be important to reduce seed spread
- Idea of cutting seed heads (e.g., phragmites) before disturbing the soil to avoid spread
- Asked what mitigation requirements will be for this work?

DES, Mitigation:

- Asked if this is prime wetland buffer? (It is)
- Asked if CC has provided input on mitigation?
- Onsite mitigation is preferred since this is prime wetland
 - They will look for CC input on mitigation plan
- Highlight existing function vs. proposed function

- Need to follow 800 rules for monitoring
- 5-year monitoring plan will be required
- Will want to understand language of community space easement and associated restrictions for the area
- Alternative mitigation proposal
- 1:10 for vegetative enhancement
 - Discuss no net loss in buffer function; area of onsite compensatory mitigation won't meet the full ratio amount
 - Justification of why this on-site proposal is a suitable alternative even at a lower ratio
- The Department needs to find no net loss in buffer functions and values
- Discuss why City designated this as prime wetland

Tighe & Bond:

- We will include performance standards in application
- Asked if the 75% native after 5 years can be waived given the high level of existing invasives?

DES, Mitigation:

- Include some adaptive management in project plan narrative to discuss how to handle removal if invasives were intentional left in place (ex. autumn olive)
- Will look for reasonable performance standards

DES:

- Asked how duration of project was chosen in vulnerability assessment?
- Asked if there has been flooding at this site?
- Asked if there have been any changes to the marsh related to storm surge/ sea level rise?

Tighe & Bond:

- Discussed how 50-year duration was selected
- Used sea level rise mapper and NH coastal flood risk summary
- Flood risk summary shows 2.5' and also mapped 4' rise
- Existing building was not impacted by recent storm surge/ storm events
- Have not observed changes to marsh area in site visits
- Can be discussed in mitigation proposal

Action Items (Tighe & Bond):

- Reach out to NHB to review plant list
- Repackage invasive management plan into mitigation proposal
- Continue compiling the application package

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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:

TOWN NAME:

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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information: <ul style="list-style-type: none"> • 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. • Protected species or habitat? <ul style="list-style-type: none"> ○ If yes, species or habitat name(s): ○ NHB Project ID #: • Bog? • Floodplain wetland contiguous to a tier 3 or higher watercourse? • Designated prime wetland or duly-established 100-foot buffer? • Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone? 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information: <ul style="list-style-type: none"> • Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: Day: Year: 	<input type="checkbox"/> Yes <input type="checkbox"/> No

lrn@des.nh.gov or (603) 271-2147

29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

des.nh.gov

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="checkbox"/> Yes <input type="checkbox"/> No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats):	
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.	
SECTION 3 - PROJECT LOCATION Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS:	
TOWN/CITY:	
TAX MAP/BLOCK/LOT/UNIT:	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: <input type="checkbox"/> N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	

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:

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. NAH

SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))☐ N/A

LAST NAME, FIRST NAME, M.I.:

COMPANY NAME:

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. NAH

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:

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):

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: 3/5/2024

(☐ 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/ivers, 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			<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
TOTAL							

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

lrn@des.nh.gov or (603) 271-2147

29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

des.nh.gov

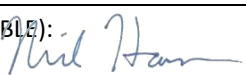
SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

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:	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials:	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:	<p>The signer understands that:</p> <ul style="list-style-type: none"> The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> Deny the application. Revoke any approval that is granted based on the information. 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:	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): See Owner Authorization Letter	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY:	DATE:

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:	PRINT NAME LEGIBLY:
TOWN/CITY:	DATE:

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".

Prospect North 815 LLC

PO Box 372
Greenland, NH 03840

Newburyport Bank

53-7150/2113

1086

5/29/2024

PAY TO THE
ORDER OF

Treasurer State of NH

\$ **32,572.80

Thirty-Two Thousand Five Hundred Seventy-Two and 80/100 ***** DOLLARS

Treasurer State of NH

MEMO

Wetland Permit



[Signature]
AUTHORIZED SIGNATURE

MP

⑈001086⑈ ⑆211371502⑆ 1200 0368 10⑈

Prospect North 815 LLC

Treasurer State of NH

1086

Date	Type	Reference
5/29/2024	Bill	Wetland Permit

Original Amt.
32,572.80

Balance Due
32,572.80

5/29/2024

Discount

Check Amount

Payment
32,572.80
32,572.80

Newburyport Bank Ch Wetland Permit

32,572.80



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: Prospect North 815, 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 WORK CONSISTS OF THE CONSTRUCTION OF A NEW MULTI-FAMILY DEVELOPMENT IN ADDITION TO THE RESTORATION OF EXISTING IMPERVIOUS AREAS AT THE SITE. THE MAJORITY OF THE NEW CONSTRUCTION WILL BE LOCATED OUTSIDE OF THE 100-FOOT TIDAL BUFFER ZONE (TBZ) AND THE 100-FOOT PRIME WETLAND BUFFER (PWB). WORK WITHIN THE TBZ AND PWB INCLUDES THE REMOVAL OF EXISTING IMPERVIOUS AREA, AS WELL AS THE CONSTRUCTION OF A WOOD CHIP COMMUNITY GREENWAY TRAIL AND SPLIT RAIL FENCE. ALSO PROPOSED IS A GRAVEL EMERGENCY ACCESS DRIVE.

DUE TO THE LOCATION OF THE EXISTING DEVELOPMENT, THE PROPOSED WORK HAS NO PRACTICABLE ALTERNATIVE THAT WOULD HAVE A LESS ADVERSE IMPACT ON THE ENVIRONMENT. THE PROPOSED ACTIVITIES MINIMIZE ENVIRONMENTAL IMPACTS AND ENHANCE THE 100-FOOT TBZ AND 100-FOOT PWB THROUGH REMOVAL OF IMPERVIOUS AREA. NEW CONSTRUCTION WITHIN THESE RESOURCE AREAS IS LIMITED TO THE GREENWAY TRAIL, FENCING, AND GRAVEL EMERGENCY DRIVE.

IT IS ANTICIPATED THAT THE WORK WILL NOT HAVE AN ADVERSE IMPACT ON THESE BUFFER ZONES. THE AREA HAS BEEN PREVIOUSLY DEVELOPED AND IS COLONIZED BY INVASIVE SPECIES. THUS, THESE BUFFERS HAVE LIMITED FUNCTIONAL VALUE UNDER EXISTING CONDITIONS. THE WORK WILL RESULT IN AN IMPROVEMENT OF THE ECOLOGICAL VALUES OF THIS AREA THROUGH PLANTING OF NATIVE TREES, SHRUBS, PERENNIALS, AND GRASSES, AND THE REMOVAL OF INVASIVE SPECIES AND IMPERVIOUS AREA.

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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.

The proposed work will take place entirely in upland areas and partially within the 100-foot TBZ and 100-foot PWB. As such, there will be no impact to tidal or non-tidal marshes associated with the project. All work has been sited outside of wetland resource areas where feasible.

As previously noted, the work will result in the enhancement of the 100-foot TBZ and 100-foot PWB, thus protecting the adjacent saltmarsh and Sagamore Creek. Further, reduction of impervious area and the addition of stormwater management systems will improve water quality of these adjacent resources.

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 project will not impact any hydrologic connections between wetland or stream systems, as the work will be entirely in upland areas.

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.

The project avoids impacts to jurisdictional areas to the extent practicable. The majority of the proposed new development has been sited outside of the 100-foot TBZ and the 100-foot PWB. Additionally, all work will take place in upland areas with no proposed impacts to wetlands or waterbodies.

The project will minimize environmental impacts within resource areas and result in an improvement of ecological value. Work within previously developed buffer zones will consist of the removal of impervious areas including buildings, parking areas, concrete pads, sidewalks, and a leach field and septic system. New construction in these areas will be limited to the addition of a wood chip greenway trail, split rail fencing, and a gravel emergency access drive.

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 does not eliminate, depreciate, or obstruct public commerce, navigation, or recreation. The proposed improvements to the 100-foot TBZ and PWB and addition of a greenway trail will improve recreational opportunities.

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 work does not impact floodplain wetlands. A small portion of the work will take place in FEMA Flood Zone AE (Base Flood Elevation 8 FT) in order to remove existing impervious area. No changes to flood storage are anticipated as existing grades will not be substantially changed.

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 proposed activities will not impact riverine forested wetland systems or scrub-shrub marsh 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 work will not result in wetland impacts or affect a drinking water supply or groundwater aquifer. Construction-period Best Management Practices and stormwater management systems will be incorporated into the project to protect and improve water quality.

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.

The proposed project will not impact any 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.

The proposed project does not involve shoreline structures.

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.

The proposed project does not involve shoreline structures.

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.

The proposed project does not involve shoreline structures.

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.

The proposed project does not involve shoreline structures.

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.

The proposed project does not involve shoreline structures.

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.

The proposed project does not involve shoreline structures.

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 Method for Inventorying and Evaluating Wetlands in New Hampshire, University of New Hampshire Cooperative Extension, 2015, and The Highway Methodology Workbook Supplement - Wetland Functions and Values: A Descriptive Approach, NAEPP-360-1-30a, US Army Corps of Engineers, New England Division (September 1999). Refer to the Coastal Resource Worksheet and Attachments in Appendix A.

NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: STEFANIE M. TETREALT, CWS

DATE OF ASSESSMENT: 3/13/2024

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
WRITTEN NARRATIVE**
Water Division/Land Resources Management
Wetlands Bureau
[Check the Status of your Application](#)



RSA/ Rule: RSA 482-A/ Env-Wt 311.04(j); Env-Wt 311.07; Env-Wt 313.01(a)(1)b; Env-Wt 313.01(c)

APPLICANT'S NAME: Prospect North 815, LLC

TOWN NAME: Portsmouth

An applicant for a standard permit shall submit with the permit application a written narrative that explains how all impacts to functions and values of all jurisdictional areas have been avoided and minimized to the maximum extent practicable. This attachment can be used to guide the narrative (attach additional pages if needed). Alternatively, the applicant may attach a completed [Avoidance and Minimization Checklist \(NHDES-W-06-050\)](#) to the permit application.

SECTION 1 - WATER ACCESS STRUCTURES (Env-Wt 311.07(b)(1))

Is the primary purpose of the proposed project to construct a water access structure?

No, the primary purpose of the proposed project is to construct residential buildings.

SECTION 2 - BUILDABLE LOT (Env-Wt 311.07(b)(1))

Does the proposed project require access through wetlands to reach a buildable lot or portion thereof?

No access through wetlands or waterways is proposed.

SECTION 3 - AVAILABLE PROPERTY (Env-Wt 311.07(b)(2))*

For any project that proposes permanent impacts of more than one acre, or that proposes permanent impacts to a PRA, or both, are any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, that 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?

**Except as provided in any project-specific criteria and except for NH Department of Transportation projects that qualify for a categorical exclusion under the National Environmental Policy Act.*

There are no other properties reasonably available to the applicant that could be used to achieve the project's purpose. Additionally, the proposed work will enhance the functions and values of the PRA to be impacted (e.g., the 100-foot Tidal Buffer Zone / 100-foot Prime Wetlands Buffer). The development will reduce impervious surfaces within the PRA and implement an invasive species management plan. No impacts are proposed to wetlands or surface waters.

SECTION 4 - ALTERNATIVES (Env-Wt 311.07(b)(3))

Could alternative designs or techniques, such as different layouts, different construction sequencing, or alternative technologies be used to avoid impacts to jurisdictional areas or their functions and values as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization](#)?

The chosen design has minimized impacts to the 100-foot Tidal Buffer Zone while enhancing the functions and values of this PRA. The proposed development has been sited as far away from resource areas as possible, and impacts within the 100-foot Tidal Buffer Zone are limited to invasive species removal, other vegetation clearing, addition of native plantings, removal of existing impervious surfaces, construction of a wood chip community greenway trail and split rail fencing, and limited grading. In addition to the reduction of existing impervious area within the buffer zone, there will be no introduction of new impervious area to the PRA. The proposed multi-family buildings, driveways, and parking lots have been located entirely outside of the buffer zone.

SECTION 5 - CONFORMANCE WITH Env-Wt 311.10(c) (Env-Wt 311.07(b)(4))**

How does the project conform to Env-Wt 311.10(c)?

***Except for projects solely limited to construction or modification of non-tidal shoreline structures only need to complete relevant sections of Attachment A.*

Based on the Coastal Functional Assessment prepared for the site, the existing Tidal Buffer Zone is degraded and provides little ecological value under existing conditions due to the presence of impervious areas, other development, and colonization of invasive species. The selected location and design for development minimizes impacts to the Tidal Buffer Zone while enhancing its ecological function through invasive species management, native plantings, and reduction of impervious area. Site design will also include the addition of stormwater management features to increase trapping and filtration of runoff on site to protect nearby resources. Furthermore, construction-period best management practices including erosion and sedimentation control barriers, inlet protection, and stockpile management will be implemented to preserve existing functions and values of the adjacent resource areas, including Sagamore Creek, bordering saltmarsh, and freshwater wetlands.



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.: Prospect North 815, 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 project consists of the demolition of an existing building and the construction of three 4-story, 24-unit multi-family buildings with a parking lot and other site improvements including pedestrian access, utilities, stormwater management, lighting, and landscaping. The work is adjacent to Sagamore Creek and tidal saltmarsh and is within the 100-foot Tidal Buffer Zone (TBZ) as well as a designated Prime Wetland Buffer (PWB) Zone, and the Protected Shoreland. The entirety of the proposed work will take place within upland areas and the project will result in temporary and permanent impacts to these resource areas, including a reduction of impervious area within the 100-foot TBZ/PWB. The management of invasive species on-site within the 100-foot TBZ and 100-foot PWB is also proposed as part of the development plan. In addition to the removal of invasive species, the area will be replanted and seeded.

Work within the 100-ft TBZ and 100-foot PWB is limited to removal of impervious surfaces, invasive species removal, other vegetation clearing, addition of native plantings, construction of a wood chip community greenway trail and split rail fencing, and limited grading.

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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 proposed project has been designed to avoid and minimize impacts to wetland resource areas. The majority of the proposed development (e.g., the residential buildings and associated features) has been sited outside of the 100-foot TBZ and 100-foot PWB. These buffer zones will be enhanced through impervious surface removal, invasive species management, and landscaping, and no new impervious surfaces are proposed within these buffer zones. Please refer to the Avoidance and Minimization Narrative provided in Appendix A of this application submittal.

Construction-period best management practices (BMPs) will be implemented including erosion and sedimentation control barriers to protect adjacent resource areas. Other BMPs include careful sequencing and planning of invasive species removal to minimize further spread, including stockpile management and disposal.

The reduction of impervious areas and addition of new stormwater management will reduce untreated runoff and improve water quality of the surrounding coastal wetland resources. The management of invasive species and addition of native plantings will serve to improve the ecological function of the 100-foot TBZ and PWB.

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

The proposed project will implement all necessary BMPs to protect water quality including erosion and sedimentation controls, stockpile management, and short- and long-term stormwater management. Work will be performed so as to not cause adverse effects on ground or surface water quality. The proposed work will not impact fisheries or breeding areas as all of the work is limited to upland areas and proper BMPs will be used to minimize impacts to adjacent coastal resource areas. The invasive species management plan will be implemented to minimize the spread of invasive species. Refer to the Invasive Species Management Plan in Appendix F. The proposed work is not anticipated to have adverse effects on rare, threatened, or endangered species or designated habitat. Correspondence with NHB and NHFG are provided in Appendix E. The work will be conducted in accordance with all applicable requirements of RSA 483-B and Env-Wq 1400. A Shoreland Permit will be obtained for the project. Impacts to Prime Wetlands will be avoided and impacts to the PWB will be minimized as much as possible. Following construction, the site will be restored and stabilized. The buffer enhancement area will be monitored for 5 growing seasons following the completion of the project.

This permit application contains the necessary information as set forth in Env-Wt 300, including a coastal functional assessment, avoidance and minimization narrative, and compensatory mitigation proposal. The proposal meets the project and resource-specific criteria described in Env-Wt 400, 600, and 700.

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.

Refer to the narrative attached to this worksheet.

- ☒ 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.

Plans are provided in Appendix C of this application. Refer to the Wetlands Rule Waiver Request Form attached to this worksheet relative to Env-Wt 603.08.

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 proposed development is anticipated to be around 75 - 100 years (2100 - 2125).

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.

The project's relative risk tolerance to flooding and potential damage/loss associated with flooding is medium.

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.

The SLR scenario that most closely matches the end of the development's anticipated useful life is approximately 5.0 feet.

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

Mean Higher High Water in this area is located at approximately 4.4 feet in elevation. Based on a SLR scenario of 5 feet, MHHW is anticipated to be at approximately 9.4 feet in elevation by the end of the development's anticipated useful life. In addition, the current 100-year floodplain Base Flood Elevation (BFE) is 8 feet. Based on a predicted SLR of 5 feet, plus a freeboard of 1 foot, the BFE by 2125 is anticipated to be approximately 14 feet. Areas of the proposed development that would be subject to flooding are limited to a portion of the community wood chip greenway trail, lawn and landscaped areas, and portions of proposed stormwater management features.

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

Under existing conditions, the only portion of the site located within the 100-year floodplain is the vegetated upland area bordering the saltmarsh along the south and east of the site. The BFE in this area is 8 feet.

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

The proposed development has been sited as far away from the HOTL as possible, which will provide protection from damage associated with flooding in the anticipated SLR scenario. Based on the vulnerability assessment, it does not appear that the critical aspects of the development (e.g., buildings and parking), would be at a high risk for flooding, as they are located outside of the anticipated 100-year floodplain. The proposed stormwater management features will provide additional flood storage and protection for the site.

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: N/A

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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).
- Tidal shoreline stabilization (Env-Wt 609).
- Dredging activities (Env-Wt 607).
- Protected tidal zone (Env-Wt 610).
- Tidal beach maintenance (Env-Wt 608).
- 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.

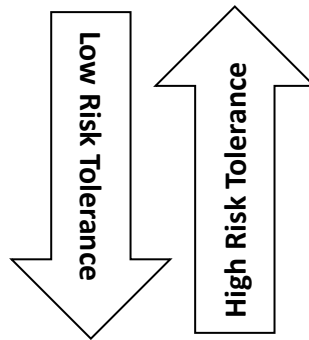
SECTION 10 – GUIDANCE

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

Project Discussion

Env-Wt 307.

The proposed project will implement all necessary BMPs to protect water quality including erosion and sedimentation controls, stockpile management, and short- and long-term stormwater runoff management. Work will be performed so as to not cause adverse effects on ground or surface water quality. The proposed work will not impact fisheries or breeding areas as all of the work is limited to upland areas and proper BMPs will be used to minimize impacts to adjacent coastal resource areas. The invasive species management plan will be implemented to minimize the spread of invasive species. Refer to the Invasive Species Management Plan in Appendix F. The proposed work is not anticipated to have adverse effects on rare, threatened, or endangered species or designated habitat. Correspondence with NHB and NHFG are provided in Appendix E. The work will be conducted in accordance with all applicable requirements of RSA 483-B and Env-Wq 1400; A Shoreland Permit will be obtained for the project. Impacts to Prime Wetlands will be avoided. The work will result in the enhancement of the PWB, and impacts to the PWB will be minimized as much as possible. Following construction, the site will be restored and stabilized. The buffer enhancement area will be monitored for 5 growing seasons following the completion of the project as a component of the Compensatory Mitigation Plan. No work will be done within 10 feet of a property line without an abutter's prior written consent.

Env-Wt 311.07 & 313.03.

Impacts from the project have been avoided and minimized by siting the new buildings and parking lots outside of the TBZ and PWB. Further, the project includes the reduction of impervious area within these buffers, and the management of invasive species. The entirety of the work is located within the previously developed TBZ, with no impacts proposed to the adjacent saltmarsh, freshwater wetlands, or Sagamore Creek. Refer to the Avoidance and Minimization Narrative in Appendix B.

Env-Wt 313.01.

As described throughout this application, the project will meet the permit approval criteria.

Env-Wt 313.01(c).

Impacts from the project have been avoided and minimized by siting the new buildings and parking lots outside of the TBZ and PWB. Further, the project includes the reduction of impervious area within these buffers, and the management of invasive species. The entirety of the work is located within the previously developed TBZ, with no impacts proposed to the adjacent saltmarsh, freshwater wetlands, or Sagamore Creek.

Env-Wt 603.04.

A Coastal Functional Assessment Narrative is provided in Appendix B.

Env-Wt 603.05.

A Vulnerability Assessment is provided in the Coastal Resource Worksheet and Coastal Functional Assessment Narrative in Appendix B. This assessment includes consideration of sea level rise and predicted flooding. As described, the building development is not anticipated to be located within areas subject to the 100-year flood at the end of the project's anticipated useful life.

Construction Sequencing

1. Prior written consent will be obtained from abutters prior to any soil disturbance less than 10 feet from property lines.
2. Cut and clear trees as required.
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 residential 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.
12. Complete permanent seeding and landscaping, including the Invasive Species Management Plan and construction of the wood chip greenway trail.
13. Remove trapped sediments from collector devices as appropriate and then remove temporary erosion control measures.
14. Conduct short- and long-term invasive species monitoring over 5 years to assess establishment of native plantings and viability of invasives.

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 invasive species management area will be followed up with annual monitoring for 5 years by a NH Certified Wetland Scientist or other qualified professional to gauge success of the buffer enhancement effort.

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.



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:	TOWN/CITY:	STATE: NH	ZIP CODE:
TAX MAP/LOT NUMBER:			
SECTION 2 - WAIVER REQUESTOR INFORMATION (Env-Wt 204.03(a))			
LAST NAME, FIRST NAME, M.I.:			
MAILING ADDRESS:			
TOWN/CITY:		STATE:	ZIP CODE:
EMAIL ADDRESS (if available): or if not FAX NUMBER:		DAYTIME PHONE NUMBER:	
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.			
<input type="checkbox"/> Requestor is the applicant.			
LAST NAME, FIRST NAME, M.I.:			
MAILING ADDRESS:			
TOWN/CITY:		STATE: <input style="width: 20px;" type="text"/>	ZIP CODE: <input style="width: 40px;" type="text"/>
EMAIL ADDRESS (if available): or if not FAX NUMBER:		DAYTIME PHONE NUMBER:	

lrn@des.nh.gov or (603) 271-2147

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

des.nh.gov

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

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)):

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)):

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)):

irm@des.nh.gov or (603) 271-2147

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

des.nh.gov

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)):

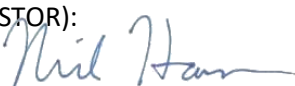
Provide a complete explanation of why the applicant believes that having the waiver granted will meet the criteria in Env-Wt 204.05 or 204.06, as applicable (Env-Wt 204.03(i)):

SECTION 6 - REQUIRED CERTIFICATIONS (Env-Wt 204.04)

Initial each box and sign below to certify:

Initials:	The information provided is true, complete, and not misleading to the knowledge and belief of the signer.
Initials:	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:	DATE:
SIGNATURE (REQUESTOR): 	PRINT NAME LEGIBLY:	DATE:

*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.

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
des.nh.gov

Coastal Functional and Vulnerability Assessment

Introduction

The purpose of this Coastal Functional Assessment and Vulnerability Assessment is to characterize the portion of Sagamore Creek, bordering coastal wetlands, and the associated 100-foot Tidal Buffer Zone (TBZ) within the vicinity of the site of the proposed multi-family development at 815 Lafayette Road in Portsmouth, New Hampshire. The site lies east of US Route 1, south of commercial development, and north and west of Sagamore Creek and bordering salt marsh. The proposed project consists of the development of new multi-family buildings with site improvements including parking, pedestrian access, stormwater utilities, lighting, and landscaping. Also proposed is the improvement of the 100-foot TBZ through reduction of existing impervious area and the addition of native vegetation. The following sections describe the functions and values as they apply to the proposed project. For brevity, several functions and values may be combined into one section (e.g., flood storage and shoreline anchoring). Additionally, this assessment focuses mainly on the existing conditions of the upland 100-foot TBZ, as the proposed impacts are limited to this area.

The parcel is identified as Map 245 / Lot 3 according to the City of Portsmouth Tax Maps. There will be temporary and permanent impacts to jurisdictional areas as part of this project. The approximate limits of work will be 110,850 square feet (SF). All of the work will be in upland areas, with no direct impacts proposed below the Highest Observable Tide Line (HOTL) or to wetlands. Permanent impacts to the TBZ will be associated with the removal of impervious area, removal of invasive species, addition of native plantings, other vegetation clearing and limited grading, as well as the new construction of a wood chip greenway community trail and split rail fencing. This project classifies as Major Impact for proposing impacts within a municipally-designated prime wetland buffer.

Methods

Jurisdictional wetland resource areas were delineated by a Certified Wetland Scientist at Ambit Engineering in November of 2022. The HOTL associated with Sagamore Creek and bordering tidal wetlands were demarcated on-site in addition to the boundaries of two nearby freshwater wetlands. The tidal wetland was classified by Ambit Engineering as an estuarine intertidal emergent persistent wetland system that is regularly flooded by the tides (E2EM1N). The freshwater wetlands on-site were classified by Ambit Engineering as a combination of palustrine scrub-shrub broad-leaved deciduous and palustrine emergent persistent wetland systems (PSS1E/PEM1E).

Functions and values for this area were assessed by Tighe & Bond based on our review of field observations, site photographs, and publicly available GIS data. Assessment criteria were adapted from RSA 482-A, The Highway Methodology Workbook Supplement - Wetland Functions and Values: A Descriptive Approach, NAEPP-360-1-30a, US Army Corps of Engineers, New England Division, September 1999, and The Method for the Evaluation and Inventory of Vegetated Tidal Marshes in New Hampshire (Coastal Method), Audubon Society of New Hampshire, June 1993.

Ecological Integrity

Ecological Integrity relates to the extent to which Sagamore Creek, bordering saltmarsh, and their tidal buffer have retained their native biotic and abiotic features and how these may have been degraded by human influences. The Ecological Integrity within the vicinity of the proposed project has been partially compromised due to the development of the upland buffer (e.g., the existing buildings, paved driveways, and other impervious areas). Additionally, Sagamore Creek flows west to east beneath a bridge along US Route 1 (Lafayette Road) and is surrounded in this area by commercial and residential development with limited contiguous undeveloped buffer zone remaining. At the site, the 100-foot TBZ has been previously developed and currently consists of impervious areas associated with buildings, parking areas, concrete pads, sidewalks, and a leach

field and septic system. Additionally, disturbance in this area has allowed several invasive species to colonize the site.

Wildlife, Finfish, and Shellfish Habitat

The Wildlife, Finfish, and Shellfish Habitat functions are based on the suitability of the site to support wildlife. Sagamore Creek provides habitat for a wide variety of finfish and shellfish, including migrating and foraging habitat for Atlantic sturgeon (*Acipenser oxyrinchus oxyrinchus*; federally and state-listed as Threatened) and shortnose sturgeon (*Acipenser brevirostrum*; federally and state-listed as Endangered). The general area is designated as Tier 1, Highest Ranked Habitat in the State according to the 2020 NH Wildlife Action Plan (WAP). Sagamore Creek, as well as the surrounding saltmarsh and tidal mud flats provide quality foraging habitat for shorebirds, waterfowl, and raptors, among others. According to the New Hampshire Natural Heritage Bureau, these coastal wetlands also may support multiple state-listed plant species, including dwarf glasswort (*Salicornia bigelovii*; Endangered), saltmarsh agalinis (*Agalinis maritima ssp. maritima*; Threatened), marsh elder (*Iva frutescens*; Threatened), and tundra alkali grass (*Puccinellia pumila*; Endangered).

While Sagamore Creek and the surrounding saltmarsh system provide high-quality wildlife, finfish, and shellfish habitat, the 100-foot TBZ in the vicinity of the proposed development provides little wildlife habitat value. The site is previously disturbed due to commercial development and has become dominated by invasive species. Landward of the HOTL, the shoreline along the edge of development consists of a narrow strip of relatively low-quality forest and shrub habitat dominated by invasive species and fragmented by the existing site development. This area gradually transitions into a less disturbed forested community to the west of the site. Undisturbed habitat is limited on this site within the 100-ft TBZ, but it is mapped as a narrow linkage in a larger wildlife corridor surrounding Sagamore Creek, the saltmarsh system, and undeveloped upland habitat.

Flood Storage and Shoreline Anchoring

Flood Storage and Shoreline Anchoring refer to the ability of this area to reduce flood damage via water retention and to reduce stream bank/shoreline erosion. The topography along the delineated HOTL is an abrupt slope separating the upland TBZ from bordering saltmarsh and the area is vegetated with a mixture of upland and wetland species. This area is likely to provide adequate shoreline anchoring. No visible erosion was observed during site reconnaissance. [JN1] The saltmarsh and tidal lands surrounding the proposed development site likely provide adequate storm surge protection and flood storage due to the large size of these wetlands. The upland TBZ itself is unlikely to provide much flood storage or storm surge protection due to its existing disturbance, impervious surfaces, and lack of stormwater management. While there are two freshwater wetlands present in the 100-foot TBZ, they are relatively small in size and thus similarly may not provide adequate storm surge protection and/or flood storage.

Groundwater Recharge/Discharge

Groundwater Recharge/Discharge refers to the potential for an area to serve as a recharge and/or discharge area for groundwater. It refers to the fundamental interaction with aquifers, regardless of the size or importance. The TBZ consists of a mixture of impervious surfaces, disturbed upland forest and shrub areas, and two small freshwater wetlands. Groundwater recharge and discharge is unlikely to be a principal function along this disturbed area of the shoreline. It is likely that Sagamore Creek is more influenced by tidal forces than by groundwater in this area. The head of tide occurs $\pm 2,200$ linear feet upstream of the project site, where Sagamore Creek flows beneath Peverly Hill Road.

Nutrient/Sediment Trapping

Nutrient and Sediment Trapping refers to the ability of Sagamore Creek and its tidal buffer to act as a trap for nutrients and sediment in runoff water from surrounding uplands or contiguous wetlands and the ability to process these nutrients into other forms or trophic levels, thereby preventing degradation of water quality. The narrow strip of forest and shrub vegetation communities provide some, but not a substantial amount of, nutrient and sediment trapping. The ability of the site to trap and filter runoff is highly compromised due to the presence of impervious surfaces and the limited undisturbed upland areas between the development and adjacent saltmarsh. The two freshwater wetlands located in the TBZ may provide some nutrient and sediment trapping but are relatively small in size and lack a diversity of wetland vegetation strata, which would otherwise enhance these functions. Additionally, the dominant invasive plant species form a dense vegetative layer that is out-competing native ground cover, further reducing the capacity for nutrient or sediment trapping in those portions of the TBZ.

Production Export

Production Export refers to the ability of the area to produce food or usable products for humans or other living organisms. According to the 2022 NHDES Surface Water Quality Assessment, Sagamore Creek is impaired for multiple water quality parameters, and is ranked as Severe for Aquatic Life Integrity and Poor for Fish and Shellfish Consumption. As such, the area does not produce a great number of shellfish or finfish for human consumption.

Educational, Recreational, and Commercial Potential

Educational Potential consists of the ability of this area to serve as an outdoor classroom. Recreational and Commercial Potential is the suitability to support activities such as hiking, boating, hunting, bird watching, and shellfish harvesting. This area is not currently used for educational, recreational, or commercial purposes relative to Sagamore Creek and its surrounding saltmarsh systems. Additionally, Sagamore Creek is impaired for multiple water quality parameters that rank it as Severe for Primary and Secondary Contact Recreation, likely due to the surrounding developed land use. The site also has no public access points that would provide opportunity for boating, canoeing, kayaking, swimming, wildlife observation, hunting, or other recreation. However, there are established walking and hiking trails located south and west of the site adjacent to Sagamore Creek.

The project will provide added educational potential and recreation value by creating public open space for recreation within the buffer, along Sagamore Creek, by way of the proposed wood chip community greenway trail. The wood chip trail is designed to accommodate passive recreational uses (e.g., walking, biking, bird watching) and will minimize habitat disturbance by field aligning to avoid existing large native trees, and it will not disturb the existing grade.

Aesthetic Quality and Noteworthiness

Aesthetic Quality refers to the ability of the area to provide interesting views and natural vistas. Noteworthiness includes important qualities not identified in previous functions, such as historic sites or unique natural features. While Sagamore Creek and its bordering saltmarsh system provide aesthetically pleasing views, the surrounding disturbed area associated with the project site, invasive species colonization, and other urban development detracts from this view. Furthermore, this area does not provide many suitable spots for the public to view the Creek and saltmarsh. The site does not contain noteworthy historic, archaeological, biological, or geological features. However, Sagamore Creek and the surrounding undeveloped saltmarsh habitat supports multiple state and federally listed threatened and endangered species.

Vulnerability Assessment

A vulnerability assessment for the site was conducted based on the *New Hampshire Coastal Flood Risk Summary, Part I: Science, and Part II: Guidance for Using Scientific Projections* published by the New Hampshire Coastal Flood Risk Science and Technical Advisory Panel (August 2019 and March 2020), in accordance with Env-Wt 603.05.

The 100-foot TBZ within the vicinity of the project area is mostly developed, and most of the shoreline has been disturbed. Due to the close proximity of these developed areas to Sagamore Creek, the area is vulnerable to the effects of coastal storm surges and sea level rise. The development along the shoreline has impaired the area's capacity for flood storage, shoreline anchoring, and storm surge protection.

The proposed development is located approximately 130 feet from the current Mean High Water (MHW) level (approximately 4 feet in elevation). The development is intended to be multi-family residential buildings, which have a medium tolerance for flood risk based on intended use, value and cost, and implications for public function and/or safety. The useful life of these buildings is anticipated to be between 75 and 100 years, based on construction and anticipated routine maintenance. This indicates that the design should plan for sea level rise estimates of about 5 feet. Based on a SLR scenario of 5 feet, MHW is anticipated to be at approximately 9 feet in elevation by the end of the development's anticipated useful life. According to the NHDES Sea-Level Rise, Storm Surge, and Groundwater Rise Mapper, the proposed development is not within the area of flooding impact posed by a more conservative estimate of a 6-foot increase in Mean Higher High Water (MHHW).

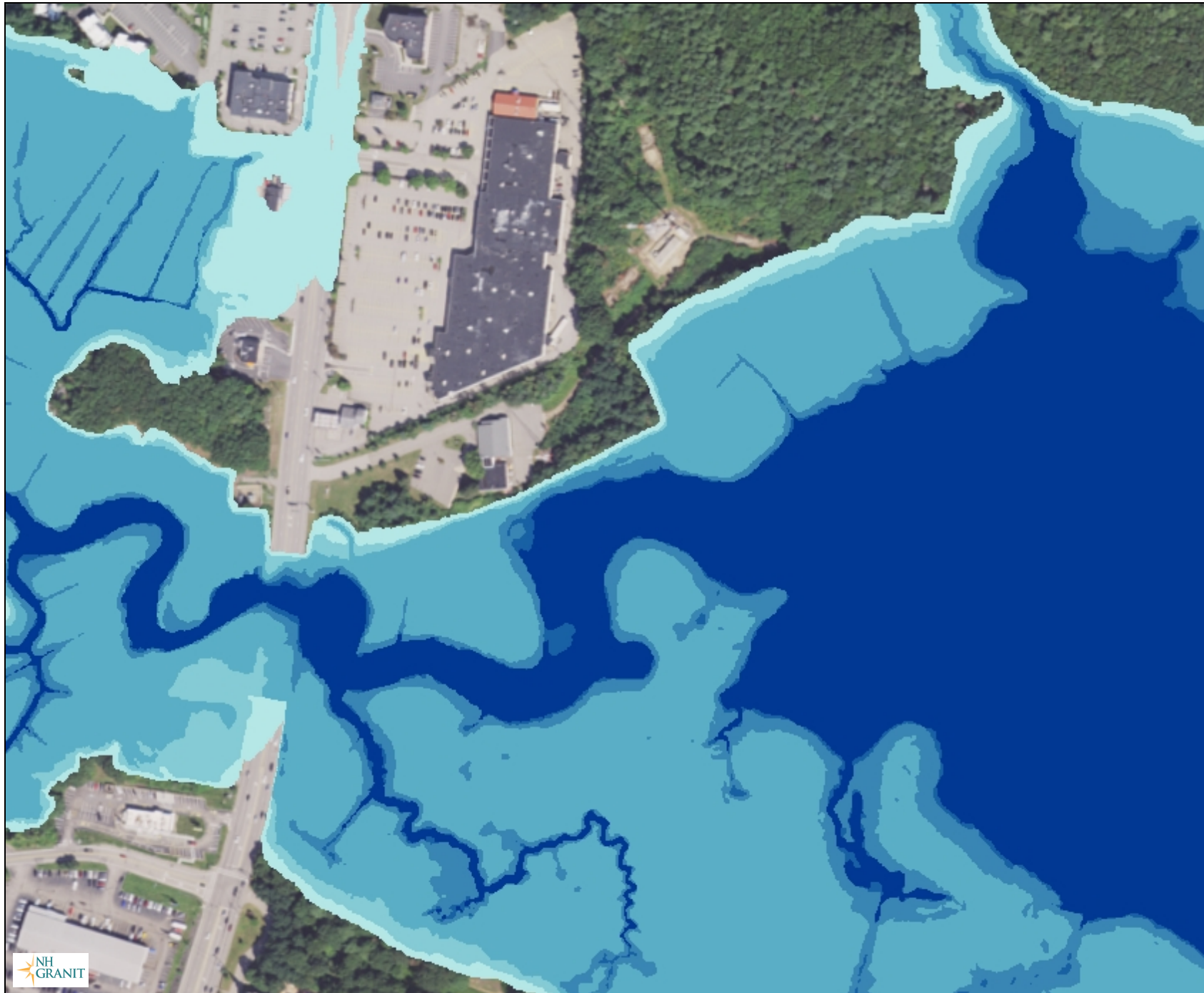
In addition, the current 100-year floodplain Base Flood Elevation (BFE) is 8 feet. Based on a predicted SLR of 5 feet, plus a freeboard of 1 foot, the BFE by 2125 is anticipated to be approximately 14 feet. Areas of the proposed development that would be subject to flooding are limited to a portion of the community wood chip greenway trail, lawn and landscaped areas, and portions of proposed stormwater management features

The proposed project will provide an enhancement of the TBZ by reducing impervious area, removing invasive species, introducing native plantings, and providing stormwater management. These aspects of the work will partially increase the capacity of the area to store floodwaters, as well as filter nutrients and sediments from runoff. Furthermore, the proposed development has been sited as far away from the HOTL as is practicable to avoid damage resulting from flooding and is not located within the current 100-year flood zone according to the Flood Insurance Rate Maps provided by the Federal Emergency Management Agency (FEMA).

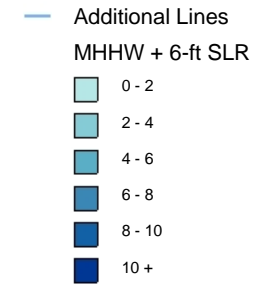
Summary

The 100-foot TBZ associated with Sagamore Creek and its surrounding saltmarsh in the project area is mostly disturbed and provides limited ecological value to the surrounding landscape. This area's ecological integrity is impaired due to existing development, including the presence of impervious surfaces, and colonization of invasive plant species. The surrounding Sagamore Creek and coastal wetlands provide high-quality wildlife, finfish, and shellfish habitat, flood storage and shoreline anchoring, and are aesthetically pleasing. However, these functions are somewhat compromised due to surrounding development. Due to the close proximity of the site to Sagamore Creek and based on projected sea-level rise estimates, the proposed development has a moderate vulnerability to flooding associated with coastal storm surges. The proposed project will not further adversely affect the functions and values of Sagamore Creek or surrounding saltmarsh as the work is limited entirely to the upland TBZ and will enhance the buffer through reduction of impervious area, invasive species management, addition of native plantings, and the construction of stormwater features to manage runoff, providing greater retention of nutrients, sediments, and toxicants and enhancing the ecological value of the TBZ in this area.

Predicted SLR (MHHW + 6 feet)



Legend



Map Scale

1: 3,685

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Map Generated: 3/15/2024



Notes

PROSPECT
NORTH 815,
LLC

815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

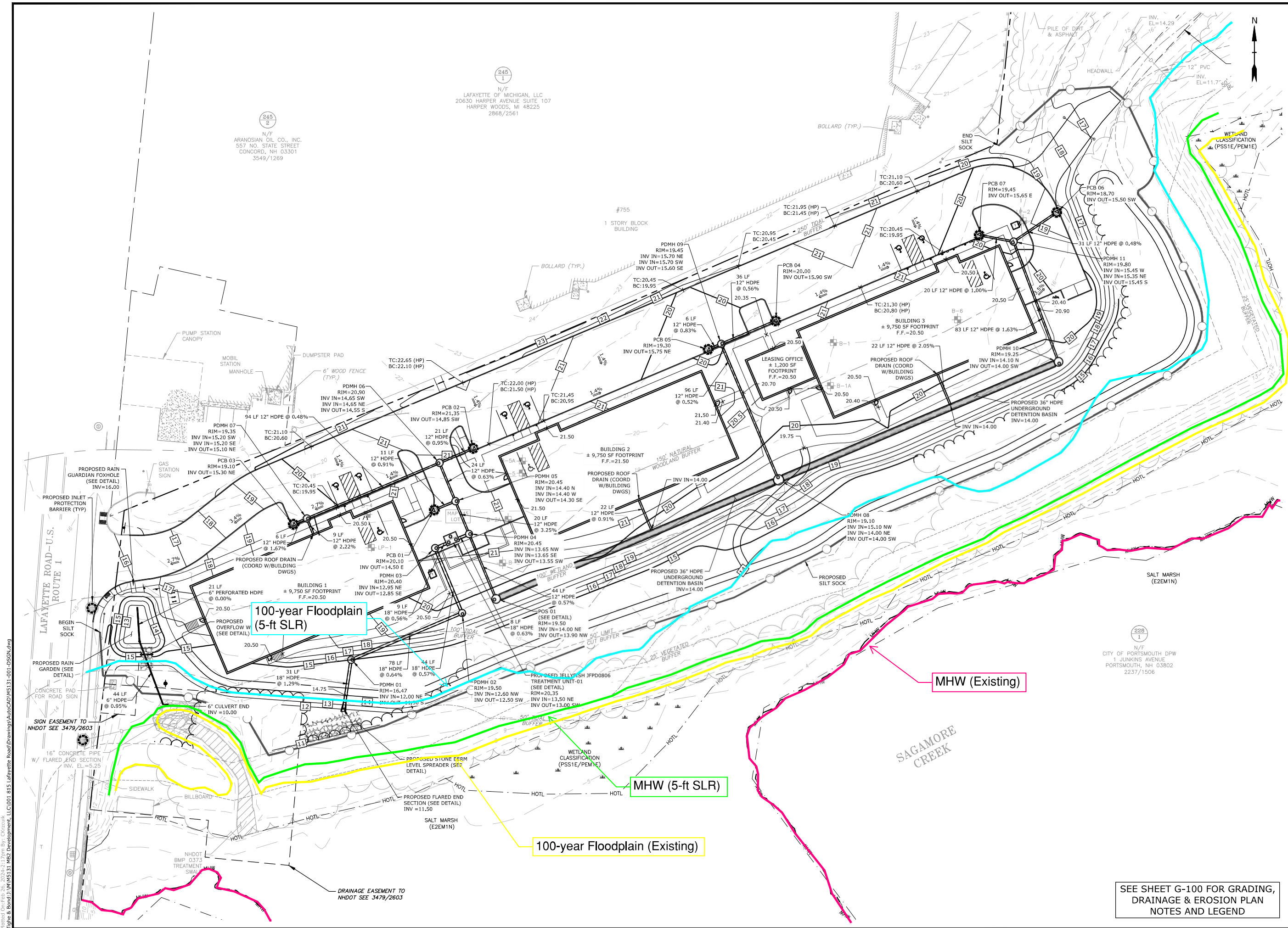
F	2/26/2024	PB Conformed Set
E	1/24/2024	AoT Submission
D	1/5/2024	NHDOT RFMI Response
C	12/27/2023	PB Submission
B	11/22/2023	TAC Resubmission
A	10/23/2023	TAC Submission
MARK	DATE	DESCRIPTION

PROJECT NO:	M5131-001
DATE:	10/23/2023
FILE:	M5131-001-DSGN.dwg
DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

GRADING, DRAINAGE &
EROSION CONTROL
PLAN

SCALE: AS SHOWN

C-103



100-year Flood Zones



Legend

- State
- County
- City/Town
- Cross-Sections
- Base Flood Elevations
- Flood Hazard Boundaries
 - Limit Lines
 - NP
 - SFHA / Flood Zone Boundary
 - Flowage Easement Boundary
- Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chan Hazard
 - Area with Reduced Risk Due to Lev
 - Area with Risk Due to Levee

Map Scale

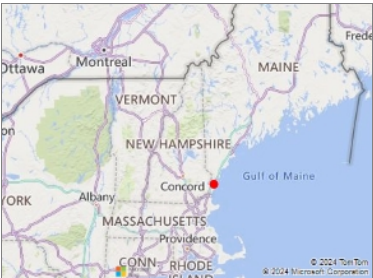
1: 3,268

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Map Generated: 3/13/2024



Notes



EFH Mapper Report

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 = 43° 3' 6" N, Longitude = 71° 13' 53" W







Decimal Degrees: Latitude = 43.052, Longitude = -70.769



























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

*** WARNING ***

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

Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
		Atlantic Butterfish	Adult	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11
		Atlantic Cod	Adult, Eggs, Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
		Atlantic Herring	Adult, Juvenile, Larvae	New England	Amendment 3 to the Atlantic Herring FMP

Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
		Atlantic Mackerel	Eggs, Juvenile, Larvae	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11
		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
		Bluefish	Adult, Juvenile	Mid-Atlantic	Bluefish
		Little Skate	Adult, Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
		Pollock	Eggs, Juvenile, 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
		Smooth Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
		Thorny 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
		Windowpane Flounder	Adult, Eggs, Juvenile, Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
		Winter Flounder	Eggs, Juvenile, Larvae/Adult	New England	Amendment 14 to the Northeast Multispecies FMP
		Winter Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP

Pacific Salmon EFH

No Pacific Salmon Essential Fish Habitat (EFH) were identified at the report location.

Atlantic Salmon

No Atlantic Salmon were identified at the report location.

HAPCs

No Habitat Areas of Particular Concern (HAPC) were identified at the report location.

EFH Areas Protected from Fishing

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

Spatial data does not currently exist for all the managed species in this area. The following is a list of species or management units for which there is no spatial data.

****For links to all EFH text descriptions see the complete data inventory: [open data inventory -->](#)**

All EFH species have been mapped for the Greater Atlantic region,

Atlantic Highly Migratory Species EFH,

Bigeye Sand Tiger Shark,

Bigeye Sixgill Shark,

Caribbean Sharpnose Shark,

Galapagos Shark,

Narrowtooth Shark,

Sevengill Shark,

Sixgill Shark,

Smooth Hammerhead Shark,

Smalltail Shark

Salt Marsh Migration

Legend

SLAMM 2022 - 1.5-m SLR
at Year 2100

- 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
- Transitional Salt Marsh
- Undeveloped

Map Scale

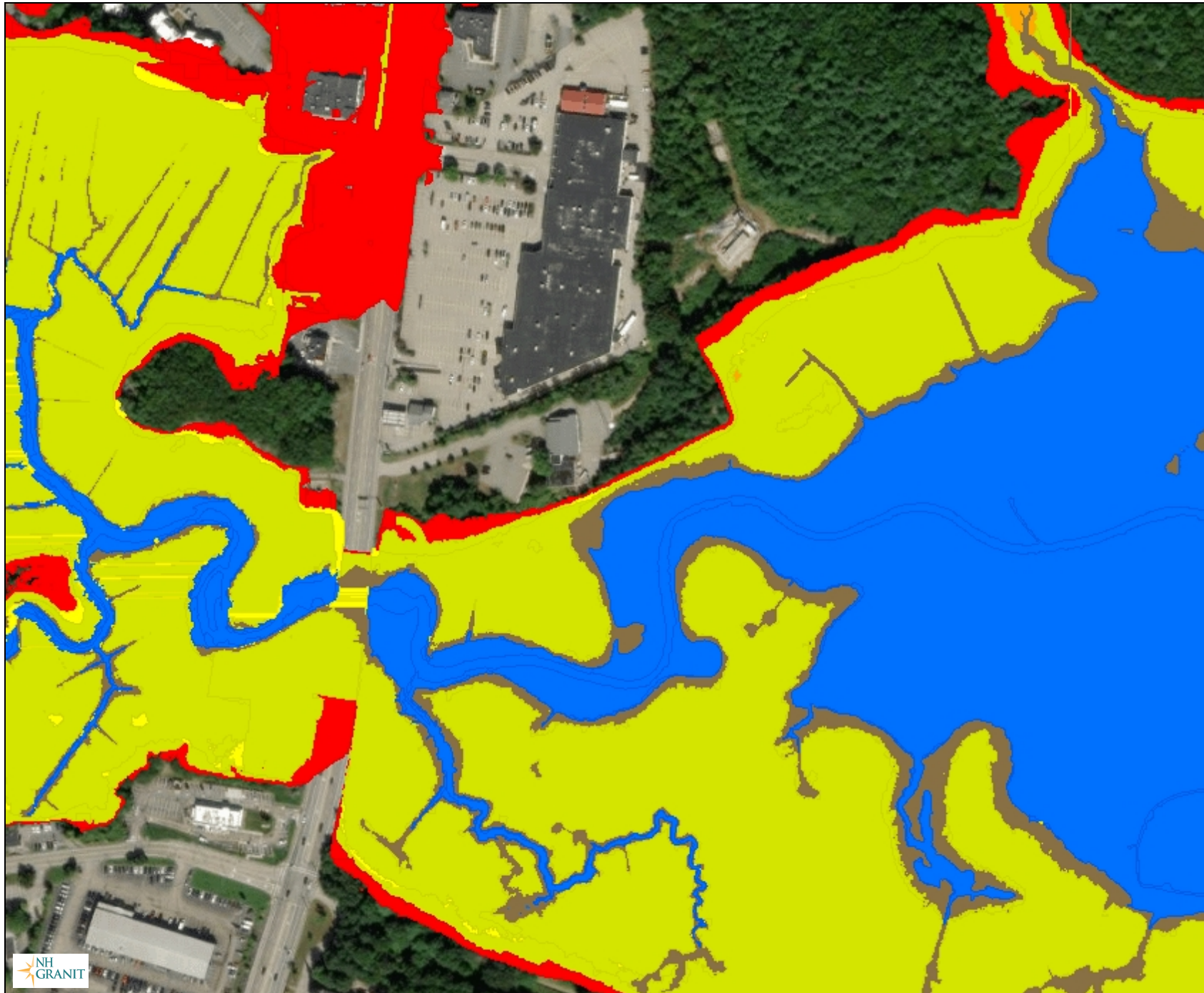
1: 3,685



© NH GRANIT, www.granit.unh.edu

Map Generated: 3/13/2024

Notes



Shellfish and Eelgrass Sites

Legend

- Additional Lines
- Eelgrass 2017
- Eelgrass 2016
- Eelgrass 2006
- Eelgrass 1996
- Eelgrass 1986
- Oyster Restoration Sites

PROJECT LOCATION

Map Scale

1: 29,477

© NH GRANIT, www.granit.unh.edu

Map Generated: 3/13/2024



Notes

Prime Wetlands Functions and Values Narrative

Existing Conditions

The proposed multi-family development site is located at 815 Lafayette Road in Portsmouth and is immediately adjacent to municipally designated Prime Wetlands with a duly established 100-foot Prime Wetland Buffer (PWB). The Prime Wetlands are comprised of a saltmarsh system that borders Sagamore Creek. These Prime Wetlands (ID 061A) were designated by the City of Portsmouth based on size, prevalence of very poorly drained soils, rare species, wildlife habitat, and other wetland functions and values. This saltmarsh system was ranked as 4th highest by the City for functional value. According to the designation documents, the saltmarsh system is the largest in the City and provides rare species habitat and critical fisheries habitat. Other notable functions and values attributed to these wetlands include educational and scientific value and visual aesthetic quality. The City also notes potential water quality impacts to the wetlands resulting from runoff associated with Route 1 and surrounding commercial development.

The 100-foot PWB at the proposed development site has been disturbed and is currently developed. The buffer currently consists of impervious areas associated with buildings, parking areas, concrete pads, sidewalks, and a leach field and septic system. Vegetated areas within the buffer are limited to a narrow strip of forest and shrub strata located between the development and saltmarsh. These areas are dominated by several invasive species.

Preservation and Enhancement of Prime Wetland Values

The proposed multi-family development project has been designed to avoid and minimize impacts to the existing 100-foot PWB. The work is not anticipated to result in a loss of the functions and values for which the adjacent saltmarsh was originally designated. The project impacts are limited to the upland PWB and will not directly impact the designated Prime Wetlands. Furthermore, the work will result in an enhancement of the buffer zone through the reduction of impervious areas, management of invasive species, and the addition of native plantings to support adjacent wetland and wildlife habitat areas. The proposed work will preserve and enhance several Prime Wetland functions and values, as described below.

Wildlife, Finfish, and Shellfish Habitat

Sagamore Creek provides habitat for a wide variety of finfish and shellfish, including migrating and foraging habitat for Atlantic sturgeon (*Acipenser oxyrinchus oxyrinchus*; federally and state-listed as Threatened) and shortnose sturgeon (*Acipenser brevirostrum*; federally and state-listed as Endangered). The surrounding Prime Wetlands support many wildlife species including shorebirds, waterfowl, raptors, and likely serve as a wildlife corridor to adjacent undisturbed upland habitats. The general area is designated as Tier 1, Highest Ranked Habitat in the State according to the 2020 NH Wildlife Action Plan (WAP). According to the New Hampshire Natural Heritage Bureau, these coastal wetlands also may support multiple state-listed plant species, including dwarf glasswort (*Salicornia bigelovii*; Endangered), saltmarsh agalinis (*Agalinis maritima* ssp. *maritima*; Threatened), marsh elder (*Iva frutescens*; Threatened), and tundra alkali grass (*Puccinellia pumila*; Endangered).

The proposed development project will preserve the existing wildlife habitat values provided by the saltmarsh by avoiding direct impacts. Additionally, the work proposes the enhancement of the PWB via reduction of impervious surfaces, removal and management of invasive species, and addition of native plantings. These activities will enhance the habitat value of the upland PWB to support wildlife in the surrounding landscape. The management of invasive species will reduce the spread of seeds and other plant material, particularly via the adjacent waterway. Furthermore, the

restoration of this area will reduce the amount of untreated stormwater runoff from the existing impervious surfaces and thus protect finfish and shellfish habitat from further water quality degradation.

Educational and Scientific Value

Sagamore Creek and the saltmarsh system provide good educational and scientific value, as noted in the City's designation documents. While the site is a privately-owned space with no current access for educational, recreational, or scientific opportunities, the project will provide added potential by creating public open space within the buffer, along Sagamore Creek, by way of the proposed wood chip community greenway trail. The wood chip trail is designed to accommodate passive recreational uses (e.g., walking, biking, bird watching) and will minimize habitat disturbance by field aligning to avoid existing large native trees, and it will not disturb the existing grade. The greenway trail will be part of an easement granted to the City of Portsmouth for ongoing maintenance for public use.

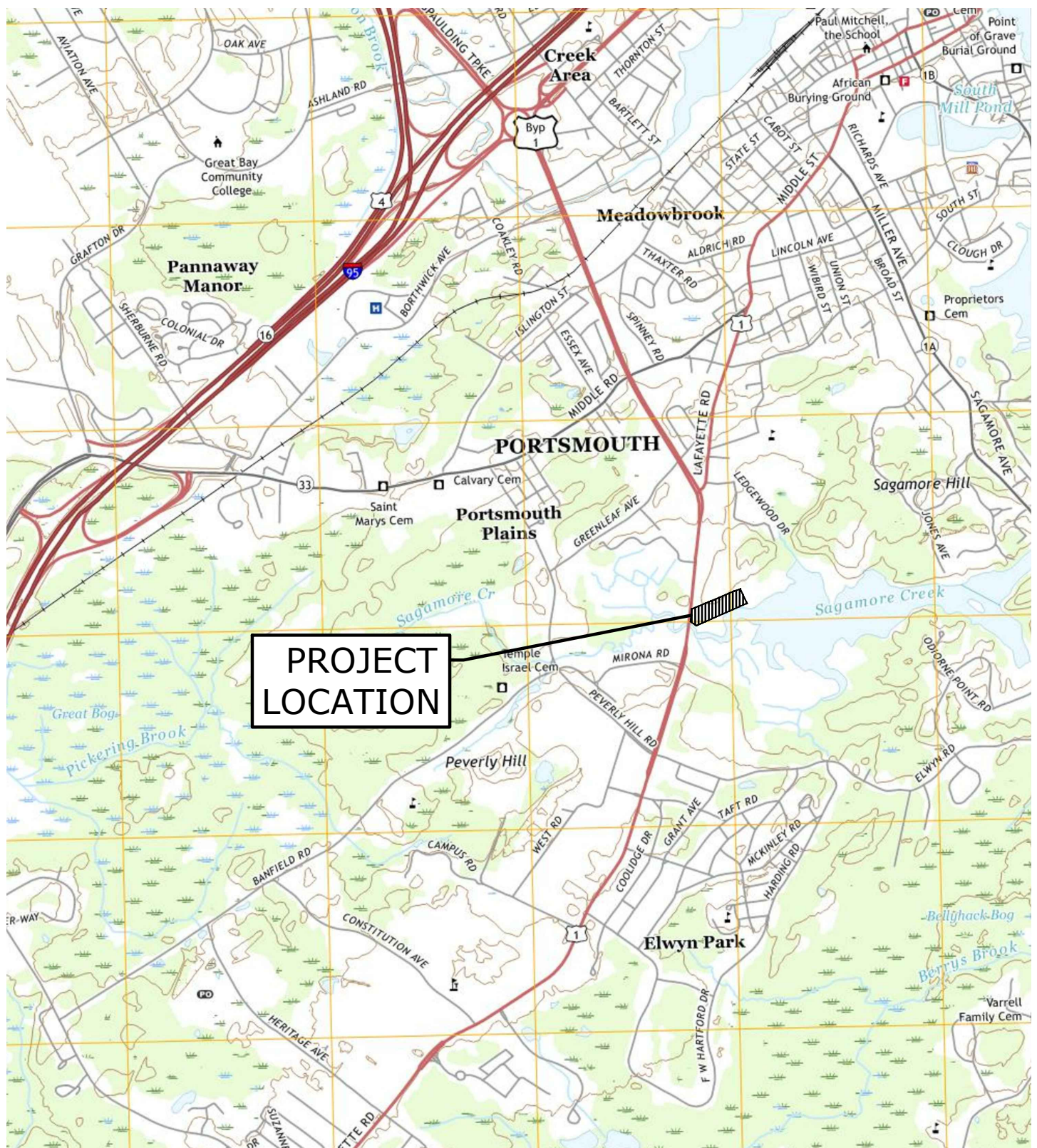
Aesthetic Qualities

Sagamore Creek and its bordering saltmarsh system provide aesthetically pleasing views. The work will enhance the aesthetic qualities of the PWB by managing invasive species, planting native species, and providing a greenway trail and suitable viewing opportunities for the public.

Summary

The proposed project will not adversely affect the functions and values of Sagamore Creek or surrounding Prime Wetlands as the work is limited entirely to the upland PWB and will enhance the buffer through reduction of impervious area, invasive species management, addition of native plantings, and the construction of stormwater features to manage runoff, providing greater retention of nutrients, sediments, and toxicants and enhancing the ecological value and wildlife habitat functions of the PWB in this area. Furthermore, the enhancement will provide an increase in the aesthetic quality of the PWB, and the community greenway trail will allow the public to passively enjoy views of the adjacent coastal habitat.

Dec 01, 2023-9:26am Plotted By: CKrzuik
Tighe & Bond, Inc. J:\WM5131 MB2 Development, LLC\001 815 Lafayette Road\Drawings\AutoCAD\W5131-001-CS.dwg



PROPOSED MULTI-FAMILY DEVELOPMENT
PORTSMOUTH NH

815 LAFAYETTE RD

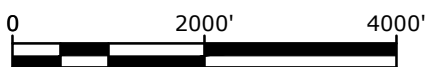
USGS LOCATION MAP

DATE: 12/1/2023

SCALE: AS SHOWN

FIGURE: 1

Tighe&Bond



SCALE: 1" = 2000'



City of Portsmouth 2023 Rural Tax Maps

Maps 201-298

Tax Map Legend

7-5A Lot or Lot-Unit Number

2.56 ac Parcel Area in Acres

25 Address Number

233-137 Parcel Number from a Neighboring Map

68' Parcel Line Dimension

SIMS AVE Street Name

Piscataqua River Water Body

Cemetery

Parcel Assigned to the Current Map

Parcel from Another Map (please refer to the appropriate map)

Water

Parcel in Current Use

Line Between Parcels

Line Between Parcel and Right of Way

Line Between Parcel and Water

City Line

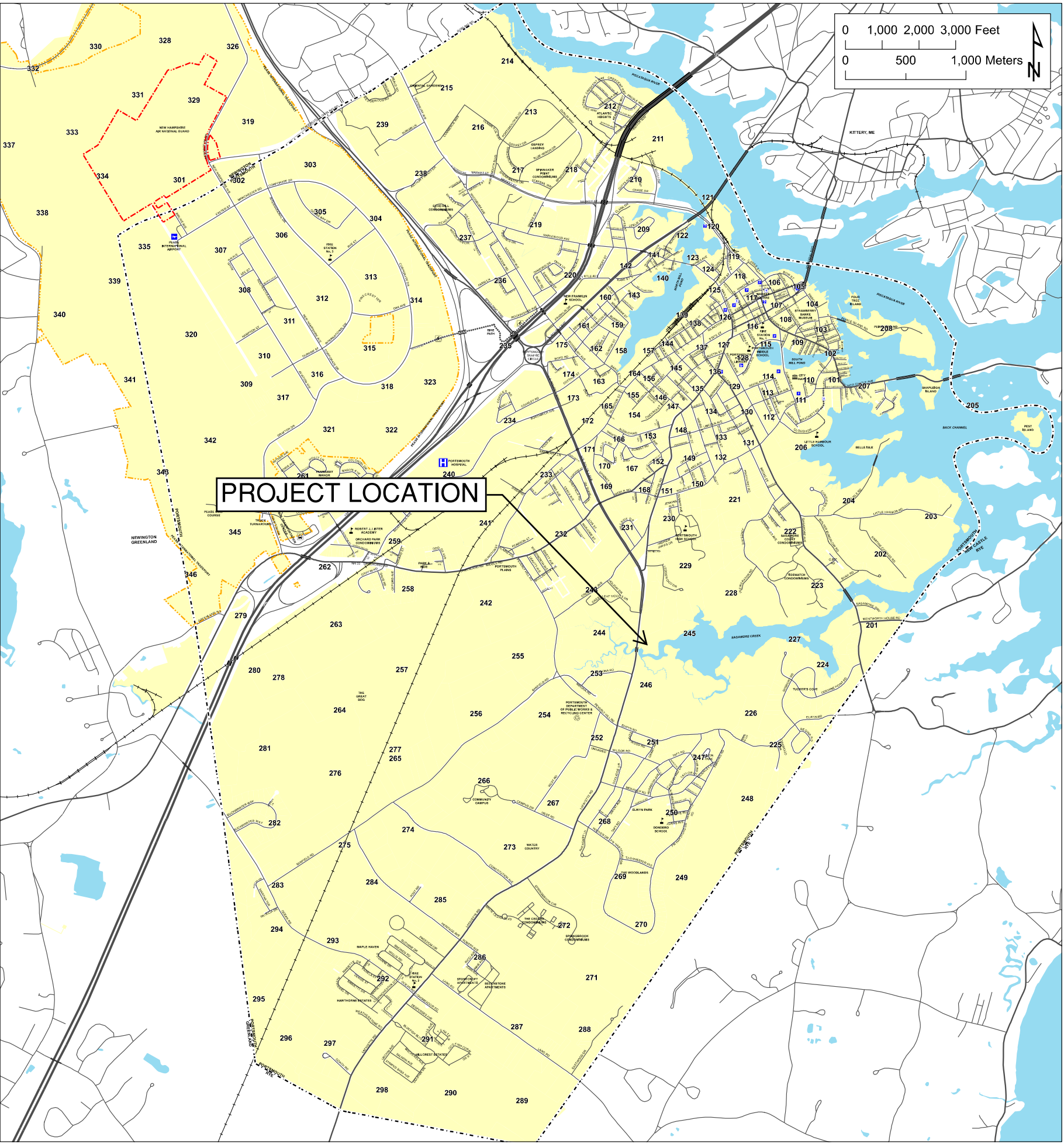
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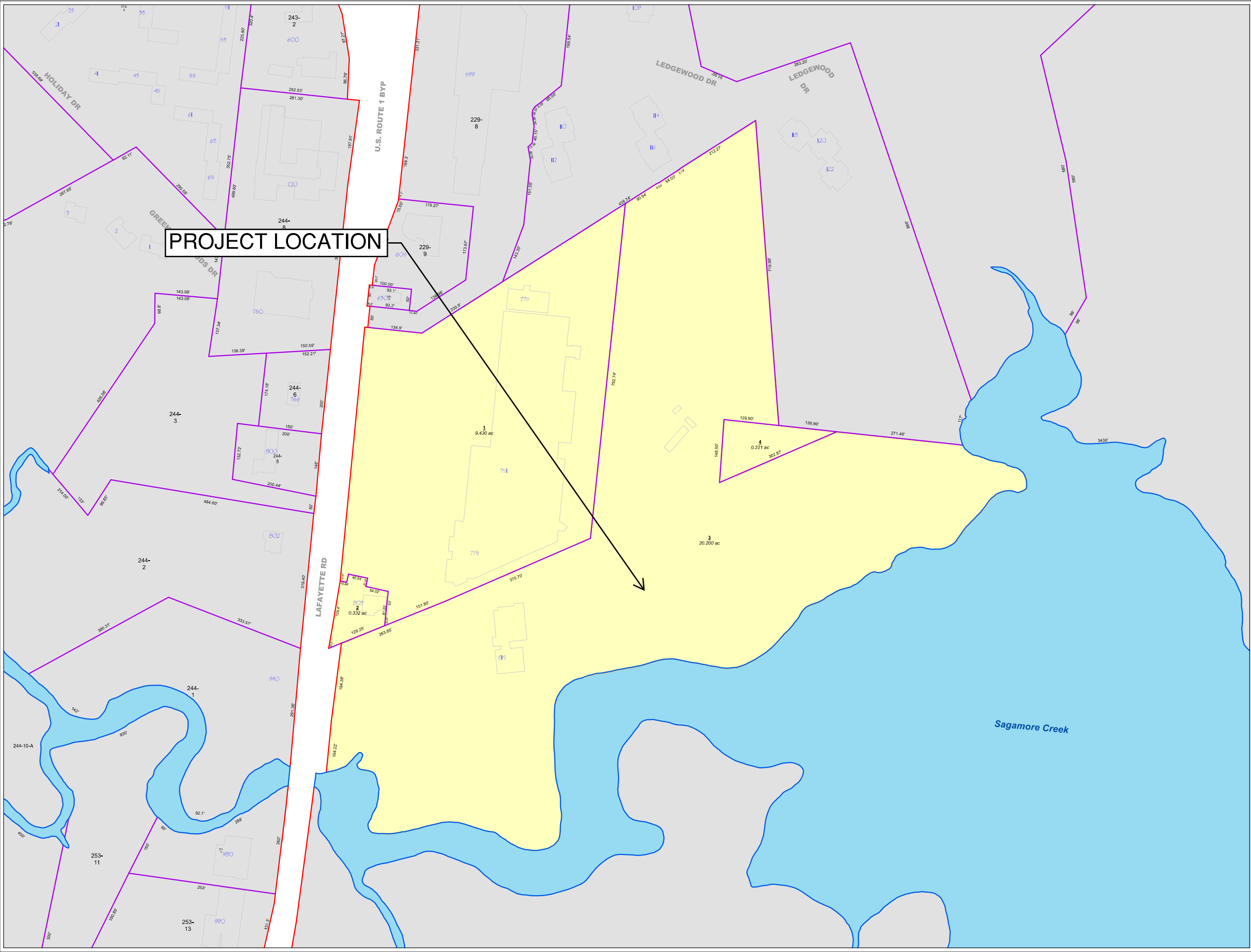
Pease International Tradeport Boundary

Structure (2006 data)

Swimming Pool (2006 data)

Railroad Track





Partial Legend
See the cover sheet for the complete legend.

7-5A
2.56 ac
233-137
68'

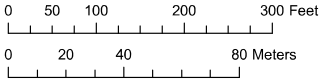
Lot or lot-unit number
Parcel area in acres (ac) or square feet (sf)
Address number
Parcel number from a neighboring map
Parcel line dimension

SIMS AVE

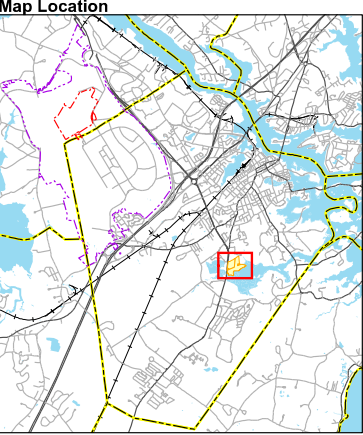
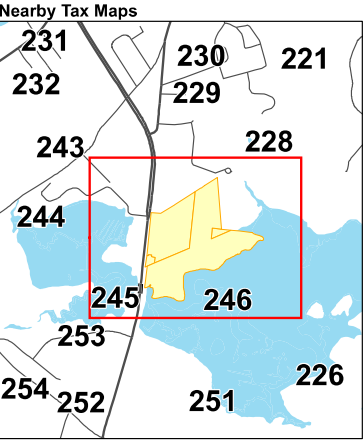
Street name

Parcel/Parcel boundary
Parcel/ROW boundary
Water boundary
Structure (1994 data)

Parcel covered by this map
Parcel from a neighboring map (see other map for current status)



This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.





AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

TECHNICAL REPORT OF WETLAND DELINEATION, CLASSIFICATION & IDENTIFICATION

Ambit Engineering Project No.:3458 **Date(s) of Delineation:**11/18/22 **Date of Report:** 11/22/22

Field Delineator: Steven D. Riker

Compiled by: Steven D. Riker

Project Location/Tax Map & Lot: 815 Lafayette Road, Portsmouth, NH. Tax Map 245, Lot 3

Prepared for: MB2 Development, Mike Brown, PO Box 372, Portsmouth, NH 03802

Site Area Observed: Entire lot to establish tidal & freshwater wetlands and buffers.

Site Conditions: Lot with uplands adjacent to freshwater and tidal wetlands.

Weather/Seasonal Conditions: 40 sunny, early winter conditions, no snow cover.

Site Disturbance: Historical upland disturbance from existing development.

Wetlands Present: Yes. Property adjacent to freshwater and tidal wetlands.

Wetland conditions/atypical situation/problem area: Wetlands are not considered atypical or a problem area.

Hydric Soil Criterion: A4 & A11. Field Indicators of Hydric Soils in the United States, Version 8.2, USDA-NRCS, 2018.

Delineation Standards Utilized:

1. *US Army Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1 (Jan 1987). **AND** Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, January 2012.
2. Field Indicators of Hydric Soils in the United States, Version 8.2, USDA-NRCS, 2018 **AND (for disturbed sites)** *Field Indicators for Identifying Hydric Soils in New England*, Version 4. NEIWPCC Wetlands Work Group (April 2019).
3. *National List of Plant Species That Occur in Wetlands: Northeast (Region 1)*. USFWS (May 1988).

Notes: The tidal wetland associated with the site (Highest Observable Tide Line) would be classified as an estuarine intertidal emergent persistent wetland system that is regularly flooded by the tides (E2EM1N). The freshwater wetlands associated with the site delineate a poorly drained combination palustrine scrub shrub broad-leaved deciduous / palustrine emergent persistent wetland system that is seasonally flooded and or saturated (PSS1E/PEM1E). Please note that the wetlands were survey located immediately following the delineation.



PUBLIC NOTICE
NOTICE OF INTENT TO FILE

Please take notice that Prospect North 815, LLC, applicant, is intending to file a Standard Dredge and Fill Wetlands Permit application with the New Hampshire Department of Environmental Services (NHDES) for a proposed site development at 815 Lafayette Road in Portsmouth, New Hampshire.

The proposed development consists of three (3) multi-family apartment buildings including a total of 72 dwelling units. The project includes associated site improvements that consist of parking, pedestrian access, utilities, stormwater management, lighting, and landscaping. An Alteration of Terrain Permit and Shoreland Permit from NHDES will also be required.

The proposed project is located within the previously developed 100-foot upland tidal buffer zone (TBZ) and the 250-foot protected shoreland and will result in 109,526 square feet (sf) of disturbance to these zones. The TBZ area currently consists of paved surfaces, concrete pads, a septic system, a building, lawn, and vegetated areas.

Plans and details of this application will be made available 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).

Abutter's List - 815 Lafayette Road, Portsmouth, NH

Property ID	Site Address	Owner Name	Owner Address	City	State	Zip
0229-0007-0000	LAFAYETTE RD	RPL PROPERTIES LLC	62 MIDDLE DUNSTABLE RD	NASHUA	NH	03062
0244-0001-0000	940 LAFAYETTE RD	PUBLIC SERVICE CO OF NH	PO BOX 270	HARTFORD	CT	06141
0245-0001-0000	775 LAFAYETTE RD	LAFAYETTE OF MICHIGAN LLC	20630 HARPER AVE SUITE 107	HARPER WOODS	MI	48225
0245-0002-0000	803 LAFAYETTE RD	ARANOSIAN OIL CO INC	557 NO STATE ST	CONCORD	NH	03301

7018 1130 0001 0367 3953

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<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ 3.45	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ 0.64	
Total Postage and Fees \$ 8.69	
Sent To LAFAYETTE OF MICHIGAN LLC 20630 HARPER AVE SUITE 107 HARPER WOODS, MI 48225 22-5131-001-01-04 S. Tetreault Wetlands	
See Reverse for Instructions	

7018 1130 0001 0367 3946

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See Reverse for Instructions	

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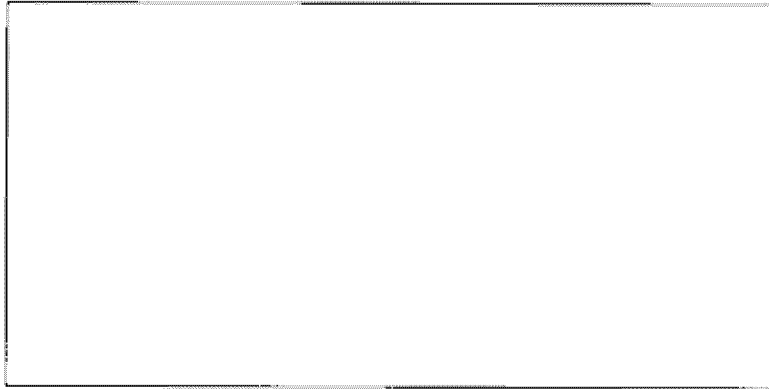
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
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Certified Mail Fee \$ 4.40	 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ 3.45	
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See Reverse for Instructions	

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OFFICIAL USE	
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Extra Services & Fees (check box, add fee as appropriate)	
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Total Postage and Fees \$ 8.69	
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See Reverse for Instructions	



LCHIP	ROA632694	25.00
TRANSFER TAX	RO118795	31,500.00
RECORDING		34.00
SURCHARGE		2.00



WARRANTY DEED

iHeartMedia + Entertainment, Inc., a Nevada corporation formerly known as Clear Channel Broadcasting, Inc. with a mailing address at c/o iHeartMedia, 20880 Stone Oak Parkway, San Antonio, Texas 78258 (the "Grantor"), for consideration paid, grants to **Prospect North 815 LLC**, a New Hampshire limited liability company with a mailing address at P.O. Box 372, Greenland, New Hampshire 04840 (the "Grantee"), with warranty covenants, the land with the buildings and other improvements thereon in Portsmouth, Rockingham County, New Hampshire, more particularly described on Exhibit A attached hereto and made a part hereof, excluding, however, the towers and the improvements and equipment located thereon and/or related thereto, which towers, improvements and equipment are described in that certain Amended and Restated Easement Agreement and Restrictive Covenants entered into by Grantor and Vertical Bridge CC FM, LLC on or before the date hereof and recorded or to be recorded in the Rockingham County Registry of Deeds prior to the recording of this Warranty Deed.

The premises conveyed herein are subject to those matters described on Exhibit B attached hereto and made a part hereof.

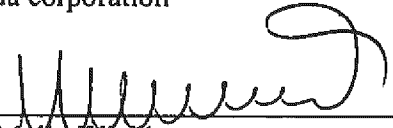
The granted premises are not homestead property.

[Remainder of page intentionally blank.]

IN WITNESS WHEREOF, the Grantor has executed this deed on the 28th day of September, 2022.


GRANTOR:

iHeartMedia + Entertainment, Inc.
a Nevada corporation

By: 
Name: Molly Winkler
Its: Vice President, Real Estate Operations

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was executed and acknowledged before me this 28th day of September 2022, by Molly Winkler as Vice President, Real Estate Operations of iHeartMedia + Entertainment, Inc., a Nevada corporation, on behalf of said corporation. She is ☒ personally known to me or has ☐ produced _____ as identification.


Notary Public
Print Name: _____
My Commission Expires: _____

[Stamp/Seal]

LAUREN P. SCHMAUCH
Notary Public, State of New York
No. 01SC5031836
Qualified in Suffolk County
Commission Expires 08/15/2020

EXHIBIT A

Legal Description

Real property situate on Lafayette Road in the City of Portsmouth, County of Rockingham, State of New Hampshire, described as follows:

Tract I:

A certain tract of land situated in Portsmouth, Rockingham County and State of New Hampshire, together with the buildings thereon, bounded and described as follows:

Beginning at the Southwesterly corner of the premises herein conveyed at Sagamore Creek, so-called, on the Easterly side of Lafayette Road, being U.S. Highway No. 1, and running thence along the Easterly side of Lafayette Road, in a Northerly direction Three Hundred Twelve and Three Tenths (312.3) feet, more or less, to a concrete bound at land of one Petrillo; thence turning and running North Sixty-Nine Degrees, Three Minutes (69° 3') East to a concrete bound about Fifty (50) feet Northerly from the Northeasterly corner of the steel building on the premises herein conveyed, a distance of Two Hundred Eighty-Six and Eight Tenths (286.8) feet, more or less; thence running North Sixty-seven degrees, Forty-three Minutes (67° 43') East One Thousand Sixteen and One Tenth (1016.1) feet to a stake at land of M.G.R. Realty Company; thence running Easterly by said land of said M.G.R. Realty Company to Sagamore Creek; thence meandering along said Sagamore Creek to the point of beginning.

EXCEPTING AND RESERVING from the above-described tract that portion conveyed to the State of New Hampshire by quitclaim deed dated July 21, 1977 and recorded in the Rockingham County Registry of Deeds at Book 2292, Page 476.

Tract II:

A certain tract or parcel of land, with any buildings thereon, situate in Portsmouth in the County of Rockingham and State of New Hampshire. bounded and described as follows:

Beginning at a point at the southwesterly corner of the conveyed premises, which point is located southeasterly of a point in the easterly sideline of Lafayette Road, the latter point being the corner of land now or formerly of WHEB, Inc. and Lido Company of New England, Inc, formerly of Shell Oil Company. The courses and distances between said point in Lafayette Road and the southwesterly corner of the conveyed premises are as follows: Beginning at said point on the easterly side of Lafayette Road, and thence proceeding South 67° 57' East a distance of 286.8 feet along said land of WHEB, Inc. on one side and land of said Lido Company of New England and land now or formerly of Petzold on the other side; thence proceeding South 66° 37' East a distance of 374.8 feet along land of WHEB, Inc. and said land now or formerly of Petzold; thence continuing South 66° 37' East a distance

of 338.4 feet along said land of WHEB, Inc. and land of Knight Broadcasting of New Hampshire, Inc. to the southwesterly corner of the conveyed premises.

The conveyed premises are further described as follows:

Beginning at said southwesterly corner of the conveyed premises and thence proceeding North 4° 07' East a distance of 148.5 feet along other land of the grantee; thence proceeding South 84° 02' East a distance of 268.8 feet along said other land of the grantee and along land, now or formerly of Ledgewood Manor Associates, to a point located at the corner of land of said land of Ledgewood Manor Associates and other land of the grantee; thence proceeding South 66° 37' West a distance of 302.9 feet along said other land of the grantee to the point of beginning. The conveyed premises are triangular in shape.

Along with an easement which varies in width between 20 feet and 25 feet leading from the conveyed premises to said Lafayette Road. Said easement is further described in a certain deed from Albert Petrillo and Phyllis M. Petrillo to Dominique A. DiFruscio, Jr. dated September 1, 1960 and recorded at Book 1558, Page 402 as affected and amended by that certain Release of Easement by Clear Channel Broadcasting, Inc., dated January 23, 2002 and recorded at Book 3721, Page 784, which partially released a portion of that easement.

Tract III:

A parcel of land, with any buildings thereon, situate in Portsmouth, County of Rockingham, State of New Hampshire, being described as Lot No. 2 on a Plan of Subdivision of Land, Portsmouth, N.H., for Anna, William A, III, Ruth and Margaret Petzold dated December 1977 by John W. Durgin, Civil Engineers Professional Association, recorded in Rockingham County Registry of Deeds, as Plan #D-7650, said real estate being bounded and described as follows:

Commencing at the Southwesterly corner of the lot herein conveyed at other land of Knight Broadcasting of New Hampshire, Inc. and thence running North 5° 58' East, 792.7 feet along other land of the Grantors herein to land of Ledgewood Manor Associates; thence turning and running North 57° 31' East, 91.34 feet to a point; thence continuing North 66° 14' 30" East, 8.48 feet to a point; thence continuing North 56° 31' East, 53.94 feet to a point; thence North 52° 13' East, 3.75 feet to a point; thence continuing North 57° 31' East, 212.33 feet along to other land of Ledgewood Manor Associates; thence turning and running South 4° 28' East, 720.2 feet by land of Ledgewood Manor Associates to land of Albert and Phyllis Petrillo; thence turning and running North 84° 02' West, 129.9 feet; thence turning and running South 4° 07' West, 148.5 feet along land of Petrillo to land of Knight Broadcasting of New Hampshire, Inc.; thence turning and running South 66° 37' West, 338.4 feet to the point of beginning.

The above-described premises being the same the same premises conveyed to the Grantor by deed dated January 11, 2001, recorded in the Rockingham County Registry of Deeds in Book 3533, Page 2507, excluding, however, the radio transmission tower and cat walk referenced therein. Reference is hereby made to that certain Certificate of Amendment showing the name change of Clear Channel Broadcasting, Inc. to iHeartMedia + Entertainment, Inc., filed in the Office of the Secretary of State of the State of Nevada on September 16, 2014. See also Affidavit of Facts Relating to Title or Interest in Real Estate to be recorded herewith.

EXHIBIT B

Permitted Encumbrances

Restrictions, conditions, easements, etc. as more particularly shown or described on Plan D-7650 and Plan D-28739, including but not limited to the encroachments.

Decree -- Knight Broadcasting of New Hampshire v. WHEB, et als dated September 30, 1970 and recorded at Book 2037, Page 146.

Deed and Easement to the State of New Hampshire dated July 26, 1977 and recorded at the Rockingham County Registry of Deeds Book 2292, Page 476.

Notice of Condemnation-State of New Hampshire dated June 7, 2000 and recorded at the Rockingham County Registry of Deeds Book 3479, Page 2603 and as shown on plan recorded at Book 3479, Page 2607.

Rights of upper and lower riparian owners in and to the waters of Sagamore Creek and the natural flow thereof.

Release of Easement by Clear Channel Broadcasting, Inc., dated January 23, 2002 and recorded at Book 3721, Page 784, which partially released a portion of that easement.

Title to the communications tower and related improvements located within, rights and easements and terms and conditions of that certain Access Easement between iHeartMedia + Entertainment, Inc f/k/a Clear Channel Broadcasting, Inc. and iHeartMedia Tower, Co. I, LLC dated March 25, 2015 and recorded at Book 5694, Page 1522; as affected by First Amendment to Access Easement by and between iHeartMedia + Entertainment, Inc. f/k/a Clear Channel Broadcasting, Inc. and Vertical Bridge CC FM, LLC f/k/a iHeartMedia Tower Co. I, LLC dated September 14, 2016 and recorded at Book 5767, Page 394; as further affected by an Amended and Restated Easement Agreement and Restrictive Covenants entered into by iHeartMedia + Entertainment, Inc. and Vertical Bridge CC FM, LLC on or before the date hereof and recorded or to be recorded in the Rockingham County Registry of Deeds prior to the recording of this Warranty Deed.

Subject to such facts as are disclosed on a plan entitled "ALTA/ACSM Land Title Survey (Urban) Map 345, Lot 3 & 4 Knight Broadcasting, 815 Lafayette Road, Portsmouth, New Hampshire 03801, Prepared for Clear Channel Broadcasting, Inc" dated September 19, 2000, by Cuoco & Cormier Engineering Associates" recorded as Plan D-28739 to include four encroachments, as amended by the Amended and Restated Easement Agreement and Restrictive Covenants recorded or to be recorded prior to the recording of this Warranty Deed.

Title to and rights of the public and others entitled thereto in and to those portions of the premises lying within the bounds of all adjacent streets and ways.

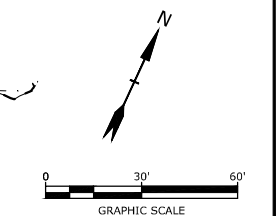
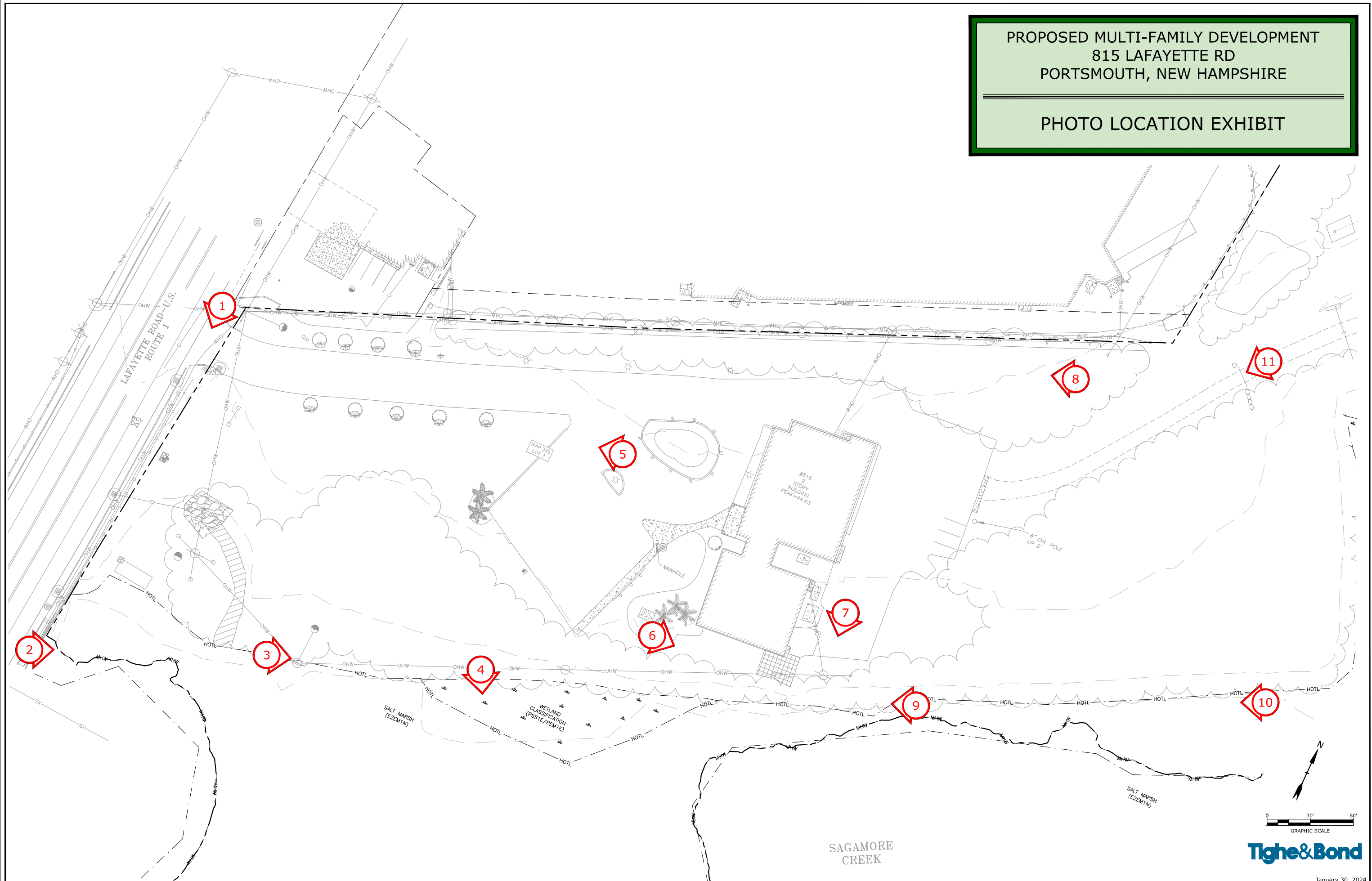
Liens for real estate taxes for the current fiscal year, not yet due and payable, and for subsequent years, and for unpaid municipal assessments, water and sewer charges, if any.

Provisions of existing building and zoning laws and ordinances.

Engineering Plans (Bound Separately)

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

PHOTO LOCATION EXHIBIT



Tighe & Bond


January 30, 2024
M5131-001-FIGS.dwg

Photographic Log

Client: Prospect North 815, LLC

Job Number: M-5131-001

Site: 815 Lafayette Road, Portsmouth, NH

Photograph No.: 1	Date: 1/26/2024	Direction Taken: South
Description: Looking south, across entrance to site, along Lafayette Road.		
		

Photograph No.: 2	Date: 1/26/2024	Direction Taken: Northeast
Description: Overlooking Sagamore Creek towards the project site. Photo taken south of the sites entrance, along Lafayette Road.		
		

Photographic Log

Client: Prospect North 815, LLC

Job Number: M-5131-001

Site: 815 Lafayette Road, Portsmouth, NH

Photograph No.: 3	Date: 1/26/2024	Direction Taken: East
Description: Looking along the high tide line from the front of the site.		
		

Photograph No.: 4	Date: 1/26/2024	Direction Taken: Southeast
Description: Looking into the Wetland Classification (PSS1E/PEM1E) on site.		
		

Photographic Log

Client: Prospect North 815, LLC

Job Number: M-5131-001

Site: 815 Lafayette Road, Portsmouth, NH

Photograph No.: 5	Date: 1/26/2024	Direction Taken: West
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Description: Looking towards Lafayette Road from the existing parking lot on site.



Photograph No.: 6	Date: 1/26/2024	Direction Taken: East
--------------------------	------------------------	------------------------------

Description: Looking towards the rear of the site, from the southern end of the existing building on site.



Photographic Log

Client: Prospect North 815, LLC

Job Number: M-5131-001

Site: 815 Lafayette Road, Portsmouth, NH

Photograph No.: 7	Date: 1/26/2024	Direction Taken: South
Description: Looking towards Sagamore Creek from the east side of the existing building on site.		
		

Photograph No.: 8	Date: 1/26/2024	Direction Taken: Southwest
Description: Looking Southwest towards the existing building on site.		
		

Photographic Log

Client: Prospect North 815, LLC

Job Number: M-5131-001

Site: 815 Lafayette Road, Portsmouth, NH



Client: Prospect North 815, LLC
Site: 815 Lafayette Road, Portsmouth, NH

Job Number: M-5131-001

Photograph No.: 11	Date: 1/26/2024	Direction Taken: Southwest
Description: Looking towards the existing building on site, from the road leading to the radio tower.		
		



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

To: Colter Krzcuik, Tighe and Bond
177 Corporate Drive
Portsmouth, NH 03801
ckrzcuik@tighebond.com

From: NHB Review
NH Natural Heritage Bureau
Main Contact: Ashley Litwinenko - nhbreview@dncr.nh.gov

cc: NHFG Review, Anthony Tur

Date: 01/16/2024 (valid until 01/16/2025)

Re: DataCheck Review by NH Natural Heritage Bureau and NH Fish & Game

Permits: NHDES - Alteration of Terrain Permit, NHDES - Shoreland Standard Permit, NHDES - Wetland Standard
Dredge & Fill - Major, USEPA - Stormwater Pollution Prevention

NHB ID: NHB24-0065

Town: Portsmouth

Location: 815 Lafayette Road

Project Description: The proposed work includes the demolition of the existing building on site and the construction of three (3) multifamily residential buildings and their associated site improvements including drainage, utilities, driveway and parking, landscaping, and invasive species removal. Work is anticipated to start this spring/summer of 2024 and will be located in the upland southwestern portion of the property.

Next Steps for Applicant:

NHB's database has been searched for records of rare species and exemplary natural communities. Please carefully read the comments and consultation requirements below.

NHB Comments: Please contact NHB and confirm if there are any proposed impacts to the salt marsh adjacent to the property.

NHFG Comments: Please refer to NHFG consultation requirements below.

NHB Consultation

If this NHB DataCheck letter includes records of rare plants and/or natural communities/systems, please contact NHB and provide any requested supplementary materials by emailing nhbreview@dncr.nh.gov.

If this NHB DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with NHB is required.



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NH Fish and Game Department Consultation

If this NHB DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

If this NHB DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to <https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review>. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and **must include the NHB DataCheck results letter number and "Fis 1004 consultation request" in the subject line.**

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the NHB DataCheck results letter number and "review request" in the email subject line.

Contact NH Fish & Game at (603) 271-0467 with questions.



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB Database Records:

The following record(s) have been documented in the vicinity of the proposed project.

Please see the map and detailed information about the record(s) on the following pages.

Natural Community	State ¹	Federal	Notes
High salt marsh	--	--	
Intertidal flat	--	--	
Low salt marsh	--	--	
Salt marsh system	--	--	Threats are primarily changes to the hydrology of the system, introduction of invasive species, and increased input of nutrients and pollutants.

Plant species	State ¹	Federal	Notes
dwarf glasswort (<i>Salicornia bigelovii</i>)	E	--	Threats are primarily alterations to the hydrology of the wetland, such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.
marsh elder (<i>Iva frutescens</i>)	T	--	Threats are primarily alterations to the hydrology of the wetland, such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.
saltmarsh agalinis (<i>Agalinis maritima</i> ssp. <i>maritima</i>)	T	--	A wildflower that grows in very shallow, briefly flooded forb pannes in the high salt marsh. Threats are primarily alterations to the hydrology of the wetland (such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat), activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.
tundra alkali grass (<i>Puccinellia pumila</i>)*	E	--	Primarily vulnerable to changes to the hydrology of its habitat, especially alterations that change water levels. It may also be susceptible to increased pollutants and nutrients carried in stormwater runoff.

Vertebrate species	State ¹	Federal	Notes
Atlantic Sturgeon (<i>Acipenser oxyrinchus oxyrinchus</i>)	T	T	Contact the NH Fish & Game Dept (see above) and the US Fish & Wildlife Service (see below).



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

Blanding's Turtle (<i>Emydoidea blandingii</i>)	E	--	Contact the NH Fish & Game Dept (see below).
Shortnose Sturgeon (<i>Acipenser brevirostrum</i>)	E	E	Contact the NH Fish & Game Dept (see above) and the US Fish & Wildlife Service (see below).

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

An asterisk (*) indicates that the most recent report for that occurrence was 20 or more years ago.

For all animal reviews, refer to 'IMPORTANT: NHFG Consultation' section above. Contact for federally-listed animals: Anthony Tur, US FWS, at (603) 223-2541.

Disclaimer: NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.

However, many areas have never been surveyed, or have only been surveyed for certain species.

NHB recommends surveys to determine what species/natural communities are present onsite.

Colter Krzcuik

From: DNCR: NHB Review <nhbreview@dncr.nh.gov>
Sent: Wednesday, January 17, 2024 11:24 AM
To: Colter Krzcuik
Cc: mb2development@gmail.com; Neil A. Hansen
Subject: RE: NHB Review: NHB24-0065

[Caution - External Sender]

Hi Colter,

Thank you for confirming that the proposed work will not impact the nearby saltmarsh. Because of this, NHB has no further concerns regarding NHB24-0065.

Best,

Maddie Severance (she/her/hers)
Ecological Information Specialist
New Hampshire Natural Heritage Bureau (NHB)
Division of Forests & Lands
NH Dept. of Natural & Cultural Resources
172 Pembroke Rd
Concord, NH 03301
(603)-271-0687 (office)

[NHB DataCheck Tool](#)

IMPORTANT INFORMATION BELOW

Ashley Litwinenko - Natural Heritage Bureau's Environmental Reviewer, is currently on an **extended absence until February 5th, 2024.**

During that time, follow-up on Environmental Review related emails **may be delayed up to 2 weeks.**

NHB DataCheck Letters will continue to be distributed, and NHB DataCheck Tool assistance will continue to be available.

Thank you for your understanding.

From: Colter Krzcuik <CKrzcuik@TigheBond.com>
Sent: Wednesday, January 17, 2024 11:16 AM
To: DNCR: NHB Review <nhbreview@dncr.nh.gov>
Cc: mb2development@gmail.com; Neil A. Hansen <NAHansen@tighebond.com>
Subject: RE: NHB Review: NHB24-0065

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Good Morning Maddie,

We would like to respond in red to the NHB comment in bold below.

Please contact NHB and confirm if there are any proposed impacts to the salt marsh adjacent to the property.
The proposed project is limited to the upland portion of the property and does not result in any impacts to the adjacent salt marsh.

Thank you,
Colter

Colter Krzcuik, EIT

Staff Engineer II

Tighe&Bond

o. 603.294.9233 | m. 413.686.0499

177 Corporate Drive, Portsmouth, NH, 03801

w: tighebond.com | halvorsondesign.com



From: DNCR: NHB Review <nhbreview@dn-cr.nh.gov>

Sent: Tuesday, January 16, 2024 1:26 PM

To: Colter Krzcuik <CKrzcuik@TigheBond.com>

Cc: FGC: NHFG review <NHFGreview@wildlife.nh.gov>; mb2development@gmail.com

Subject: NHB Review: NHB24-0065

[Caution - External Sender]

Attached, please find the review of the NH Natural Heritage Bureau's (NHB) database to determine whether the proposed project could impact rare species and exemplary natural communities.

If you received a comment on the DataCheck Letter from NHB, please reply to this email with any documents, photos, or information requested.

If you received a comment on the DataCheck Letter from NHFG, please follow the consultation requirements listed on the DataCheck Letter and coordinate with NHFGreview@wildlife.nh.gov

Best,
Maddie

Maddie Severance
Ecological Information Specialist

NH Natural Heritage Bureau
DNCR - Forests & Lands
172 Pembroke Rd
Concord, NH 03301
603-271-0687

If there are problems with your DataCheck letter or you need help using the DataCheck Tool, contact Maddie Severance: (603) 271-0687

If there is a rare plant or exemplary natural community and an NHB Comment on your DataCheck letter, contact Ashley Litwinenko for any environmental review questions: (603) 271-2834

If there is a rare wildlife species and an NHFG comment on your DataCheck Letter, contact NHFG for any environmental review questions: (603) 271- 0467

IMPORTANT INFORMATION BELOW

Ashley Litwinenko - Natural Heritage Bureau's Environmental Reviewer, is currently on an **extended absence until February 5th 2024.**

During that time, follow-up on Environmental Review related emails **may be delayed up to 2 weeks.**

NHB DataCheck Letters will continue to be distributed, and NHB DataCheck Tool assistance will continue to be available.

Thank you for your understanding.

M5131-001
February 12, 2024

NH Fish and Game Department
Attn. Wildlife Division, Nongame Program
11 Hazen Drive
Concord, N.H, 03801

**Re: Request for NHF&G Fis1004 Consultation Conditional
NHB24-0065
Proposed Multi-Family Development
815 Lafayette Road
Portsmouth, NH**

Dear NHF&G Reviewer:

We are pleased to provide the following information and enclosed documents in support of a consultation under Fis 1004 for a proposed multi-family development located at 815 Lafayette Road in Portsmouth. Several figures depicting the location of the site and proposed work have been attached along with photographs of the site.

Fis 1004.03 (c) The following information shall be provided to the department:

(1) A copy of the Department of Natural and Cultural Resources NHB DataCheck tool results letter, dated within one year of the date of the consultation request, and which includes the DataCheck tool results letter number;

Data Check # NHB24-0065 is attached and identified Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*), Blanding's Turtle (*Emydoidea blandingii*), and Shortnose Sturgeon (*Acipenser brevirostrum*).

(2) though (4) The applicant's full name; mailing address; telephone number and email address to be used for the purpose of contact;

Mike Brown
603-234-7521
Mb2development@gmail.com
Prospect North 815, LLC
PO Box 372
Greenland, NH 04840

(5) If the applicant is a corporation, firm, partnership, association, institution, or public or private agency, the name, mailing address, and email address of the person who will respond to requests for information on behalf of the applicant;

Stefanie Tetreault
Tighe & Bond
177 Corporate Drive
Portsmouth, NH
STetreault@tighebond.com
603-231-9918

Neil A. Hansen
Tighe & Bond
177 Corporate Drive
Portsmouth, NH
NAHansen@tighebond.com
603-294-9213

(6) The name, mailing address, and email address of any person acting as an agent of the applicant, or any consultant who will submit information to the department on behalf of the applicant;

Stefanie Tetreault
Tighe & Bond
177 Corporate Drive
Portsmouth, NH
STetreault@tighebond.com
603-231-9918

Neil A. Hansen
Tighe & Bond
177 Corporate Drive
Portsmouth, NH
NAHansen@tighebond.com
603-294-9213

(7) Description of the proposed action

The proposed project consists of the demolition of the existing building along Sagamore Creek and the construction of three 4-story, 24-unit multi-family buildings (72 total units) with ground floor parking. The project will include associated site improvements such as parking, pedestrian access, utilities, stormwater management, lighting, and landscaping. The site will be accessed via the existing driveway on US Route 1.

In addition to the proposed redevelopment, the project includes restoration and enhancement within the tidal buffer zone. Impervious surfaces within 100-foot tidal buffer will be removed by eliminating buildings, parking, sidewalks, patios, and concrete pads in addition to the removal of the existing leach field and septic tank. Existing impervious areas will be restored with native grass mix and planting native trees and shrubs. The remainder of the buffer will be enhanced by removing invasives and planting native species.

The project will provide added value by creating public open space for recreation within the buffer, along Sagamore Creek, by way of the proposed wood chip community greenway trail along the waterfront (located between 50-100 feet of the highest observable tide line (HOTL)). The construction of the wood chip trail is intended to minimize disturbance of the natural vegetation by field alignment of the proposed trail around existing large native trees and by not disturbing the existing grade.

(8) Description of the project parcel by reference to street address and town, and, if available, a geographical information system defined project boundary;

The proposed project is located at 815 Lafayette Road (US Route 1) which is identified as Map 245 Lot 3 on the City of Portsmouth Tax Maps. The property is a 19.6-acre parcel of land that is located in the Gateway District (G1; of the City of Portsmouth's Zoning Map). The property is bound to the west by US Route 1 and the abutting Lafayette Plaza shopping center property, to the north and east by the Winchester Place property and to the south by Sagamore Creek.

(9) A listing of any state or federal permits which have been applied for, have been granted, or which will be necessary for the proposed action to proceed

NHDES AoT Permit:
NHDES Sewer Permit:
NHDES Shoreland Permit:
NHDES Wetland Permit:
NPDES Construction General Permit:

Submitted 01/30/2024
Not Submitted
Not Submitted
Not Submitted
Not Submitted



(10) The current condition of the action area prior to any proposed modifications, including a description of known or discernible actions within the preceding 24 months that have altered the site, including but not limited to, timber harvests, significant impact from storms, removal of gravel or stone, or addition or removal of structures;

The 19.6-acre site was previously home to the WHEB radio station which no longer operates at this location. The existing building is vacant and largely unused, aside from limited storage and office space for the current owner while this project progresses. The property has existed in its current state (more or less) since the late 1980's / early 1990's. The proposed project results in work within the 100-foot tidal buffer zone. The 100-foot tidal buffer within the development area includes existing parking surfaces, walkways, patio, concrete pads, a septic system, and a building.

The shoreline is bordered by an undulating band of salt marsh that fringes Sagamore Creek. The HOTL is well-defined by an abrupt change in slope along the landward margin of the salt marsh. The break is gradually more defined moving from west to east along the HOTL. A ±400 square foot freshwater wetland area, consisting of a monoculture of Common reed (*Phragmites australis*), exists in the center of the shoreline; and a smaller freshwater scrub-shrub wetland exists on the eastern extent of the shoreline (outside of the project area).

Landward of HOTL, the shoreline consists of relatively low-quality forest and shrub habitat, fragmented by the existing impervious parking lot(s) and building, and a stormwater management feature which conveys runoff from US Route 1 on the western end. The vegetative community and ecological integrity are degraded by the predominance of invasive plant species. There is a band of shrub habitat between the HOTL and the upland forest, dominated by honeysuckle (*Lonicera spp.*) and oriental bittersweet (*Celastrus orbiculatus*), interspersed with buckthorn (*Rhamnus spp.*), autumn olive (*Elaeagnus umbellata*), and multiflora rose (*Rosa multiflora*). East of the stormwater swale, landward of the upland shrub zone along the shoreline and squeezed between the existing developed area, encompasses a narrow band of forest consisting of black locust (*Robinia pseudoacacia*), cottonwood (*Populus deltoides*), pin cherry (*Prunus pensylvanica*), black cherry (*Prunus serotina*), white pine (*Pinus strobus*), northern red oak (*Quercus Rubra*), and grey birch (*Betula populifolia*); though it is also overrun with oriental bittersweet and interspersed with common and glossy buckthorn, honeysuckle (*spp.*), multiflora rose, and autumn olive.

There is a gradual transition towards a more forested vegetative community that is less heavily infested with invasive species, starting at the western side of the existing building (rear parking lot), and moving easterly. A more mature, native, tree canopy exists in this area relative to the western portion of the property, though the understory is still threatened by invasives.

(11) Any habitat features supporting or that could support threatened and endangered species that have been identified; and

Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)

Atlantic sturgeon are highly migratory, moving between freshwater rivers, estuaries, and ocean habitats. Spawning takes place in freshwater over gravel or rocky substrate. Juveniles drift down to areas of soft sediment usually at the upstream edge of tidal influence.

Shortnose Sturgeon (*Acipenser brevirostrum*)

Shortnose sturgeon occupy freshwater rivers, estuaries, and nearshore coastal habitat. They prefer to spawn in areas of a river with moderate flow and gravel or cobble substrate. Foraging

areas are river sections that contain abundant benthic invertebrates, usually over sand or mud.

The salt marsh is mapped by the NH Wildlife Action Plan as Tier 1, Highest Ranked Habitat in the State. Seaward of the fringing salt marsh, Sagamore Creek is a meandering estuarine intertidal streambed with mud substrate and adjacent unconsolidated (mud) flats. The transition to a permanently flooded (subtidal) water regime occurs within $\pm 1,500$ linear feet downstream of the project site; and the head of tide occurs $\pm 2,200$ linear feet upstream, where Sagamore Creek flows beneath Peverly Hill Road. The proposed project will occur entirely landward of the HOTL, result in a reduction of developed impervious area within the tidal buffer zone and vegetative enhancement of the buffer.

Construction of the proposed multi-unit residential buildings may necessitate limited bedrock removal within 200-feet of the HOTL. This will be conducted in accordance with the applicable requirements outlined in NHDES Env-Wq 1500 (Alteration of Terrain); and is not anticipated to have an adverse impact on potential sturgeon habitat in the vicinity of the project.

Blanding's Turtle (*Emydoidea blandingii*)

Blanding's turtles are long-lived, late-reproducing, semi-aquatic, species that require diverse structure and extensive, interconnected, wetland and terrestrial habitat. While their range extends into lower-perennial, coastal watersheds, their life cycle is typically limited to terrestrial and freshwater systems. Undisturbed terrestrial habitat is limited on this site; and there are no significant freshwater resources. However, the site is mapped as a narrow linkage within the overall landscape as a potential wildlife corridor surrounding Sagamore Creek, the fringing salt marsh, and nearby areas of undeveloped upland within the immediate watershed.

(12) A description of any conservation measures proposed by the applicant to avoid, minimize, or mitigate potential harm to threatened and endangered species and habitat determined to be critical

The limits of work will be defined by erosion control barriers such as silt fence and/or straw wattles. These measures will also be used to protect nearby wetland resource areas. The erosion control barriers will be placed in a fashion that restricts the contractor(s) to the areas necessary to conduct the work. These barriers will be kept in good working order, inspected after significant precipitation events, and repaired as necessary. If supplemental BMPs are recommended by NHFG (such as a time of year restriction for blasting), we will incorporate those into our project design accordingly. Restoration and enhancement within the tidal buffer are expected to benefit the listed species by improving stormwater quality, ecological integrity, and a diverse, native, vegetative community. The wood chip trail is designed to enhance the recreational value of the shoreline by accommodating passive uses (e.g., walking, biking, bird watching) and will minimize disturbance by field aligning to avoid existing large native trees, and it will not disturb the existing grade. The buffer along Sagamore Creek and the Greenway Trail will be protected from future development within the Community Space Easement to benefit the City of Portsmouth.

Fis 1004.03 (d): An applicant seeking consultation to meet permit requirements under Env-Wt 311, Env-Wq 1406.06, or Env-Wq 1503.05, shall provide the following additional information to the department to initiate consultation:

(1) A topographic map identifying the action area at a scale of 1:24,000 or closer, and which shows property lines and the limits of proposed disturbance;

(2) An aerial photograph identifying the current condition of the action area at a scale of 1:24,000 or closer and which shows property lines and the limits of proposed disturbance;

A USGS locus map and Aerial Photo are attached to this letter.

(3) Site photographs with dates and a photograph location plan, showing existing conditions, habitat features, and possible locations of identified threatened and endangered species, if known;

A collection of photographs and a location map are attached to this letter

(4) Project site plan sheets showing the area of proposed disturbance and location of any proposed new or modified structures;

The full set of plans is provided under separate cover.

(5) Any reports created to assess the site, including but not limited to wetland assessments, vernal pool surveys, or other site visit observations; and

The Wetland Delineation Report has been attached to this letter.

(6) Any other available information, from whatever source, that describes the potential impacts of the proposed action on listed species or habitat.

No additional information is available at this time.

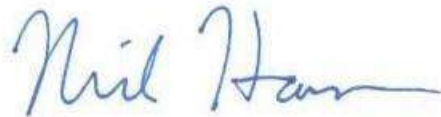
If you have any questions or need any additional information, please contact me by phone at (603) 433-8818 or by email at STetreault@tighebond.com.

Sincerely,

TIGHE & BOND, INC.



Stefanie Tetreault
Project Environmental Scientist 2



Neil A. Hansen, PE
Project Manager

Copy: Prospect North 815, LLC

Attachments: NHB24-0065 Data Check Results Letter
USGS Locus Map
Aerial Photo
Site Photograph Log
Full Project Plan Set (Bound Separately)
Wetland Delineation Report

Stefanie Tetreault

From: Newton, Kevin <Kevin.M.Newton@wildlife.nh.gov>
Sent: Monday, March 18, 2024 2:58 PM
To: Stefanie Tetreault; NAHansen@tightbond.com
Cc: FGC: NHFG review; Schlosser, Michael; Diessner, Calvin; Lewis, Eben
Subject: NHB24-0065 815 Lafayette Road Multi-family development NHFG Recommendations
Attachments: Spotted_Blandings Flyer_2024.pdf

[Caution - External Sender]

Good afternoon,

New Hampshire Fish and Game has completed review of materials submitted for consultation for NHB24-0065 prepared by Tighe and Bond. The proposed project is for the demolition of an existing building on site and the construction of three (3) multifamily residential buildings and their associated site improvements including drainage, utilities, driveway and parking, landscaping, and invasive species removal located at 815 Lafayette Road, Portsmouth.

Permit applications associated with this review:

- NHDES Wetlands Standard Dredge and Fill Permit
- NHDES Shoreland Standard Permit
- NHDES Alteration of Terrain Permit Application #240130-016

Please provide application and permit numbers if obtained.

Based on the NHB datacheck results letter and the information provided in the submission, we request the following recommended permit conditions. These recommended permit conditions are applicable to all state permits listed above. Please include recommended permit conditions in final plan sheets or environmental resources map as written below (updated highlighted text as applicable) and provide to NHDES for final review, with a copy to NHFG. Permit reviewers will adopt/include NHFG permit conditions in the permit if approved.

New Hampshire Fish and Game Permit Conditions: NHB24-0065

1. Blanding's turtle (state endangered) and spotted turtle (state threatened) occur within the vicinity of the project area. All operators and personnel working on or entering the site shall be made aware of the potential presence of these species and shall be provided flyers that help to identify these species, along with NHFG contact information. See Plan Sheet **xxxxxx**. *Include attached flyers to plan sheet set*
2. Rare species information (e.g. identification, observation and reporting of observations, when to contact NHFG immediately and NHFG contact information) shall be posted on site at all times and communicated during morning tailgate meetings prior to work commencement
3. Turtles may be attracted to disturbed ground during nesting season. Turtle nesting season occurs approximately May 15th – June 30th. All turtle species nests are protected by NH laws. If a nest is observed or suspected, operators shall contact Melissa Winters (603-479-1129) or Josh Megyesy (978-578-0802) at NHFG immediately for further consultation. The nest or suspected nest shall be marked (surrounding roped off or cone buffer deployed) and avoided; this shall be communicated to all personnel onsite. Site activities shall not occur in the area surrounding the nest or suspected nest until further guidance is provided by NHFG.
4. All manufactured erosion and sediment control products, with the exception of turf reinforcement mats, utilized for, but not limited to, slope protection, runoff diversion, slope interruption, perimeter control, inlet protection, check dams, and sediment traps shall not contain plastic, or multifilament or monofilament polypropylene netting or mesh with an opening size of greater than 1/8 inches; See Plan Sheet **xxxxxx**
5. All observations of threatened or endangered species on the project site shall be reported immediately to the NHFG nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email

- at NHFGreview@wildlife.nh.gov, with the email subject line containing the NHB DataCheck tool results letter assigned number, the project name, and the term Wildlife Species Observation;
6. Photographs of the observed species and nearby elements of habitat or areas of land disturbance shall be provided to NHFG in digital format at the above email address for verification, as feasible;
 7. In the event a threatened or endangered species is observed on the project site during the term of the permit, the species shall not be disturbed, handled, or harmed in any way prior to consultation with NHFG and implementation of corrective actions recommended by NHFG
 - a. Site operators or Trained Individuals shall be allowed to relocate wildlife encountered if discovered within the active work zone and if in direct harm from project activities. Wildlife shall be relocated in close proximity to the capture location but outside of the work zone and in the direction the individual was heading. NHFG shall be contacted immediately if this action occurs
 8. The NHFG, including its employees and authorized agents, shall have access to the property during the term of the permit

NHFG has completed our review of materials submitted for consultation under FIS 1004. No further coordination with NHFG is requested, and the final recommendations have been transmitted to the applicable permitting agency. Questions or concerns on NHFG recommendations must follow FIS 1004.12. Note that NHFG recommendations may be withdrawn pursuant to FIS 1004.13.

Kevin Newton
Wildlife Biologist
NH Fish and Game Department
Wildlife Division
11 Hazen Drive, Concord NH 03301
Phone: 603-271- 5860

New Hampshire Fish and Game requirements for environmental review consultation can be found at: https://gencourt.state.nh.us/rules/state_agencies/fis1000.html. ALL requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent hardcopy by mail. **The NHB datacheck results letter number needs to be included in the email subject line to read as “NHBxx-xxxx_Project Name_FIS 1004 Consultation Submittal”.**

The requirements for consultation (Fis 1004) shall not apply to the following: statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule. Review requests for these projects or other project types should be submitted to NHFGreview@wildlife.nh.gov or can be sent hardcopy by mail – email or mail subject line for these review requests should read “**NHBxx-xxxx_Project Name_ Env. Review Request**”.

Please provide shapefiles/KMZ/KMLs of the project site (and relevant features if applicable) with your submittal. Review statements provided in the NHB Datacheck Results letter for additional guidance.



PLEASE REPORT OBSERVATIONS OF RARE TURTLES

*The NH Fish & Game Department is requesting
observations of the following turtle species*

Turtles may be attracted to disturbed ground during nesting season (May 15th – June 30th)

Turtles are most active from April 15th - October 15th



Blanding's turtle

(State Endangered)

Large, dark/black domed shell
with lighter speckles.

Distinct yellow throat/chin.

Aquatic but often moves on land.



Spotted turtle

(State Threatened)

Small, mostly aquatic with
black or dark brown with
yellow spots.

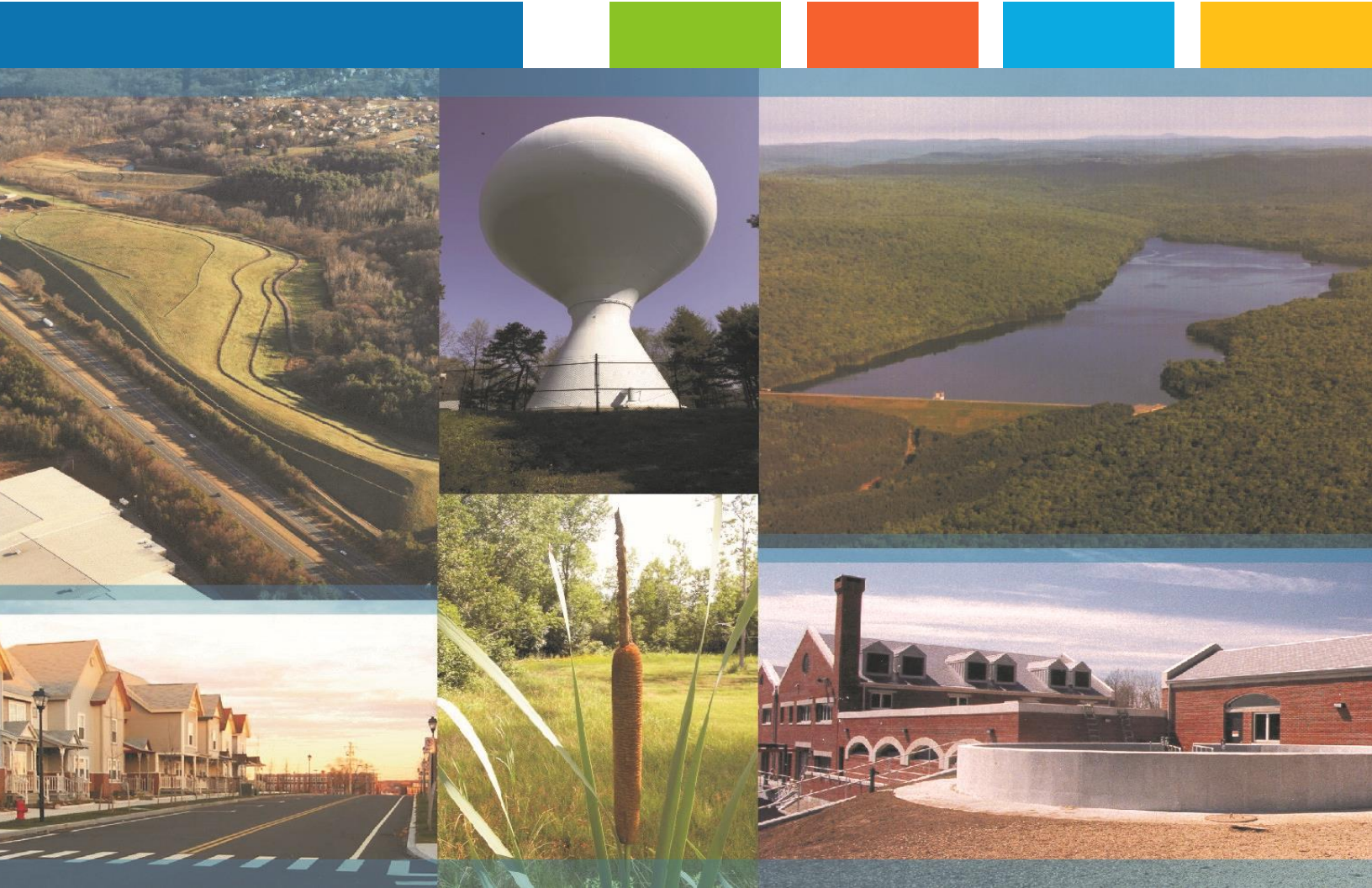
Fairly flat shell compared
to Blanding's turtle.

Spots vary in color and
number.

Fis 1401.03 (a) No person shall take or possess a spotted turtle
(*Clemmys guttata*)...Blanding's turtle (*Emydoidea blandingii*)...or
any egg or part thereof.

Report sightings immediately to NHFG Wildlife Division at 603-271-2461 (M-F 8-4) or
to NHFG Wildlife Biologist Melissa Winters 603-479-1129 (cell) anytime.

Please report promptly, noting specific location and date – Photographs strongly encouraged



Proposed Multi-Family Development
815 Lafayette Road
Portsmouth, New Hampshire

COMPENSATORY MITIGATION PROPOSAL

Prospect North 815, LLC

April 2024

Tighe&Bond

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Attachments

- Invasive Species Management and Native Planting Plan
 - Invasive Species Inventory Plan
 - Site Photographs
 - Planting Schedule and NHB Recommendations

Section 1

Project Description

1.1 Project Site

The proposed project is located at 815 Lafayette Road and is comprised of a single, previously developed 19.6-acre parcel owned by the Applicant (Map 245 Lot 3). The site was previously used for the WHEB radio station but is no longer in active use. The site is bound to the west by Route 1 and the abutting Lafayette Plaza shopping center property, to the north and east by the Winchester Place property, and to the south by Sagamore Creek.

The adjacent saltmarsh system bordering Sagamore Creek is designated as Prime Wetlands with a duly established 100-foot Buffer Zone. This area is also ranked in the 2020 New Hampshire Wildlife Action Plan (WAP) as some of the Highest Ranked Wildlife Habitat in the State. According to the New Hampshire Natural Heritage Bureau, the area is mapped for multiple state-listed, threatened and endangered, plant and wildlife species. The area contains natural communities including high saltmarsh, low saltmarsh, and intertidal flats.

The proposed development site is located within the 100-foot Tidal Buffer Zone (TBZ)/Prime Wetland Buffer (PWB) and the 250-foot Protected Shoreland, as measured from the Highest Observable Tide Line (HOTL)/landward boundary of saltmarsh. Under existing conditions, these resource areas are disturbed due to previous site development. The 100-foot TBZ currently consists of impervious surfaces associated with buildings, parking lots, concrete pads, and a leach field system. The existing narrow strip of vegetated area between the site and adjacent saltmarsh is notably dominated by several invasive species.

1.2 Proposed Activities

The proposed project consists of the demolition of an existing building and the construction of three 4-story, 24-unit multi-family buildings (72 units total). Also proposed are associated site improvements including a parking lot, pedestrian access, utilities, stormwater management, lighting, and landscaping. The entirety of the proposed work will take place within upland areas and the project will result in a reduction of impervious areas within the 100-foot TBZ/PWB. Work within the 100-foot TBZ/PWB is limited to removal of impervious surfaces, invasive species removal, other vegetation clearing, native species plantings, construction of a wood chip community greenway trail and split rail fencing, and limited grading.

1.3 Compensatory Mitigation Requirements

Compensatory Mitigation is required for all projects that permanently impact a Priority Resource Area (PRA) or the designated Prime Wetland Buffer (PWB). Work within a PRA/PWB associated with the proposed development includes invasive species management and vegetation clearing, a native planting plan, reduction of impervious areas, construction of a wood chip community greenway trail and split rail fencing, and minor grading activities. It is anticipated that the proposed restoration activities will increase the ecological function of the PRA on the site.

The impacts requiring Compensatory Mitigation total approximately 43,564 square feet (sf) to the developed TBZ. These permanent impacts will result from the removal of impervious area, invasive species management, construction of the community greenway trail, and limited grading. It is proposed that Compensatory Mitigation for these impacts will take the form of buffer enhancement through the implementation of an Invasive Species Management and Native Planting Plan at the site, which is provided as Attachment A.

Section 2

Compensatory Mitigation Proposal

2.1 Mitigation Amount

Pursuant to Env-Wt 803.08, compensatory mitigation shall be required at a ratio of 10:1 for vegetative enhancement within the previously developed TBZ and PWB. As the impacts are to a PWB, on-site mitigation is preferred. Total permanent impacts to the TBZ/PWB are approximately 43,546 sf. The area is proposed to be enhanced, and thus would require approximately 435,460 sf of enhancement area.

The proposed mitigation amount is approximately 50,683 sf. The site does not have 435,460 sf of 100-foot TBZ/PWB for enhancement.

According to Env-Wt 803.09:

"An applicant may propose permittee-responsible compensatory mitigation that does not meet or exceed the ratios listed in Table 800-1 if the alternative will have greater benefit to water quality, wildlife, aquatic life, habitat(s) for wildlife or aquatic life, or other functions and values of wetlands and surface waters identified in RSA 482-A:1 or to one or more of the following:

- (1) Exemplary natural communities as identified by NHB*
- (2) Habitat that supports rare, threatened, or endangered species, or species of concern, as identified by NHB or by the WAP; or*
- (3) Ecologically important lands as designated or similarly identified by the local reiver management advisory committee, municipality, or other state or federal agencies for protection of biodiversity values such as those listed in (1) or (2), above.*

As noted above, the vegetative enhancement of the full 435,460 sf area is not possible due to lack of existing 100-foot TBZ/PWB owned by the applicant. Additionally, enhancement of a greater area on-site would require additional disturbance to existing undisturbed TBZ/PWB (e.g., undisturbed forested habitat), which thus is not suitable for enhancement. The applicant proposes a compensatory mitigation amount of 50,683 sf in areas of existing disturbance and development within the TBZ/PWB. The proposed mitigation will have a greater benefit to water quality, wildlife and aquatic life habitat, and other existing wetland functions and values provided by the adjacent Prime Wetlands. The anticipated benefits gained by the proposed enhancement are described in detail in Section 2.3.

2.2 Method of Compensation

The proposed method of compensation is vegetative enhancement of the existing disturbed and developed 100-foot TBZ/PWB. The mitigation will involve the removal of impervious surfaces, invasive species management, and a native planting plan. These activities will improve the functions and values that are provided by the buffer in conjunction with those of the adjacent saltmarsh and Sagamore Creek.

2.2.1 Invasive Species Management

In order to address the ecological integrity of the buffer zone, which has been degraded by previous development and subsequent colonization of invasive species, the restoration area will be managed for the removal and control of invasive species. Methods will include mechanical and manual removal, focusing on those that are the greatest threat to native competitors and biodiversity, such as honeysuckle, multiflora rose, glossy buckthorn, oriental bittersweet, and black swallow-wort. Once the existing impervious areas and invasive species are removed from the buffer zone, the area will be restored with weed-free loam and native plantings consisting of trees, shrubs, and ground cover. A detailed description of existing invasive species on-site and proposed management methods are provided in the attached Invasive Species Management and Native Planting Plan.

2.2.2 Native Planting Plan

To control the reestablishment of invasive species and enhance the ecological value of the buffer zone, native plants will be planted, including several species of trees, shrubs, grasses, and other perennials. A diversity of vegetative strata will provide greater enhancement to wildlife habitat value and resiliency against invasive colonization. A detailed description of the proposed native planting plan and a schedule of species is provided in the attached Invasive Species Management and Native Planting Plan.

2.3 Objective Performance Standards

The goal of the proposed mitigation plan is to establish a community of native species in the enhancement area and effectively render the existing invasive species non-competitive. The table below summarizes the performance standards for the proposed mitigation which will be used to gauge success.

TABLE 2-1

Summary of Target Performance Standards Over a Minimum 5-Year Monitoring Period

Metric	Performance Standard
Site Stabilization	All slopes and disturbed areas are stabilized within 14 days following the construction period.
Vegetation Cover	Establishment of at least 75% vegetative cover by the end of Year 1, and maintenance of coverage over subsequent monitoring years.
Native Vegetation Dominance	Enhancement area shall have at least 50% areal coverage of native species by the end of Year 1, and increase in native coverage over subsequent monitoring years with a goal of 75% by the end of Year 5.
Vegetative Structure	Plantings shall be documented as healthy and thriving in each monitoring year after initial establishment is attained in Year 1. Canopy cover (%), diameter at breast height (DBH), and stem height should be documented during each monitoring year and show adequate growth with a goal of 50% average growth by the end of Year 5.

2.3.1 Enhancement of Prime Wetland Functions and Values

Meeting the performance standards described above will help the area achieve enhancement of the following functions and values provided by the TBZ/PWB and surrounding Prime Wetlands:

2.3.1.1 Wildlife Habitat

Under existing conditions, the upland TBZ/PWB comprising the enhancement area consists of a narrow strip of relatively low-quality forest and shrub habitat dominated by invasive species and fragmented by the existing site development. This area provides limited wildlife habitat value. However, the area is mapped as a narrow linkage in a larger wildlife corridor surrounding Sagamore Creek, the saltmarsh system, and undeveloped upland habitat to the east of the site.

The introduction of native plantings will enhance the habitat value of the buffer zone to support wildlife in the surrounding landscape. Native fruit and seed bearing shrubs and trees will provide forage for songbirds and small mammals. The management of invasive species will reduce the spread of seeds and other plant material, particularly via the adjacent waterway.

The Invasive Species Management and Native Planting Plan has been developed with input and recommendations from New Hampshire Fish and Game (NHFG) and the Natural Heritage Bureau (NHB).

2.3.1.2 Water Quality and Aquatic Habitat

The narrow strip of forest and shrub vegetation in the buffer zone provide some, but not a substantial amount of, trapping of nutrients and sediments. The ability of the site to trap and filter runoff is highly compromised due to the presence of impervious surfaces and the limited undisturbed upland areas between the development and adjacent saltmarsh.

The mitigation efforts in the enhancement area will convert existing impervious surfaces to vegetated areas, thereby enhancing the buffer zone's function of protecting water quality. The mitigation activities will enhance water quality and protect the adjacent aquatic habitat from further degradation associated with surrounding development.

2.3.2 Aesthetic and Recreational Quality

The aesthetic quality of the buffer zone is compromised due to the existing impervious surfaces, invasive species, and lack of public access. The work will enhance the aesthetic qualities of the buffer zone through vegetation management. This work will also support the aesthetic quality that the adjacent saltmarsh and Sagamore Creek provide, and the community greenway trail will provide enhanced public opportunities for passive recreation.

Section 3

Long-Term Protection

The following long-term protections will be implemented to ensure the success of the mitigation plan.

3.1 Monitoring and Adaptive Management

The enhancement area will be subject to short- and long-term monitoring by an environmental scientist to ensure that the objective performance standards are being met or exceeded. The area will be monitored during plan implementation for adherence to necessary environmental protective measures and best management practices. Following construction-period activities, the area will be monitored for a minimum of 5 years and annual reports will be compiled for distribution to regulatory authorities. A more detailed description of the monitoring schedule is provided in the attached Invasive Species Management and Native Planting Plan.

3.2 City of Portsmouth Conservation Easement

The mitigation area will be adaptively managed in coordination with the City of Portsmouth. The enhancement area and greenway trail will be part of an easement granted to the City for ongoing maintenance for trail use and conservation.

Invasive Species Management and Native Planting Plan

Proposed Multi-Family Development
815 Lafayette Rd, Portsmouth, NH

March, 2024

Prepared for:

Prospect North 815, LLC

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Appendices

A	Invasive Species Inventory Plan
B	Site Photographs
C	Planting Schedule and NHB Recommendations

Section 1

Introduction

As part of the proposed multi-family residential development located at 815 Lafayette Road in Portsmouth, New Hampshire, the proponent (property owner) intends to implement an Invasive Species Management and Native Planting Plan within the 100-foot Tidal Buffer Zone, an area subject to jurisdiction under New Hampshire RSA 482-A and its implementing regulations. The area is also within the locally regulated 100-foot wetland buffer established by the City of Portsmouth Zoning Ordinance Environmental Protection Standards (Chapter 10, Article 10).

This plan will be implemented in accordance with applicable local, state, and federal regulations and is intended to occur concurrently with the proposed development project. The goal of the plan is to enhance the buffer zone and restore ecological functions to the area. It is anticipated that this plan will commence in late spring or early summer and efforts will be monitored long-term for at least five (5) full growing seasons after the work is complete.

Section 2

Existing Conditions

2.1 Invasive Species Inventory

On October 17, 2023, Tighe & Bond environmental scientists assessed the Project Site at 815 Lafayette Road, Portsmouth NH, for the presence, identification, and relative extent of invasive plant species. An inventory of existing vegetation and dominant plant communities was documented from the western extent of the property, just downstream of the US Route 1 Bypass (Lafayette Road) bridge, to the eastern most portion of the property, between the cleared area in the southwest portion of the lot and the broad salt marsh along the northern bank of Sagamore Creek.

The overall assessment area was divided into seven (7) sub-areas based on typical vegetation class (strata) and relative dominance of invasive species. Each area is summarized below in Table 2-1, and depicted in the exhibit titled Invasive Species Inventory Plan which can be found in Appendix A. Photographs of the inventoried areas are provided in Appendix B.

TABLE 2-1
Summary of Invasive Species Assessment Sub-Areas

Sub-Area Number	Vegetation Community Type	Location
Area 1	Scrub-shrub	Western extent of property just downstream of US Route 1 bridge.
Area 2	Forested	Western extent of property east of Area 1 and north of Area 3.
Area 3	Scrub-shrub	Western extent of property linear along landward saltmarsh boundary.
Area 4	Forested	Immediately southwest of existing buildings along landward saltmarsh boundary.
Area 5	Scrub-shrub	Immediately southeast of existing buildings along landward saltmarsh boundary.
Area 6	Forested	Eastern extent of property between development and saltmarsh.
Area 7	Forested	Eastern extent of property between development and saltmarsh.

Several invasive species were found to be dominant in each of the sub-areas. The table below summarizes the invasive species observed on site and in which areas they were found to be dominant.

TABLE 2-2
Summary of Invasive Species Observed at the Project Site

Common Name	Scientific Name	Location
Autumn olive	<i>Elaeagnus umbellata</i>	Areas 1, 2, 3, 5, & 6

TABLE 2-2

Summary of Invasive Species Observed at the Project Site

Common Name	Scientific Name	Location
Oriental bittersweet	<i>Celastrus orbiculatus</i>	Areas 1, 2, 3, 4, 5, & 6
Common buckthorn	<i>Rhamnus cathartica</i>	Areas 1, 2, 3, 5, & 6
Glossy buckthorn	<i>Rhamnus frangula</i>	Areas 1, 2, 3, 5, & 6
Honeysuckle	<i>Lonicera spp.</i>	Areas 1, 2, 3, 5, & 6
Multiflora rose	<i>Rosa multiflora</i>	Areas 1, 2, 3, 4, 5, & 6
Black swallowwort	<i>Cyananthus louiseae</i>	Area 7
Common reed	<i>Phragmites australis</i>	Area 4

In addition to the invasive species listed above, multiple native species were also observed in smaller quantities within each sub-area. These species included goldenrod (*Solidago* spp), American burnweed (*Erechtites hieraciifolius*), American pokeweed (*Phytolacca americana*), bayberry (*Morella caroliniensis*), staghorn sumac (*Rhus typhina*), beach plum (*Prunus maritima*), black cherry (*Prunus serotina*), pin cherry (*Prunus pensylvanica*), black locust (*Robinia pseudoacacia*), white pine (*Pinus strobus*), northern red oak (*Quercus rubra*), white oak (*Quercus bicolor*), gray birch (*Betula populifolia*), white birch (*Betula papyrifera*), cottonwood (*Populus deltoides*), red maple (*Acer rubrum*), and sugar maple (*Acer saccharum*).

Section 3

Proposed Management Plan

3.1 Invasive Species Removal

3.1.1 Mechanical Removal Methods

Mechanical removal (pulling and digging) is the proposed strategy for invasive species removal. The goal of the mechanical removal method (versus chemical or biological methods) is to physically remove the entire plant, including above-ground material as well as the roots and rhizomes. It is most effective for species that have a tap root or shallow, lateral, root systems that may be easily pulled from the ground, such as honeysuckle, buckthorn, and multiflora rose. In this way, the entire plant is removed, and the potential for regrowth within the treatment area is substantially reduced. For many invasive species, such as glossy buckthorn, cutting or mowing the above-ground material will only stimulate regrowth and cause an increased density to return in subsequent growing seasons.

Complete removal success is rarely achievable in the initial effort. Professional judgment is necessary to determine where and when to prioritize removal effort based on species-specific factors such as rooting structure and reproductive period. This work is typically conducted in the fall and winter, before the ground freezes, or in early spring. Summer work can also be effective, especially when the season is dry and reduced impact to soils is achievable. During the spring and summer months, monitoring and additional hand pulling of newly sprouted material is necessary to maximize removal success and reduce the potential for regrowth the following season.

3.1.1.1 Site Preparation and Access

Trees and shrubs designated to be removed will be clearly marked in the field prior to commencing work. The trees will be clearly marked by a qualified professional scientist. Vegetation designated for removal will be cut with machinery or by hand, as necessary, and stockpiled for proper disposal.

The site will be accessed via a temporary, designated, and matted access route to limit soil disturbance only to areas where invasive removal is occurring. Machinery will access the removal areas via either a one-way route with a turn-around, or a loop road. This will limit the dragging and potential spreading of invasive plant material in other parts of the site.

3.1.1.2 Initial Removal with Mechanized Equipment or Weed Wrench

A mini excavator will be used to remove the root masses of targeted shrub species. For smaller individuals and in areas that are inaccessible by machine, work will be completed by hand, with a weed wrench. Where access for heavy machinery is necessary for removal of root material, timber mats (or equivalent) will be placed to minimize soil disturbance. The stumps of cut trees will be ground to prevent coppicing and re-growth.

3.1.1.3 Root Mass, Trailing Roots, and Rhizome Removal

Special attention will be paid when pulling the root masses of invasive shrub species. The use of a mini excavator, as described above, may facilitate the removal of larger root masses. Carefully lifting and shaking the root ball as it is extracted from the soil

facilitates the removal of the trailing roots and rhizomes. The soil is then released from the root ball by gentle shaking of the bucket by the machine operator. If root masses are too large for extraction in locations inaccessible by machinery, weed wrenches, chains, straps, and "come-along" cable pullers will be attached to the mini excavator to manually pull the root ball out of the soil.

3.1.1.4 Hand Clearing and Grubbing of Plant Fragments

Hand clearing and removal of leftover plant material is critical for the success of any invasive species management effort. For some species, such as oriental bittersweet, the emergence of new shoots (or "suckers") from remaining root fragments can occur from the crown or along the root itself, if left in place. Qualified field staff will go along with the excavator operator to clear leftover invasive plant material, root fragments and rhizomes by hand.

3.1.2 Plant Material Disposal

Stockpiled invasive plant material will either be burned during the local brush-burning season or chipped and removed to be disposed of off-site. The University of New Hampshire Cooperative Extension also recommends burning as a preferred method of disposal of woody invasive plants. They advise against burning plants that contain easily airborne seeds, such as black swallowwort. Harvested material would be burnt in small, manageable, brush piles to benefit the local ecosystem.

If the work is conducted outside of the local brush-burning season, the harvested material will be transported to an appropriate off-site facility. To the extent possible, chipping of the plant materials should occur on-site to reduce the volume of material that would need to be transported. For woody species that do not propagate vegetatively, chipping the plant material before it develops seeds or flowers renders the plant non-viable, especially once the material has completely dried.

3.1.3 Protective Measures

Prior to the invasive species removal effort, protective measures including erosion and sedimentation controls will be installed to protect adjacent wetland resource areas. The perimeter controls will also restrict the contractor only to areas necessary to complete the invasive species management. No work or construction access will occur in tidal wetlands.

Additionally, native plants will be protected during the work to preserve and enhance existing ecological value. The invasive species removal effort is anticipated to commence during late spring or early summer. This will provide sufficient opportunity during the growing season for final demarcation of vegetation to be removed and to field locate individual native trees and shrubs that will be retained.

The restoration area will be cleared of the targeted invasive trees and shrubs, replanted with native species, and monitored and maintained long term to minimize the potential for re-invasion. Where invasive species removal results in areas of exposed soil, these areas will receive +/-6-inches of loam, native seed and plantings, and weed-free straw mulch (or equivalent) to stabilize exposed soil and minimize the chance of invasive species reemergence.

3.2 Native Planting Plan

Once invasive species have been removed from the area, native seed and plantings will be introduced for restoration. A mixture of herbaceous and woody plants of varying vegetative strata will be selected for the site. This will include a native seed mix containing grasses and other herbaceous plants, in addition to individual shrub and tree plantings of differing age classes. A diversity of vegetation types will provide the maximum ecological restoration benefit to the site and increase resilience to future invasive species colonization.

3.2.1 Site Preparation

To prepare the site for new plantings, the topsoil will be roughened after clearing and grubbing, and at least 6 inches of suitable loam will be applied. A thick layer of loam will not only provide adequate growing media for the new plantings but will also minimize the re-growth of any invasive species from plant fragments or other materials left in the soil by reducing sunlight exposure.

3.2.2 Native Plantings

Trees and shrubs of varying heights as well as perennial herbs and grasses will be planted into the prepared restoration area. The understory will be seeded with a native plant mix suitable for the site. No fertilizer will be applied to vegetation or soils located within 50 feet of the Highest Observable Tide Line. Beyond 50 feet, slow or controlled release fertilizer may be used, pursuant to NH RSA 483-B.

Native species planted to restore the buffer are summarized in the Planting Plan in Appendix C and the Landscaping Plans (Sheets L-100 and L-101) in Appendix D.

Section 4

Monitoring and Maintenance Plan

4.1 Construction Monitoring

Work will be monitored by a qualified scientist on-site to implement best professional judgement in cooperation with equipment operators and to ensure leftover plant fragments are entirely removed. The qualified scientist will return in subsequent growing seasons to assess and adaptively manage the buffer enhancement area to monitor success of native plantings and to minimize recolonization of targeted invasive species.

The mechanical removal of invasive species (e.g. pulling and digging), completion of the native planting plan, and installation of the wood chip community greenway trail will be monitored by a qualified environmental scientist on-site, while work is underway. Invasive species targeted for removal will be identified in the field by the environmental scientist; and, in cooperation with equipment operators, the environmental scientist will work to ensure that the targeted plants are entirely removed, and no viable plant fragments are left behind.

Native species planted to restore the buffer, as described on the Landscaping Plans (Sheets L-100 and L-101), will also be monitored by the environmental scientist. Pending weather conditions immediately following the replanting effort, the replanted area may need to be watered by an external source.

4.2 Post-Construction Monitoring and Maintenance

A qualified environmental scientist will return to the site monthly, for the duration of the first and second growing seasons following completion of the invasive species removal, native planting plan completion, and installation of the community greenway trail. Monthly site inspections will review the project area for re-emergence of invasive species, for the successful establishment of planted native species and seeded areas, and for general stability and erosion and sediment control within the restoration area. Inspections will not occur in winter months, outside of the growing season.

The environmental scientist will bring a hand-weeder to remove any emerging invasive species, taking care to extract all above and below ground plant material. Material will be collected and properly disposed of in a heavy-duty black trash bag. Any necessary field adjustments (e.g., erosion and sediment controls, or watering needs) identified during the monthly inspections will be immediately communicated to the Project Manager and the property owner.

4.3 Long-Term Monitoring and Maintenance

The restoration area will be monitored for four additional growing seasons after the initial post-construction monitoring schedule (i.e., five years total, following the invasive species removal, completion of the native planting plan, and installation of the community greenway trail) to increase the chance for long-term success of the buffer restoration effort. During this phase, monitoring will occur at the beginning and at the end of each growing season (e.g., April or May, then October or November).

The environmental scientist will bring a hand-weeder to remove any emerging invasive species, taking care to extract all above and below ground plant material. Material will be collected and properly disposed of in a heavy-duty black trash bag. Any necessary field adjustments identified during the biannual inspections will be immediately communicated to the Project Manager and the property owner.

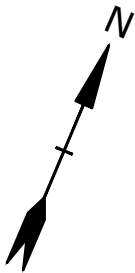
TABLE 4-1 Summary of Long-Term Monitoring and Maintenance Schedule			
Year	Growing Season	Frequency of Monitoring¹	Report Due
0	Same season as project implementation	Daily, during construction; Monthly thereafter	December 31
1	1	Monthly	December 31
2	2	Twice Annually	December 31
3	3	Twice Annually	December 31
4	4	Twice Annually	December 31
5	5	Twice Annually	Final report: December 31

¹ Monitoring events will occur during the growing season. Monitoring will not occur in winter months, outside of the growing season.

On behalf of the property owner, Tighe & Bond environmental scientists will submit annual monitoring reports to the City of Portsmouth Conservation Commission (the Commission) and NHDES, as required. Reports will describe the success of the invasive species removal effort and the establishment of a healthy native riparian buffer, and any maintenance or adjustments made in the field after each monitoring event. Reports will be provided to the Commission by December 31 of each year during the monitoring and maintenance schedule described above.

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

INVASIVE SPECIES
INVENTORY PLAN



AREA 1

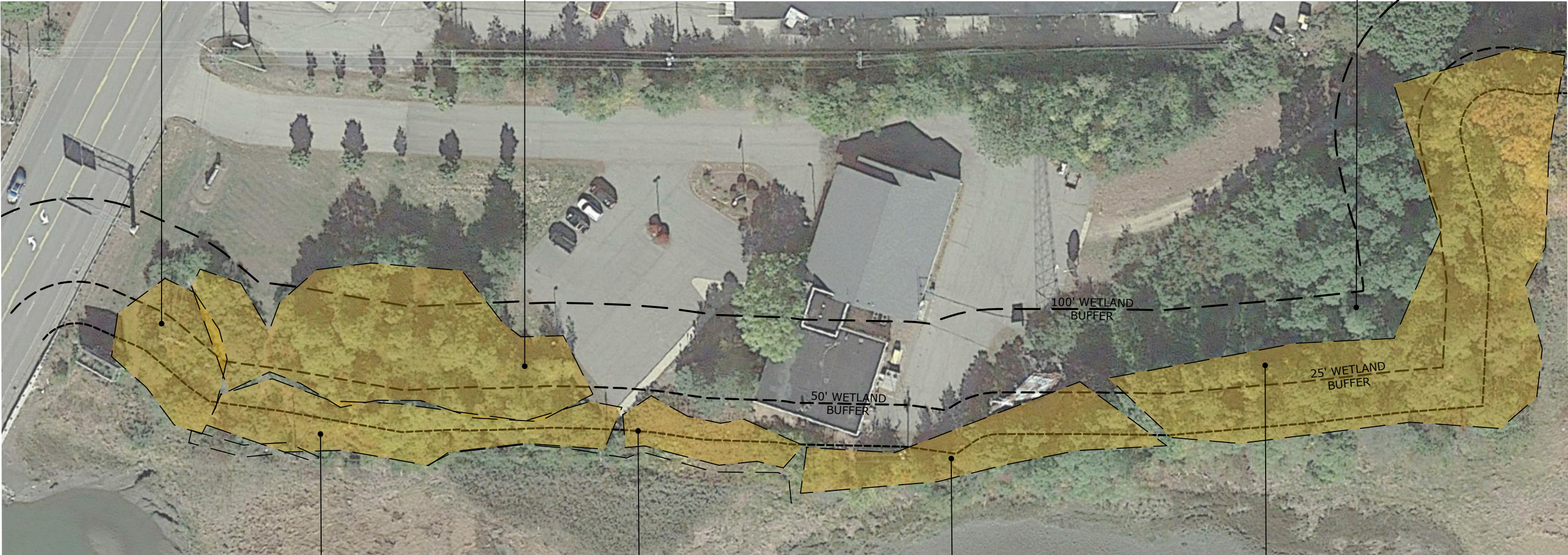
AUTUMN OLIVE (*ELAEAGNUS UMBELLATA*)
ORIENTAL BITTERSWEET (*CELASTRUS ORBICALATUS*)
COMMON BUCKTHORN (*RHAMNUS CATHARTICA*)
GLOSSY BUCKTHORN (*RHAMNUS FRANGULA*)
HONEYSUCKLE (*LONICERA SPP.*)
MULTIFLORA ROSE (*ROSA MULTIFLORA*)
CORALBERRY (*ARDISIA CRENATA*)

AREA 2

AUTUMN OLIVE (*ELAEAGNUS UMBELLATA*)
ORIENTAL BITTERSWEET (*CELASTRUS ORBICALATUS*)
COMMON BUCKTHORN (*RHAMNUS CATHARTICA*)
GLOSSY BUCKTHORN (*RHAMNUS FRANGULA*)
HONEYSUCKLE (*LONICERA SPP.*)
MULTIFLORA ROSE (*ROSA MULTIFLORA*)

AREA 7

BLACK SWALLOWWORT (*CYANCHUM LOUISEAE*)



AREA 3

AUTUMN OLIVE (*ELAEAGNUS UMBELLATA*)
ORIENTAL BITTERSWEET (*CELASTRUS ORBICALATUS*)
COMMON BUCKTHORN (*RHAMNUS CATHARTICA*)
GLOSSY BUCKTHORN (*RHAMNUS FRANGULA*)
HONEYSUCKLE (*LONICERA SPP.*)
MULTIFLORA ROSE (*ROSA MULTIFLORA*)

AREA 4

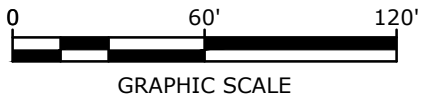
STAGHORN SUMAC (*RHUS TYPHINA*)
ORIENTAL BITTERSWEET (*CELASTRUS ORBICALATUS*)
MULTIFLORA ROSE (*ROSA MULTIFLORA*)
COMMON REED (*PHRAGMITES AUSTRALIS*)

AREA 5

AUTUMN OLIVE (*ELAEAGNUS UMBELLATA*)
ORIENTAL BITTERSWEET (*CELASTRUS ORBICALATUS*)
COMMON BUCKTHORN (*RHAMNUS CATHARTICA*)
GLOSSY BUCKTHORN (*RHAMNUS FRANGULA*)
HONEYSUCKLE (*LONICERA SPP.*)
MULTIFLORA ROSE (*ROSA MULTIFLORA*)
CALLERY PEAR (*PYRUS CALLERYANA*)

AREA 6

AUTUMN OLIVE (*ELAEAGNUS UMBELLATA*)
ORIENTAL BITTERSWEET (*CELASTRUS ORBICALATUS*)
COMMON BUCKTHORN (*RHAMNUS CATHARTICA*)
GLOSSY BUCKTHORN (*RHAMNUS FRANGULA*)
HONEYSUCKLE (*LONICERA SPP.*)
MULTIFLORA ROSE (*ROSA MULTIFLORA*)



Tighe & Bond

October 23, 2023
M5131-001-FIGS.dwg

Photographic Log

Site: 815 Lafayette Road, Portsmouth, NH

Photograph No.: 1

Date: 10/12/2023

Direction Taken: North

Description: View of the characteristic vegetative community in "Area(s) 1 and 2" (background) and "Area 3" (foreground).



Photographic Log

Site: 815 Lafayette Road, Portsmouth, NH

Photograph No.: 2

Date: 10/12/2023

Direction Taken: South

Description: View of the characteristic vegetative community in "Area 3".



Photographic Log

Site: 815 Lafayette Road, Portsmouth, NH

Photograph No.: 3

Date: 10/12/2023

Direction Taken: South

Description: View of the characteristic vegetative community in "Area 4".



Photographic Log

Site: 815 Lafayette Road, Portsmouth, NH

Photograph No.: 4	Date: 10/12/2023	Direction Taken: North
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Description: View of the characteristic vegetative community along the shoreline in “Area 5”.



Photographic Log

Site: 815 Lafayette Road, Portsmouth, NH

Photograph No.: 5

Date: 10/12/2023

Direction Taken: Northeast

Description: View of the characteristic vegetative community along the shoreline in "Area 5".



Photographic Log

Site: 815 Lafayette Road, Portsmouth, NH

Photograph No.: 6

Date: 10/12/2023

Direction Taken: South

Description: View of the characteristic vegetative community in "Area 6", at the edge of the salt marsh.



Photographic Log

Site: 815 Lafayette Road, Portsmouth, NH

Photograph No.: 7

Date: 10/12/2023

Direction Taken: South

Description: View of the characteristic vegetative community within the upland, forested, portion of "Area 6".



Photographic Log

Site: 815 Lafayette Road, Portsmouth, NH

Photograph No.: 8	Date: 10/12/2023	Direction Taken: Southwest
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Description: View of the characteristic vegetative community in "Area 6".



815 Lafayette Road Native Planting Plan

TO: Ashley Litwinenko, Environmental Reviewer, Natural Heritage Bureau

FROM: Stefanie Tetreault, CWS, Project Environmental Scientist, Tighe & Bond
Julia Novotny, Environmental Scientist, Tighe & Bond

COPY: Colter Krzcuik, EIT, Staff Engineer, Tighe & Bond
Neil Hansen, PE, Project Manager, Tighe & Bond

DATE: March 22, 2024

On March 19, 2024, Tighe & Bond received comments from the New Hampshire Natural Heritage Bureau (NHB) on the planting schedule proposed for the Invasive Species Management and Native Planting Plan, to be implemented at the site of the proposed multi-family development located at 815 Lafayette Road in Portsmouth, New Hampshire.

NHB provided recommendations for the removal and/or substitution of certain species on the list which are either non-native to New Hampshire or are a state-listed rare species. Revised planting schedules have been created with relevant substitutions or omissions, as shown in Tables 1 and 2 below. Correspondence with NHB and their recommendations are attached to this memorandum.

TABLE 1

Shrub and Tree Planting Schedule

Common Name	Scientific Name	Size	Wetland Indicator Status ¹
Trees			
Armstrong red maple	<i>Acer rubrum</i> 'Armstrong'	2.5-3" Caliper	FAC
Common serviceberry	<i>Amelanchier arborea</i>	2.5-3" Caliper	FACU
Silver maple	<i>Acer saccharinum</i>	3-3.5" Caliper	FACW
Red maple	<i>Acer rubrum</i>	3-3.5" Caliper	FAC
Yellow birch	<i>Betula alleghaniensis</i>	3-3.5" Caliper	FAC
Eastern hemlock	<i>Tsuga canadensis</i>	7-8' Height	FACU
Eastern red cedar	<i>Juniperus virginiana</i>	7-8' Height	FACU
White spruce	<i>Picea glauca</i>	8-10' Height	FACU
Swamp white oak	<i>Quercus bicolor</i>	3-3.5" Caliper	FACW
Northern red oak	<i>Quercus palustris</i>	3-3.5" Caliper	FACU
Dark American arborvitae	<i>Thuja occidentalis</i> 'Nigra'	7-8' Height	FACW

TABLE 1

Shrub and Tree Planting Schedule

Common Name	Scientific Name	Size	Wetland Indicator Status ¹
Emerald green arborvitae	<i>Thuja occidentalis</i> 'Smaragd'	5-6' Height	FACW
Shrubs			
Summersweet	<i>Clethra alnifolia</i>	5 Gallon	FACW
Sweet fern	<i>Comptonia peregrina</i>	5 Gallon	NC
Gray dogwood	<i>Cornus racemosa</i>	7 Gallon	FAC
American hazelnut	<i>Corylus americana</i>	5 Gallon	FACU
Northern spicebush	<i>Lindera benzoin</i>	5 Gallon	FACW
Jim Dandy winterberry	<i>Ilex verticillata</i> 'Jim Dandy'	3 Gallon	FACW
Red sprite winterberry	<i>Ilex verticillata</i> 'Red Sprite'	5 Gallon	FACW
Northern bayberry	<i>Morella pensylvanica</i>	5 Gallon	FAC
Smooth sumac	<i>Rhus glabra</i>	3 Gallon	NC
Steeplebush	<i>Spirea tomentosa</i>	5 Gallon	FACW
Common juniper	<i>Juniperus communis</i>	5 Gallon	FACU
Arrowwood viburnum	<i>Viburnum dentatum</i>	5 Gallon	FAC
Perennials			
Philadelphia fleabane	<i>Erigeron philadelphicus</i>	2 Gallon	FAC
New England aster	<i>Symphotrichum novae-angliae</i>	2 Gallon	FACW
Poke milkweed	<i>Asclepias exaltata</i>	2 Gallon	UPL
Thin-leaved sunflower	<i>Helianthus decapetalus</i>	2 Gallon	FACU
Hay-scented fern	<i>Dennstaedtia punctilobula</i>	1 Gallon	UPL
Purple-stemmed beggar-ticks	<i>Bidens connata</i>	2 Gallon	FACW
Large-leaved wood aster	<i>Eurybia macrophylla</i>	2 Gallon	UPL

TABLE 1

Shrub and Tree Planting Schedule

Common Name	Scientific Name	Size	Wetland Indicator Status ¹
Sensitive fern	<i>Onoclea sensibilis</i>	2 Gallon	FACW
Seaside goldenrod	<i>Solidago sempervirens</i>	2 Gallon	FACW
Grasses			
Autumn bentgrass	<i>Agrostis perennans</i>	2 Gallon	FACU
Switch panicgrass	<i>Panicum virgatum</i>	2 Gallon	FAC
Little bluestem	<i>Schizachyrium scoparium</i>	2 Gallon	FACU
Indian grass	<i>Sorghastrum nutans</i>	2 Gallon	FACU

¹ Source: USDA, NRCS. 2019. The PLANTS Database (<http://plants.usda.gov>). National Plant Data Team, Greensboro, NC 27401-4901 USA. NC = Not Classified

TABLE 2

Seed Mix Schedule

Common Name	Scientific Name	Wetland Indicator Status ¹
Virginia wild rye	<i>Elymus virginicus</i>	FACW
Deertongue	<i>Dichanthelium clandestinum</i>	FACW
Big bluestem	<i>Andropogon gerardii</i>	FAC
Indian grass	<i>Sorghastrum nutans</i>	UPL
Switch grass	<i>Panicum virgatum</i>	FAC
Blue vervain	<i>Verbena hastata</i>	FACU
Green-headed coneflower	<i>Rudbeckia laciniata</i>	FACW
Swamp milkweed	<i>Asclepias incarnata</i>	OBL
Heath (or Hairy) aster	<i>Aster pilosus</i> (<i>Symphyotrichum pilosum</i>)	UPL
Thin-leaved sunflower	<i>Helianthus decapetalus</i>	FACU
Golden Alexanders	<i>Zizia aurea</i>	FAC
Common boneset	<i>Eupatorium perfoliatum</i>	FACW
Wrinkleleaf goldenrod	<i>Solidago rugosa</i>	FAC
Wild bergamot	<i>Monarda fistulosa</i>	FACU
Lance-leaved aster	<i>Symphyotrichum lanceolatum</i>	FACW

TABLE 2

Seed Mix Schedule

Common Name	Scientific Name	Wetland Indicator Status ¹
Common grass-leaved goldenrod	<i>Euthamia graminifolia</i>	FAC

¹ Source: USDA, NRCS. 2019. The PLANTS Database (<http://plants.usda.gov>). National Plant Data Team, Greensboro, NC 27401-4901 USA.

Julia Novotny

From: DNCR: NHB Review <nhbreview@dncr.nh.gov>
Sent: Tuesday, March 19, 2024 12:43 PM
To: Julia Novotny
Cc: Colter Krzcuik; Neil A. Hansen
Subject: RE: NHB24-0065 - Proposed Planting Schedule and Landscaping Plan - 815 Lafayette Road, Portsmouth
Attachments: Planting Schedule and Landscaping Plan_815 Lafayette Road.pdf

[Caution - External Sender]

Hi Julia,

Thank you for sending over the Planting Schedule and Landscaping Plan to be reviewed by Natural Heritage Bureau (NHB).

There are several species on this list which are rare in New Hampshire, and I have highlighted in **yellow**.

- NHB does **not** recommend the introduction (planting) of state endangered or state threatened plant species, as the intentional introduction of native plants into natural habitats will impede further studies and protection of endangered plants. Over time it can be difficult to tell which population is indigenous and which are introduced.

There are also several species which are **not** native to NH, and not recommended by NHB to be planted which are highlighted in **red**.

Species which are highlighted in **green** are considered native in NH, and majority of them NHB has no issues regarding the planting of those species.

There are two species which are non-native, but the NH State Nursery does sell them. If it is possible to substitute the following species with natives, it is encouraged: **Gro-low fragrant sumac**, and **Autumn brilliance serviceberry**.

Please let me know if you have any questions.

Best,

Ashley Litwinenko
Environmental Reviewer
Natural Heritage Bureau (NHB)
Division of Forests & Lands - DNCR
172 Pembroke Rd., Concord, NH 03301
Phone: 603-271-2834
[Datacheck Tool](#)
[NHB Botany Information](#)

From: Julia Novotny <JNovotny@tighebond.com>
Sent: Wednesday, March 13, 2024 10:56 AM
To: DNCR: NHB Review <nhbreview@dncr.nh.gov>
Cc: Colter Krzcuik <CKrzcuik@TigheBond.com>; Neil A. Hansen <NAHansen@tighebond.com>
Subject: NHB24-0065 - Proposed Planting Schedule and Landscaping Plan - 815 Lafayette Road, Portsmouth

Good morning,

Prospect North 815, LLC is proposing the development of multi-family residential buildings located at 815 Lafayette Road in Portsmouth, adjacent to Sagamore Creek. Tighe & Bond received the attached NHB DataCheck results (NHB24-0065) relative to the proposed work. On January 17, 2024, NHB indicated no further concerns with the proposed work as there will be no impact to the adjacent saltmarsh. Tighe & Bond is currently in the process of developing a Standard Dredge & Fill Wetland Permit Application to be submitted to the New Hampshire Department of Environmental Services Wetlands Bureau for review. As a part of the required compensatory mitigation plan for the project, an invasive species management and landscaping plan is being developed.

While not required for the permit application, we respectfully request that NHB review the attached Planting Schedule and Landscaping Plan and provide comment and recommendations relative to the species proposed for planting in conjunction with the removal of invasive species on-site.

Due to project schedule time constraints, expedited review and comment of the attached document, if possible, would be greatly appreciated.

Thank you,

Julia Novotny

Environmental Scientist



m. 203.841.8960

300 TradeCenter DR. #5580, Woburn, MA 01801

w: tighebond.com | halvorsondesign.com



Green = Considered native to NH
Yellow = Endangered or threatened in NH
Red = Not native to NH

TABLE 1

Shrub and Tree Planting Schedule




Common Name	Scientific Name	Size	Wetland Indicator Status ¹
Trees			
Armstrong red maple	<i>Acer rubrum</i> 'Armstrong'	2.5-3" Caliper	FAC
Autumn brilliance serviceberry	<i>Amelanchier</i> 'Autumn Brilliance' 	2.5-3" Caliper	-
Autumn blaze maple	<i>Acer X freemanii</i> 'Autumn Blaze' 	2.5-3" Caliper	-
Red maple	<i>Acer rubrum</i>	3-3.5" Caliper	FAC
Heritage river birch	<i>Betula nigra</i> 'Heritage'	3-3.5" Caliper	FACW
Robusta green juniper	<i>Juniperus chinensis</i> 'Robusta Green'	7-8' Height	NC
Eastern red cedar	<i>Juniperus virginiana</i>	7-8' Height	FACU
White spruce	<i>Picea glauca</i>	8-10' Height	FACU
Swamp white oak	<i>Quercus bicolor</i>	3-3.5" Caliper	FACW
Pin oak	<i>Quercus palustris</i>	3-3.5" Caliper	FACW
Dark American arborvitae	<i>Thuja occidentalis</i> 'Nigra'	7-8' Height	FACW
Emerald green arborvitae	<i>Thuja occidentalis</i> 'Smaragd'	5-6' Height	FACW
Shrubs			
Summersweet	<i>Clethra alnifolia</i>	5 Gallon	FACW
Sweet fern	<i>Comptonia peregrina</i>	5 Gallon	NC
Gray dogwood	<i>Cornus racemosa</i>	7 Gallon	FAC
Bigleaf marsh elder	<i>Iva frutescens</i>	5 Gallon	FACW
Shamrock inkberry	<i>Ilex glabra</i> 'Shamrock'	5 Gallon	FACW
Jim Dandy winterberry	<i>Ilex verticillata</i> 'Jim Dandy'	3 Gallon	FACW
Red sprite winterberry	<i>Ilex verticillata</i> 'Red Sprite'	5 Gallon	FACW

TABLE 1

Shrub and Tree Planting Schedule

Common Name	Scientific Name	Size	Wetland Indicator Status ¹
Northern bayberry	<i>Morella pensylvanica</i>	5 Gallon	FAC
Gro-low fragrant sumac	<i>Rhus aromatica</i> 'Grow-Low' 	3 Gallon	UPL
Steeplebush	<i>Spirea tomentosa</i>	5 Gallon	FACW
Arrowwood viburnum	<i>Viburnum dentatum</i>	5 Gallon	FAC
Perennials			
Eastern bluestar	<i>Amsonia</i> <i>tabernaemontana</i> 'Walter'	2 Gallon	FACW
New England aster	<i>Symphyotrichum</i> <i>novae-angliae</i>	2 Gallon	FACW
Butterfly milkweed	<i>Asclepias tuberosa</i>	2 Gallon	NC
Blue false indigo	<i>Baptisia australis</i>	2 Gallon	FACU
Hay-scented fern	<i>Dennstaedtia</i> <i>punctilobula</i>	1 Gallon	UPL
Hollow joe-pye weed	<i>Eutrochium</i> <i>fistulosum</i>	2 Gallon	FACW
Purple coneflower	<i>Echinacea purpurea</i>	2 Gallon	NC
Sensitive fern	<i>Onoclea sensibilis</i>	2 Gallon	FACW
Seaside goldenrod	<i>Solidago</i> <i>sempervirens</i>	2 Gallon	FACW
Grasses			
Autumn bentgrass	<i>Agrostis perennans</i>	2 Gallon	FACU
Sideoats grama	<i>Bouteloua</i> <i>curtipendula</i>	2 Gallon	NC
Little bluestem	<i>Schizachyrium</i> <i>scoparium</i>	2 Gallon	FACU
Indian grass	<i>Sorghastrum nutans</i>	2 Gallon	FACU

¹ Source: USDA, NRCS. 2019. The PLANTS Database (<http://plants.usda.gov>). National Plant Data Team, Greensboro, NC 27401-4901 USA. NC = Not Classified

TABLE 2

Sample Seed Mix Schedule

Common Name	Scientific Name	Wetland Indicator Status ¹
Virginia wild rye	<i>Elymus virginicus</i>	FACW
Deertongue	<i>Dichanthelium clandestinum</i>	FACW
Big bluestem	<i>Andropogon gerardii</i>	FAC
Indian grass	<i>Sorghastrum nutans</i>	UPL
Switch grass	<i>Panicum virgatum</i>	FAC
Blue vervain	<i>Verbena hastata</i>	FACU
Black-eyed Susan	<i>Rudbeckia hirta</i> 	FAC
Swamp milkweed	<i>Asclepias incarnata</i>	OBL
Heath (or Hairy) aster	<i>Aster pilosus</i> (<i>Symphyotrichum pilosum</i>)	UPL
Oxeye sunflower	<i>Heliopsis helianthoides</i>	FACU
Golden Alexanders	<i>Zizia aurea</i>	FAC
Common boneset	<i>Eupatorium perfoliatum</i>	FACW
Wrinkleleaf goldenrod	<i>Solidago rugosa</i>	FAC
Wild bergamot	<i>Monarda fistulosa</i>	FACU
Lance-leaved aster	<i>Symphyotrichum lanceolatum</i>	FACW
Hollow joe-pye weed	<i>Eutrochium fistulosum</i>	FACW

¹ Source: USDA, NRCS. 2019. The PLANTS Database (<http://plants.usda.gov>). National Plant Data Team, Greensboro, NC 27401-4901 USA.

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 area³ means all human-made impervious surfaces⁴ 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.		FT ²	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.		FT ²	FT ²
		FT ²	FT ²
		FT ²	FT ²
		FT ²	FT ²
		FT ²	FT ²
		FT ²	FT ²
TOTAL:		(A) FT² 62,589	(B) FT²
Area of the lot located within 250 feet of reference line:			(C) FT²
Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: <i>[divide (A) by (C) x 100]</i>			(D) %
Percentage of lot to be covered by post-construction impervious area within 250 feet of the reference line upon completion of the project: <i>[divide (B) by (C) x 100]</i>			(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))
<input type="checkbox"/> A net decrease or no net increase in impervious area is proposed (If line E is less than or equal to line D).
<input type="checkbox"/> The percentage of post-construction impervious area (line E) is less than or equal to 20%. This project <i>does not require</i> a stormwater management plan and <i>does not require</i> a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.
<input type="checkbox"/> 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 <i>requires</i> a stormwater management but <i>does not require</i> a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score. <i>See details on Application Checklist</i>
<input type="checkbox"/> A net increase in impervious area is proposed and the percentage of post-construction impervious area (line E) is greater than 30%. This project <i>requires</i> a stormwater management plan designed and certified by a professional engineer <i>and requires</i> plans demonstrating that each waterfront buffer grid segment meets at least the minimum required tree and sapling point score. <i>See details on Application Checklist</i>

Natural Woodland Area Requirements

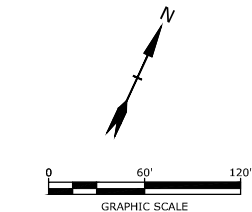
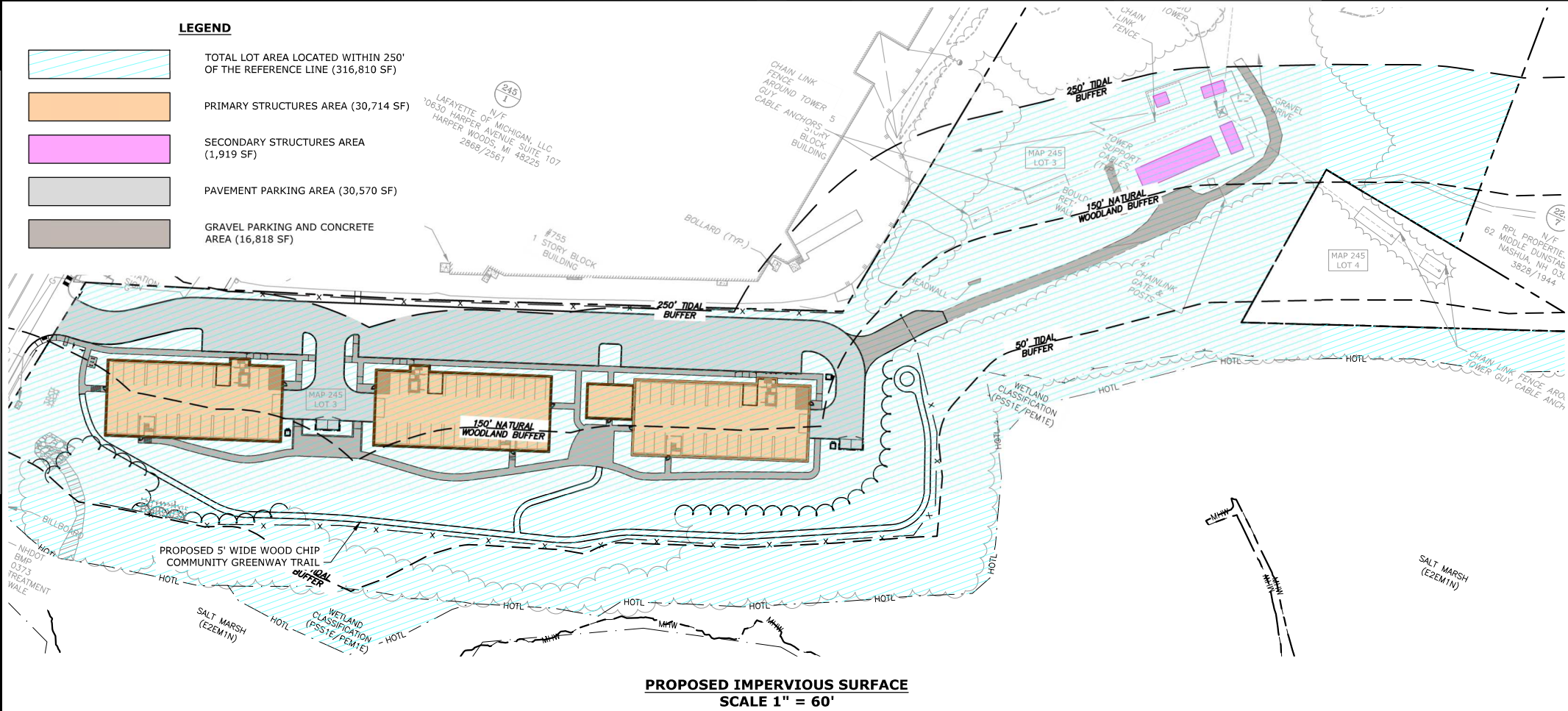
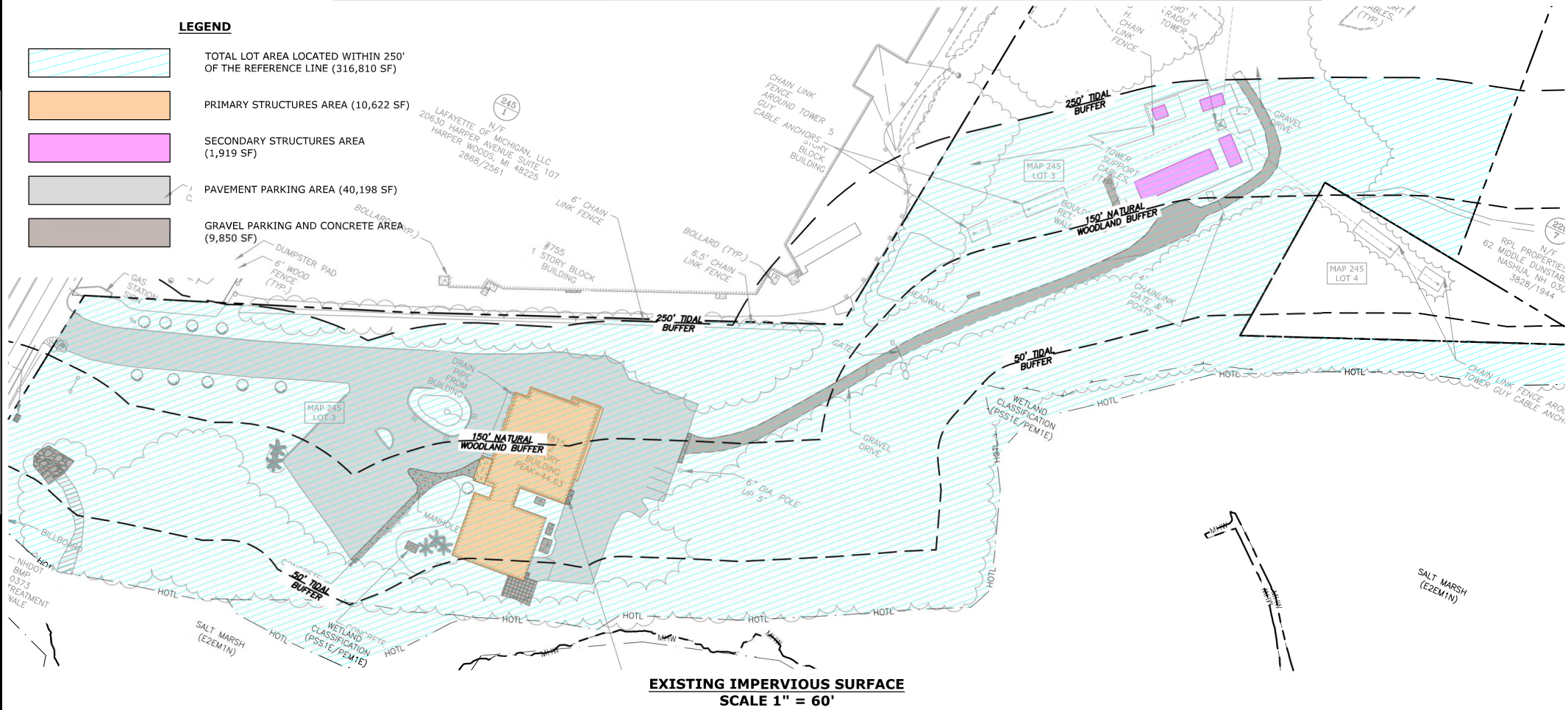
DETERMINING THE AREA TO REMAIN AS NATURAL WOODLAND	
Total area of the lot between 50 feet and 150 feet of the reference line within which the vegetation currently exists as natural woodland ⁵ (<i>see definition below</i>).	(F) FT ²
Total area of the lot between 50 feet and 150 feet from the reference line.	(G) FT ²
At least 25% of area (G) must remain in as natural woodland. $[0.25 \times G]$	(H) FT ²
Place the lesser of area (F) and calculation (H) on this line. To comply with the <i>natural woodland area requirement</i> , 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 .	(I) FT ²
Name of person who prepared this worksheet:	
Name and date of the plan associated with this worksheet:	

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 MULTI-FAMILY DEVELOPMENT
815 LAFAYETTE RD
PORTSMOUTH, NEW HAMPSHIRE

SHORELAND IMPERVIOUS
AREA EXHIBIT



Tighe & Bond

LEGEND

- EXISTING TREE
- BUFFER GRID LIMITS
- BUFFER GRID DESIGNATION
- EXISTING SUMAC AREA

Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46
Pre-Development Shoreland Point Score	0	26	10	37	0	25	5	0	11	41	25	0	0	0	5	37	0	16	76	77	10	76	6	15	17	67	68	80	106	142	120	99	73	36	63	36	5	74	10	96	79	59	208	32	10	104
Post-Development Shoreland Point Score	0	26	10	37	0	25	5	0	11	41	25	0	0	0	5	37	0	16	76	77	10	76	6	15	17	67	68	80	106	142	120	99	73	36	63	36	5	74	10	96	79	59	208	32	10	104

NOTES:

- THE HIGHEST OBSERVABLE TIDE LINE AND WETLAND BOUNDARIES WERE FIELD LOCATED BY AMBIT ENGINEERING ON 11/18/2022.
- THE WATERFRONT BUFFER VEGETATION SURVEY AND AN INVASIVE SPECIES ASSESSMENT WAS COMPLETED BY TIGHE & BOND IN OCTOBER AND DECEMBER 2023.
- INVASIVE SPECIES WERE EXCLUDED FROM THE TOTAL POINT SCORE CALCULATION.
- SITE DEVELOPMENT ACTIVITIES ARE PRIMARILY LOCATED LANDWARD OF THE 50-FOOT WATERFRONT BUFFER. INVASIVE SPECIES REMOVAL AND REPLANTING WITHIN THE WATERFRONT BUFFER WILL BE PERMITTED SEPARATELY UNDER AN NHDES WETLANDS PERMIT FOR ACTIVITIES WITHIN THE 100-FOOT TIDAL BUFFER ZONE.
- THE QUANTITY OF SUMAC TREES WITH A <3" DIAMETER TOTALED TO APPROXIMATELY 260 TREES WITHIN THIS AREA. AN AVERAGE NUMBER OF SUMAC TREES PER SQUARE FOOT CALCULATION WAS USED (0.1387 TREES / FT²) TO DETERMINE THE TOTAL POINT SCORE VALUE ASSOCIATED WITH THESE TREES.

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

PRE-DEVELOPMENT WATERFRONT
BUFFER IMPACT EXHIBIT



PRE-DEVELOPMENT

Tighe&Bond

May 31, 2024
M5131-001-FIGS.dwg

LEGEND

- EXISTING TREE
- BUFFER GRID LIMITS
- BUFFER GRID DESIGNATION
- EXISTING SUMAC AREA

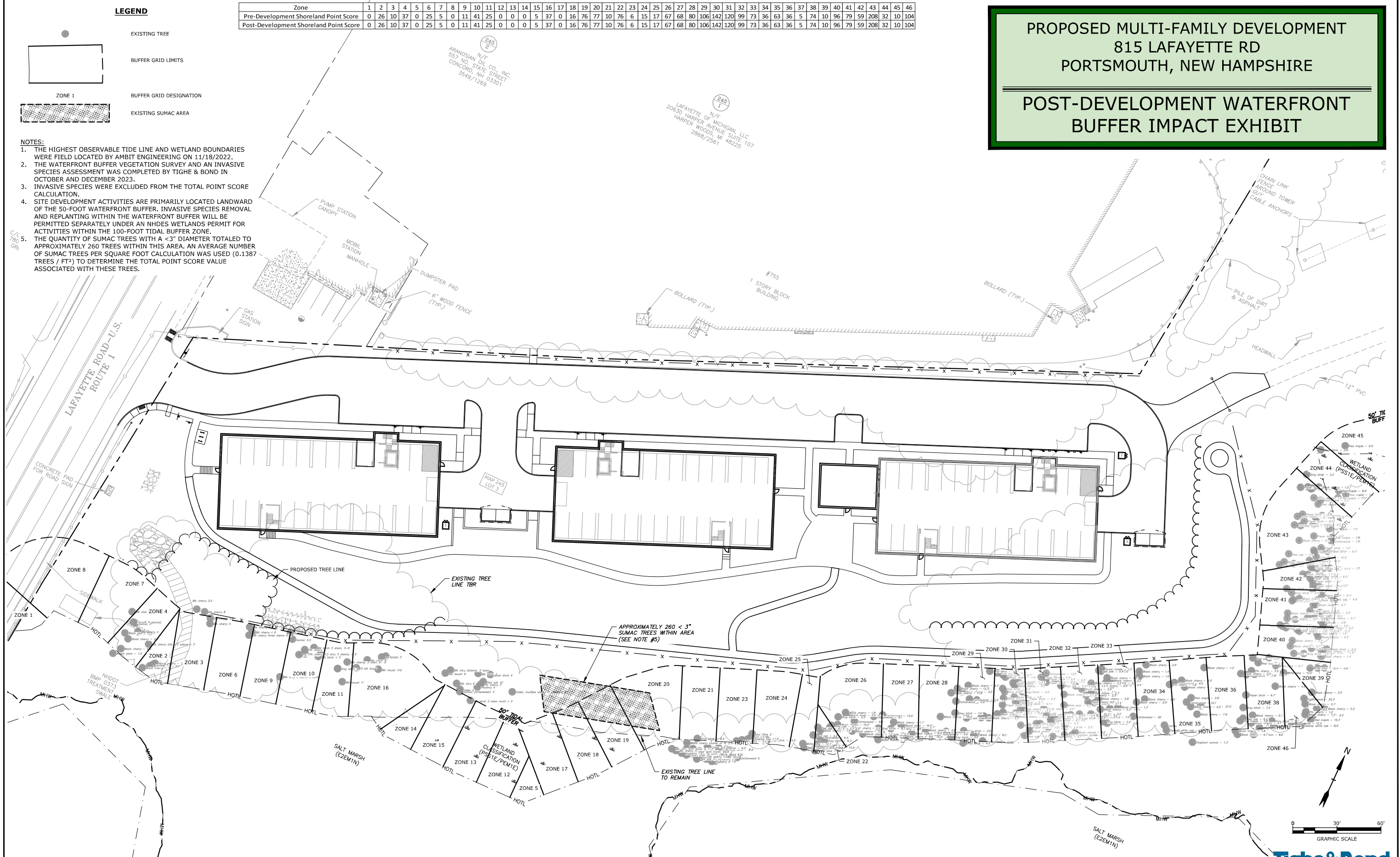
Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46
Pre-Development Shoreland Point Score	0	26	10	37	0	25	5	0	11	41	25	0	0	0	5	37	0	16	76	77	10	76	6	15	17	67	68	80	106	142	120	99	73	36	63	36	5	74	10	96	79	59	208	32	10	104
Post-Development Shoreland Point Score	0	26	10	37	0	25	5	0	11	41	25	0	0	0	5	37	0	16	76	77	10	76	6	15	17	67	68	80	106	142	120	99	73	36	63	36	5	74	10	96	79	59	208	32	10	104

NOTES:

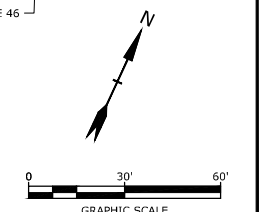
- THE HIGHEST OBSERVABLE TIDE LINE AND WETLAND BOUNDARIES WERE FIELD LOCATED BY AMBIT ENGINEERING ON 11/18/2022.
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PROPOSED MULTI-FAMILY DEVELOPMENT
815 LAFAYETTE RD
PORTSMOUTH, NEW HAMPSHIRE

POST-DEVELOPMENT WATERFRONT
BUFFER IMPACT EXHIBIT



POST-DEVELOPMENT



Tighe & Bond

May 31, 2024
M5131-001-FIGS.dwg

815 LAFAYETTE ROAD

PROPOSED MULTI-FAMILY DEVELOPMENT

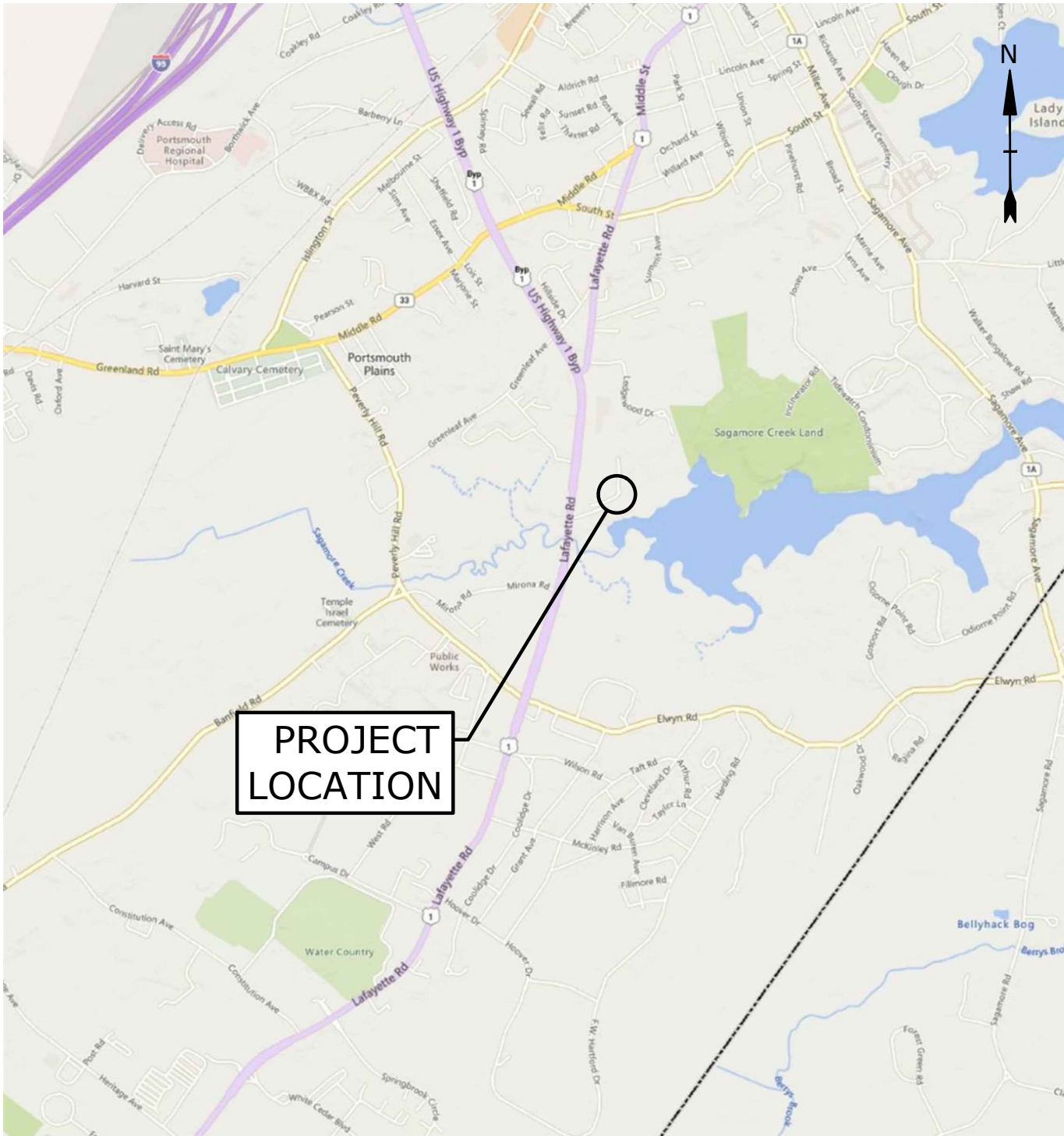
PORTSMOUTH, NEW HAMPSHIRE

DATE: OCTOBER 23, 2023

LAST REVISED: MAY 31, 2024

LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
	COVER SHEET	5/31/2024
1 OF 1	STANDARD BOUNDARY SURVEY	2/17/2023
C1	EXISTING CONDITIONS PLAN	10/20/2023
C2	EXISTING CONDITIONS PLAN	10/20/2023
G-100	GENERAL NOTES AND LEGEND	5/31/2024
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN	5/31/2024
C-102	OVERALL SITE PLAN	5/31/2024
C-102.1	SITE PLAN	5/31/2024
C-103	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	5/31/2024
C-104	UTILITY PLAN	5/31/2024
C-105.1	WETLAND BUFFER IMPACT PLAN EXISTING OVERLAY	5/31/2024
C-105.2	WETLAND BUFFER IMPACT PLAN PROPOSED OVERLAY	5/31/2024
L-100	LANDSCAPE SCHEDULE AND NOTES	5/31/2024
L-101	LANDSCAPE PLAN	5/31/2024
C-501	EROSION CONTROL NOTES AND DETAILS SHEET	5/31/2024
C-502	DETAILS SHEET	5/31/2024
C-503	DETAILS SHEET	5/31/2024
C-504	DETAILS SHEET	5/31/2024
C-505	DETAILS SHEET	5/31/2024
C-506	DETAILS SHEET	5/31/2024
C-507	DETAILS SHEET	5/31/2024
C-508	DETAILS SHEET	5/31/2024
C-509	DETAILS SHEET	5/31/2024
1 OF 2	BUILDING ELEVATIONS	8/29/2023
2 OF 2	TYPICAL FLOOR PLANS	8/29/2023

LIST OF PERMITS		
LOCAL	STATUS	DATE
SITE PLAN REVIEW PERMIT	APPROVED	1/18/2024
CONDITIONAL USE PERMIT - DEVELOPMENT SITE	APPROVED	1/18/2024
CONDITIONAL USE PERMIT - WETLAND BUFFER	APPROVED	1/18/2024
ZONING BOARD OF ADJUSTMENTS	APPROVED	9/26/2023
STATE		
NHDES - SEWER CONNECTION PERMIT	PENDING	
NHDES - ALTERATION OF TERRAIN PERMIT	APPROVED	5/27/2024
NHDES - SHORELAND PERMIT	PENDING	
NHDES - WETLAND PERMIT	PENDING	
FEDERAL		
NPDES - CONSTRUCTION GENERAL PERMIT	NOT SUBMITTED	



LOCATION MAP
SCALE: 1" = 2000'

CONSTRUCTION NOTES:

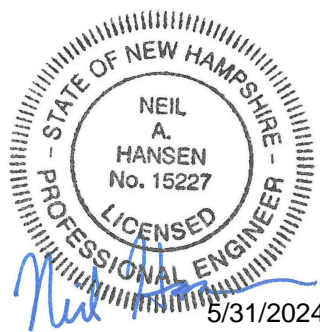
1. THE CONTRACTOR SHALL NOT RELY ON SCALED DIMENSIONS AND SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A REQUIRED DIMENSION IS NOT PROVIDED ON THE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND FOR SITE CONDITIONS THROUGHOUT CONSTRUCTION. NEITHER THE PLANS NOR THE SEAL OF THE ENGINEER AFFIXED HEREON EXTEND TO OR INCLUDE SYSTEMS REQUIRED FOR THE SAFETY OF THE CONTRACTOR, THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND IMPLEMENTING SAFETY PROCEDURES AND SYSTEMS AS REQUIRED BY THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND ANY STATE OR LOCAL SAFETY REGULATIONS.
3. TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION OF TIGHE & BOND.

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

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

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

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



**NHDES WETLAND &
SHORELAND SUBMISSION
COMPLETE SET 25 SHEETS**



LOCATION MAP SCALE: 1"=500'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
---	BOUNDARY
---	SETBACK
○	RAILROAD SPIKE FOUND
○	IRON ROD/PIPE FOUND
○	DRILL HOLE FOUND
○	STONE/CONCRETE BOUND FOUND
○	RAILROAD SPIKE SET
○	IRON ROD SET
○	DRILL HOLE SET
○	GRANITE BOUND SET
○	EDGE OF PAVEMENT (EP)
○	WOODS / TREE LINE
○	UTILITY POLE (w/ GUY)
○	METER (GAS, WATER, ELECTRIC)
○	TYP.
○	LANDSCAPED AREA
○	PERPETUAL EASEMENT
○	DETERMINABLE EASEMENT

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N05°26'56"E	92.87'
L2	N06°34'36"E	194.98'
L3	N67°59'01"E	273.67'
L4	N66°37'14"E	370.70'
L5	N05°59'07"E	792.74'
L6	N57°24'25"E	90.94'
L7	N66°41'14"E	8.54'
L8	N56°24'15"E	54.03'
L9	N51°51'18"E	3.74'
L10	N57°31'35"E	212.27'
L11	S04°29'13"E	719.99'
L12	N84°02'00"W	129.90'
L13	S04°07'00"W	148.50'
L14	N66°37'20"E	302.87'
L15	S84°02'00"E	271.46'
L16	S84°02'00"E	138.90'

TIE LINE LENGTH TABLE

LINE	BEARING	DISTANCE
T1	S62°48'20"W	1668.11'

(NOT A BOUNDARY LINE-FOR CLOSURE PURPOSES ONLY)

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION WHICH HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

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

JOHN R. CHAGNON, LLS 738

2.17.23
DATE

ADDITIONAL ABUTTERS:

228 1 N/F CITY OF PORTSMOUTH DPW 1 JUNKINS AVENUE PORTSMOUTH, NH 03802 2237/1506	229 3 N/F CITY OF PORTSMOUTH SCH 1 JUNKINS AVENUE PORTSMOUTH, NH 03801 1985/0379	251 1 N/F STATE OF NEW HAMPSHIRE P.O. BOX 856 CONCORD, NH 03301 2260/1484
--	--	---

PLAN REFERENCES:

1) PLAN OF LAND PORTSMOUTH, N.H. FOR BONOBEAT DEVELOPMENT CORP., SCALE: 1IN. = 40FT., DATED JAN. 1964, PREPARED BY JOHN W. DURGIN C.E., RCRD PLAN#161

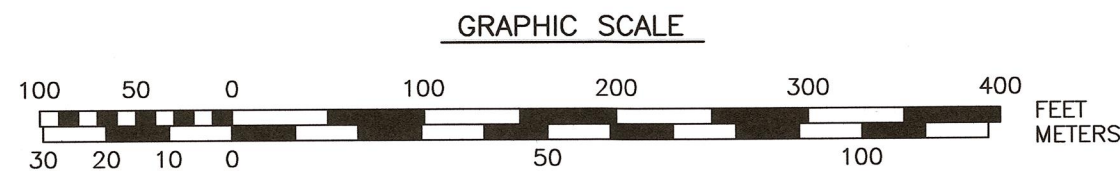
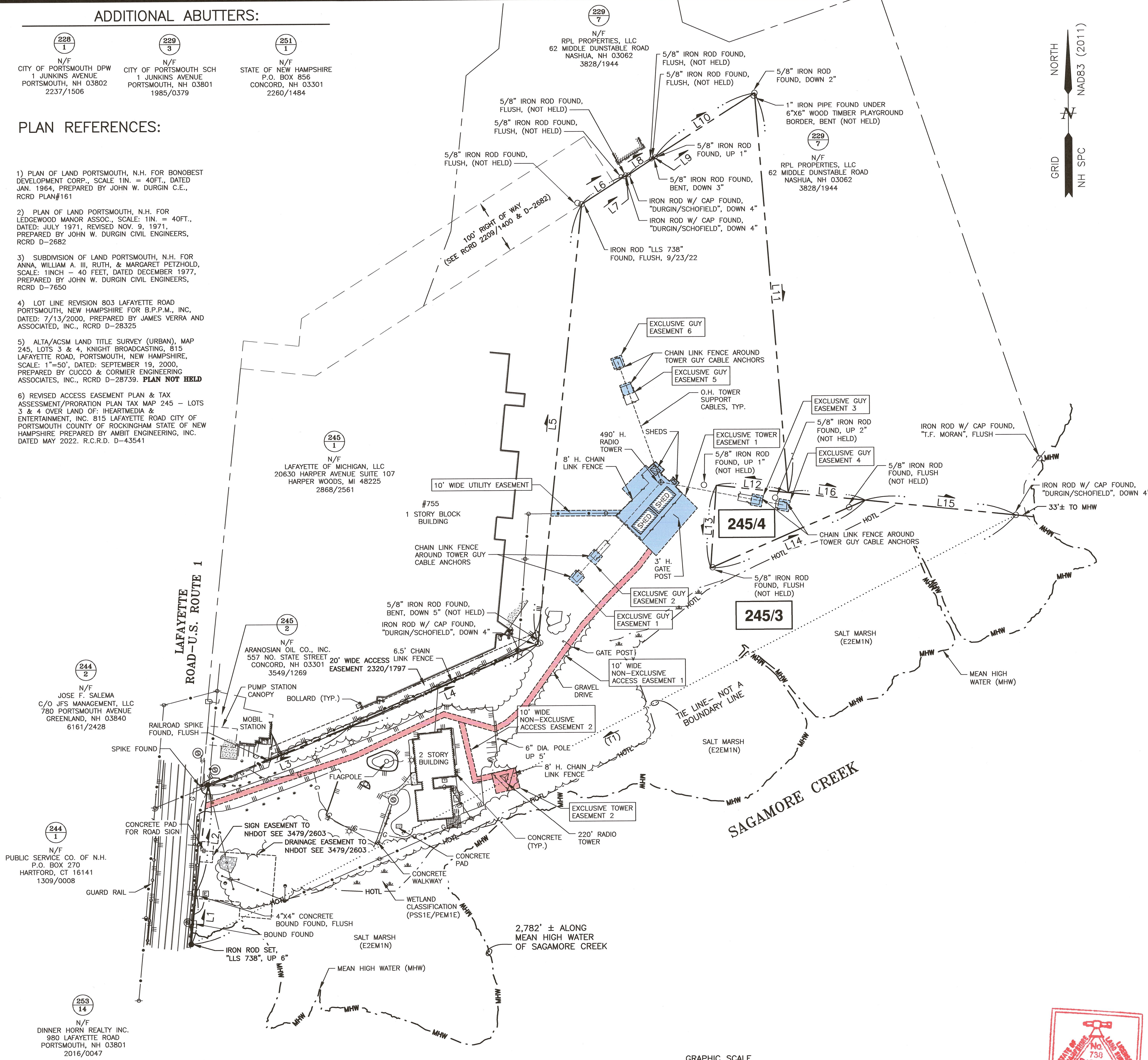
2) PLAN OF LAND PORTSMOUTH, N.H. FOR LEDGEWOOD MANOR ASSOC., SCALE: 1IN. = 40FT., DATED: JULY 1971, REVISED NOV. 9, 1971, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD D-2682

3) SUBDIVISION OF LAND PORTSMOUTH, N.H. FOR ANNA, WILLIAM A. III, RUTH, & MARGARET PETZHOLD, SCALE: 1INCH = 40 FEET, DATED DECEMBER 1977, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD D-7650

4) LOT LINE REVISION 803 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE FOR B.P.P.M., INC. DATED: 7/13/2000, PREPARED BY JAMES VERRA AND ASSOCIATED, INC., RCRD D-28325

5) ALTA/ACSM LAND TITLE SURVEY (URBAN), MAP 245, LOTS 3 & 4, KNIGHT BROADCASTING, 815 LAFAYETTE ROAD, PORTSMOUTH, NEW HAMPSHIRE, SCALE: 1"=50', DATED: SEPTEMBER 19, 2000, PREPARED BY CUCCO & CORMIER ENGINEERING ASSOCIATES, INC., RCRD D-28739. **PLAN NOT HELD**

6) REVISED ACCESS EASEMENT PLAN & TAX ASSESSMENT/PRORATION PLAN TAX MAP 245 - LOTS 3 & 4 OVER LAND OF: IHEARTMEDIA & ENTERTAINMENT, INC. 815 LAFAYETTE ROAD CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE PREPARED BY AMBIT ENGINEERING, INC. DATED MAY 2022. R.C.R.D. D-43541



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 438-2815

NOTES:

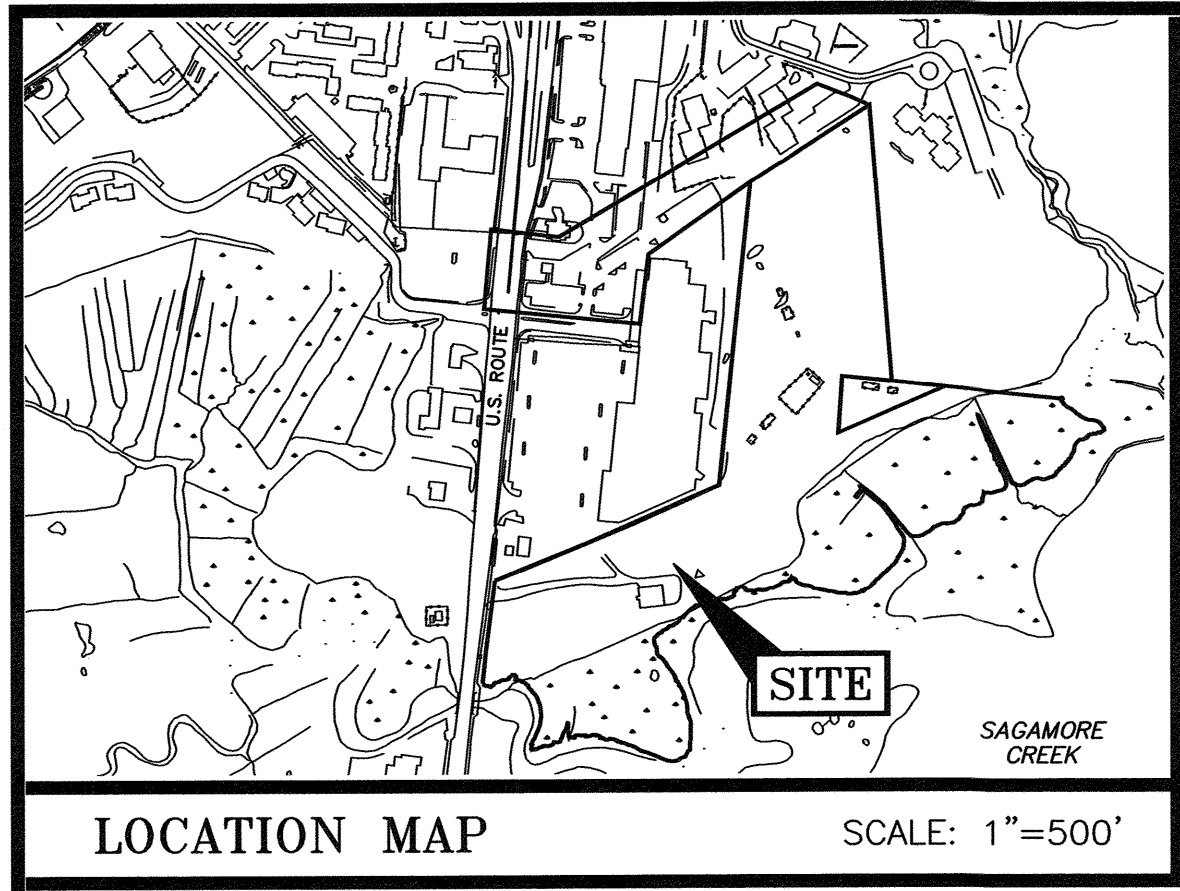
- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 245 AS LOTS 3 AND 4.
- 2) OWNER OF RECORD:
PROSPECT NORTH 815 LLC
PO BOX 372
GREENLAND, NH 03840
6443/665
- 3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA (ZONE AE) AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE DATE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
MAP 245 LOT 3 855,562 S.F. ± (TO MHW) 19,948 S.F.
MAP 245 LOT 4 19,6410 AC ± (TO MHW) 0.4579 ACRES
- 5) PARCELS ARE LOCATED IN THE GATEWAY CORRIDOR (G1) ZONING DISTRICT.
- 6) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF ASSESSOR'S MAP 245 LOTS 3 & 4 IN THE CITY OF PORTSMOUTH.
- 8) THE BOUNDARY SHOWN HEREON IS DERIVED FROM ORIGINAL MONUMENTS CORRELATING TO REFERENCE PLANS 1, 2, 3, & 4. ADDITIONAL MONUMENTATION CORRELATING TO REFERENCE PLAN 5 WERE FOUND AND NOT HELD.
- 9) SEE AMENDED AND RESTATED EASEMENT AGREEMENT AND RESTRICTIVE COVENANTS AT RCRD 6443/639.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/26/23

STANDARD BOUNDARY SURVEY
TAX MAP 245 - LOTS 3 & 4

OWNER:
PROSPECT NORTH 815 LLC
815 LAFAYETTE ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=100' JANUARY 2023



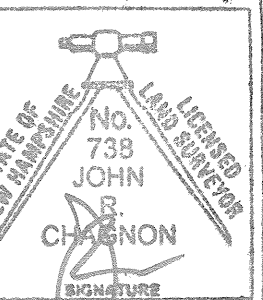
LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
17/21	MAP 11 / LOT 21
BOUNDARY	BOUNDARY
SETBACK	SETBACK
HIGHEST OBSERVABLE TIDE LINE	HIGHEST OBSERVABLE TIDE LINE
RAILROAD SPIKE FOUND	RAILROAD SPIKE FOUND
IRON ROD/PIPE FOUND	IRON ROD/PIPE FOUND
DRILL HOLE FOUND	DRILL HOLE FOUND
STONE/CONCRETE BOUND FOUND	STONE/CONCRETE BOUND FOUND
RAILROAD SPIKE SET	RAILROAD SPIKE SET
IRON ROD SET	IRON ROD SET
DRILL HOLE SET	DRILL HOLE SET
GRANITE BOUND SET	GRANITE BOUND SET
EDGE OF PAVEMENT (EP)	EDGE OF PAVEMENT (EP)
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC/WIRES	OVERHEAD ELECTRIC/WIRES
CONTOUR	CONTOUR
WOODS / TREE LINE	WOODS / TREE LINE
WATER SHUT OFF/CURB STOP	WATER SHUT OFF/CURB STOP
GAS SHUT OFF/CURB STOP	GAS SHUT OFF/CURB STOP
WATER GATE VALVE	WATER GATE VALVE
GAS GATE VALVE	GAS GATE VALVE
UTILITY POLE (w/ GUY)	UTILITY POLE (w/ GUY)
METER (GAS, WATER, ELECTRIC)	METER (GAS, WATER, ELECTRIC)
CATCH BASIN	CATCH BASIN
ELECTRIC MANHOLE	ELECTRIC MANHOLE
SEWER MANHOLE	SEWER MANHOLE
TELEPHONE/COMMUNICATIONS MANHOLE	TELEPHONE/COMMUNICATIONS MANHOLE
LIGHTPOLE	LIGHTPOLE
SIGNS	SIGNS
TYPICAL	TYPICAL
LSA	LANDSCAPED AREA
EHH	ELECTRIC HANDHOLE
MW	MONITORING WELL
TH	THRESHOLD
EL	ELEVATION
TBM	TEMPORARY BENCHMARK
VGC	VERTICAL GRANITE CURB
BC	BITUMINOUS CURB
INV.	INVERT
.ORN	ORNAMENTAL TREE

N/F
JOSE F. SALEMA
C/O JFS MANAGEMENT, LLC
780 PORTSMOUTH AVENUE
GREENLAND, NH 03840
6161/2428

N/F
PUBLIC SERVICE CO. OF N.H.
P.O. BOX 270
HARTFORD, CT 06141
1309/0008

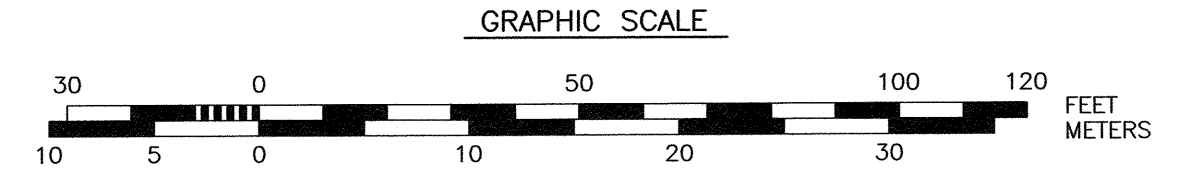
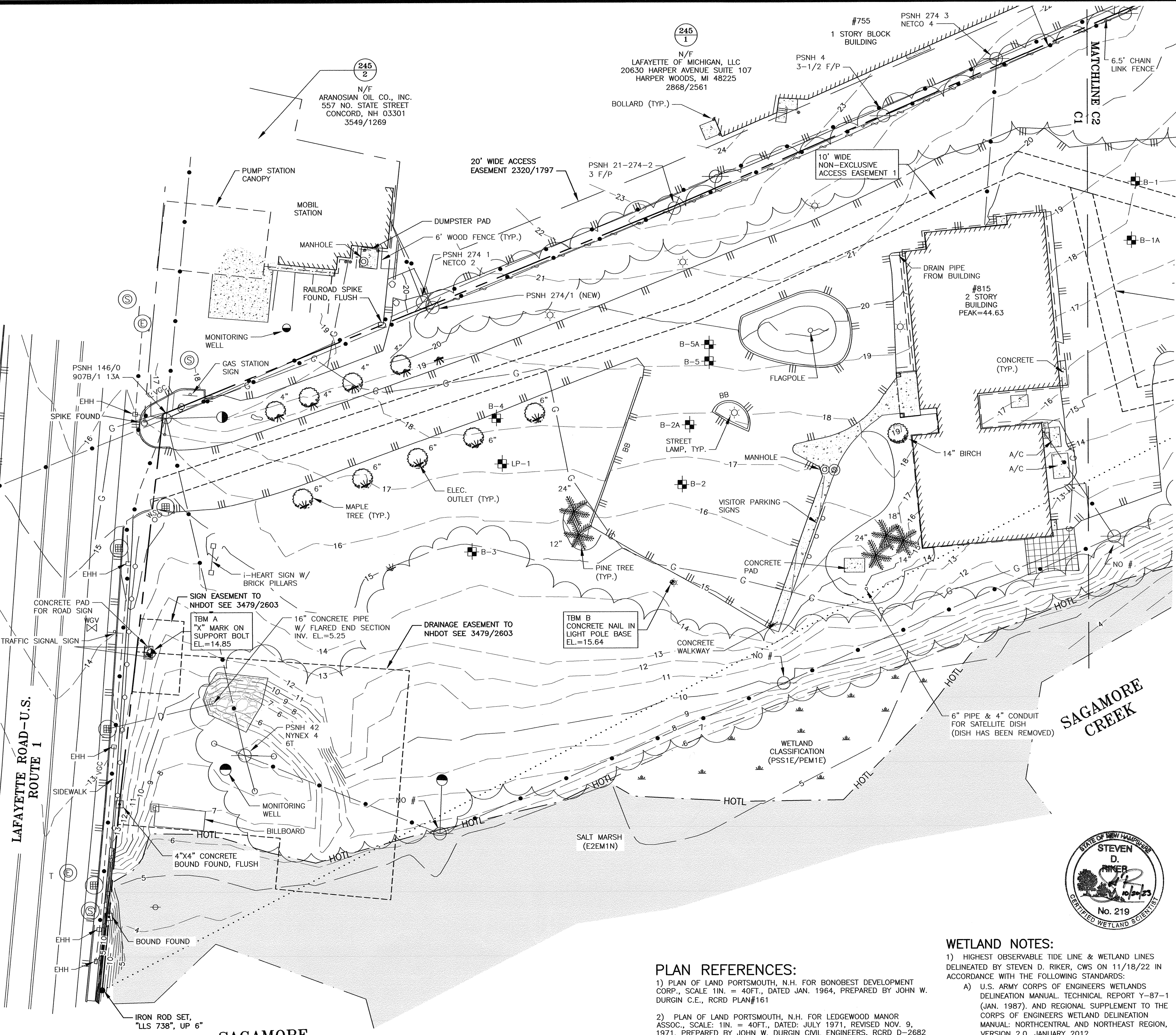
N/F
DINNER HORN REALTY INC.
980 LAFAYETTE ROAD
PORTSMOUTH, NH 03801
2016/0047



I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, WHICH HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R. CHAGNON, LLS 738

DATE



PLAN REFERENCES:

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- 3) SUBDIVISION OF LAND PORTSMOUTH, N.H. FOR ANNA, WILLIAM A. III, RUTH, & MARGARET PETZOLD, SCALE: 1INCH = 40 FEET, DATED DECEMBER 1977, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD D-7650
- 4) LOT LINE REVISION 803 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE FOR B.P.P.M., INC., DATED: 7/13/2000, PREPARED BY JAMES VERRA AND ASSOCIATED, INC., RCRD D-28325
- 5) ALTA/ACSM LAND TITLE SURVEY (URBAN), MAP 245, LOTS 3 & 4, KNIGHT BROADCASTING, 815 LAFAYETTE ROAD, PORTSMOUTH, NEW HAMPSHIRE, SCALE: 1"=50', DATED: SEPTEMBER 19, 2000, PREPARED BY CUCCO & CORMIER ENGINEERING ASSOCIATES, INC., RCRD D-28739. **PLAN NOT HELD**
- 6) REVISED ACCESS EASEMENT PLAN & TAX ASSESSMENT/PRORATION PLAN TAX MAP 245 - LOTS 3 & 4 OVER LAND OF: iHEARTMEDIA & ENTERTAINMENT, INC. 815 LAFAYETTE ROAD CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE PREPARED BY AMBIT ENGINEERING, INC. DATED MAY 2022. R.C.R.D. D-43541

WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE LINE & WETLAND LINES DELINEATED BY STEVEN D. RIKER, CWS ON 11/18/22 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2019).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997), NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) HOTL & WETLAND WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

WWW.HALEYWARD.COM

- NOTES:**
- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 245 AS LOTS 3 AND 4.
 - 2) OWNER OF RECORD:
PROSPECT NORTH 815 LLC
PO BOX 372
GREENLAND, NH 03840
6443/665
 - 3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA (ZONE AE) AS SHOWN ON FIRM PANEL 33015C0270F, EFFECTIVE DATE JANUARY 29, 2021.
 - 4) EXISTING LOT AREA:
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19.6410 AC ± (TO MHW) 0.4579 ACRES
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0.4579 ACRES
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 - 6) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF EXISTING CONDITIONS SURVEY OF ASSESSOR'S MAP 245 LOTS 3 & 4 IN THE CITY OF PORTSMOUTH.
 - 8) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
 - 9) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 10) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

SITE DEVELOPMENT
815 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ADD WETLAND NOTES	10/20/23
0	ISSUED FOR COMMENT	2/2/23

REVISIONS		

SCALE: 1" = 30' JANUARY 2023

EXISTING CONDITIONS PLAN

C1

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
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SITE DEVELOPMENT
815 LAFAYETTE ROAD
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1	ADD WETLAND NOTES	10/20/23
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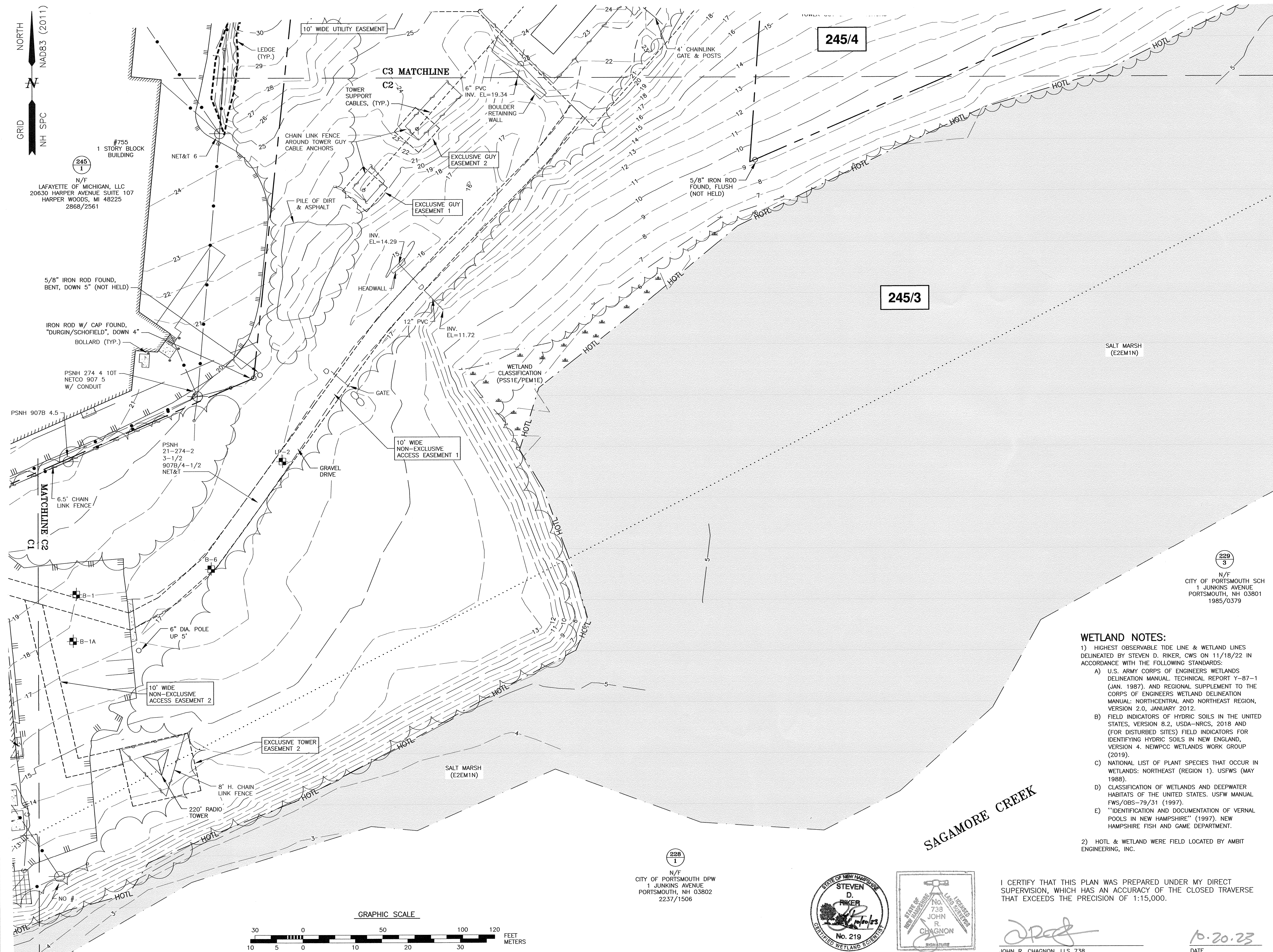
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REVISIONS

SCALE: 1" = 30' JANUARY 2023

EXISTING CONDITIONS
PLAN

C2



WETLAND NOTES:

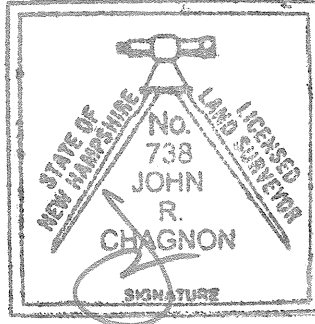
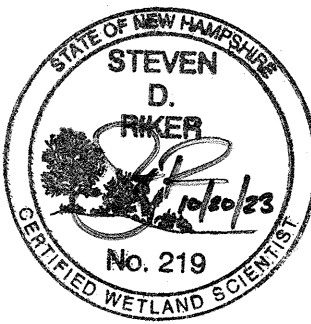
- 1) HIGHEST OBSERVABLE TIDE LINE & WETLAND LINES DELINEATED BY STEVEN D. RIKER, CWS ON 11/18/22 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST (REGION 1), USFWS (MAY 1988).
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEWIPCC WETLANDS WORK GROUP (2019).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFW MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997), NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) HOTEL & WETLAND WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, WHICH HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R. CHAGNON, LLS 738

DATE

10.20.23



Last Saved: 4/17/2024
Plotted On: May 30, 2024 11:46am By: Chazell
Tighe & Bond 31.W05.231 H02 Development, LLC 001_815 Lafayette Road Drawings AutoCAD M5131-001-DSGN.dwg

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.

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. 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.
15. 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.
16. 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.
17. THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB FOR REUSE.

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. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. SEE ARCHITECTURAL/BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
10. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
11. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
12. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
13. GATE SHALL BE EQUIPPED WITH KNOX PADLOCK. COORDINATE WITH THE CITY OF PORTSMOUTH FIRE DEPARTMENT.
14. THE PROPERTY MANAGER WILL BE RESPONSIBLE FOR TIMELY SNOW REMOVAL FROM ALL PRIVATE SIDEWALKS, DRIVEWAYS, AND PARKING AREAS. SNOW REMOVAL WILL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF WHEN SNOW BANKS EXCEED 3 FEET IN HEIGHT.
15. CONTRACTOR SHALL COORDINATE WITH OWNER AND ELECTRICAL DRAWINGS FOR THE PROPOSED DUAL ELECTRIC VEHICLE CHARGING STATION TYPE, ELECTRICAL REQUIREMENTS AND CONDUIT LAYOUT PRIOR TO CONSTRUCTION.
16. SALT STORAGE AREAS SHALL BE LOCATED OUTSIDE THE 100' WETLAND BUFFER AND SHALL BE COVERED AT ALL TIMES TO ELIMINATE RUNOFF CONTAMINANTS.
17. THE COMMUNITY SPACE EASEMENT AND SIGNAGE LOCATED WITHIN THE COMMUNITY SPACE SHALL ADVISE AS TO THE FOLLOWING RESTRICTIONS:
 - 17.1. ACCESS IS FROM DUSK TO DAWN ONLY
 - 17.2. DOGS SHALL REMAIN ON LEASHES AND OWNERS SHALL PICK UP AND REMOVE DOG WASTE OFF PREMISES
 - 17.3. ACCESS IS LIMITED TO DEFINED PATHWAYS ONLY
 - 17.4. NO CAMPING, LOITERING, OR PICNICKING
 - 17.5. NO LITTERING
 - 17.6. NO ALCOHOLIC BEVERAGES OR DRUGS ALLOWED
 - 17.7. NO MUSIC OR LOUDSPEAKERS ALLOWED
 - 17.8. POLICE TAKE NOTICE

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) OR RCP CLASS IV, 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.

EROSION CONTROL NOTES:

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

UTILITY NOTES:

1. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
 - NATURAL GAS - UNITIL
 - WATER - CITY OF PORTSMOUTH
 - SEWER - CITY OF PORTSMOUTH
 - ELECTRIC - EVERSOURCE
 - COMMUNICATIONS - CONSOLIDATED COMM/FAIRPOINT/COMCAST
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.
5. CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO CITY OF PORTSMOUTH DPW STANDARDS.
6. 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.
7. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
8. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
9. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
10. 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.
11. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
12. 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.
13. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN
14. HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
15. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
16. ALL SEWER PIPE WITH LESS THAN 6' OF COVER IN PAVED AREAS OR LESS THAN 4' OF COVER IN UNPAVED AREAS SHALL BE INSULATED.
17. 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.
18. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.
19. CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.
20. CONTRACTOR SHALL FIELD VERIFY EXISTING SEWER LINE LOCATION, INVERT AND DIAMETER PRIOR TO CONSTRUCTION AND SHALL SUBMIT FIELD INFORMATION TO ENGINEER FOR REVIEW. MODIFICATIONS TO THE NEW SEWER CONNECTION LOCATION AND ELEVATION MAY BE NECESSARY BASED ON THE OBSERVED EXISTING CONDITIONS.
21. EACH UTILITY CONNECTION WITHIN THE LAFAYETTE ROAD RIGHT OF WAY WILL REQUIRE A NHDOT RIGHT OF WAY ACTIVITIES PERMIT.

EXISTING CONDITIONS PLAN NOTES:

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

NEW HAMPSHIRE FISH AND GAME PERMIT CONDITIONS: NHB24-0065

1. BLANDING'S TURTLE (STATE ENDANGERED) AND SPOTTED TURTLE (STATE THREATENED) OCCUR WITHIN THE VICINITY OF THE PROJECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHALL BE MADE AWARE OF THE POTENTIAL PRESENCE OF THESE SPECIES AND SHALL BE PROVIDED FLYERS THAT HELP TO IDENTIFY THESE SPECIES, ALONG WITH NHFG CONTACT INFORMATION. SEE THE FLYER BELOW.
2. RARE SPECIES INFORMATION (E.G. IDENTIFICATION, OBSERVATION AND REPORTING OF OBSERVATIONS, WHEN TO CONTACT NHFG IMMEDIATELY AND NHFG CONTACT INFORMATION) SHALL BE POSTED ON SITE AT ALL TIMES AND COMMUNICATED DURING MORNING TAILGATE MEETINGS PRIOR TO WORK COMMENCEMENT
3. TURTLES MAY BE ATTRACTED TO DISTURBED GROUND DURING NESTING SEASON. TURTLE NESTING SEASON OCCURS APPROXIMATELY MAY 15TH - JUNE 30TH. ALL TURTLE SPECIES NESTS ARE PROTECTED BY NH LAWS. IF A NEST IS OBSERVED OR SUSPECTED, OPERATORS SHALL CONTACT MELISSA WINTERS (603-479-1129) OR JOSH MEGYESY (978-578-0802) AT NHFG IMMEDIATELY FOR FURTHER CONSULTATION. THE NEST OR SUSPECTED NEST SHALL BE MARKED (SURROUNDING ROPED OFF OR CONE BUFFER DEPLOYED) AND AVOIDED; THIS SHALL BE COMMUNICATED TO ALL PERSONNEL ONSITE. SITE ACTIVITIES SHALL NOT OCCUR IN THE AREA SURROUNDING THE NEST OR SUSPECTED NEST UNTIL FURTHER GUIDANCE IS PROVIDED BY NHFG.
4. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN PLASTIC, OR MULTIFILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES; SEE PLAN SHEET C-503.
5. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE NHFG NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHB DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION;
6. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE;
7. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHFG AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG
 - 7.1. SITE OPERATORS OR TRAINED INDIVIDUALS SHALL BE ALLOWED TO RELOCATE WILDLIFE ENCOUNTERED IF DISCOVERED WITHIN THE ACTIVE WORK ZONE AND IF IN DIRECT HARM FROM PROJECT ACTIVITIES. WILDLIFE SHALL BE RELOCATED IN CLOSE PROXIMITY TO THE CAPTURE LOCATION BUT OUTSIDE OF THE WORK ZONE AND IN THE DIRECTION THE INDIVIDUAL WAS HEADING. NHFG SHALL BE CONTACTED IMMEDIATELY IF THIS ACTION OCCURS
8. THE NHFG, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

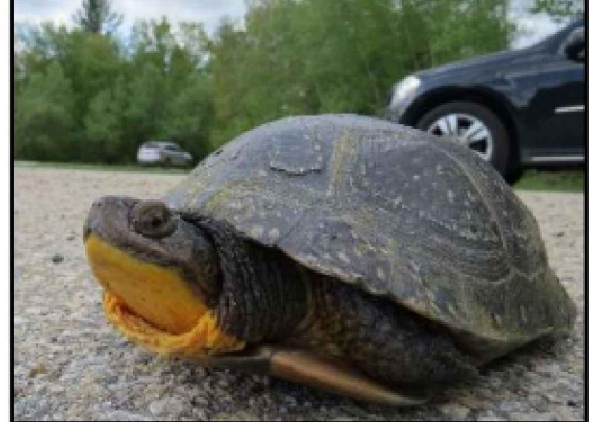


PLEASE REPORT OBSERVATIONS OF RARE TURTLES

The NH Fish & Game Department is requesting observations of the following turtle species

Turtles may be attracted to disturbed ground during nesting season (May 15th - June 30th)

Turtles are most active from April 15th - October 15th



Blanding's turtle
(State Endangered)

Large, dark/black domed shell with lighter speckles.

Distinct yellow throat/chin.

Aquatic but often moves on land.



Spotted turtle
(State Threatened)

Small, mostly aquatic with black or dark brown with yellow spots.

Fairly flat shell compared to Blanding's turtle.

Spots vary in color and number.

Fis 1401.03 (a) No person shall take or possess a spotted turtle (Clemmys guttata)...Blanding's turtle (Emydoidea blandingii)...or any egg or part thereof.

Report sightings immediately to NHFG Wildlife Division at 603-271-2461 (M-F 8-4) or to NHFG Wildlife Biologist Melissa Winters 603-479-1129 (cell) anytime.
Please report promptly, noting specific location and date - Photographs strongly encouraged

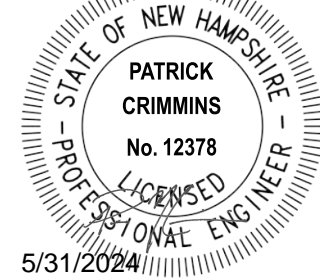
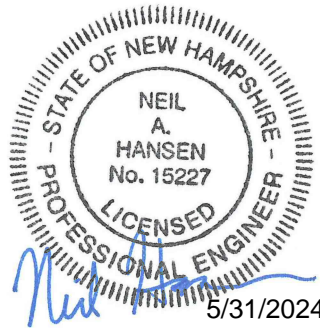
LEGEND

	APPROXIMATE LIMIT OF SAWCUT LIMIT OF WORK
	APPROXIMATE LIMIT OF PAVEMENT TO BE REMOVED
	EXISTING TREES TO BE REMOVED
	EXISTING BUILDING TO BE REMOVED
	LOCATION OF PROPOSED BUILDING
	PROPERTY LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED GRAVEL PAVEMENT SECTION
	PROPOSED PAVEMENT SECTION
	PROPOSED WOOD CHIP TRAIL
	PROPOSED CONCRETE
	PROPOSED PATIO PAVERS
	PROPOSED MAJOR CONTOUR LINE
	PROPOSED MINOR CONTOUR LINE
	EXISTING STORM DRAIN
	APPROXIMATE STORM DRAIN
	EXISTING DRAIN CATCH BASIN
	EXISTING SANITARY SEWER
	APPROXIMATE SANITARY SEWER
	EXISTING WATER
	EXISTING WATER TBR
	EXISTING GAS
	EXISTING GAS TBR
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD UTILITY
	EXISTING SEWER MANHOLE
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING ELECTRIC MANHOLE
	EXISTING TELEPHONE MANHOLE
	PROPOSED DRAIN MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED JELLY FISH FILTER
	PROPOSED INLET PROTECTION BARRIER
	PROPOSED DRAINLINE
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER LINE
	PROPOSED GAS LINE
	PROPOSED WATER LINE
	PROPOSED WATER VALVE
	PROPOSED THRUST BLOCK
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED TRANSFORMER
	100' WETLAND BUFFER
	50' LIMITED CUT BUFFER
	25' VEGETATIVE BUFFER
	250' TIDAL BUFFER
	150' WOODLAND BUFFER
	100' TIDAL BUFFER
	50' TIDAL BUFFER

ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS	L	LENGTH
AC	ACRES	LF	LINEAR FEET
ADA	AMERICANS WITH DISABILITIES ACT	MAX	MAXIMUM
AGGR	AGGREGATE	MIN	MINIMUM
BLDG	BUILDING	OC	ON CENTER
BC	BOTTOM OF CURB	PCB	PROPOSED CATCH BASIN
CB	CATCH BASIN	PDHM	PROPOSED DRAINAGE MANHOLE
CONST	CONSTRUCT	POS	PROPOSED OUTLET STRUCTURE
COORD	COORDINATE	PROP	PROPOSED
DIA	DIAMETER	PSMH	PROPOSED SEWER MANHOLE
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE
DMH	DRAINAGE MANHOLE	PVMT	PAVEMENT
DWG	DRAWING	R	RADIUS
ELEV	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EV	ELECTRIC VEHICLE	SGC	SLOPED GRANITE CURB
FF	FINISHED FLOOR	SF	SQUARE FEET
FGC	FLUSH GRANITE CURB	STD	STANDARD
HDPE	HIGH DENSITY POLYETHYLENE	TBR	TO BE REMOVED
HMA	HOT MIX ASPHALT	TC	TOP OF CURB
HYD	HYDRANT	TYP	TYPICAL
ID	INSIDE DIAMETER	UD	UNDERDRAIN
INV	INVERT	W	WIDTH
		W	WIDTH
		YD	YARD DRAIN

Tighe&Bond



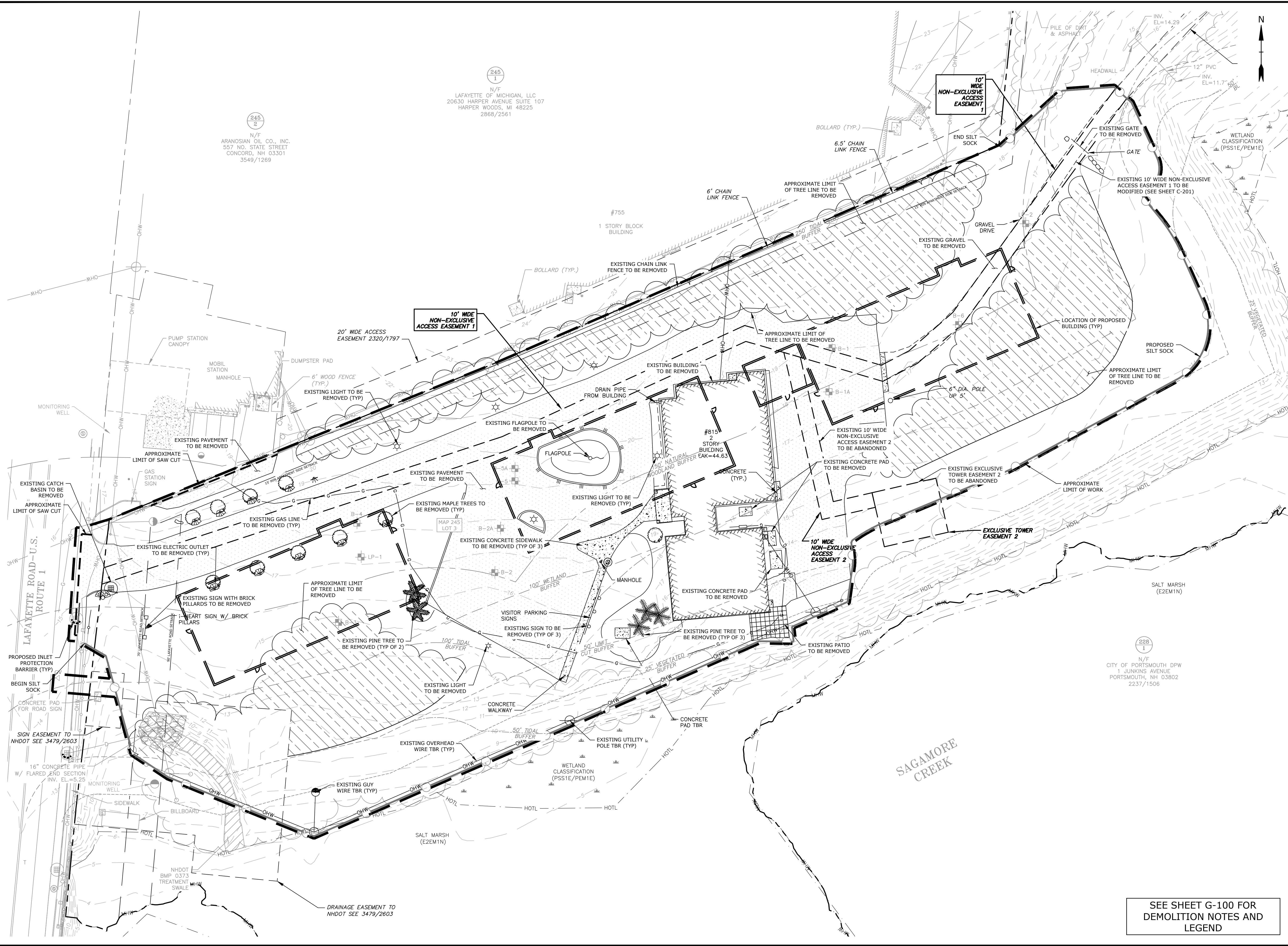
PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

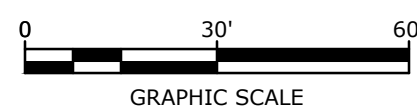
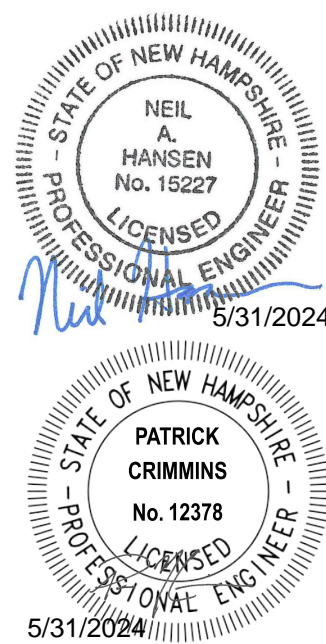
815 LAFAYETTE ROAD
PORTSMOUTH,
NEW HAMPSHIRE

H	5/31/2024	NHDES Submissions
G	4/17/2024	AoT RFMI
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FILE:		M5131-001-DSGN.dwg
DRAWN BY:		CJK
DESIGNED/CHECKED BY:		NAH
APPROVED BY:		PMC
GENERAL NOTES		
SCALE: AS SHOWN		
G-100		

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PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

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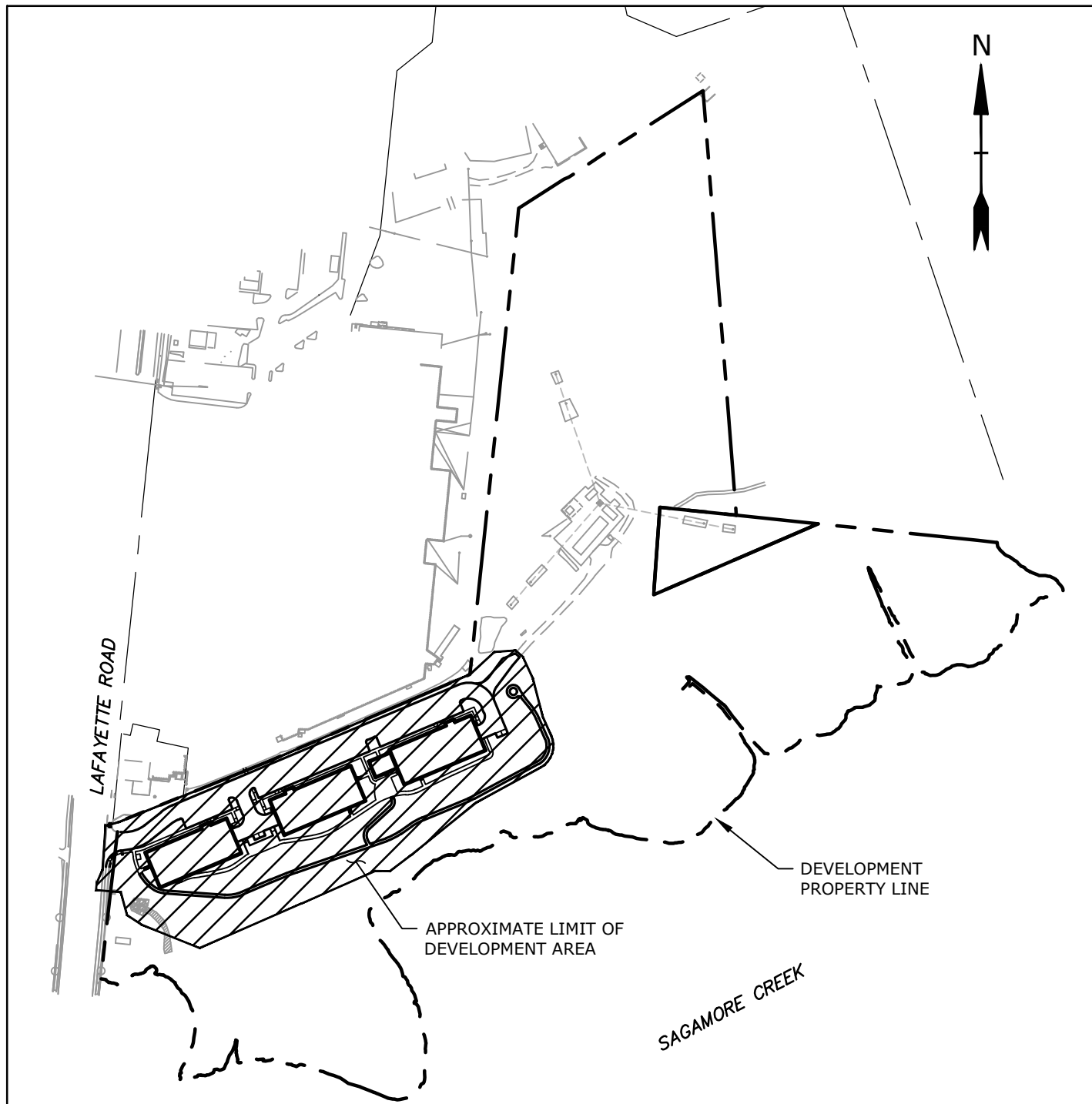
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APPROVED BY:	PMC

EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: AS SHOWN

C-101

SEE SHEET G-100 FOR
DEMOLITION NOTES AND
LEGEND



SITE DEVELOPMENT PLAN

SITE DATA:
LOCATION: TAX MAP 245, LOT 3
815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

ZONING DISTRICT: GATEWAY DISTRICT (G1)

PROPOSED USE: MULTIFAMILY

DIMENSIONAL REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT AREA:	10,000 SF	±855,567 SF
MINIMUM SITE WIDTH:	75 FT	±265 FT
MINIMUM SITE LENGTH:	100 FT	±983 FT
MINIMUM COMMUNITY SPACE:	10%	10%
MINIMUM STREET FRONTAGE:	100 FT	±267 FT
FRONT YARD SETBACK:	70-90 FT	±90 FT
MIN. SIDE YARD SETBACK:	15 FT	±56 FT
APARTMENT BUILDING:	20 FT	±370 FT
MAXIMUM BUILDING HEIGHT:	50 FT	45.89 FT
APARTMENT BUILDING:	50%	±3.6%
MAXIMUM BUILDING COVERAGE:	50%	±10% ⁽¹⁾
FRONT LOT LINE BUILD OUT:	20%	±91%
MINIMUM OPEN SPACE:		

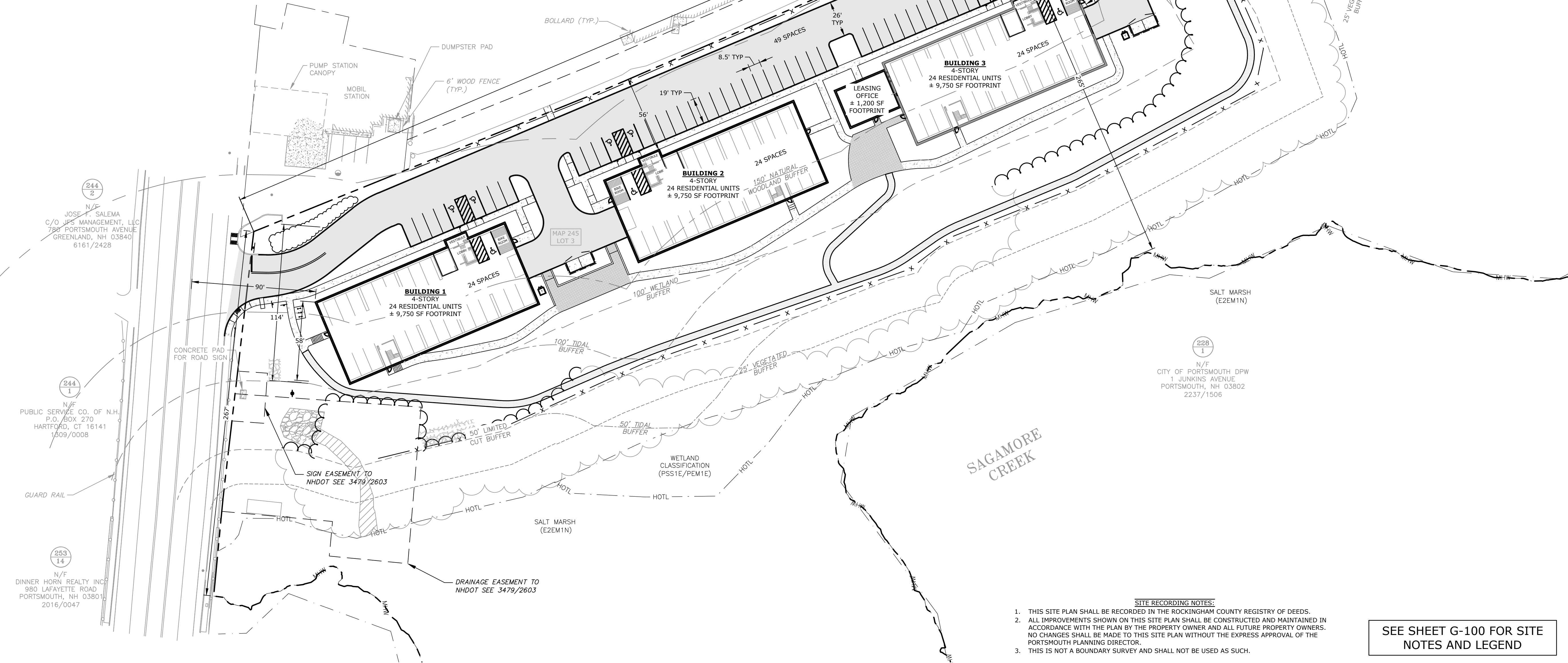
(1) - VARIANCE GRANTED BY ZONING BOARD OF ADJUSTMENTS ON SEPTEMBER 26, 2023, FROM SECTION 10.5B33.20, 50% FRONT LOT LINE BUILD OUT, AND SECTION 10.5B33.30, PRIMARY FACADE BUILT PARALLEL TO A FRONT LOT LINE.

PARKING CALCULATIONS:

PARKING SPACE REQUIREMENTS:	
REQUIRED PARKING SPACES	
1.3 SPACES PER UNIT x 72 UNITS	= 94 SPACES
+1 VISITOR PER 5 UNITS	= 15 SPACES
TOTAL REQUIRED PARKING	= 109 SPACES

PROVIDED PARKING SPACES	
SURFACE SPACES	= 49 SPACES
INTERNAL SPACES	= 72 SPACES
TOTAL PROVIDED SPACES	= 121 SPACES

ACCESSIBLE PARKING SPACES:	REQUIRED	PROPOSED
	5 SPACES	9 SPACES
DIMENSIONAL REQUIREMENTS:		
STANDARD 90° STALL:		
WIDTH	8.5 FT MIN	8.5 FT
LENGTH	19 FT MIN	19 FT
DRIVE AISLE WIDTH:		
90° (2-WAY TRAFFIC)	24 FT	26 FT (MIN)

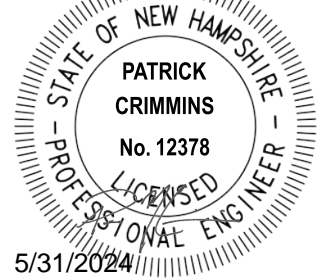


SITE RECORDING NOTES:

- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- 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.
- THIS IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED AS SUCH.

SEE SHEET G-100 FOR SITE
NOTES AND LEGEND

Tighe&Bond



0 40' 80'
GRAPHIC SCALE

PROPOSED
MULTI-FAMILY
DEVELOPMENT

PROSPECT
NORTH 815,
LLC

815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

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

OVERALL SITE PLAN

SCALE: AS SHOWN

C-102

PROSPECT
NORTH 815,
LLC

815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

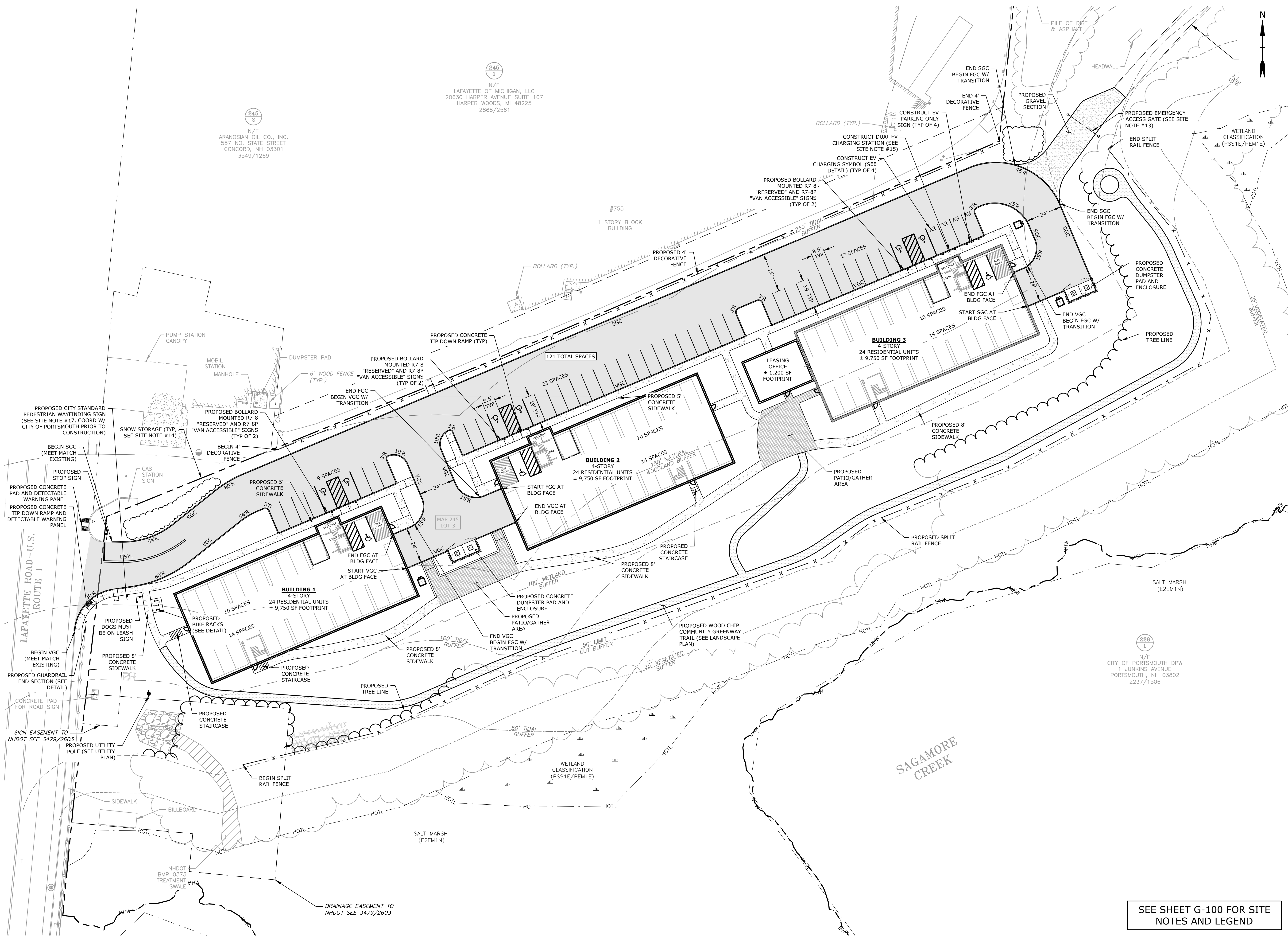
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SITE PLAN

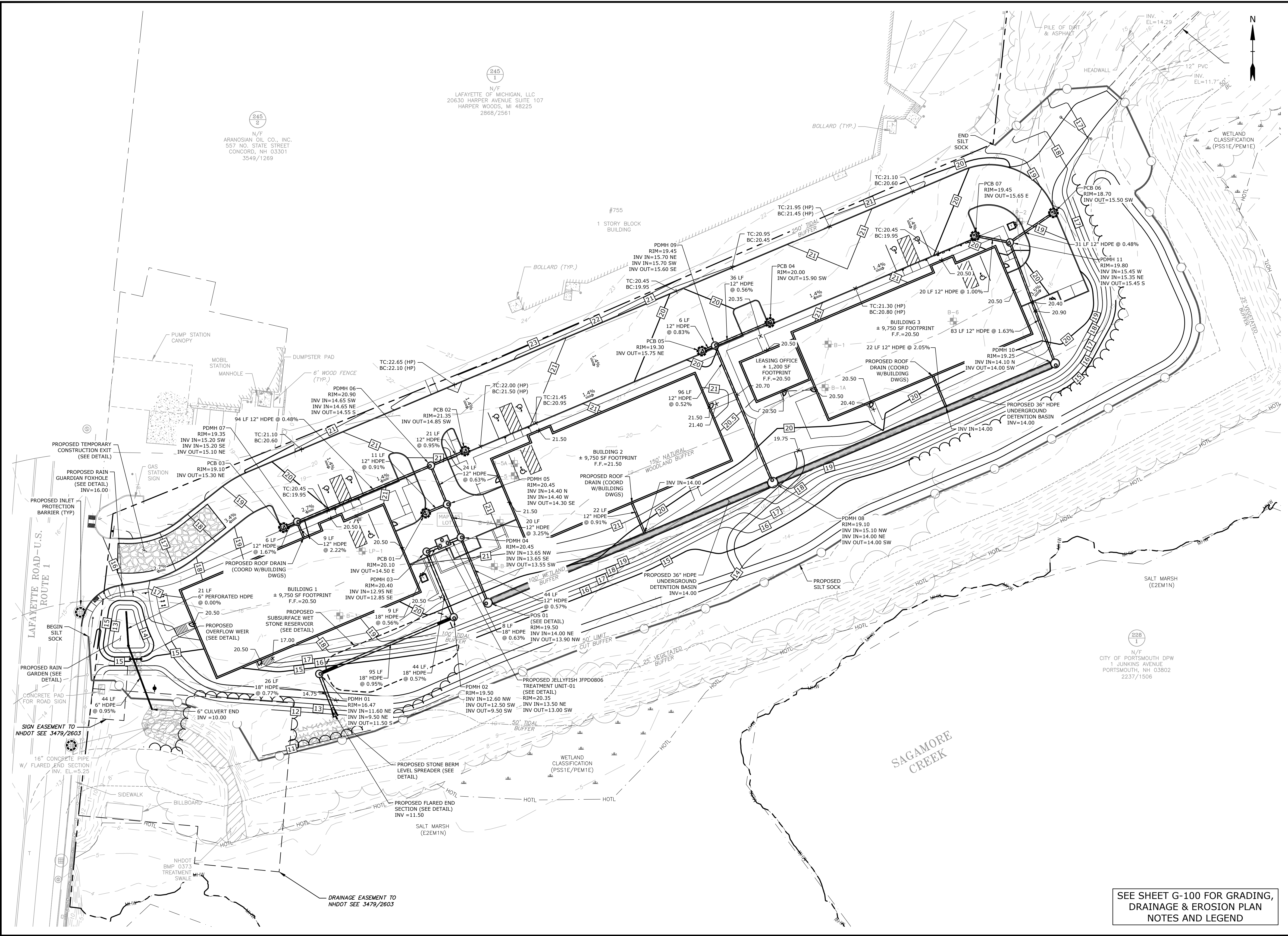
SCALE: AS SHOWN

C-102.1



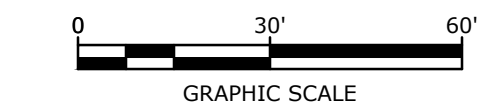
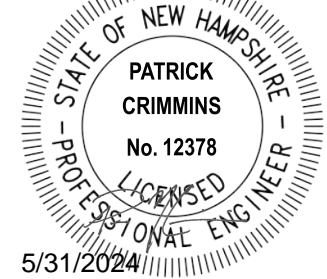
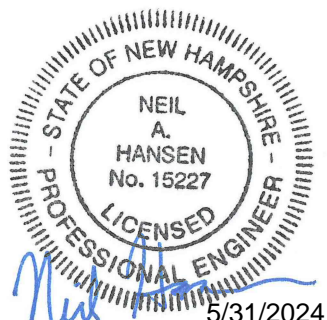
SEE SHEET G-100 FOR SITE
NOTES AND LEGEND

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Tighe & Bond 311W5131 H2Z Development, LLC 001 815 Lafayette Road Drawings\AutoCAD\M5131-001-DSGN.dwg



SEE SHEET G-100 FOR GRADING,
DRAINAGE & EROSION PLAN
NOTES AND LEGEND

Tighe & Bond



PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT
NORTH 815,
LLC

815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

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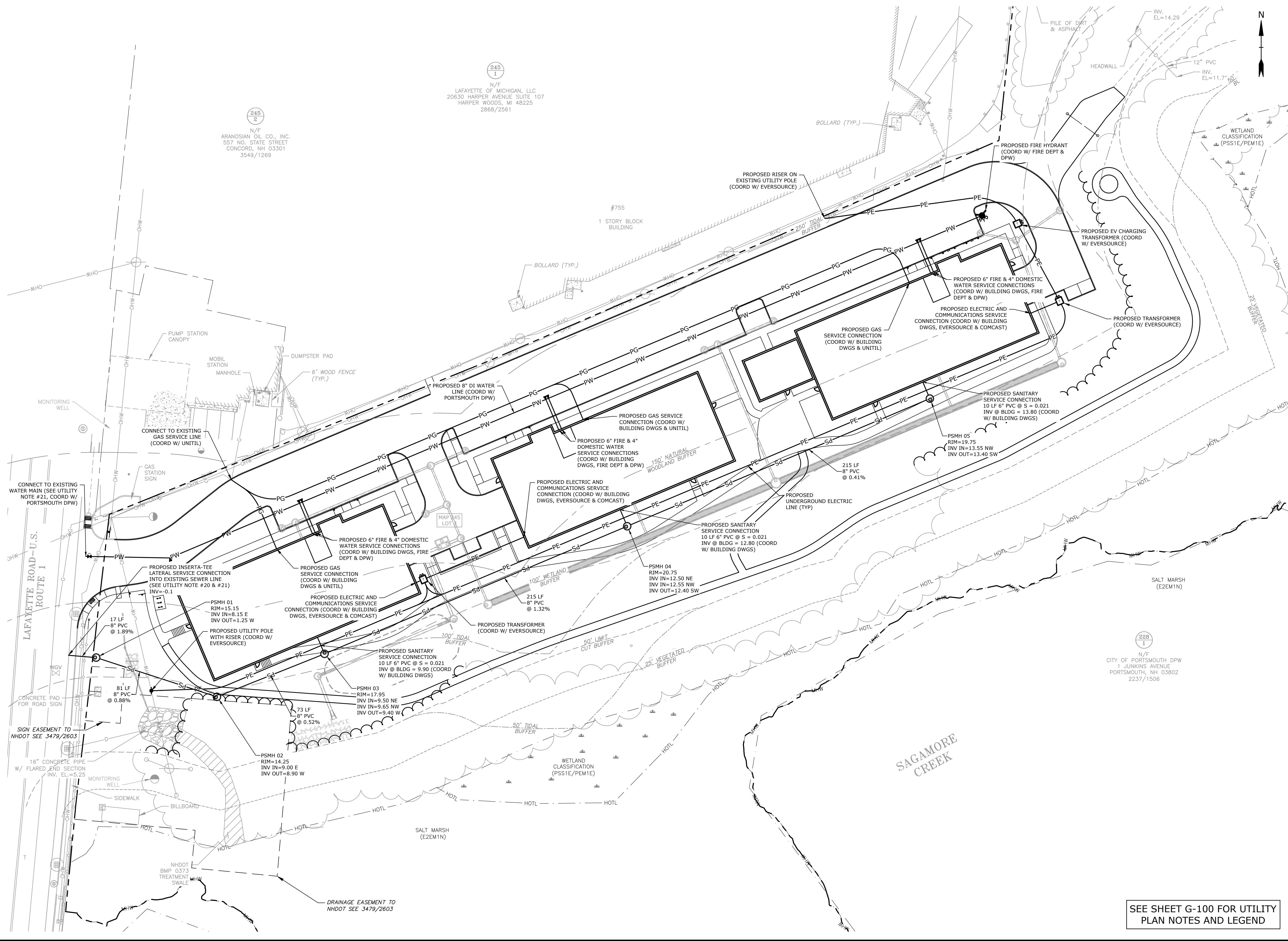
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GRADING, DRAINAGE &
EROSION CONTROL
PLAN

SCALE: AS SHOWN

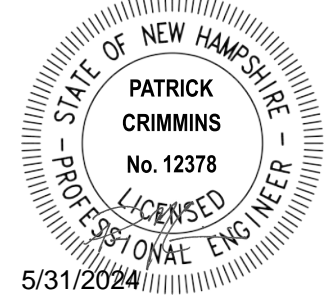
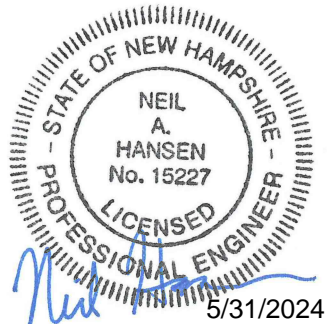
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SEE SHEET G-100 FOR UTILITY
PLAN NOTES AND LEGEND

Tighe & Bond



PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT
NORTH 815,
LLC

815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

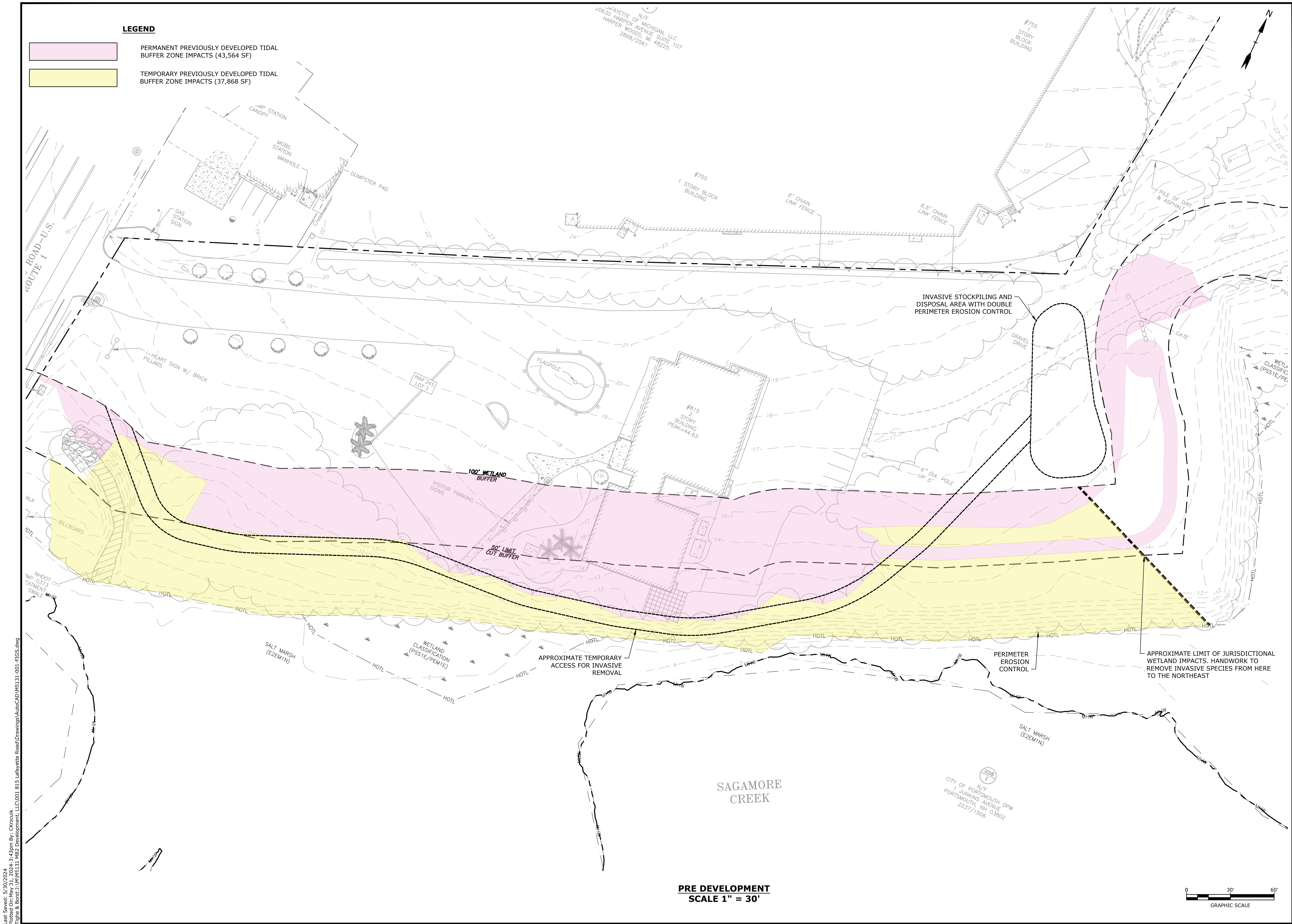
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APPROVED BY:	PMC

UTILITY PLAN

SCALE: AS SHOWN

C-104



Last Saved: 5/30/2024
Plotted On: May 31, 2024 3:43pm By: Ckrzolk
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Tighe&Bond

NEIL
HANSEN
No. 18227
LICENSED PROFESSIONAL ENGINEER
5/31/2024

PATRICK
CRIMMINS
No. 12378
LICENSED PROFESSIONAL ENGINEER
5/31/2024

**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

PROSPECT
NORTH 815,
LLC

815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

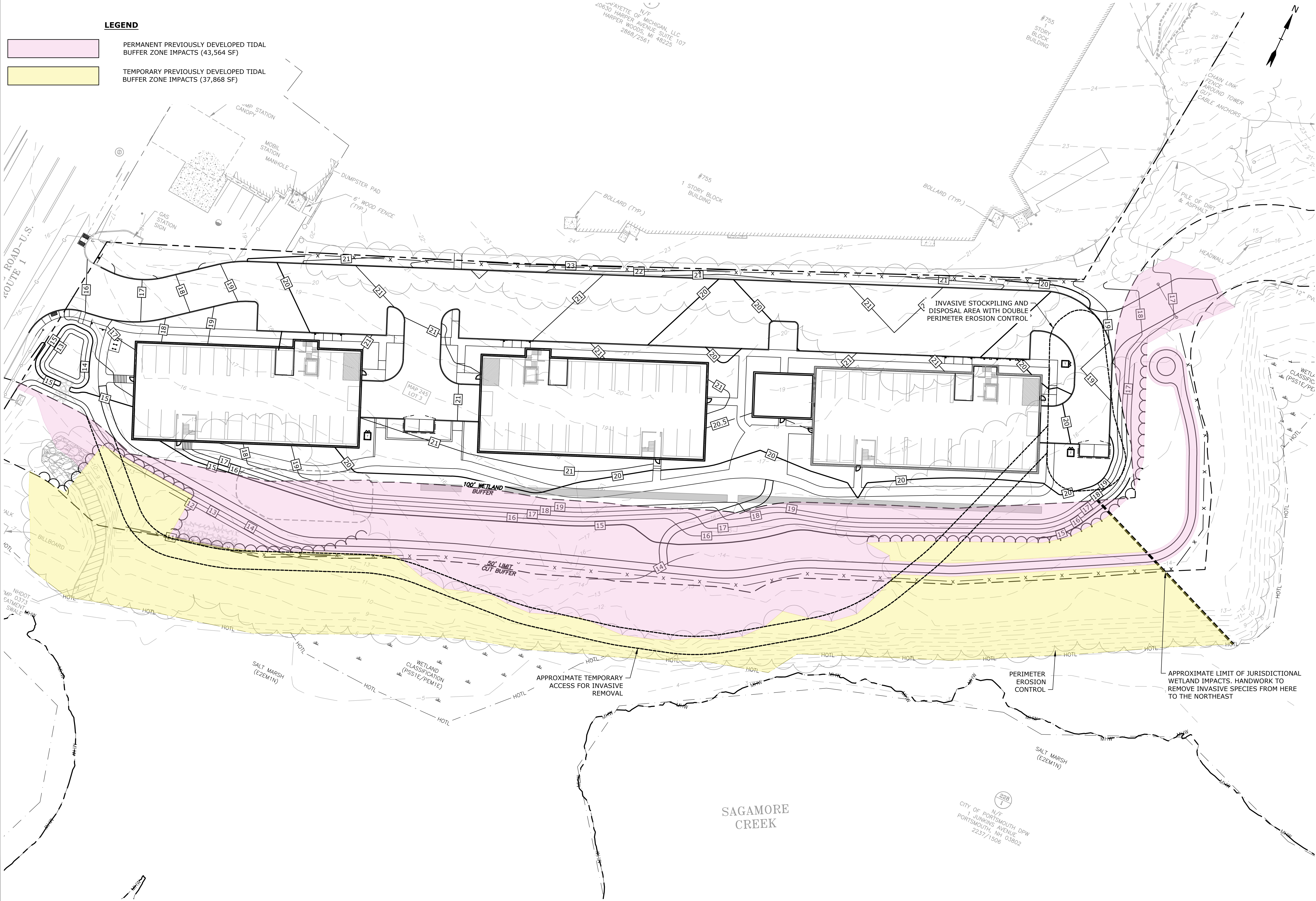
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PROJECT NO: M5131-001
DATE: 10/23/2023
FILE: M5131-001-FIGS.dwg
DRAWN BY: CJK
DESIGNED/CHECKED BY: NAH
APPROVED BY: PMC

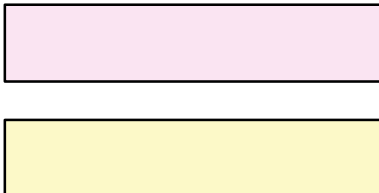
WETLAND BUFFER
IMPACT PLAN
EXISTING OVERLAY

SCALE: AS SHOWN

C-105.1



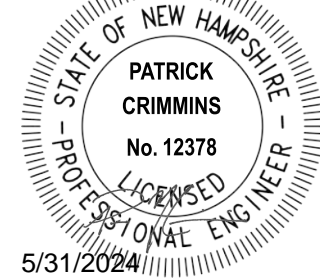
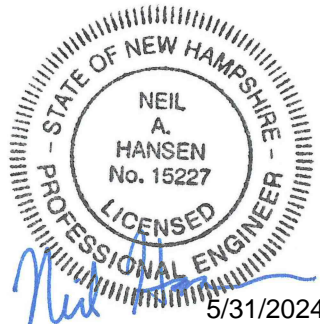
LEGEND



PERMANENT PREVIOUSLY DEVELOPED TIDAL
BUFFER ZONE IMPACTS (43,564 SF)

TEMPORARY PREVIOUSLY DEVELOPED TIDAL
BUFFER ZONE IMPACTS (37,868 SF)

Tighe&Bond



PROPOSED
MULTI-FAMILY
DEVELOPMENT

PROSPECT
NORTH 815,
LLC

815 LAFAYETTE
ROAD
PORTSMOUTH,
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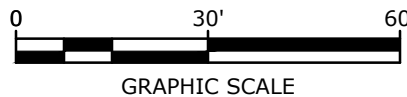
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APPROVED BY:	PMC

WETLAND BUFFER
IMPACT PLAN
PROPOSED OVERLAY

SCALE: AS SHOWN

C-105.2

POST DEVELOPMENT
SCALE 1" = 30'



Last Saved: 4/17/2024 4:12:59pm By: Ckrzolk
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- LANDSCAPE NOTES:
1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE PERMITTED UNLESS APPROVED BY OWNER. ALL PLANTS SHALL BE NURSERY GROWN.

2. ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, INCLUDING BUT NOT LIMITED TO SIZE, HEALTH, SHAPE, ETC., AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO ARRIVAL ON-SITE AND AFTER PLANTING.

3. PLANT STOCK SHALL BE GROWN WITHIN THE HARDINESS ZONES 4 THRU 7 ESTABLISHED BY THE PLANT HARDINESS ZONE MAP, MISCELLANEOUS PUBLICATIONS NO. 814, AGRICULTURAL RESEARCH SERVICE, UNITED STATES DEPARTMENT AGRICULTURE, LATEST REVISION.

4. PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGINGS.

5. THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE PROVIDED IN THE PLANT LIST OR ON THE PLAN IS FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LABEL AND THE NUMBER OF SYMBOLS SHOWN ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.

6. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.

7. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL IMMEDIATELY BE REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.

8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, SHALL RECEIVE 6" OF LOAM AND SEED. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.

9. THREE INCHES (3") OF BARK MULCH IS TO BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN THE DETAILS. WHERE BARK MULCH IS TO BE USED IN A CURBED ISLAND THE BARK MULCH SHALL MEET THE TOP INSIDE EDGE OF THE CURB. ALL OTHER AREAS SHALL RECEIVE 6" INCHES OF LOAM AND SEED.

10. LANDSCAPING SHALL BE LOCATED WITHIN 150 FT OF EXTERIOR HOSE ATTACHMENT OR SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM.

11. SEE PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

12. TREE STAKES SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.

13. PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 1ST. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT.

14. PARKING AREA PLANTED ISLANDS TO HAVE MINIMUM OF 1'-0" TOPSOIL PLACED TO WITHIN 3 INCHES OF THE TOP OF CURB ELEVATION. REMOVE ALL CONSTRUCTION DEBRIS BEFORE PLACING TOPSOIL.

15. TREES SHALL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 TREES, SHRUBS AND OTHER WOOD PLANT MAINTENANCE STANDARD PRACTICES.

16. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON. LANDSCAPE CONTRACTOR SHALL COORDINATE WATERING SCHEDULE WITH OWNER DURING THE ONE (1) YEAR GUARANTEE PERIOD.

17. EXISTING TREES AND SHRUBS SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES AND SHRUBS SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE OR SHRUB SHOWN TO REMAIN, WHICH IS REMOVED DURING CONSTRUCTION, SHALL BE REPLACED BY A TREE OF COMPARABLE SIZE AND SPECIES TREE OR SHRUB.

18. THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT, SHOW LESS THAN 80% HEALTHY GROWTH AT THE END OF ONE YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR.

19. UPON EXPIRATION OF THE CONTRACTOR'S ONE YEAR GUARANTEE PERIOD, THE OWNER SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING WATERING DURING PERIODS OF DROUGHT

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF ALL THE PLANTINGS.

21. PRE-PURCHASE PLANT MATERIAL AND ARRANGE FOR DELIVERY TO MEET PROJECT SCHEDULE AS REQUIRED IT MAY BE NECESSARY TO PRE-DIG CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DATES.

COMMUNITY TRAIL NOTES:

1. THE COMMUNITY TRAIL DEPICTED ON THIS PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY. FINAL TRAIL ALIGNMENT SHALL BE FIELD DELINEATED AND VERIFIED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS.

1.1. THE TRAIL SHALL BE LAID OUT IN MANNER THAT PROTECTS EXISTING NATIVE WELL ESTABLISHED TREES GREATER THAN 3 INCHES IN DIAMETER.

1.2. TRAIL WIDTH SHALL HAVE A MINIMUM WIDTH OF APPROXIMATELY 5' AND A MAXIMUM WIDTH OF 6'.

1.3. IN NO INSTANCE SHALL SOIL BE CUT OR FILLED TO CONSTRUCT THE TRAIL IN EXISTING WOODLAND RESTORATION AREA.

1.4. TRAIL ALIGNMENT SHALL BE LIMITED TO THE UPLAND PORTION OF LAND BETWEEN THE 50 FT AND 100 FT WETLAND BUFFER.

1.5. TRAIL ALIGNMENT SHALL BE COORDINATED WITH THE INVASIVE SPECIES REMOVAL TO BE STRATEGICALLY PLACED WHERE EXISTING VEGETATION HAS BEEN DISTURBED.

2. THE TRAIL SHALL CONSIST OF 2 INCHES OF NATIVE WOOD CHIPS LAID DIRECTLY ON EXISTING FORESTED LAND OR PLACED LOAM.

3. CONTRACTOR SHALL PRIORITIZE THE USE OF WOOD CHIPS FROM THE NATIVE TREES ON SITE REQUIRED TO BE REMOVED FOR CONSTRUCTION ACTIVITIES.

4. SHOULD ADDITIONAL WOOD CHIPS BE NEEDED, THEY SHALL BE NON INVASIVE NATIVE WOOD CHIPS.

5. FINAL ALIGNMENT OF THE TRAIL IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING AND SUSTAINABILITY DIRECTOR AND ANY SUBSEQUENT MODIFICATION WILL BE SUBJECT TO THE PB APPROVAL AS A SITE PLAN AMENDMENT.

6. THE FINAL ALIGNMENT OF THE TRAIL SHALL BE LOCATED OUTSIDE THE NHDOT DRAINAGE EASEMENT AS DEPICTED ON THE PLANS.

WOODLAND RESTORATION NOTES

1. INVASIVE PLANT MATERIALS WILL BE REMOVED IN ACCORDANCE WITH THE INVASIVE SPECIES REMOVAL PLAN. INVASIVE REMOVAL WILL BE CONDUCTED 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. AN EXISTING TREE SURVEY WILL BE COMPLETED FOR THE PROJECT AS PART OF THE NHDES SHORELAND PERMITTING PROCESS AT WHICH TIME ALL EXISTING TREES ALONG THE SHORELAND WILL BE IDENTIFIED BY SPECIES AND SIZE.

3. EXISTING TREES THAT ARE DEEMED IN GOOD HEALTH WILL BE IDENTIFIED ON THE LANDSCAPE PLAN AS TO REMAIN.

4. TREES DEEMED TO BE IN POOR HEALTH BY THE PROJECT ENVIRONMENTAL SCIENTIST OR INUNDATED BY INVASIVE SPECIES WILL BE REMOVED AND REPLACED IN KIND WITH A NATIVE TREE.

5. ADDITIONAL LANDSCAPE BUFFER ENHANCEMENT MAY BE ADDED TO THE PROPOSED LANDSCAPE PLAN TO FURTHER ENHANCE THE WETLAND BUFFER.

6. INVASIVE SPECIES REMOVAL WILL BE LIMITED TO THE UPLAND AREA OUTSIDE OF MEAN HIGH WATER LINE AND OR TO THE TOP OF THE STEEP BANK SLOPES TO MAINTAIN VEGETATION FOR SOIL STABILIZATION MEASURES.

7. CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURE PRIOR TO THE REMOVAL OF INVASIVE SPECIES. CONTRACTOR SHALL KEEP EROSION CONTROL MEASURES IN PLACE FOR THE DURATION OF INVASIVE REMOVAL AND UNTIL THE PROPOSED PLANTINGS AND STABILIZATION MEASURES HAVE REACHED 80% GROWTH. EROSION CONTROL MEASURE SHALL BE REMOVED UPON THE FULL STABILIZATION OF THE RESTORATION AREA.

RESTORATION PLANTING NOTES

1. INVASIVE PLANT MATERIALS 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. INVASIVE PLANT MATERIAL TO THE SOUTH AND WEST OF THE HAND TOOL/MECHANICAL TOOL LINE SHALL BE REMOVED BY MECHANICAL MEANS. INVASIVE PLANT MATERIAL TO THE NORTH AND EAST OF THE HAND TOOL/MECHANICAL TOOL LINE SHALL BE REMOVED BY HAND TOOL METHODS.

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

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

5. 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 MICROTOPOGRAPHY.

6. THE NEW PLANTINGS WILL BE WATERED FOR ONE FULL GROWING SEASON OR UNTIL SEED AND PLANT MATERIALS ARE ESTABLISHED.

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

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

9. PRACTICES REGARDING USE OF FERTILIZERS AND PESTICIDES WILL COMPLY WITH ORDINANCES 10.1018.24 AND 10.1018.25.

CITY OF PORTSMOUTH BUFFER VEGETATION NOTES

1. REMOVAL OR CUTTING OF VEGETATION

1.1. CHEMICAL CONTROL OF VEGETATION IS PROHIBITED IN ALL AREAS OF A WETLAND OR WETLAND BUFFER.

1.2. THE REMOVAL OR CUTTING OF VEGETATION IS PROHIBITED IN A WETLAND OR VEGETATED BUFFER STRIP, EXCEPT THAT NON-CHEMICAL CONTROL OF PLANTS DESIGNATED BY THE STATE OF NEW HAMPSHIRE AS "NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES" IS PERMITTED.

1.3. THE REMOVAL OF MORE THAN 50% OF TREES GREATER THAN 6" DIAMETER AT BREAST HEIGHT (DBH) IS PROHIBITED IN THE LIMITED CUT AREA.

2. FERTILIZERS

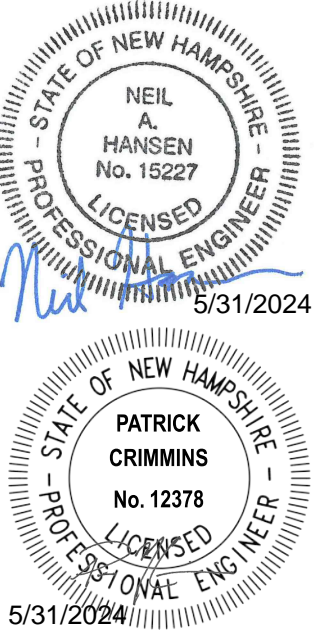
2.1. THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA.

2.2. THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.

3. PESTICIDES AND HERBICIDES

3.1. THE USE OF PESTICIDES OR HERBICIDES IS PROHIBITED IN A WETLAND OR WETLAND BUFFER, EXCEPT THAT APPLICATION OF PESTICIDES BY A PUBLIC AGENCY FOR PUBLIC HEALTH PURPOSES IS PERMITTED.

Symbol	Botanical Name	Common Name	Size	Spacing
TREES				
AA	<i>Acer rubrum 'Armstrong'</i>	Armstrong Red Maple	2.5-3" Cal	
AC	<i>Amelanchier arborea</i>	Common Serviceberry	2.5-3" Cal	
AR	<i>Acer rubrum</i>	Red Maple	3-3.5" Cal	
AS	<i>Acer saccharinum</i>	Silver Maple	3-3.5" Cal	
BA	<i>Betula alleghaniensis</i>	Yellow Birch	3-3.5" Cal	
LV	<i>Juniperus virginiana</i>	Eastern Red Cedar	7-8' Ht	
PG	<i>Picea glauca</i>	White Spruce	8-10' Ht	
QB	<i>Quercus bicolor</i>	Swamp White Oak	3-3.5" Cal	
QR	<i>Quercus rubra</i>	Northern Red Oak	3-3.5" Cal	
TC	<i>Tsuga canadensis</i>	Eastern Hemlock	7-8' Ht	
TN	<i>Thuja occidentalis 'Nigra'</i>	Dark American Arborvitae	7-8' Ht	
TS	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Arborvitae	5-6' Ht	
SHRUBS				
CA	<i>Clethra alnifolia</i>	Summersweet	5 Gal.	30" oc
CP	<i>Comptonia peregrina</i>	Sweet Fern	5 Gal.	30" oc
CR	<i>Cornus racemosa</i>	Gray Dogwood	7 Gal.	30" oc
CY	<i>Corylus americana</i>	American Hazelnut	5 Gal.	30" oc
J	<i>Ilex verticillata 'Jim Dandy'</i>	Jim Dandy Winterberry	3 Gal.	30" oc
V	<i>Ilex verticillata 'Red Sprite'</i>	Red Sprite Winterberry	5 Gal.	30" oc
LB	<i>Lindera benzoin</i>	Northern Spicebush	5 Gal.	30" oc
MP	<i>Myrica pennsylvanica</i>	Northern Bayberry	5 Gal.	30" oc
RG	<i>Rhus glabra</i>	Smooth Sumac	3 Gal.	30" oc
ST	<i>Spirea tomentosa</i>	Steeplebush	5 Gal.	30" oc
VD	<i>Viburnum dentatum</i>	Arrowwood Viburnum	5 Gal.	30" oc
PERENNIALS				
AE	<i>Asclepias exaltata</i>	Poke Milkweed	2 Gal.	18" oc
AN	<i>Aster nova-angiae</i>	New England Aster	2 Gal.	18" oc
BC	<i>Bidens cernua</i>	Purple-Stemmed Beggar-Ticks	2 Gal.	18" oc
DP	<i>Dennstaedtia punctilobula</i>	Hay Scented Fern	1 Gal.	18" oc
EM	<i>Eurybia macrophylla</i>	Large-Leaved Wood Aster	2 Gal.	18" oc
EP	<i>Erigeron philadelphicus</i>	Philadelphia Fleabane	2 Gal.	18" oc
HD	<i>Helianthus decapetalus</i>	Thin-Leaved Sunflower	2 Gal.	18" oc
OS	<i>Onoclea sensibilis</i>	Sensitive Fern	2 Gal.	18" oc
SS	<i>Solidago sempervirens</i>	Seaside Goldenrod	2 Gal.	18" oc
ORNAMENTAL GRASSES				
AP	<i>Agrostis perennis</i>	Upland Bentgrass	2 Gal.	
PV	<i>Panicum virgatum</i>	Switch Panicgrass	2 Gal.	
SC	<i>Schizachyrium scoparium</i>	Little Bluestem	2 Gal.	
SN	<i>Sorghastrum nutans</i>	Indian Grass	2 Gal.	
SEED MIXES				
Buffer Seed Mix 1	Ernst Seed Riparian Buffer Mix			
Buffer Seed Mix 2	Ernst Seed Fescue Mix composed of 45% Creeping Red Fescue / 27.5% Hard Fescue 'Minimus' / 27.5% Hard Fescue 'Beacon'			
Lawns	70% 'Rebel II' Tall Fescue, 10% 'Baron' Kentucky Bluegrass, & 20% 'Palmer' Perennial Ryegrass			



PROPOSED
MULTI-FAMILY
DEVELOPMENT

PROSPECT
NORTH 815,
LLC

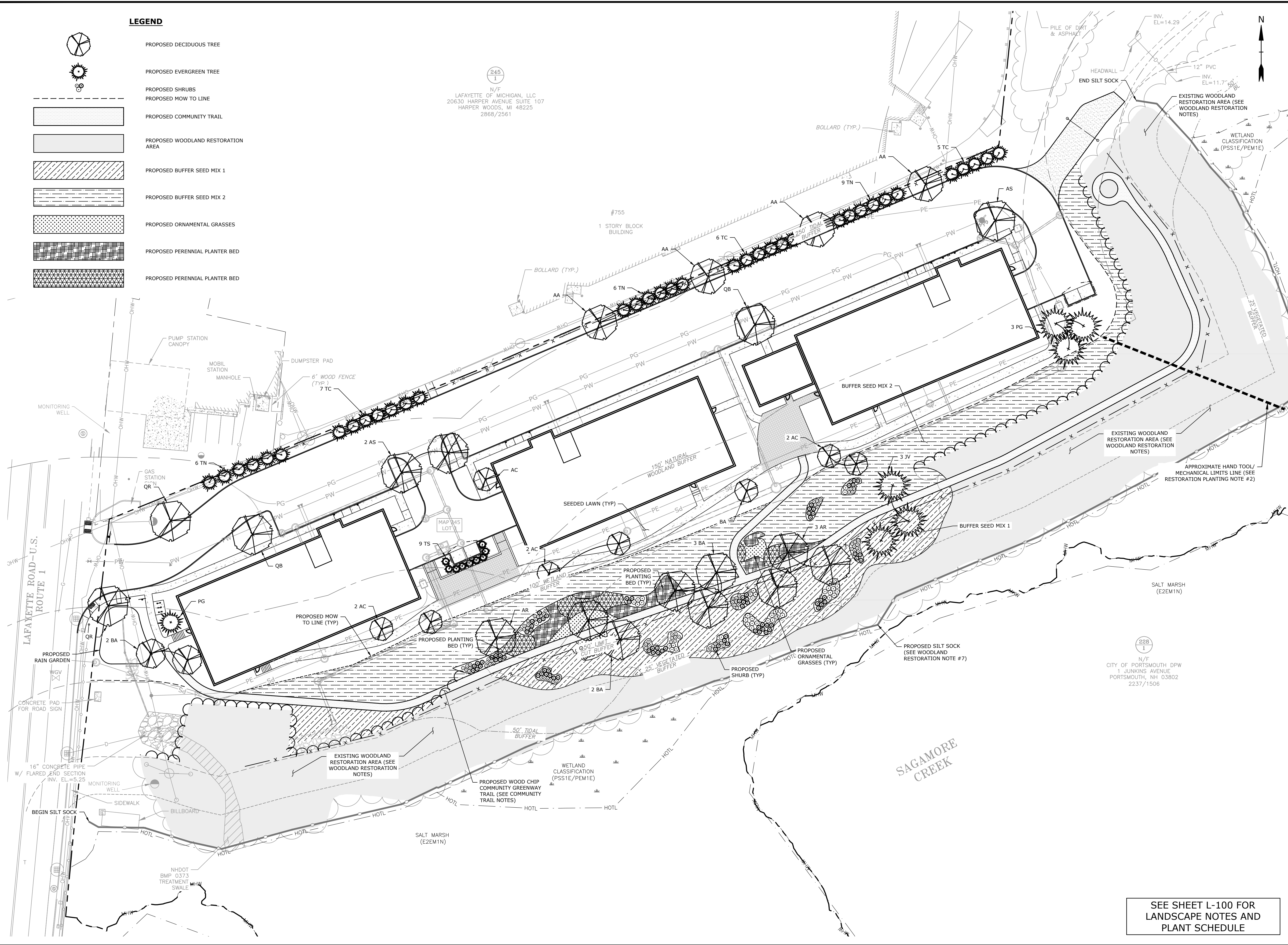
815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

H	5/31/2024	NHDES Submissions
G	4/17/2024	AoT RFMI
F	2/26/2024	PB Conformed Set
E	1/24/2024	AoT Submission
D	1/5/2024	NHDOT RFMI Response
C	12/27/2023	PB Submission
B	11/22/2023	TAC Resubmission
A	10/23/2023	TAC Submission
MARK	DATE	DESCRIPTION
PROJECT NO: M5131-001		
DATE: 10/23/2023		
FILE: M5131-001-DSGN.dwg		
DRAWN BY: CJK		
DESIGNED/CHECKED BY: NAH		
APPROVED BY: PMC		

LANDSCAPE SCHEDULE
AND NOTES

SCALE: AS SHOWN

Last Saved: 4/17/2024
Printed On: May 30, 2024 1:29pm By: Ckczuk
Tighe & Bond\31\W5131 H22 Development, LLC\001_815 Lafayette Road\Drawings\AutoCAD\M5131-001-DSGN.dwg



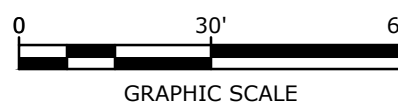
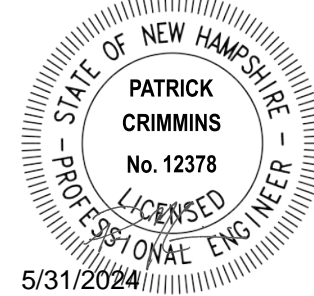
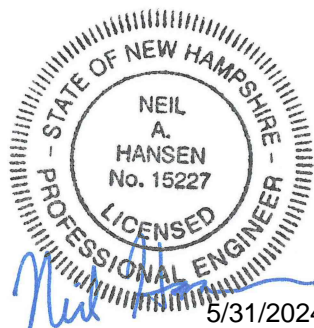
LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED MOW TO LINE
- PROPOSED COMMUNITY TRAIL
- PROPOSED WOODLAND RESTORATION AREA
- PROPOSED BUFFER SEED MIX 1
- PROPOSED BUFFER SEED MIX 2
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED PERENNIAL PLANTER BED
- PROPOSED PERENNIAL PLANTER BED

245
1
N/F
LAFAYETTE OF MICHIGAN, LLC
20630 HARPER AVENUE SUITE 107
HARPER WOODS, MI 48225
2868/2561

228
1
N/F
CITY OF PORTSMOUTH DPW
1 JUNKINS AVENUE
PORTSMOUTH, NH 03802
2237/1506

Tighe&Bond



PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT
NORTH 815,
LLC

815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
H	5/31/2024	NHDES Submissions
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DRAWN BY: CJK		
DESIGNED/CHECKED BY: NAH		
APPROVED BY: PMC		

LANDSCAPE PLAN

SCALE: AS SHOWN

L-101

SEE SHEET L-100 FOR
LANDSCAPE NOTES AND
PLANT SCHEDULE

Last Saved: 5/6/2024
Plotted On: May 30, 2024 - 11:52am By: CJK/renk
Tighe & Bond 311WPB231 PBZ Development, LLC 001_815 Lafayette Road Drawings\AutoCAD\ME131-001-DTLS.dwg

GENERAL PROJECT INFORMATION

PROJECT APPLICANT: PROSPECT NORTH 815, LLC
PROJECT NAME: PROPOSED DEVELOPMENT
PROJECT ADDRESS: 815 LAFAYETTE ROAD, PORTSMOUTH NH
PROJECT MAP / LOT: TAX MAP 245, LOT 3
PROJECT LATITUDE: 43°-03'-06.32"N
PROJECT LONGITUDE: 70°-46'-07.81"W

PROJECT DESCRIPTION

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

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 3.99 ACRES.

SOIL CHARACTERISTICS

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

NAME OF RECEIVING WATERS

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

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

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

SPECIAL CONSTRUCTION NOTES:

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

EROSION CONTROL NOTES:

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

STABILIZATION:

- AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.;
 - 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.
- WINTER STABILIZATION PRACTICES:
 - ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
 - ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
 - AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
- STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
 - TEMPORARY SEEDING;
 - MULCHING.
- ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- 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.
- DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY NOVEMBER 15.

DUST CONTROL:

- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
- 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.
- DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

STOCKPILES:

- LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
- ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
- 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.
- 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:

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

VEGETATION:

- TEMPORARY GRASS COVER:
 - SEEDBED PREPARATION:
 - APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE;
 - SEEDING:
 - UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
 - WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;
 - APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;
 - MAINTENANCE:
 - 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.).
- VEGETATIVE PRACTICE:
 - FOR PERMANENT MASURES AND PLANTINGS:
 - LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 7.6;
 - FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;
 - SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;
 - SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;
 - HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
 - THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT THOROUGHLY COVERED WITH GRASS SHALL BE RESEEDD, AND ALL NOXIOUS WEEDS REMOVED;
 - THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
 - A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

SEED MIX	APPLICATION RATE
CREeping RED FESCUE	20 LBS/ACRE
TALL FESCUE	20 LBS/ACRE
REDTOP	2 LBS/ACRE

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.
 - DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
 - FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

CONCRETE WASHOUT AREA:

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

ALLOWABLE NON-STORMWATER DISCHARGES:

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

WASTE DISPOSAL:

- WASTE MATERIAL:
 - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
 - NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
 - ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
- HAZARDOUS WASTE:

- ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
- SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
- SANITARY WASTE:
 - 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:

- 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.
- 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:
 - GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
 - ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
 - ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE;
 - MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
 - THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
 - SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
 - WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
 - HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
 - PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
 - ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
 - SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
 - PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
 - PETROLEUM PRODUCTS:
 - ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
 - PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 - FERTILIZERS:
 - FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
 - ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
 - STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
 - PAINTS:
 - ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
 - EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
 - EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
 - 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:
 - 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;
 - 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;
 - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY AND REPORTED TO PEASE DEVELOPMENT AUTHORITY;
 - THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
 - SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
 - THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
 - VEHICLE FUELING AND MAINTENANCE PRACTICE:
 - CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
 - CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
 - IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
 - CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
 - CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
 - CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

THIS PROJECT EXCEEDS ONE (1) ACRE OF DISTURBANCE AND THUS REQUIRES A SWPPP.

THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:

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

CITY OF PORTSMOUTH BUFFER VEGETATION NOTES

- REMOVAL OR CUTTING OF VEGETATION
 - CHEMICAL CONTROL OF VEGETATION IS PROHIBITED IN ALL AREAS OF A WETLAND OR WETLAND BUFFER.
 - THE REMOVAL OR CUTTING OF VEGETATION IS PROHIBITED IN A WETLAND OR VEGETATED BUFFER STRIP, EXCEPT THAT NON-CHEMICAL CONTROL OF PLANTS DESIGNATED BY THE STATE OF NEW HAMPSHIRE AS "NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES" IS PERMITTED.
 - THE REMOVAL OF MORE THAN 50% OF TREES GREATER THAN 6" DIAMETER AT BREST HEIGHT (DBH) IS PROHIBITED IN THE LIMITED CUT AREA.
- FERTILIZERS
 - THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA.
 - THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.
- PESTICIDES AND HERBICIDES
 - THE USE OF PESTICIDES OR HERBICIDES IS PROHIBITED IN A WETLAND OR WETLAND BUFFER, EXCEPT THAT APPLICATION OF PESTICIDES BY A PUBLIC AGENCY FOR PUBLIC HEALTH PURPOSES IS PERMITTED.

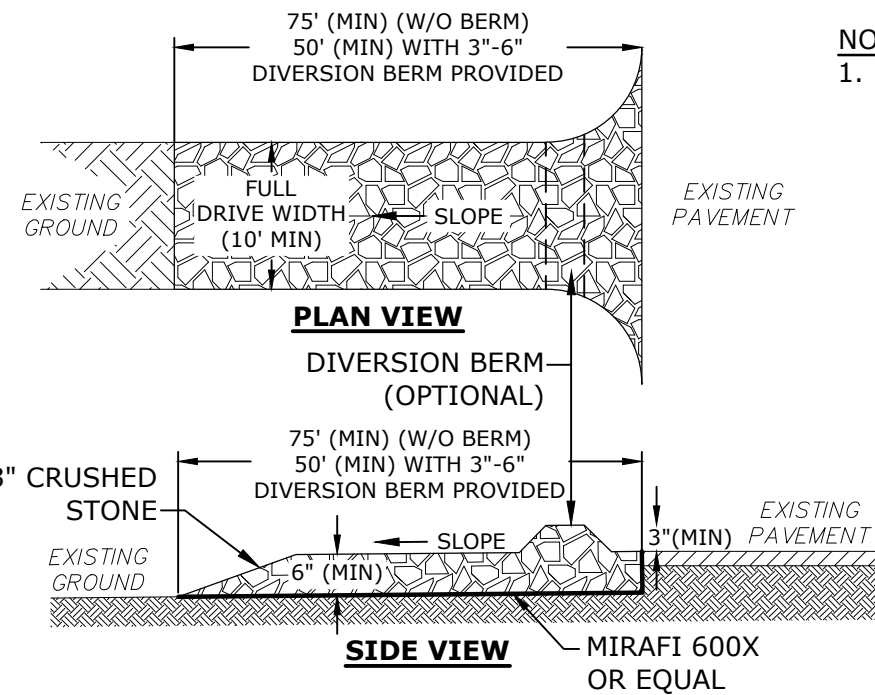


NOTES:

- CONCRETE WASHOUT SHALL BE "JESCRAFT" STACKABLE CONCRETE WASHOUT PAN (72"x72"x14") OR APPROVED EQUAL.
- INSTALL AND MAINTAIN CONCRETE WASHOUT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- CONCRETE WASHOUT SHALL NOT BE PLACED WITHIN 100' WETLAND BUFFER.

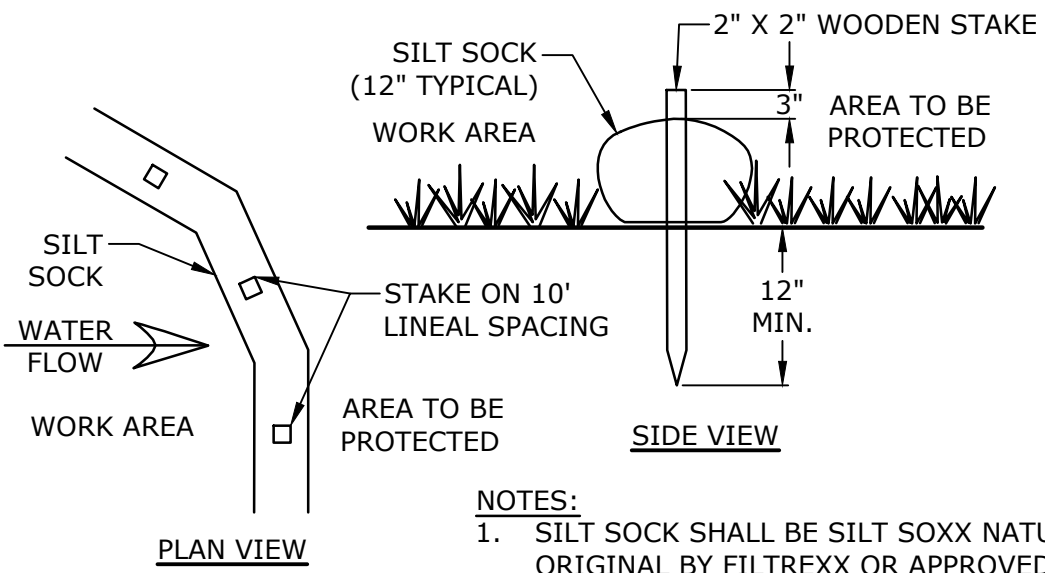
CONCRETE WASHOUT DETAIL

NO SCALE



STABILIZED CONSTRUCTION EXIT

NO SCALE

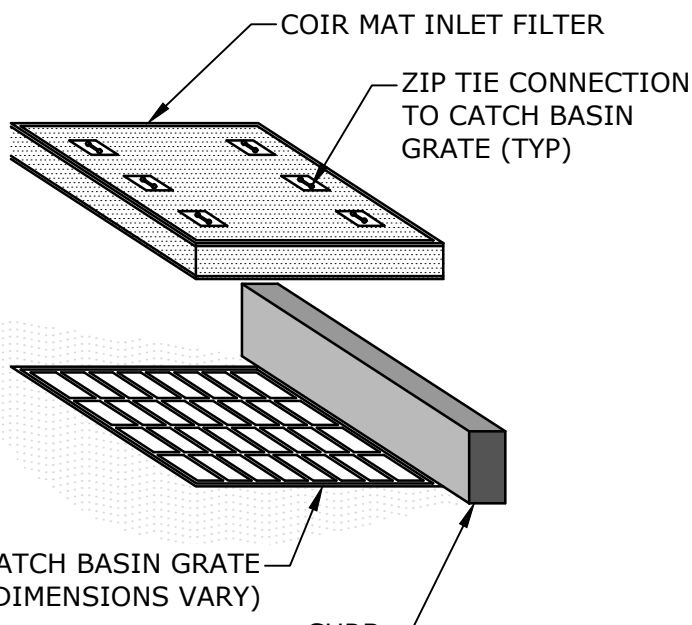


NOTES:

- SILT SOCK SHALL BE SILT SOXX NATURAL ORIGINAL BY FILTREXX OR APPROVED EQUAL.
- INSTALL SILT SOCK IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SILT SOCK

NO SCALE



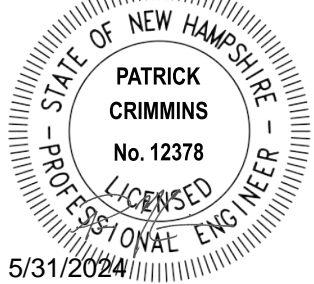
NOTES:

- COIR MAT INLET FILTER SHALL BE STORM WATER INLET FILTER BY BLOCKSON & CO. OR APPROVED EQUAL.
- INSTALL AND MAINTAIN INLET PROTECTION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

INLET PROTECTION

NO SCALE

Tighe&Bond



PROPOSED
MULTI-FAMILY
DEVELOPMENT

PROSPECT
NORTH 815,
LLC

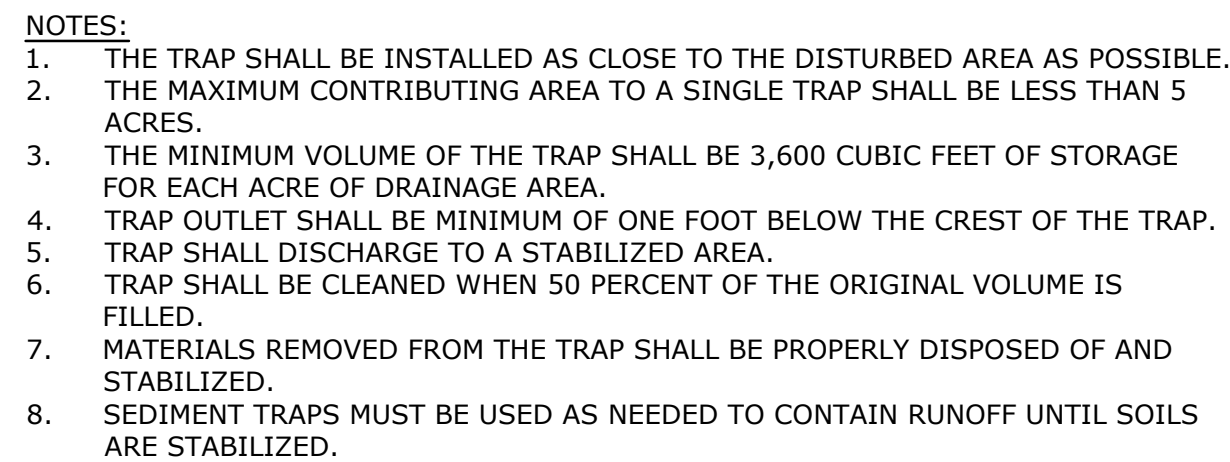
815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
H	5/31/2024	NHDES Submissions
G	4/17/2024	AsT RFMI
F	2/26/2024	PB Conformed Set
E	1/24/2024	AsT Submission
D	1/5/2024	NHDOT RFMI Response
C	12/27/2023	PB Submission
B	11/22/2023	TAC Resubmission
A	10/23/2023	TAC Submission
PROJECT NO:	M5131-001	
DATE:	10/23/2023	
FILE:	M5131-001-DTLS.dwg	
DRAWN BY:	CJK	
DESIGNED/CHECKED BY:	NAH	
APPROVED BY:	PMC	

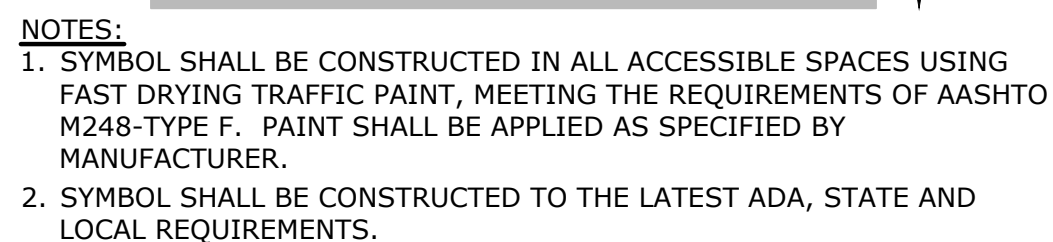
EROSION CONTROL NOTES
& DETAILS

SCALE: AS SHOWN

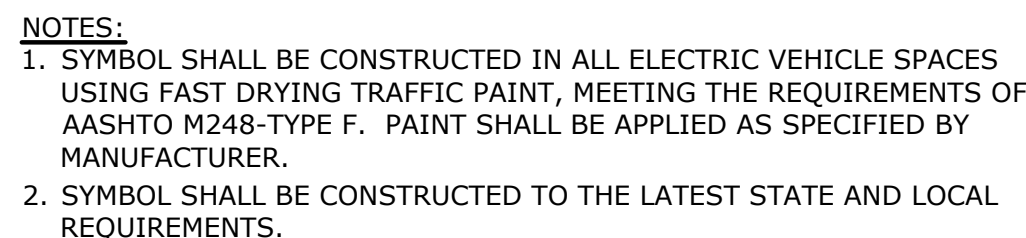
C-501



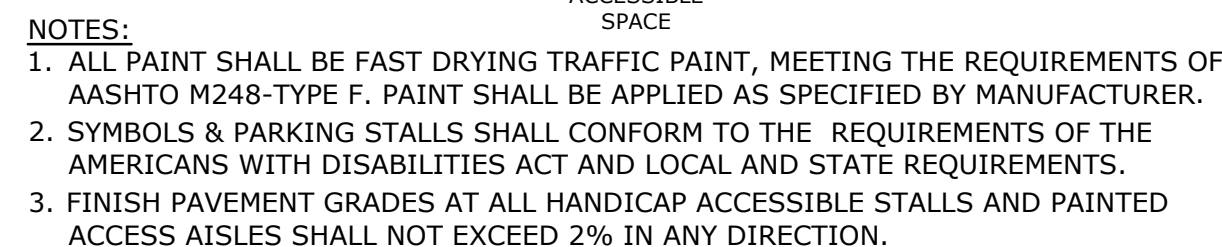
SEDIMENT TRAP
NO SCALE



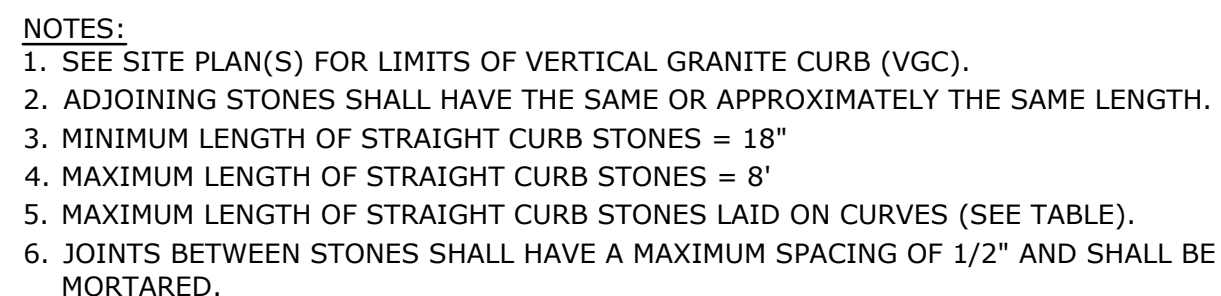
ACCESSIBLE SYMBOL
NO SCALE



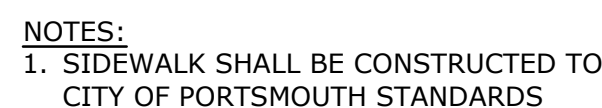
EV CHARGING SYMBOL
NO SCALE



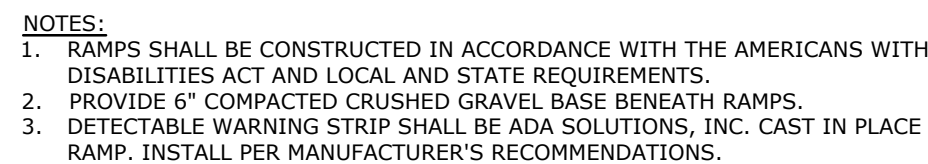
PARKING STALL/PAINTED ISLAND STRIPING



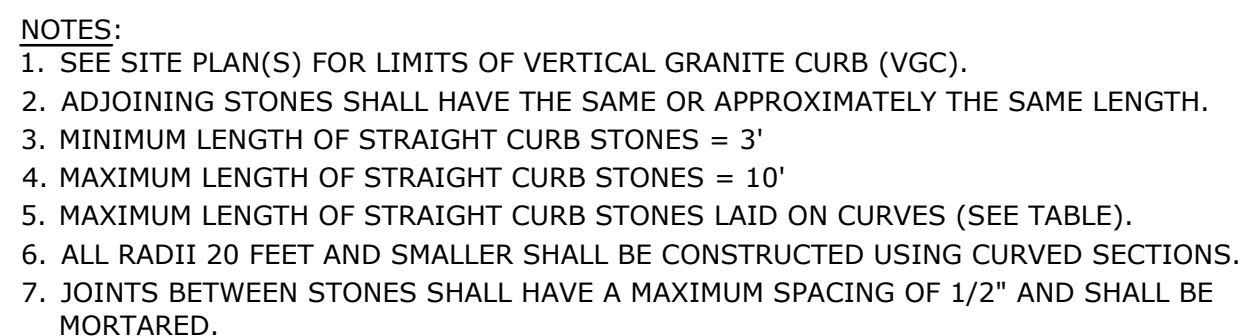
SLOPED GRANITE CURB
NO SCALE



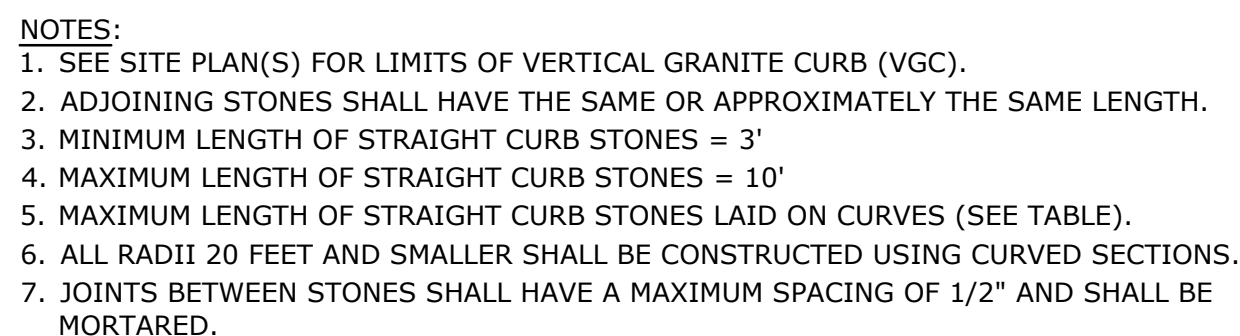
CONCRETE SIDEWALK WITH GRANITE CURB
NO SCALE



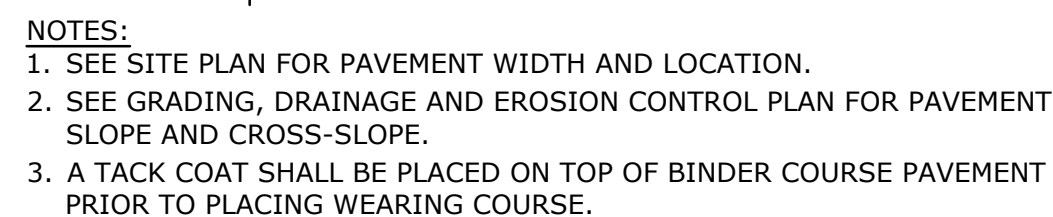
CONCRETE SIDEWALK TIP-DOWN RAMP
NO SCALE



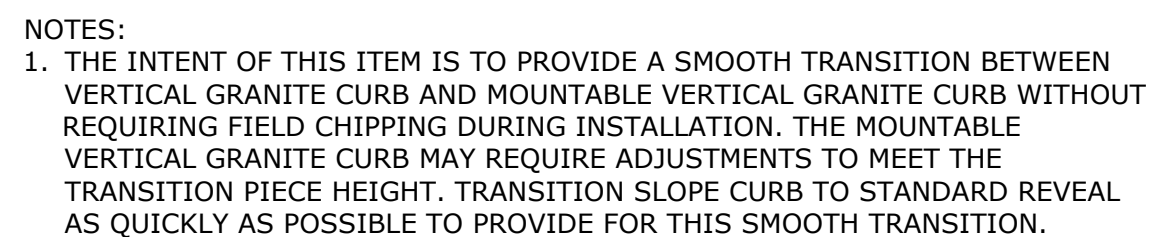
VERTICAL GRANITE CURB
NO SCALE



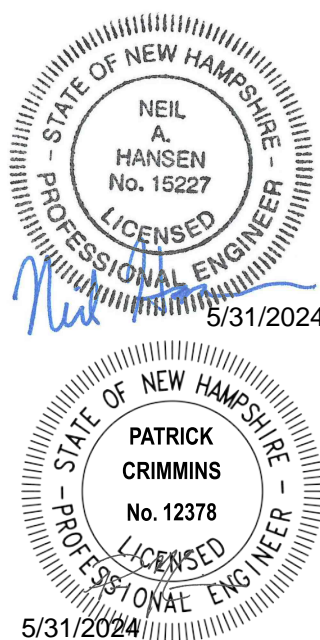
VERTICAL GRANITE CURB WITHIN DOT R.O.W.
NO SCALE



TYPICAL PAVEMENT SECTION
NO SCALE



CURB TRANSITION
NO SCALE



PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT
NORTH 815,
LLC

815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

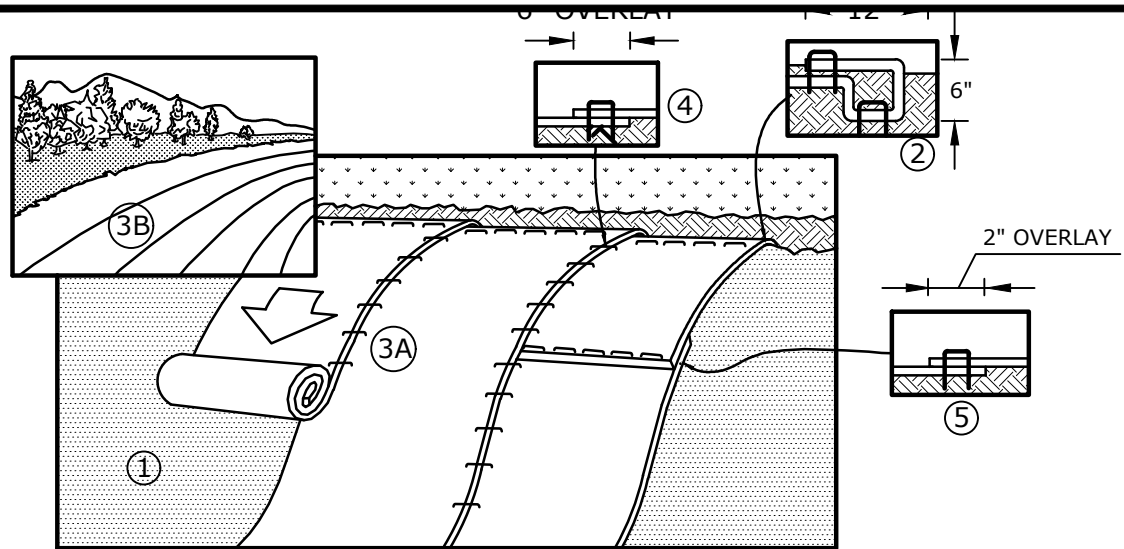
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H	4/17/2024	AoT RFMI
F	2/26/2024	PB Conformed Set
E	1/24/2024	AoT Submission
D	1/5/2024	NHDDT RFMI Response
C	12/27/2023	PB Submission
B	11/22/2023	TAC Resubmission
A	10/23/2023	TAC Submission
MARK	DATE	DESCRIPTION
PROJECT NO:		M5131-001
DATE:		10/23/2023
FILE:		M5131-001-DTLS.dwg
DRAWN BY:		CLK
DESIGNED/CHECKED BY:		NAH
APPROVED BY:		PMC

DETAILS

SCALE: AS SHOWN

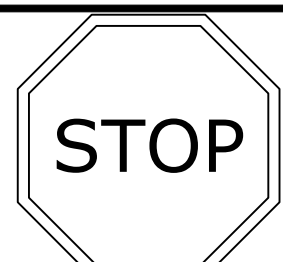
C-502

Last Saved: 5/6/2024
Plotted On: May 30, 2024 11:52am By: CKZoulik
Tighe & Bond 31.WIN5131 H02 Development, LLC 001_815 Lafayette Road Drawings AutoCAD M5131-001-DTLS.dwg



- NOTES:
1. EROSION CONTROL BLANKET SHALL BE AN ALL NATURAL PRODUCT WITH NO PHOTO DEGRADABLE COMPONENTS, NORTH AMERICAN GREEN SC150BN OR APPROVED EQUAL.
 2. STAKES SHALL BE BIODEGRADABLE BIOSTAKES OR ALL NATURAL WOOD ECOSTAKES OR APPROVED EQUAL. THE LENGTH OF STAKES SHALL BE BASED OFF OF THE MANUFACTURERS RECOMMENDATION.
 3. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, COMPOST AND SEED.
 4. BEGIN AT THE TOP OF THE SLOPE, 36" OVER THE GRADE BREAK, BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UPSLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAKES IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAKES ACROSS THE WIDTH OF THE BLANKET.
 5. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAKES IN APPROPRIATE LOCATIONS AS SHOWN ON THE MANUFACTURERS PATTERN GUIDE.
 6. THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED.

EROSION CONTROL BLANKET
NO SCALE



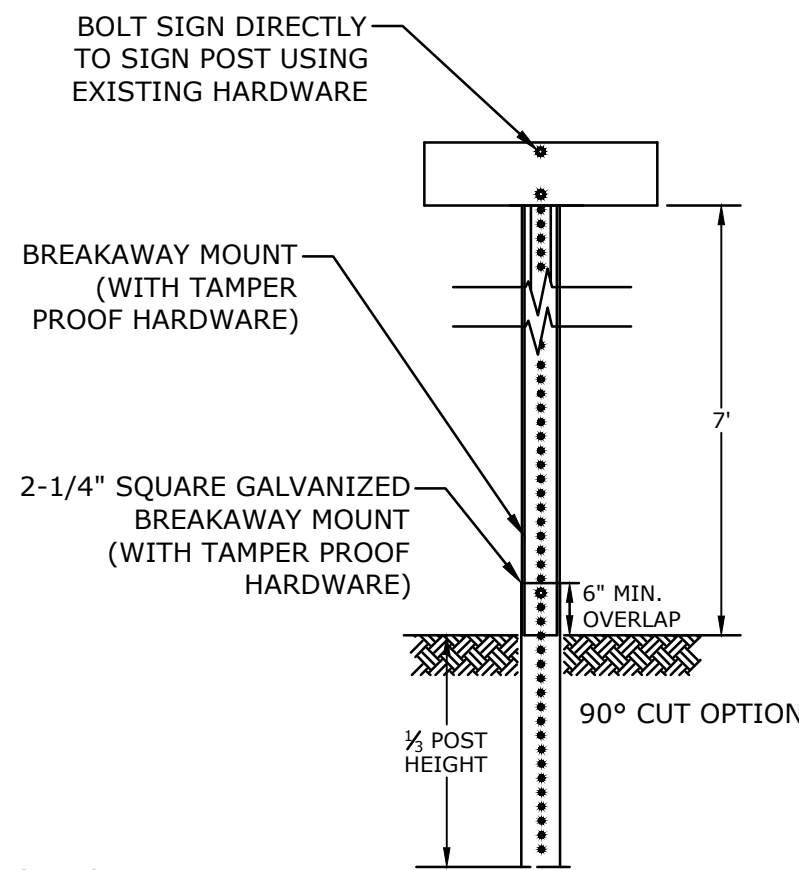
16"X22"
CREAM ON GREEN
(CORD WITH OWNER)



R7-8
12"X18"
BLUE AND
GREEN ON
WHITE



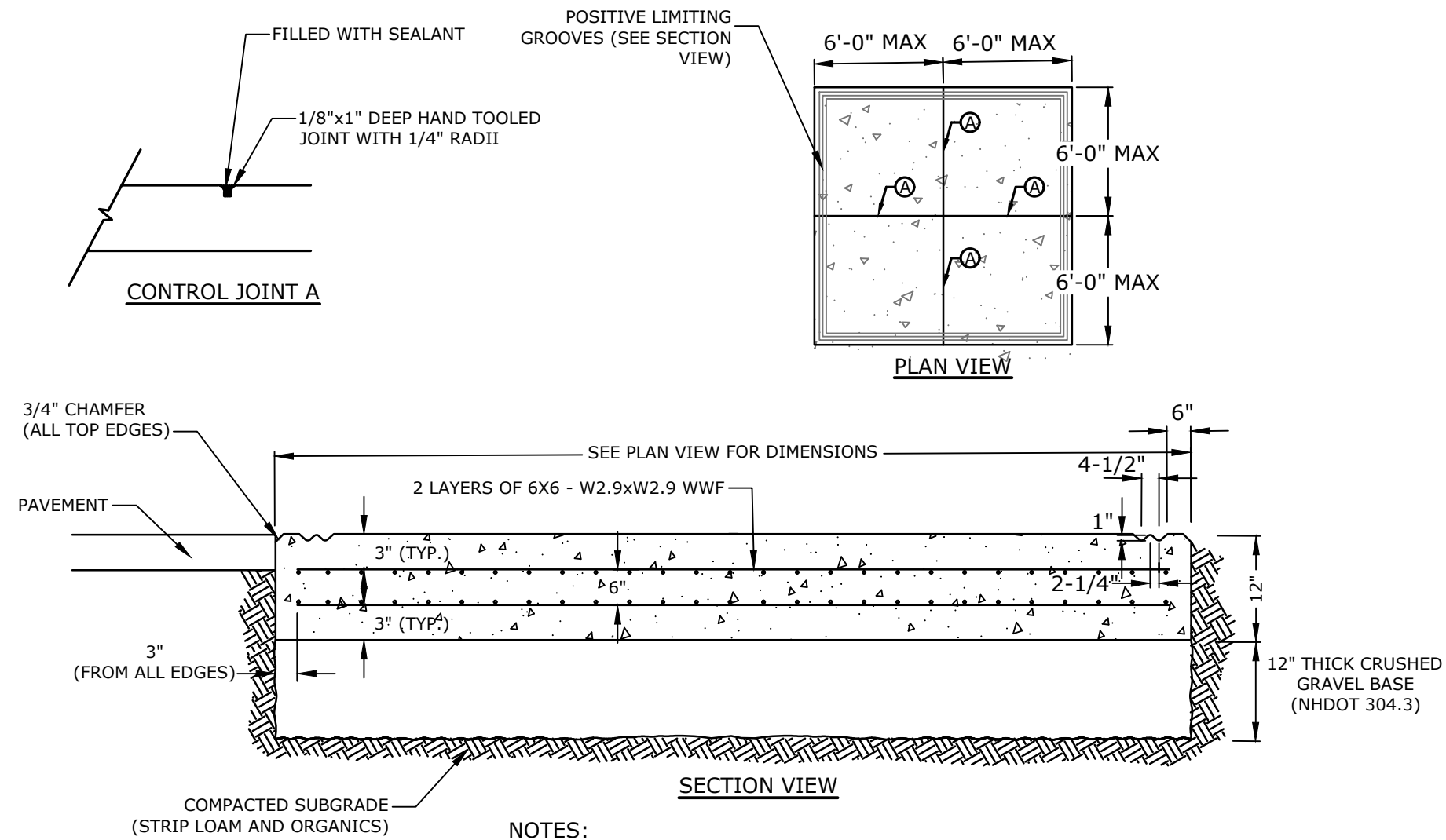
R7-8A
6"X12"
BLUE AND GREEN
ON WHITE



LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 7/16" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
FINISH: STREET SIGNS - GALVANIZED STEEL ALL OTHER - 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.

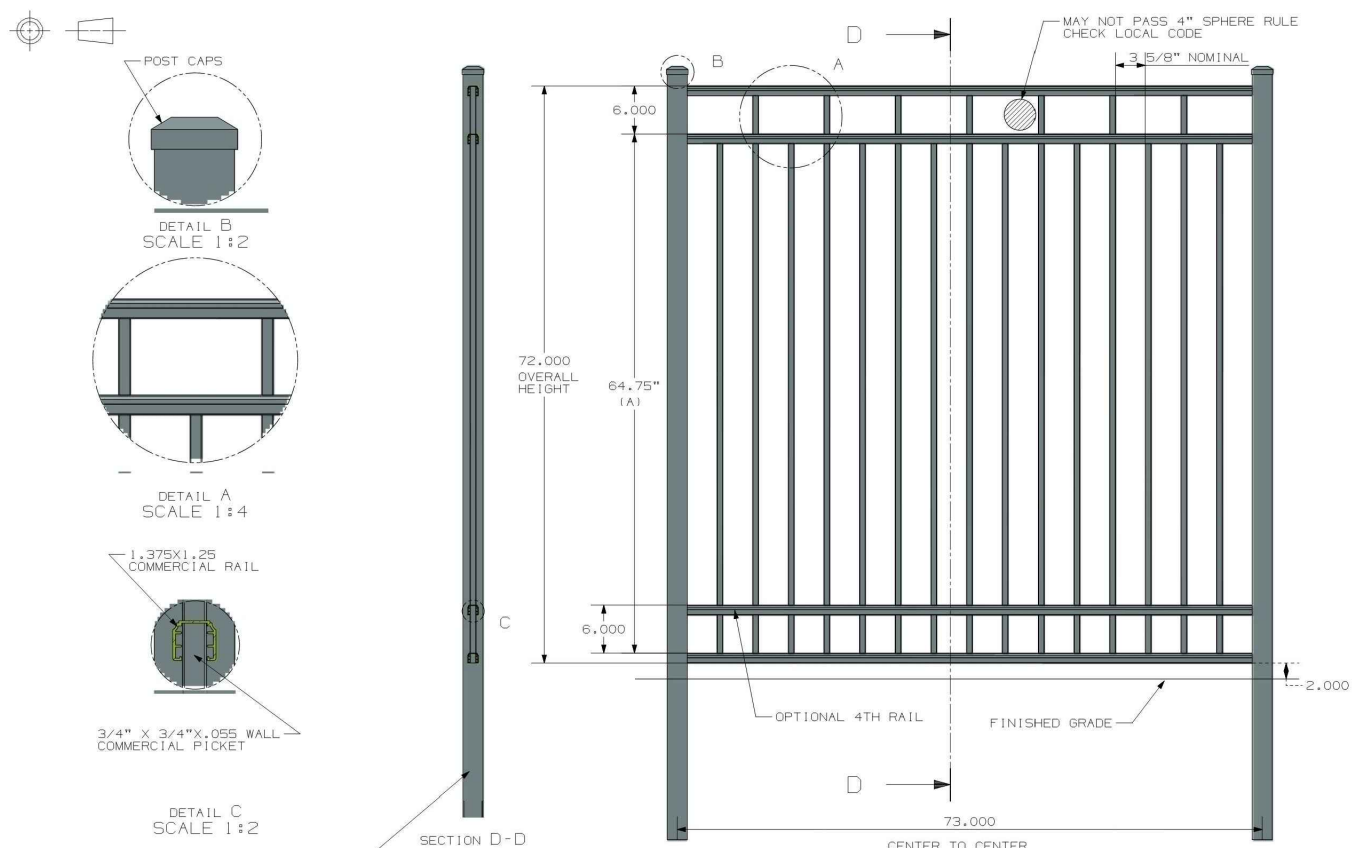
SIGN LEGEND & SIGN POST
NO SCALE

* IN LEDGE DRILL & GROUT TO A MIN OF 2'
NOTES:
ALL SIGNS TO BE CONSTRUCTED PER THE LATEST EDITION OF THE FHWA STANDARD HIGHWAY SIGNS MANUAL AND INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.



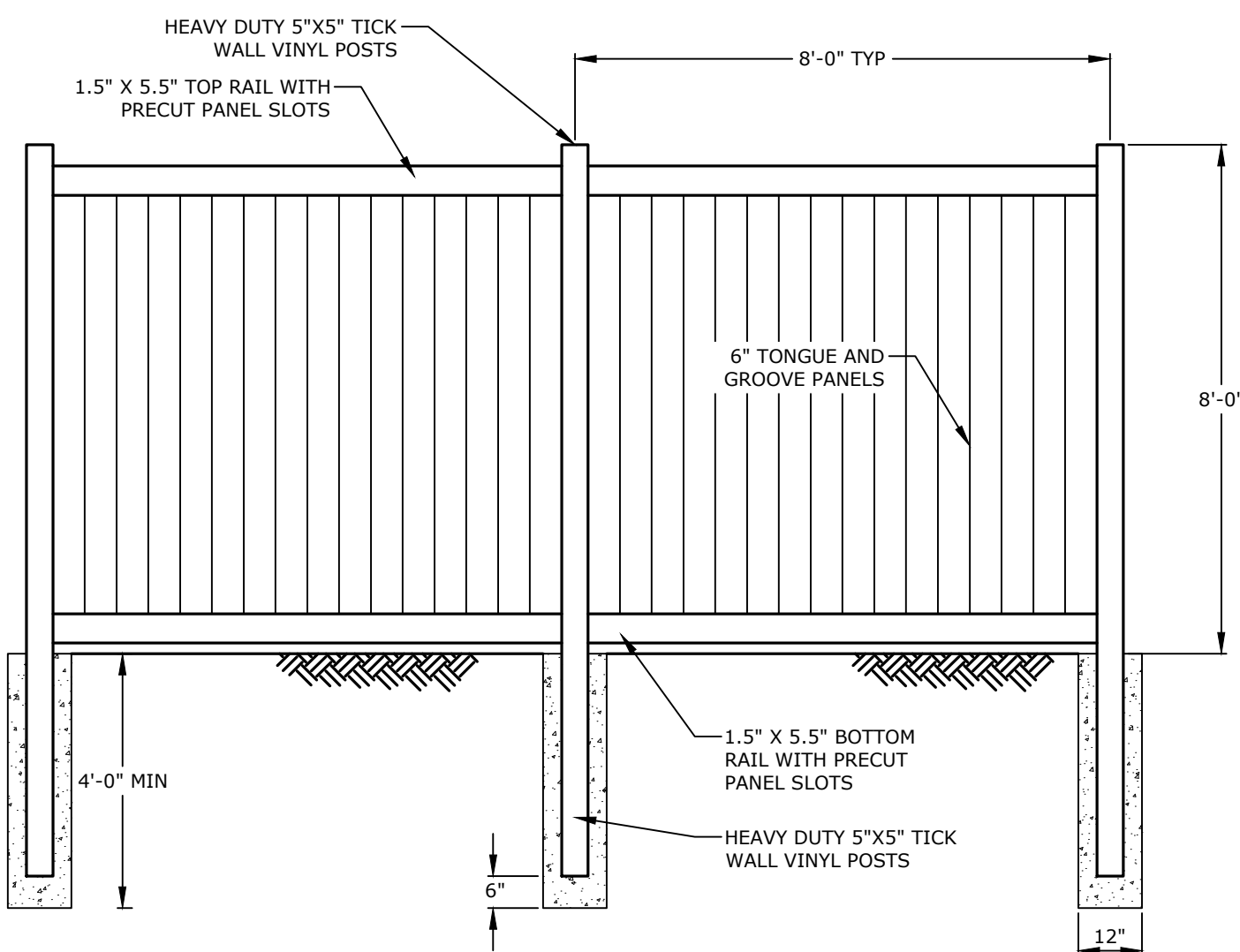
- NOTES:
1. CONCRETE TO BE 4500 PSI, 7% AIR ENTRAINED
 2. STANDARD BROOM FINISH.

DUMPSTER PAD
NO SCALE



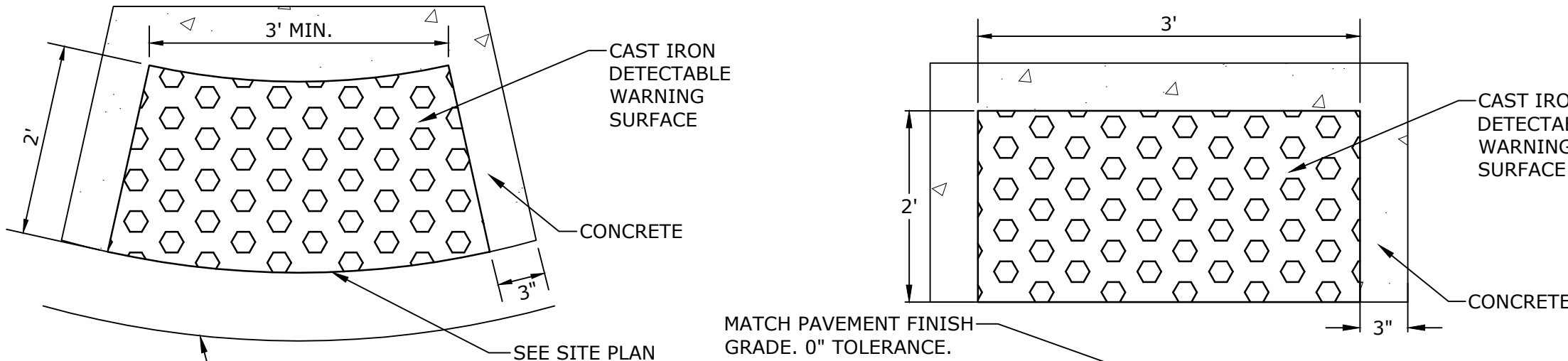
- NOTES:
1. FENCE SHALL BE UAF-220 FLAT TOP FLUSH BOTTOM, NO SPEAR, FENCE BY ULTRA ALUMINUM MANUFACTURING, INC. OR APPROVED EQUAL.
 2. VINYL DUMPSTER ENCLOSE SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
 3. COORDINATE FINAL COLOR AND STYLE WITH OWNER PRIOR TO CONSTRUCTION.

4' DECORATIVE FENCE DETAIL
NO SCALE



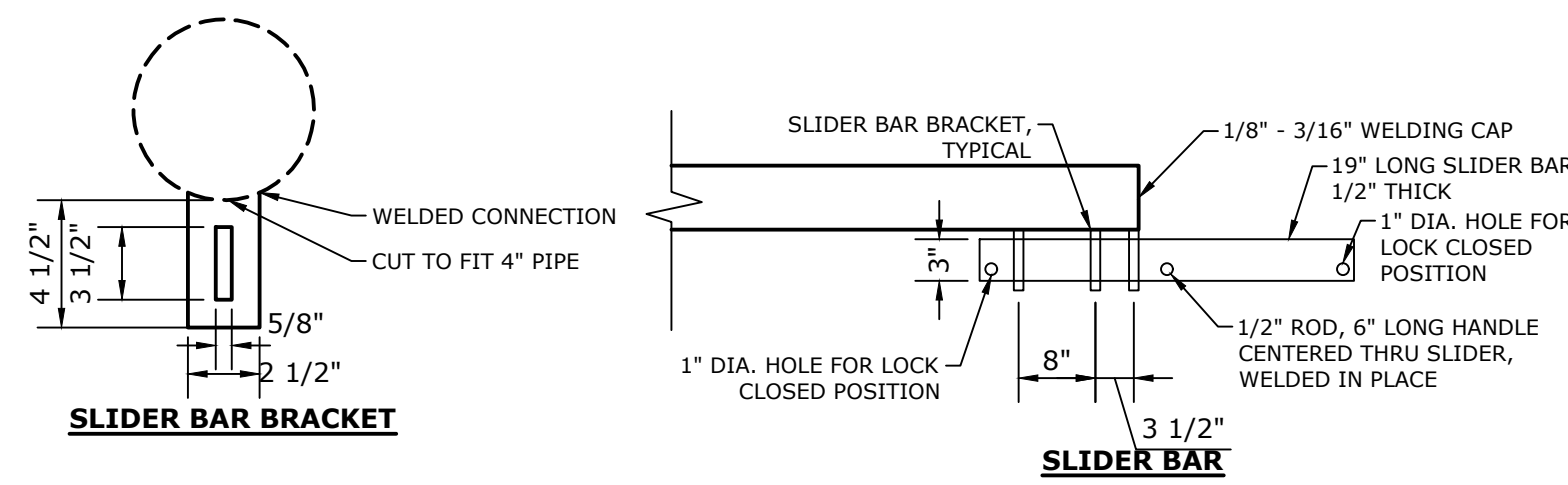
- NOTES:
1. VINYL DUMPSTER ENCLOSE SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
 2. COORDINATE FINAL COLOR AND STYLE WITH OWNER PRIOR TO CONSTRUCTION.

DUMPSTER PAD ENCLOSURE
NO SCALE

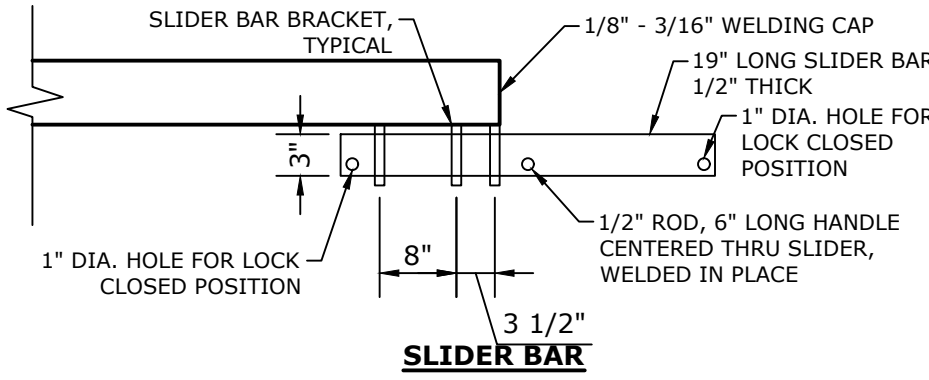


- NOTES:
1. DETECTABLE WARNING SURFACE SHALL BE 2' X 3' CAST IRON PANEL SET IN CONCRETE.
 2. DETECTABLE WARNING SURFACE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

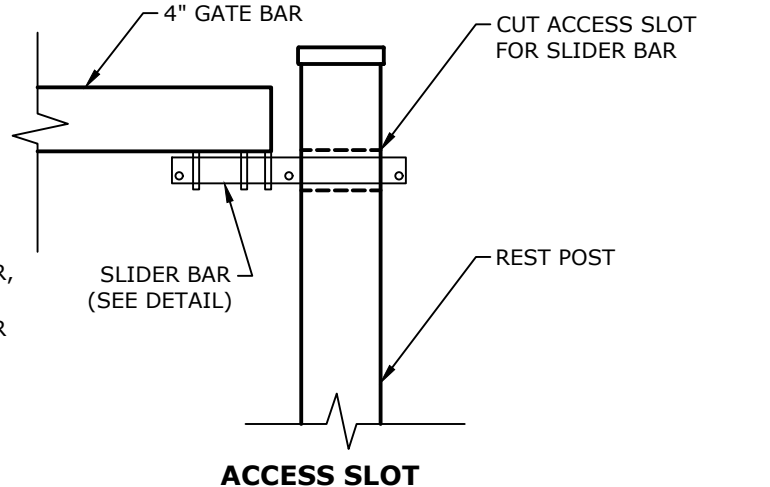
CAST IRON DETECTABLE WARNING SURFACE
NO SCALE



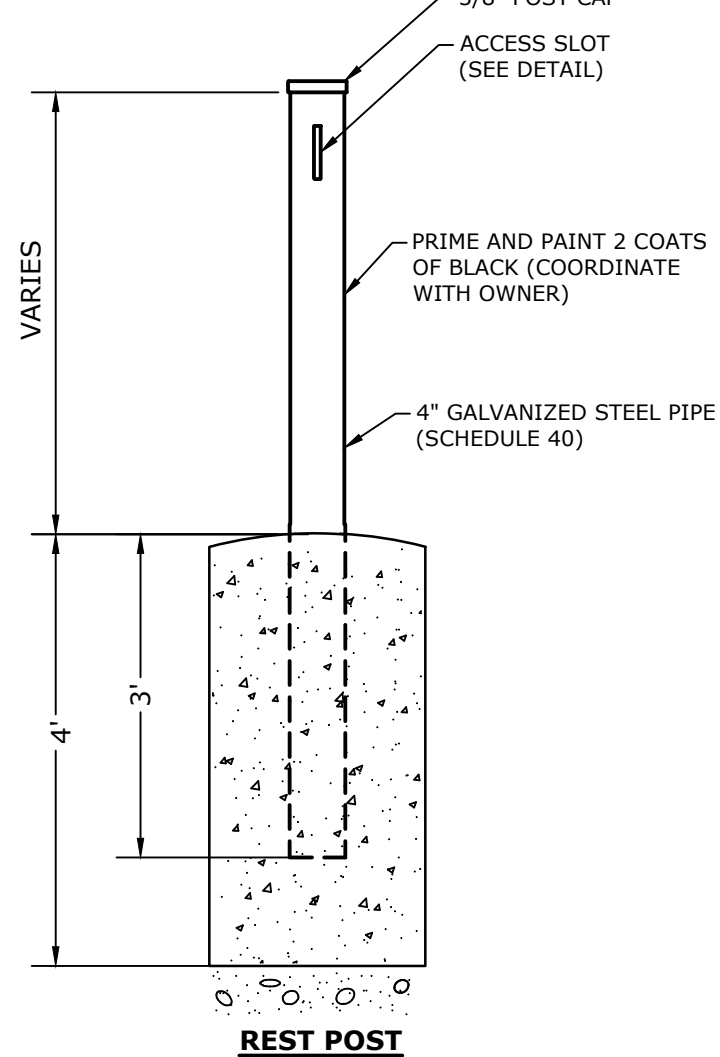
SLIDER BAR BRACKET



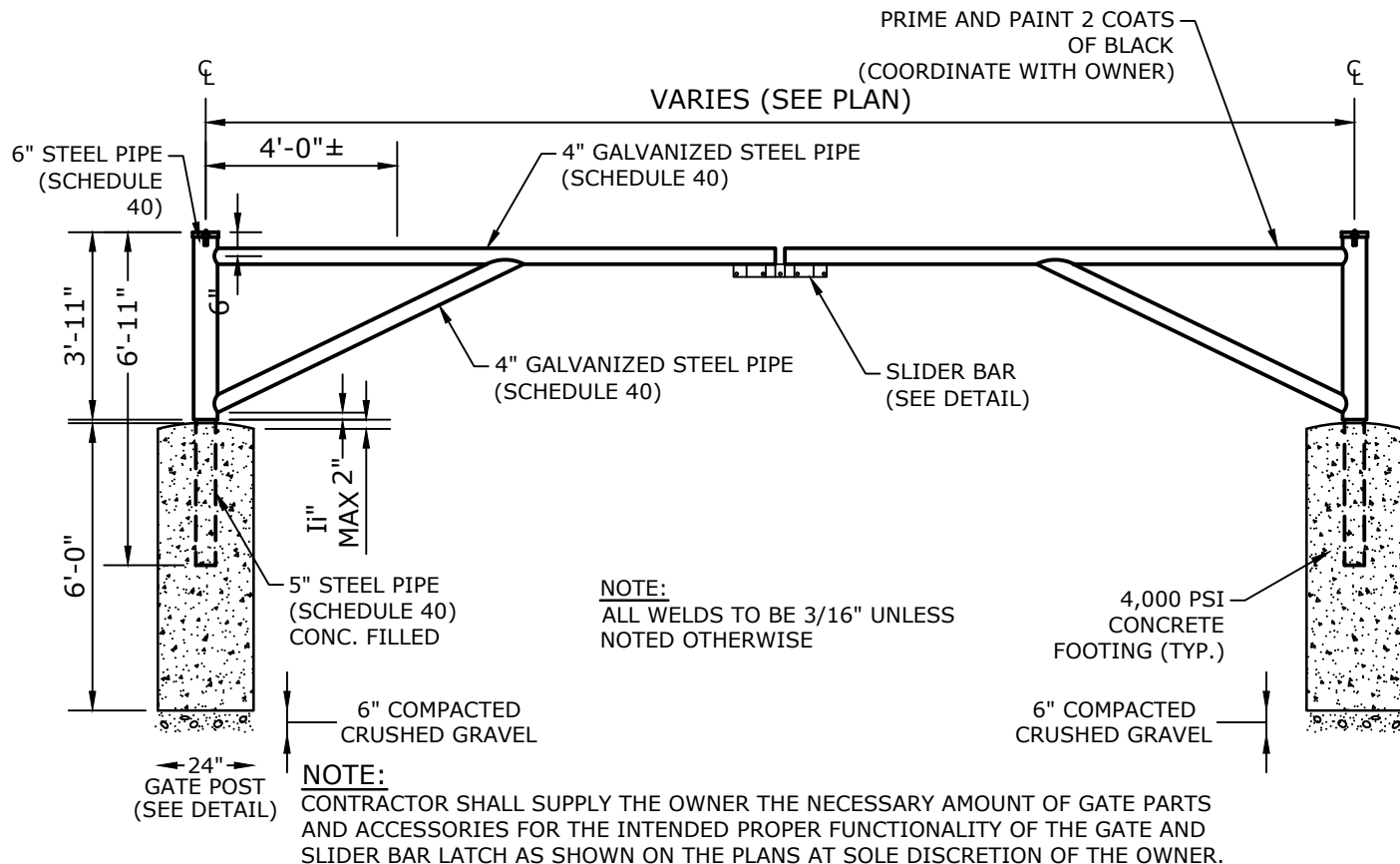
SLIDER BAR



ACCESS SLOT



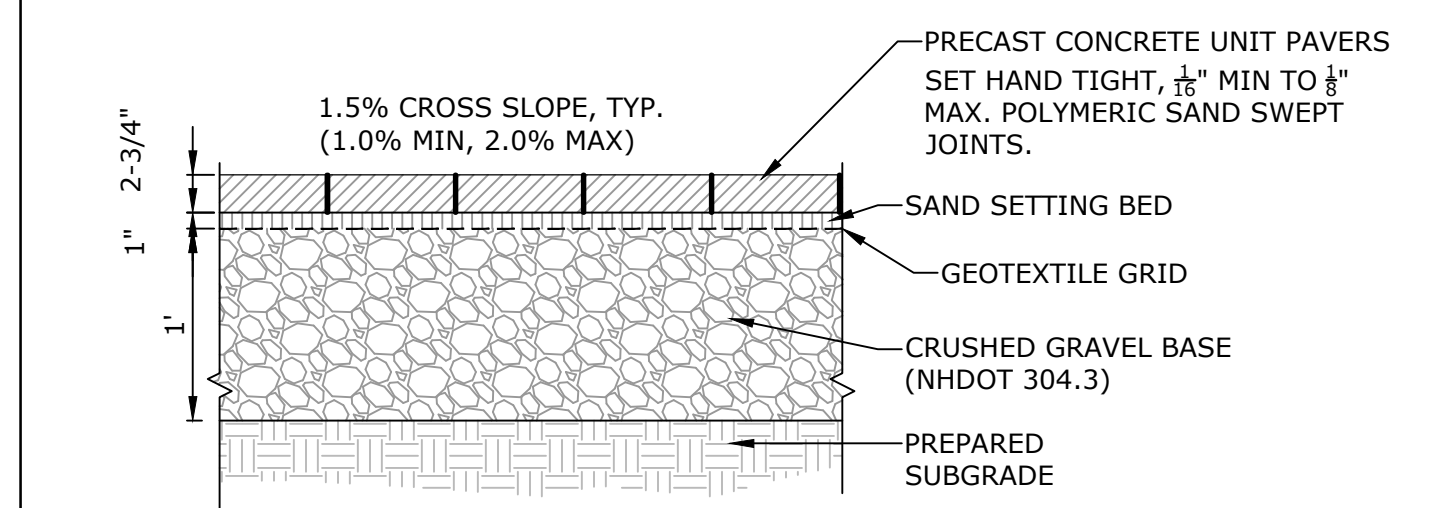
REST POST



NOTE:
ALL WELDS TO BE 3/16\"

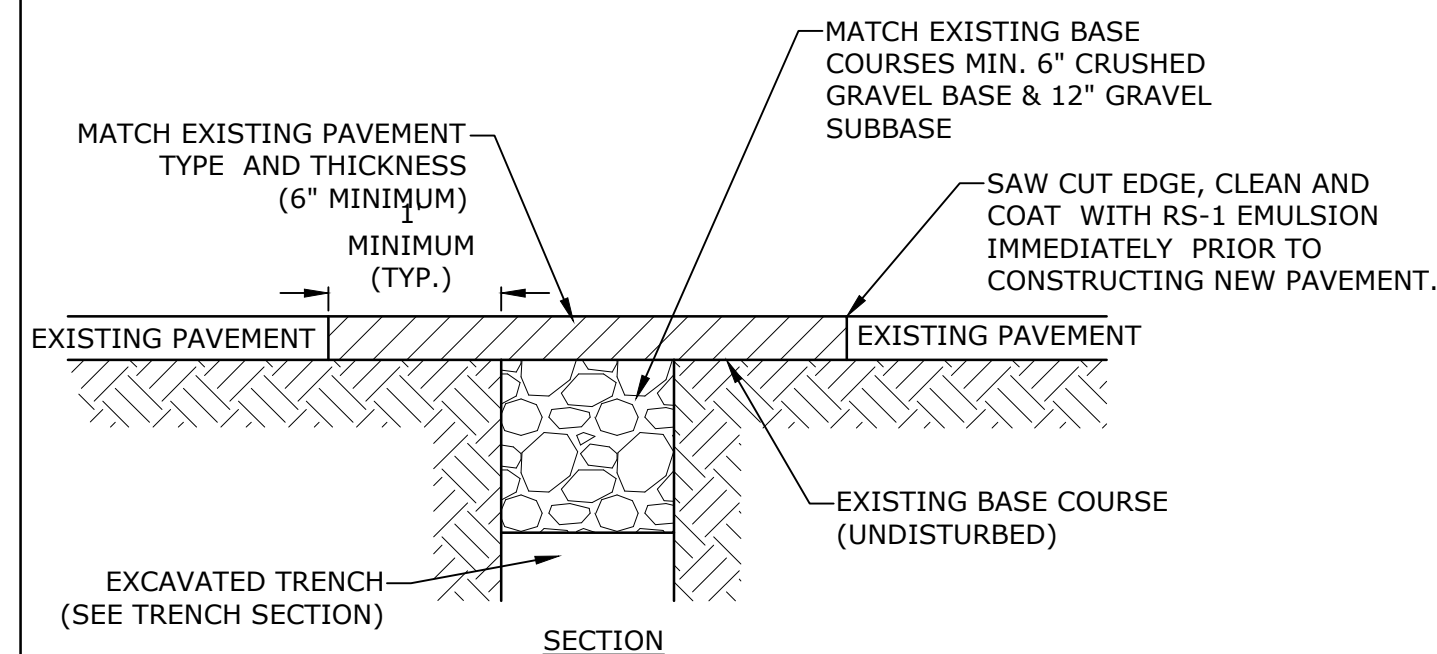
NOTE:
CONTRACTOR SHALL SUPPLY THE OWNER THE NECESSARY AMOUNT OF GATE PARTS AND ACCESSORIES FOR THE INTENDED PROPER FUNCTIONALITY OF THE GATE AND SLIDER BAR LATCH AS SHOWN ON THE PLANS AT SOLE DISCRETION OF THE OWNER.

DOUBLE SWING GATE
NO SCALE

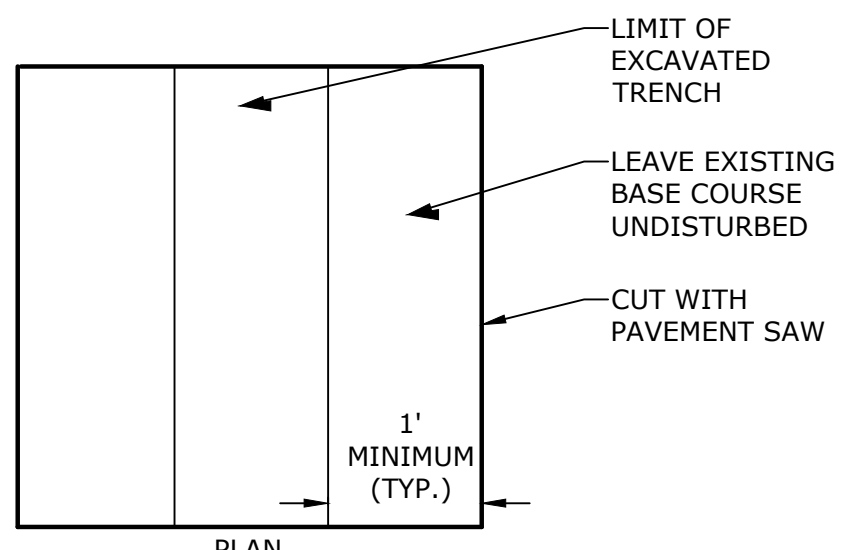


- NOTES:
1. PROVIDE A METAL EDGE RESTRAINT AT ALL LOCATIONS WHERE EDGE OF PAVERS MEETS SEEDED LAWN OR PLANT BED.

UNIT PAVERS DETAIL
NO SCALE



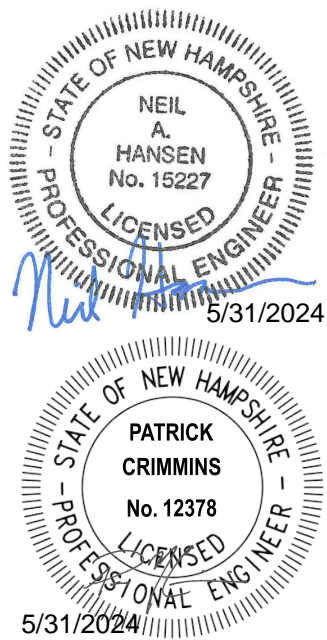
SECTION



- NOTE:
1. 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

Tighe & Bond



**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

**PROSPECT
NORTH 815,
LLC**

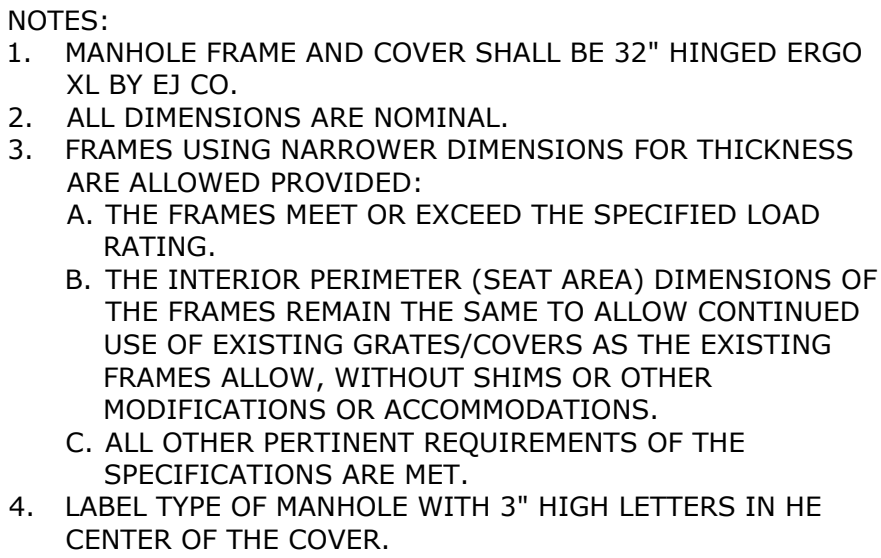
**815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE**

MARK	DATE	DESCRIPTION
H	5/31/2024	NHDES Submissions
G	4/17/2024	AoT RFMI
F	2/26/2024	PB Conformed Set
E	1/24/2024	AoT Submission
D	1/5/2024	NHDOT RFMI Response
C	12/27/2023	PB Submission
B	11/22/2023	TAC Resubmission
A	10/23/2023	TAC Submission
PROJECT NO: M5131-001		
DATE: 10/23/2023		
FILE: M5131-001-DTLS.dwg		
DRAWN BY: CLK		
DESIGNED/CHECKED BY: NAH		
APPROVED BY: PMC		

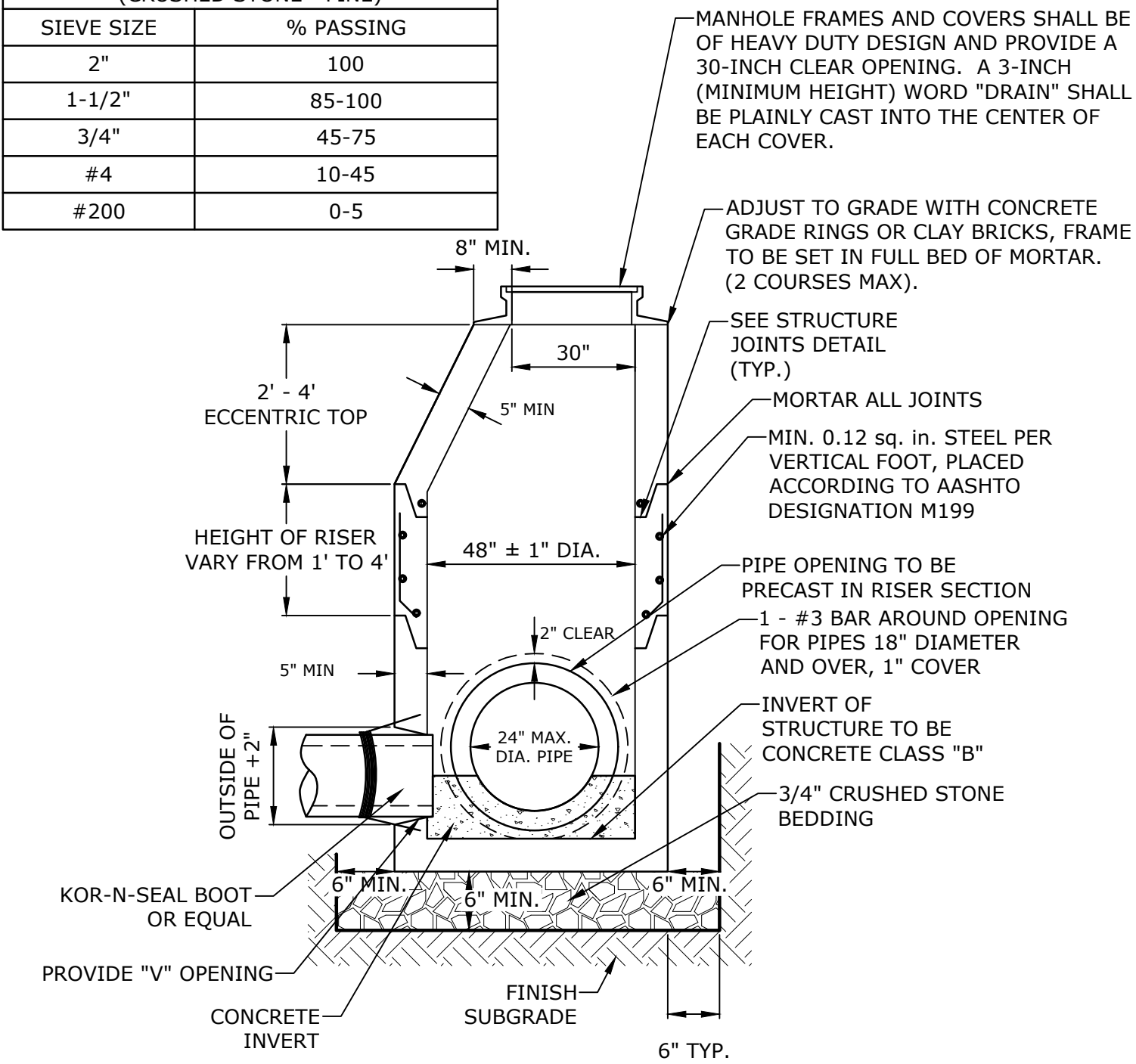
DETAILS

SCALE: AS SHOWN

C-503



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 H2O 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 HORIZONTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.

[illegible]

- (WHICHEVER IS GREATER)
- NOTES:
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.
 3. DRAIN LINE SHALL BE INSULATED WHERE THERE IS LESS THAN 6" OF COVER IN PAVED AREAS AND LESS THAN 4" OF COVER IN NON-PAVED AREAS.

The image contains three technical drawings of a manhole assembly:

- SECTION B-B FLAT SLAB TOP:** A cross-section of the flat slab top showing a width of 8" and a height of 12" MIN.
- PLAN:** A top-down view showing a circular manhole with a square opening in the center. Section lines A-A are indicated.
- SECTION A-A:** A detailed cross-section of the manhole structure. It shows a 20" O.D. POLYETHYLENE LINER (12" LONG) on top of a 4" I.D. RISER. The riser has a 4" SUMP at the bottom. The base is labeled "SEE DETAIL A". The structure is supported by 3/4" CRUSHED STONE BEDDING. Other labels include "TOP OF GRATE", "POLYETHYLENE LINER (SEE DETAIL)", "SEE NOTE NO. 6", "SEE NOTE NO. 7", "KOR-N-SEAL BOOT", "HOLE CAST TO PLAN", "ALL OUTLETS TO HAVE 'ELIMINATOR' OIL/WATER SEPARATOR (OR EQUAL)", and "VARIES" for the height of the riser.

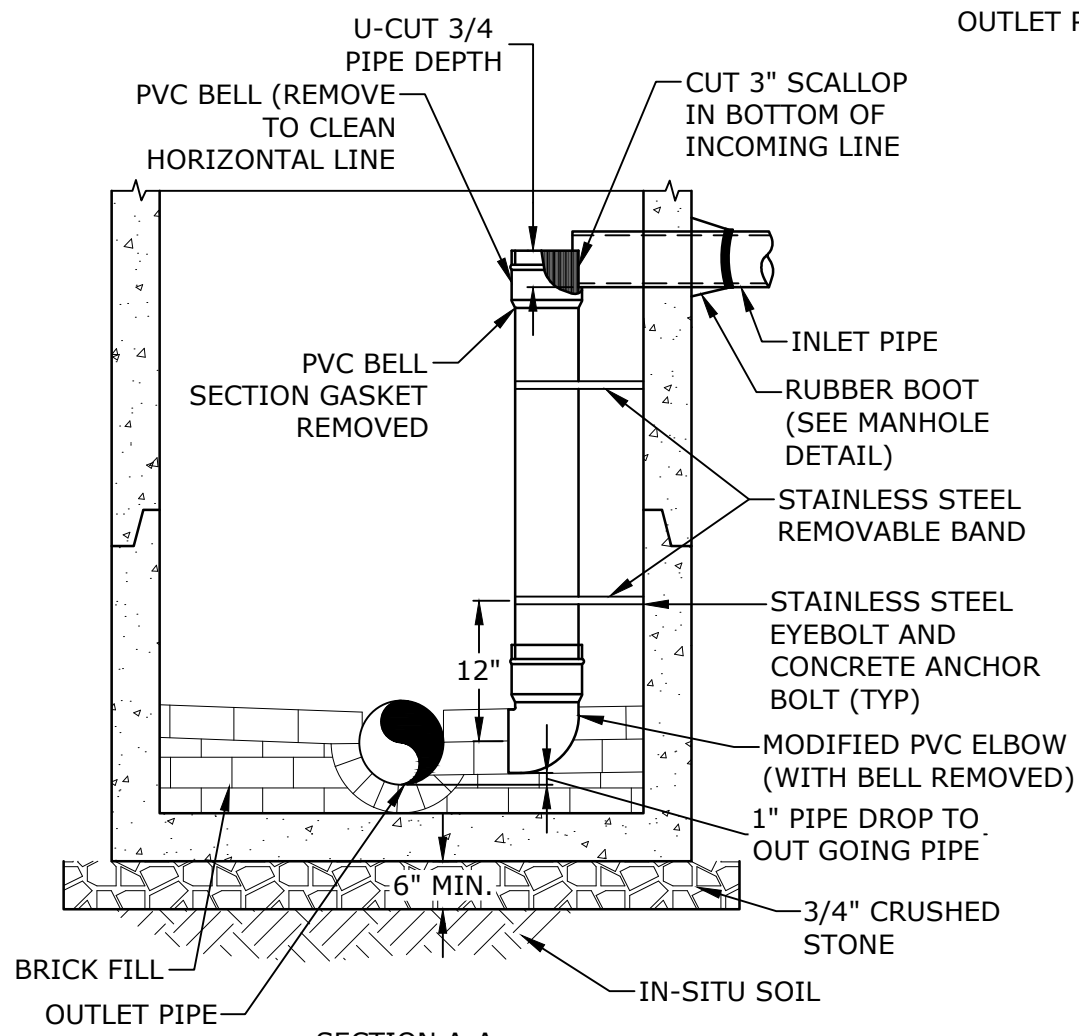
- NOTES:**
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL 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 H2O 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.

The technical drawings include a side view of the pipe strap detail and a plan view of the manhole assembly.

PIPE STRAP DETAIL: This side view shows a cross-section of the pipe with a stainless steel removable band. A stainless steel eyebolt and concrete anchor bolt (typical) are shown securing the band. The pipe is labeled as U-CUT 3/4 PIPE DEPTH. A PVC BELL (REMOVE) is indicated at the bottom left. A CUT 3" SCALLOP is shown at the bottom right.

PLAN: This top-down view shows the circular manhole structure. It includes an OUTLET PIPE at the bottom and a PROPOSED INLET PIPE on the right. The flow direction is indicated by an arrow pointing downwards, labeled "FLOW". A 90° angle is marked between the flow direction and the inlet pipe. Section lines A-A are shown on the left and right sides.

- NOTES:
1. RISER PIPE AND FITTINGS SHALL BE THE SAME DIAMETER AS THE INLET PIPE AND SHALL BE CONSTRUCTED OF SDR35 PVC PIPE.
 2. SANITARY SEWER SHALL BE INSTALLED PER THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS STANDARDS.
 3. COORDINATE ALL INSTALLATIONS WITH THE CITY OF PORTSMOUTH.



INSIDE FACE OF MANHOLE

FILL W/MORTAR

ANODIZED ALUMINUM INTERNAL CLAMP

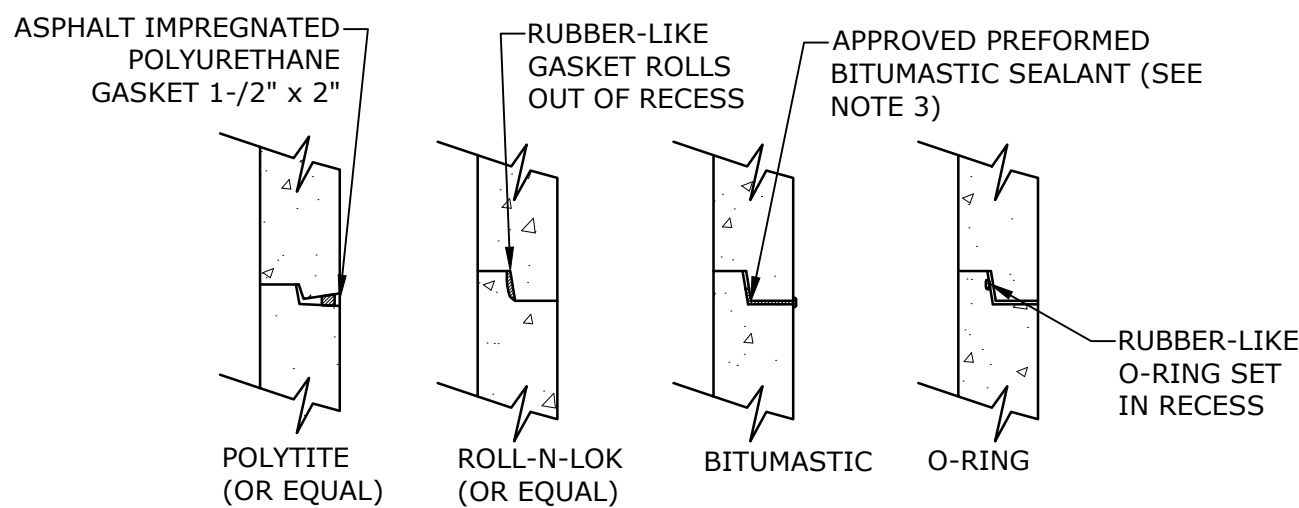
PIPE

KOR-N-SEAL BOOT

KOR-N-SEAL JOINT SLEEVE OR EQUAL

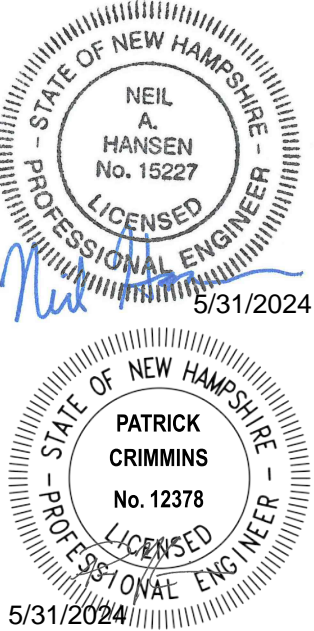
STAINLESS STEEL CLAMP

PIPE TO MANHOLE JOINTS



- NOTES:**
- HORIZONTAL JOINTS**
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 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.

Tighe&Bond



PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT
NORTH 815,
LLC

815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

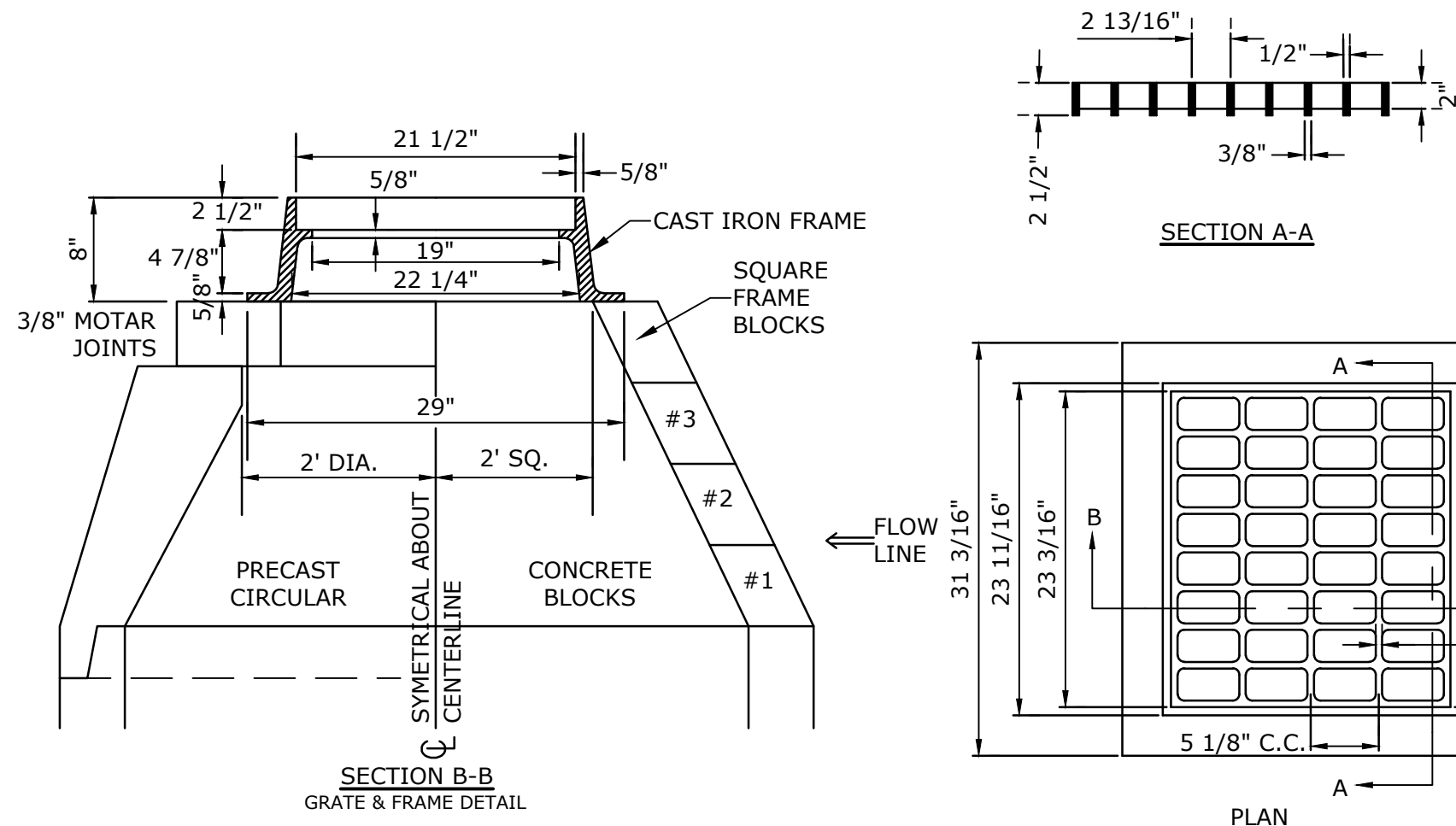
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H	4/17/2024	AoT RFMI
F	2/26/2024	PB Conformed Set
E	1/24/2024	AoT Submission
D	1/5/2024	NHDOT RFMI Response
C	12/27/2023	PB Submission
B	11/23/2023	TAC Resubmission
A	10/23/2023	TAC Submission
MARK	DATE	DESCRIPTION
PROJECT NO: M5131-001		
DATE: 10/23/2023		
FILE: M5131-001-DTLS.dwg		
DRAWN BY:		CJK
DESIGNED/CHECKED BY:		NAH
APPROVED BY:		PMC

DETAILS

SCALE: AS SHOWN

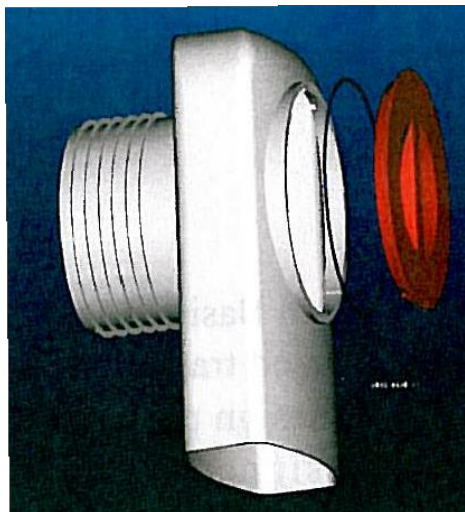
C-504

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Plotted On: May 30, 2024 11:53am By: CKZoulik
Tighe & Bond\3\W\5131 H2Z Development, LLC\001_815 Lafayette Road\Drawings\AutoCAD\M5131-001-DTLS.dwg



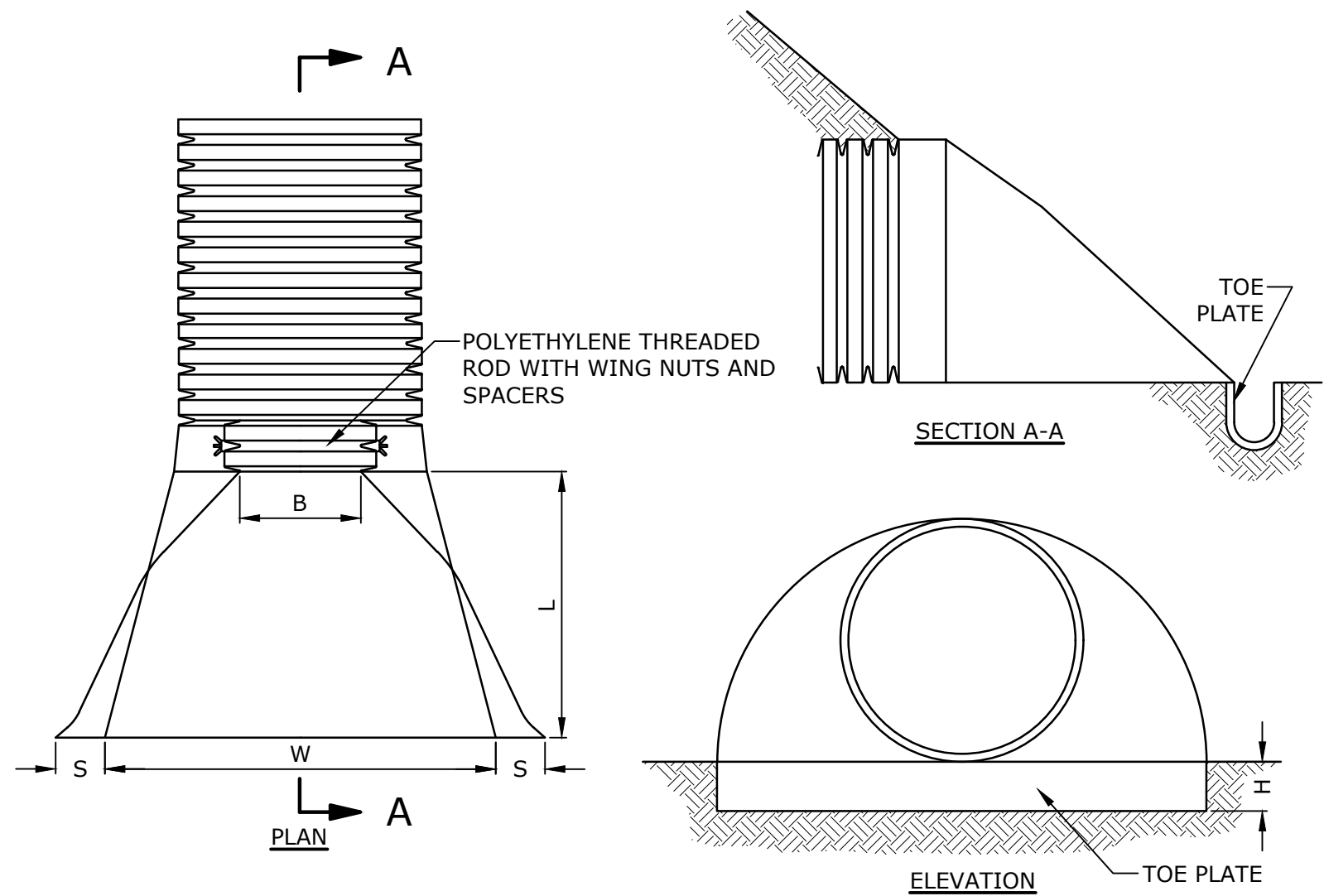
- NOTES:
1. GRATE TO BE CAST IRON (NHDOT TYPE B ALTERNATE 1)
 2. FRAME AND GRATE TO BE MANUFACTURED IN THE USA

CATCH BASIN FRAME & GRATE
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

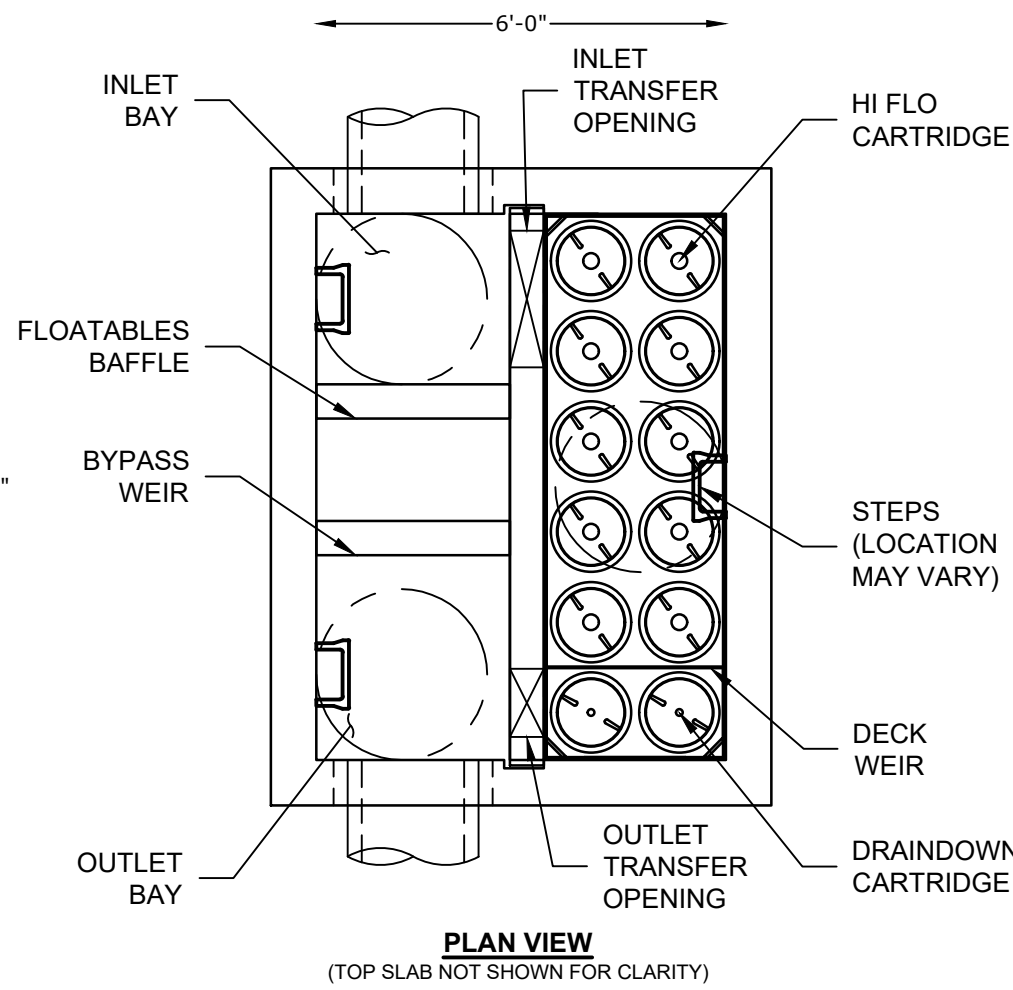
"ELIMINATOR" OIL FLOATING DEBRIS TRAP
NO SCALE



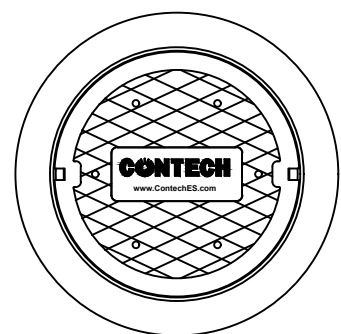
PIPE DIA.	S	B	H	L	W
12"	6.5"	10"	6.5"	25"	29"
15"	6.5"	10"	6.5"	25"	29"
18"	7.5"	15"	6.5"	32"	35"
24"	7.5"	18"	6.5"	36"	45"
30"	7.5"	12"	8.6"	58"	63"
36"	7.5"	25"	8.6"	58"	63"

- NOTE:
1. END SECTIONS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, COLUMBUS, OHIO. END SECTIONS TO BE WELDED TO PIPE AS PER MANUFACTURER'S RECOMMENDATIONS.

HDPE END SECTION
NO SCALE



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
MODEL SIZE	JFPD0806
WATER QUALITY FLOW RATE (cfs)	1.38
PEAK FLOW RATE (cfs)	8.26
RETURN PERIOD OF PEAK FLOW (yrs)	25
# OF CARTRIDGES REQUIRED (HF / DD)	7/2
CARTRIDGE SIZE	54"

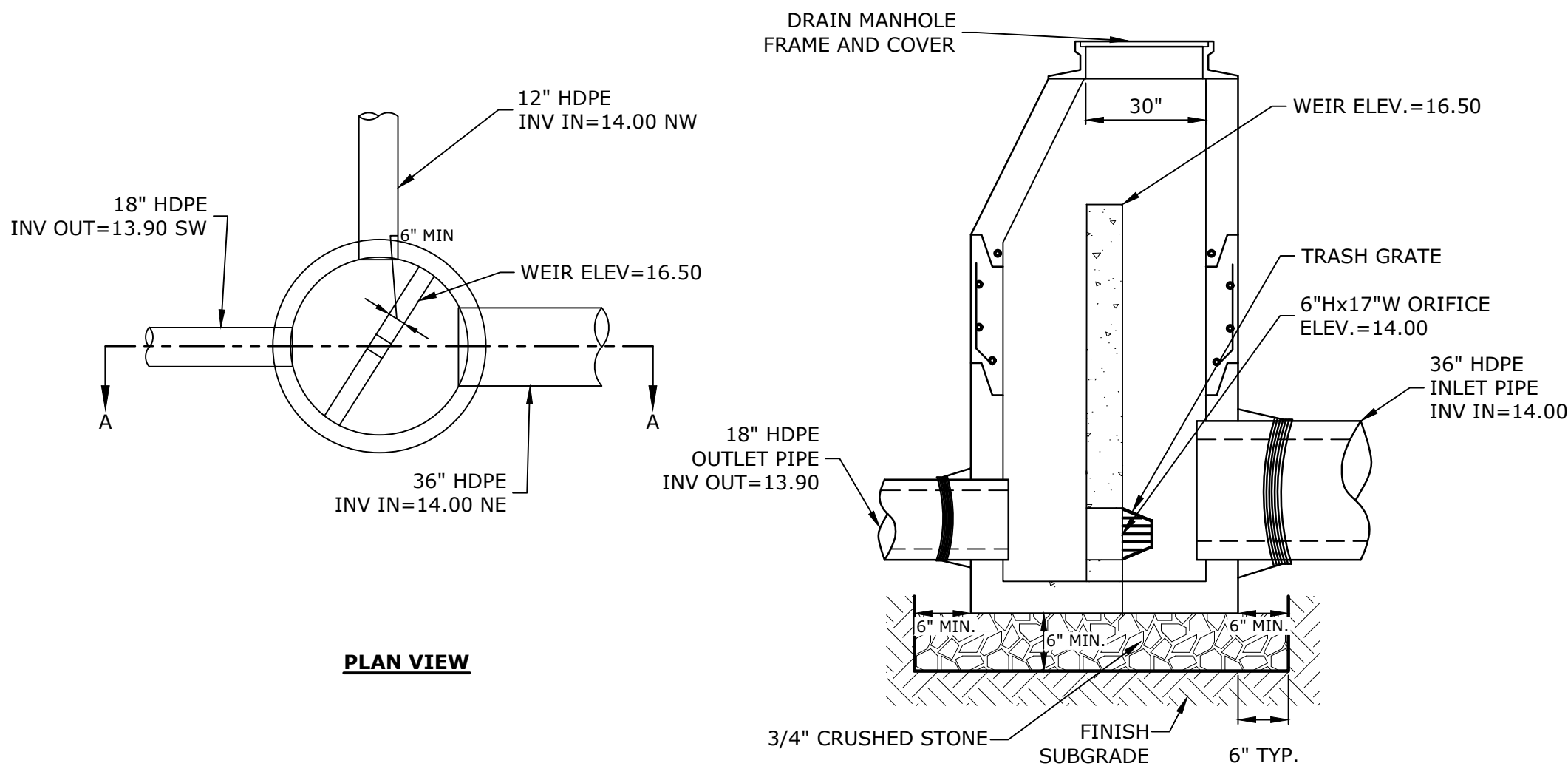
- GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
 3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH 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' - 3' 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.

- NOTE:
1. A QUALIFIED ENGINEER SHALL PROVIDE SUFFICIENT INSPECTION TO CERTIFY THAT THE SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS PER THE REQUIREMENTS OF THE ALTERATION OF TERRAIN PERMIT. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO THE CONSTRUCTION OF THE UNDERGROUND FILTRATION UNITS.



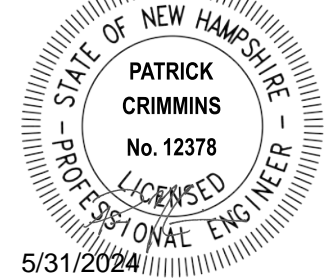
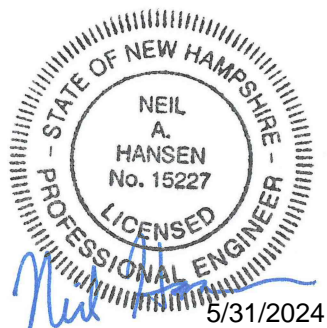
Jellyfish Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,702; 8,251,618 & U.S. 10,131,060; OTHER INTERNATIONAL PATENTED PENDING
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45389
800-336-1122 513-645-7000 513-645-7993 FAX



- NOTES:
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE (TYPE II CEMENT).
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER OF THE THIRD WALL.
 3. THE TONGUE OR 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. ALL JOINTS ON THE STRUCTURE AND PIPING SHALL BE WATERTIGHT.

POS-01
NO SCALE

Tighe & Bond



**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

PROSPECT
NORTH 815,
LLC

815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

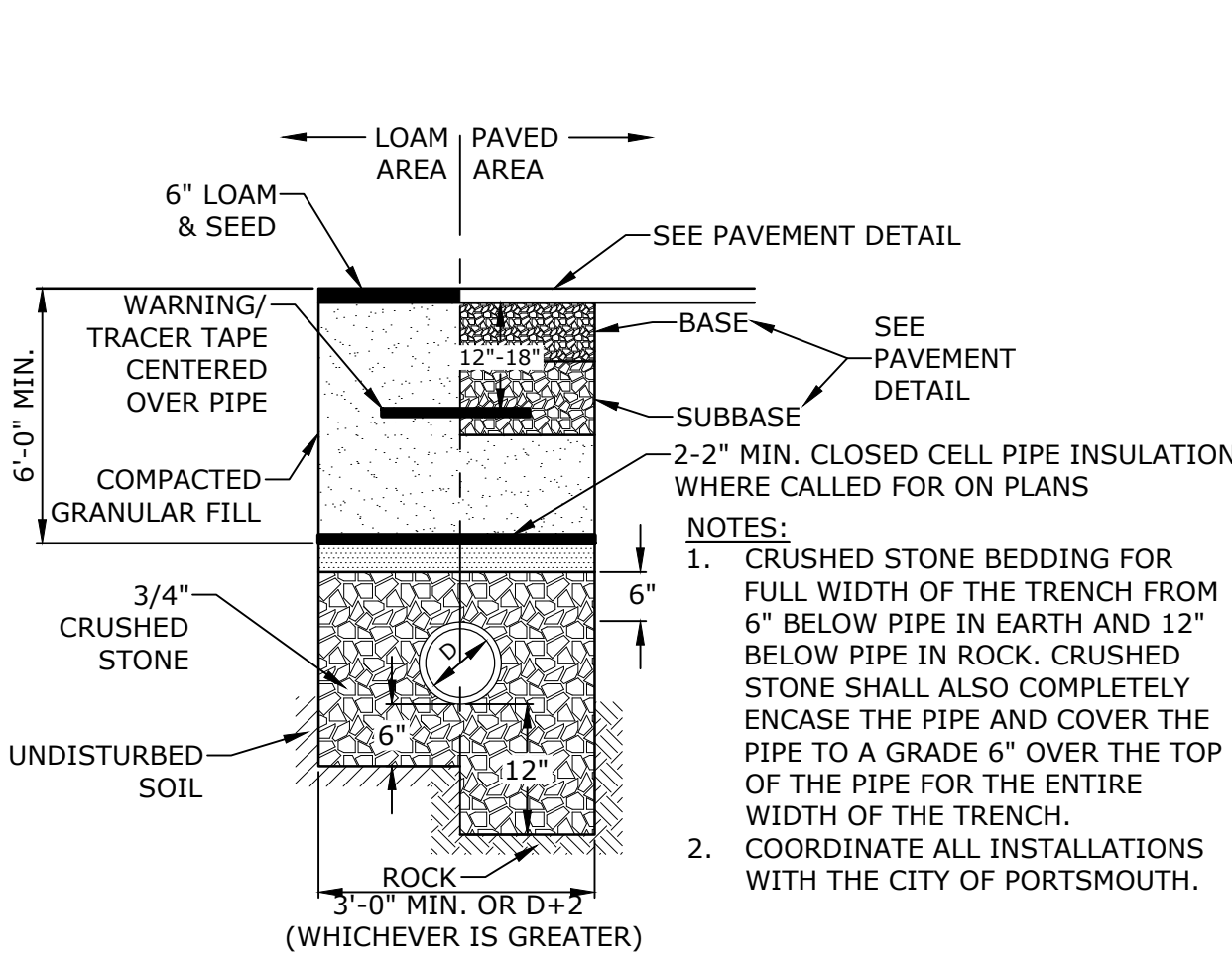
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PROJECT NO: M5131-001		
DATE: 10/23/2023		
FILE: M5131-001-DTLS.dwg		
DRAWN BY: CJK		
DESIGNED/CHECKED BY: NAH		
APPROVED BY: PMC		

DETAILS

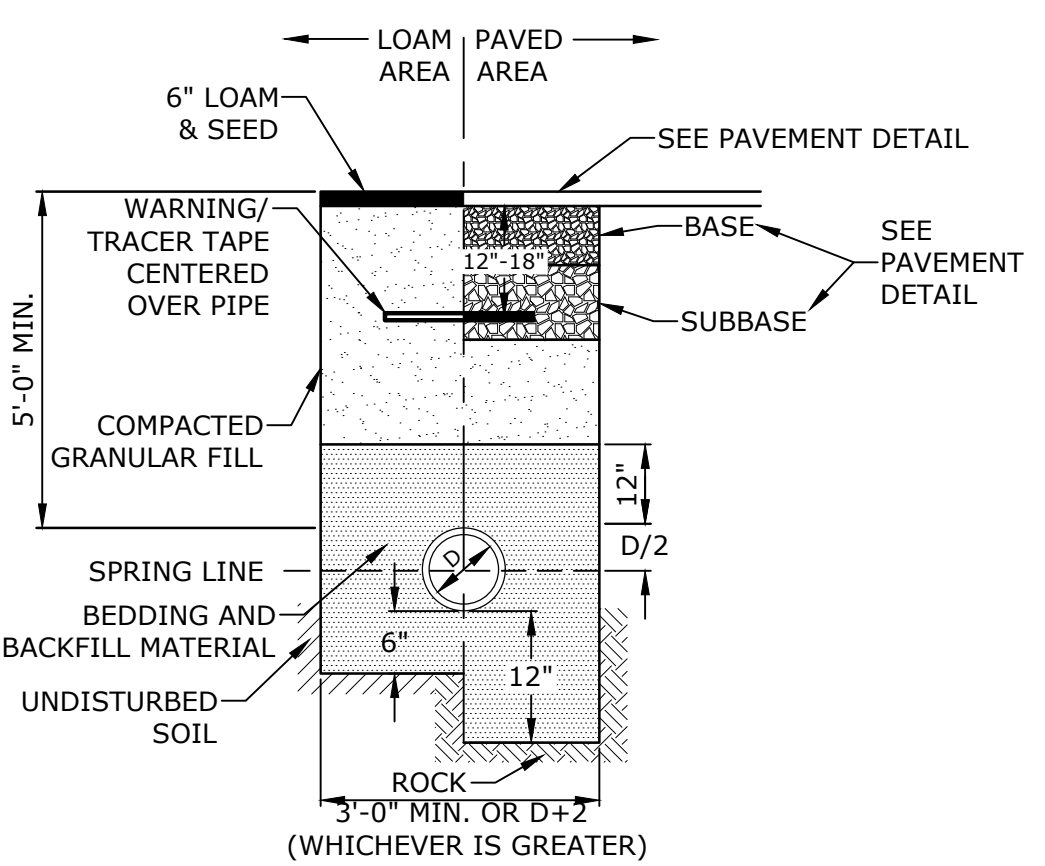
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C-505

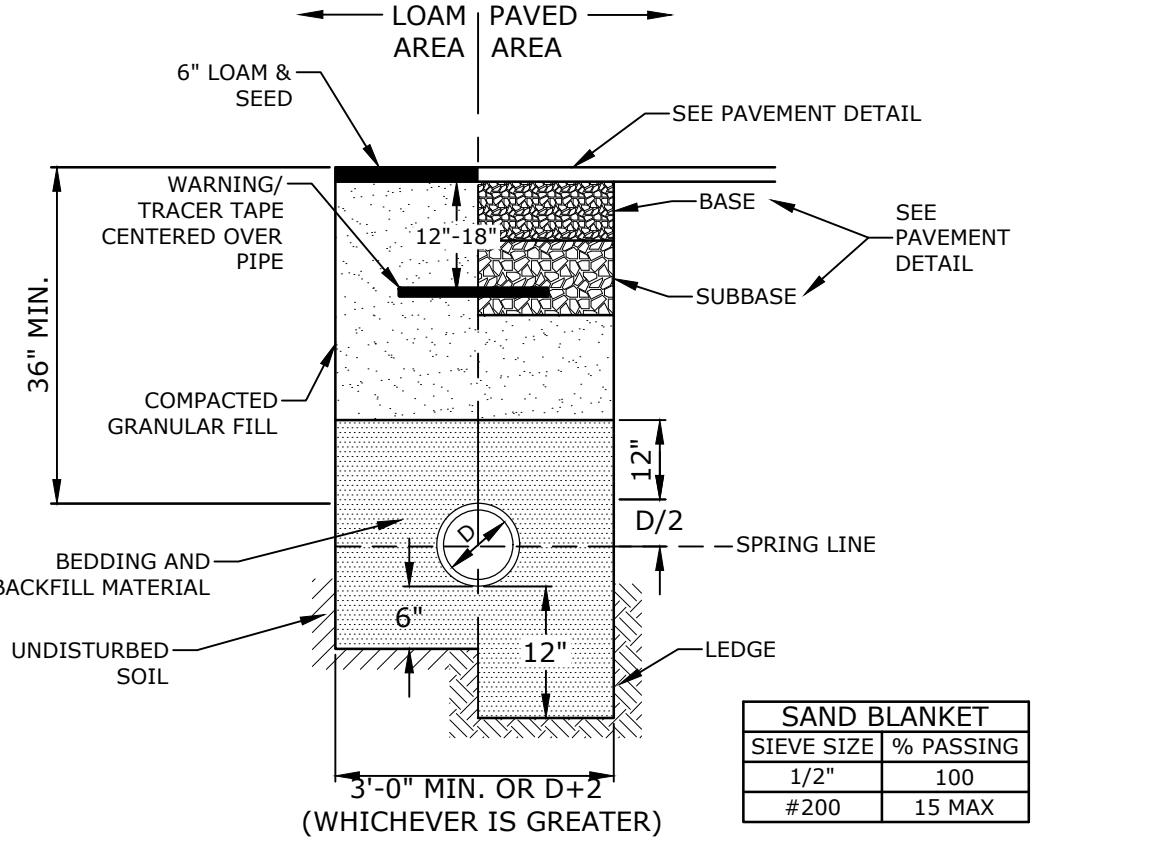
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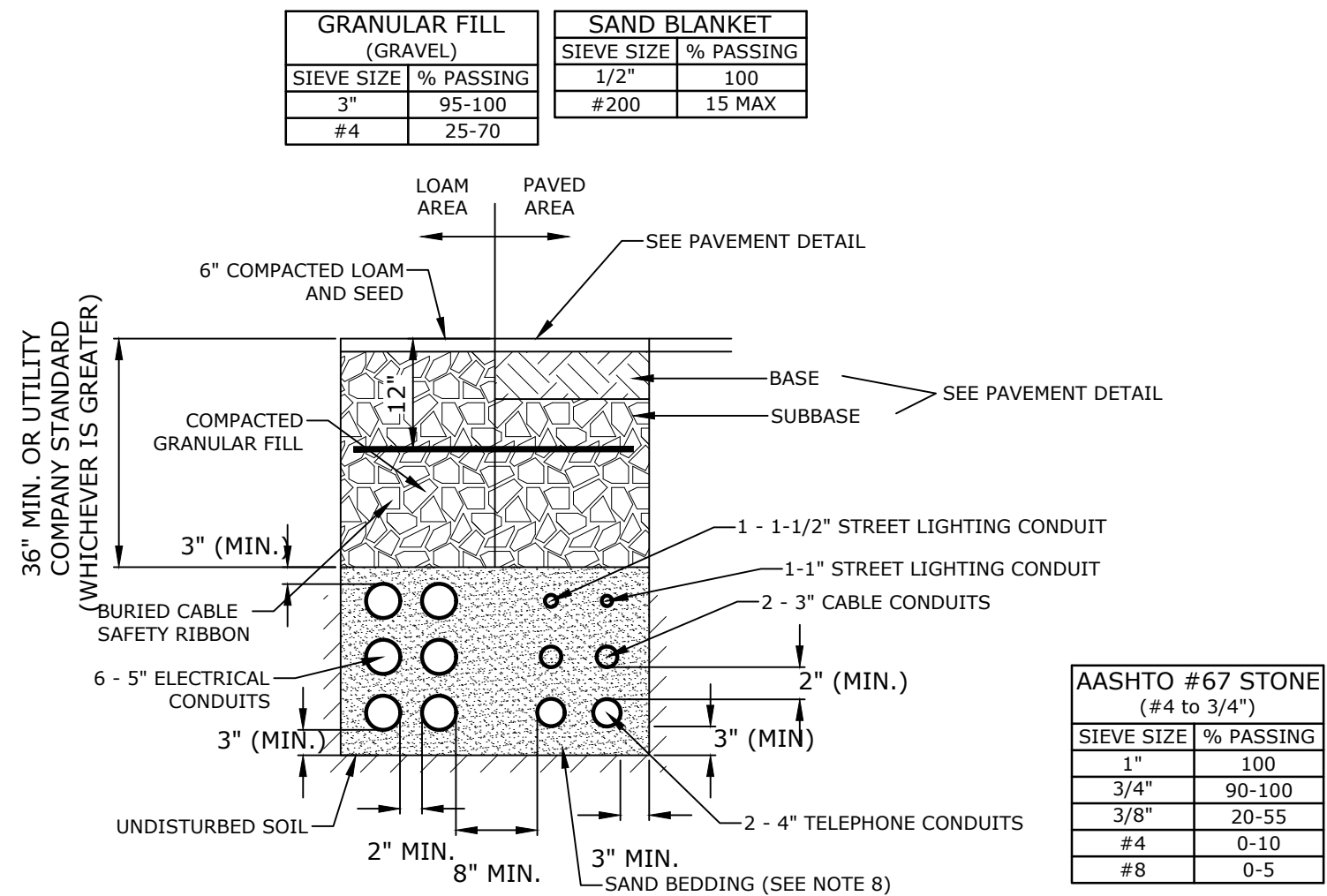
SEWER SERVICE TRENCH
NO SCALE



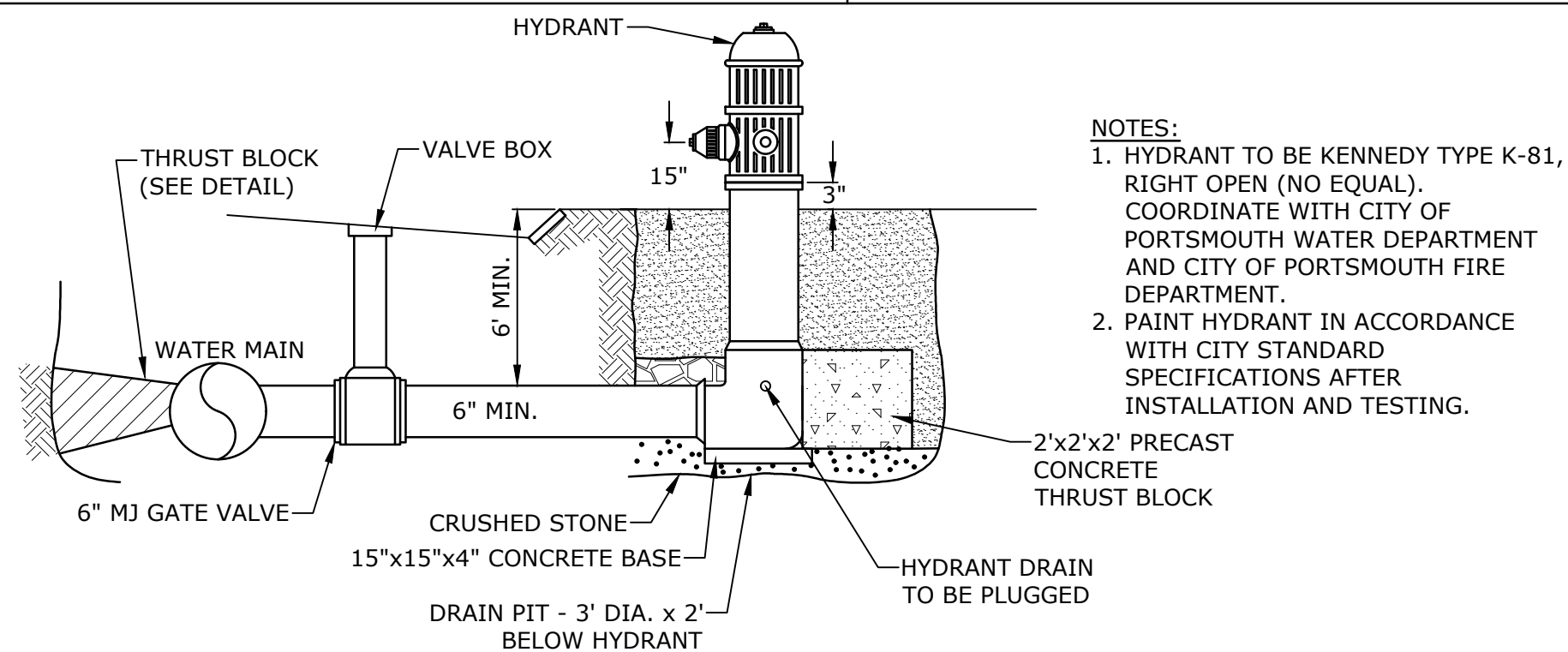
WATER TRENCH
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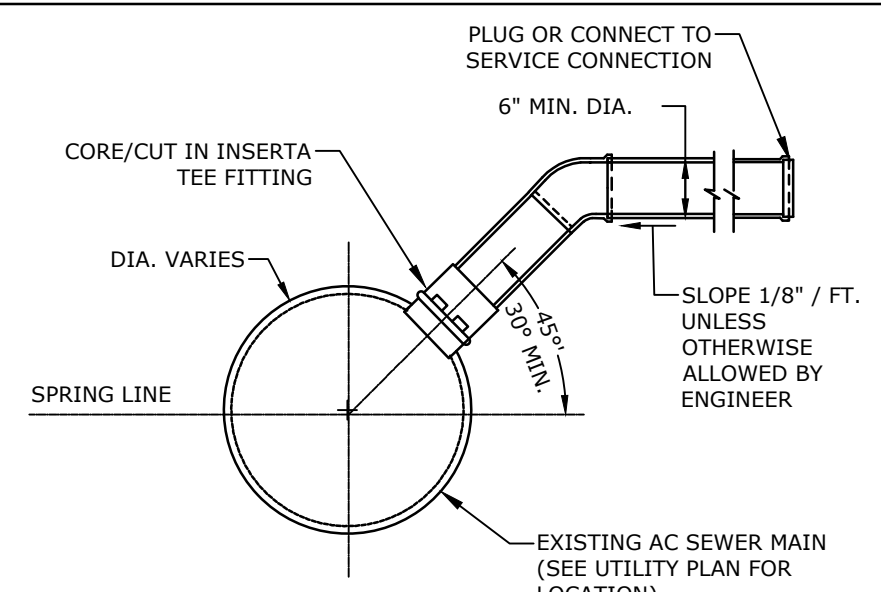
GAS TRENCH
NO SCALE



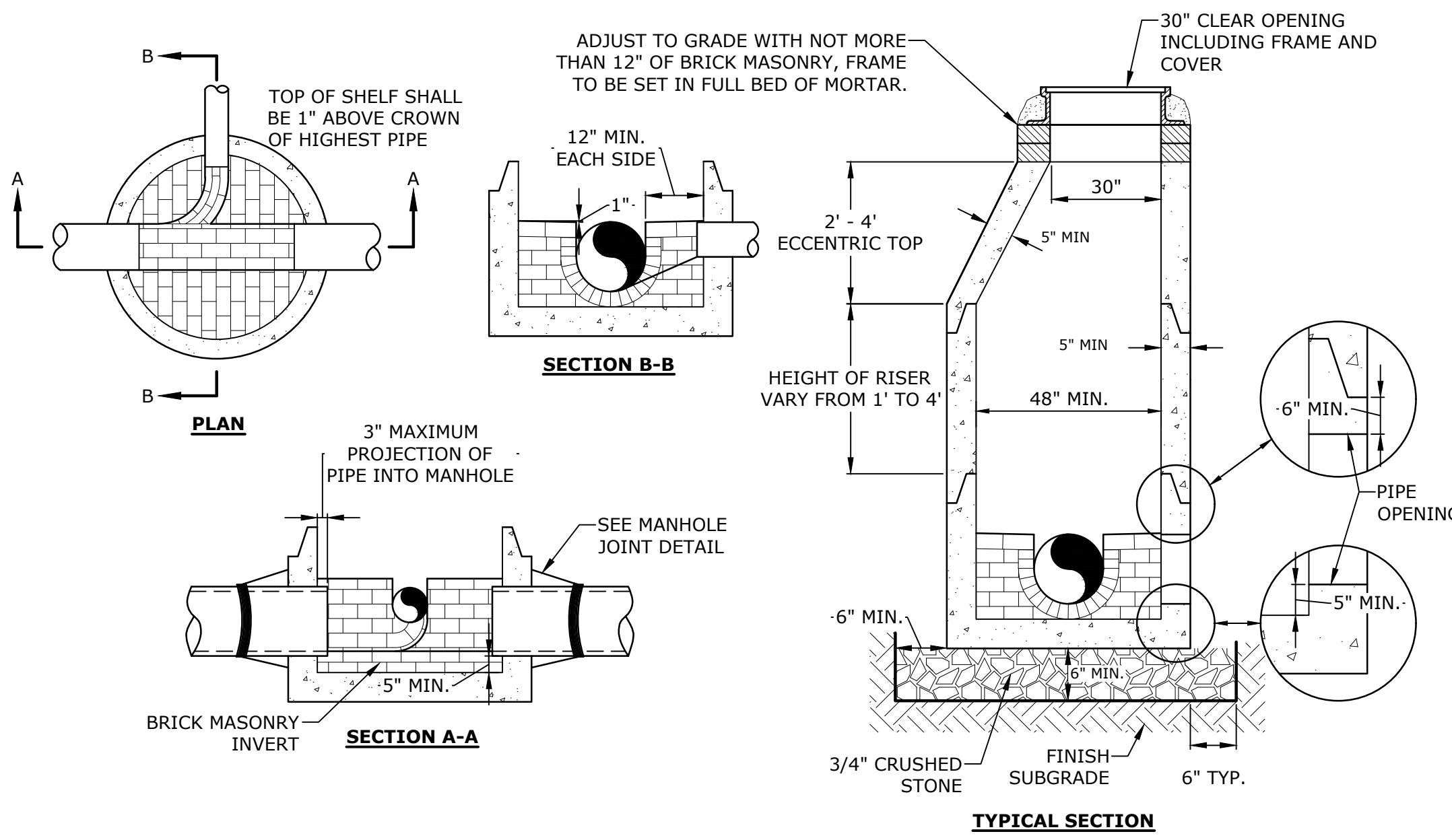
ELECTRICAL AND COMMUNICATION CONDUIT TRENCH
NO SCALE



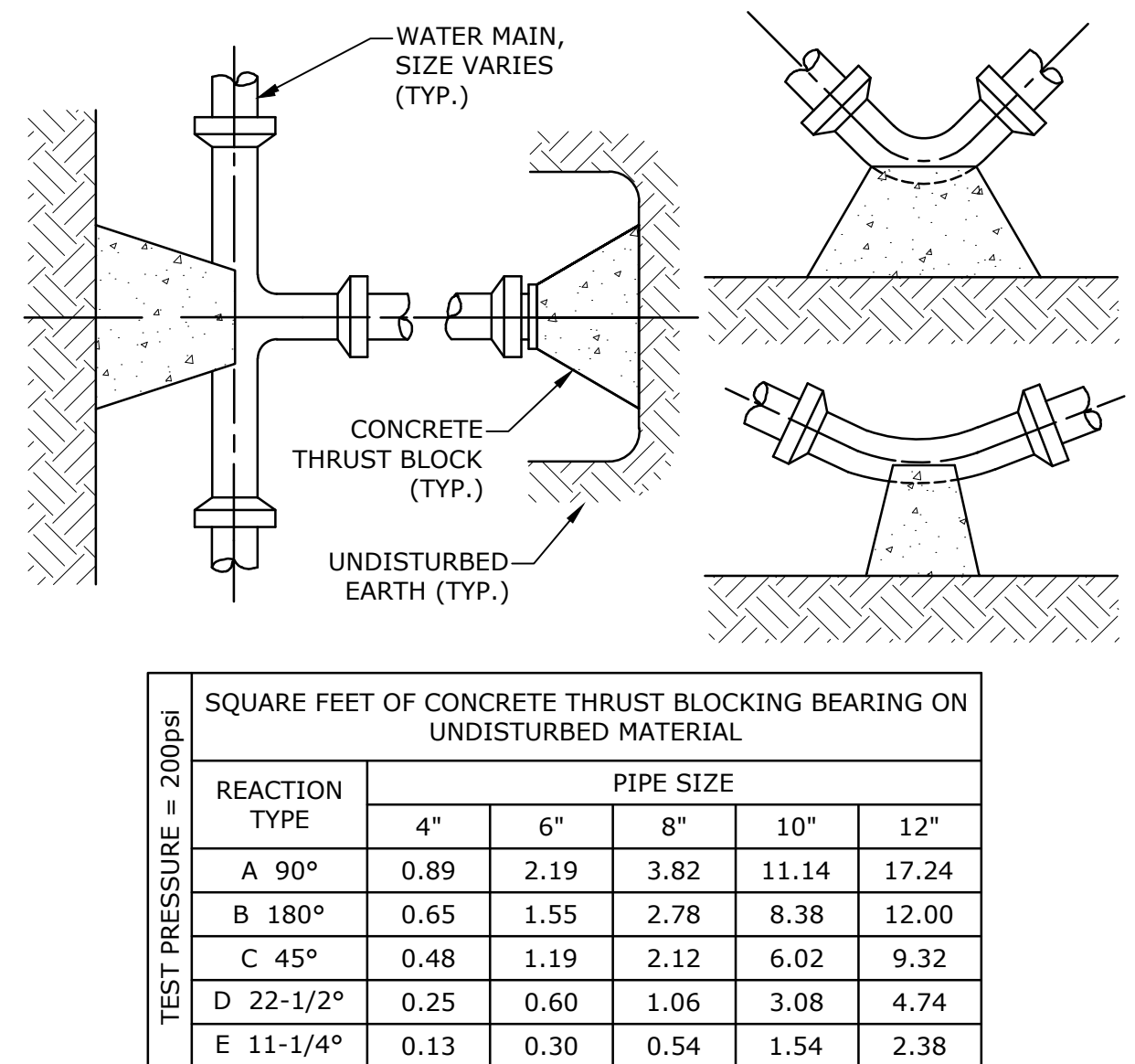
FIRE HYDRANT
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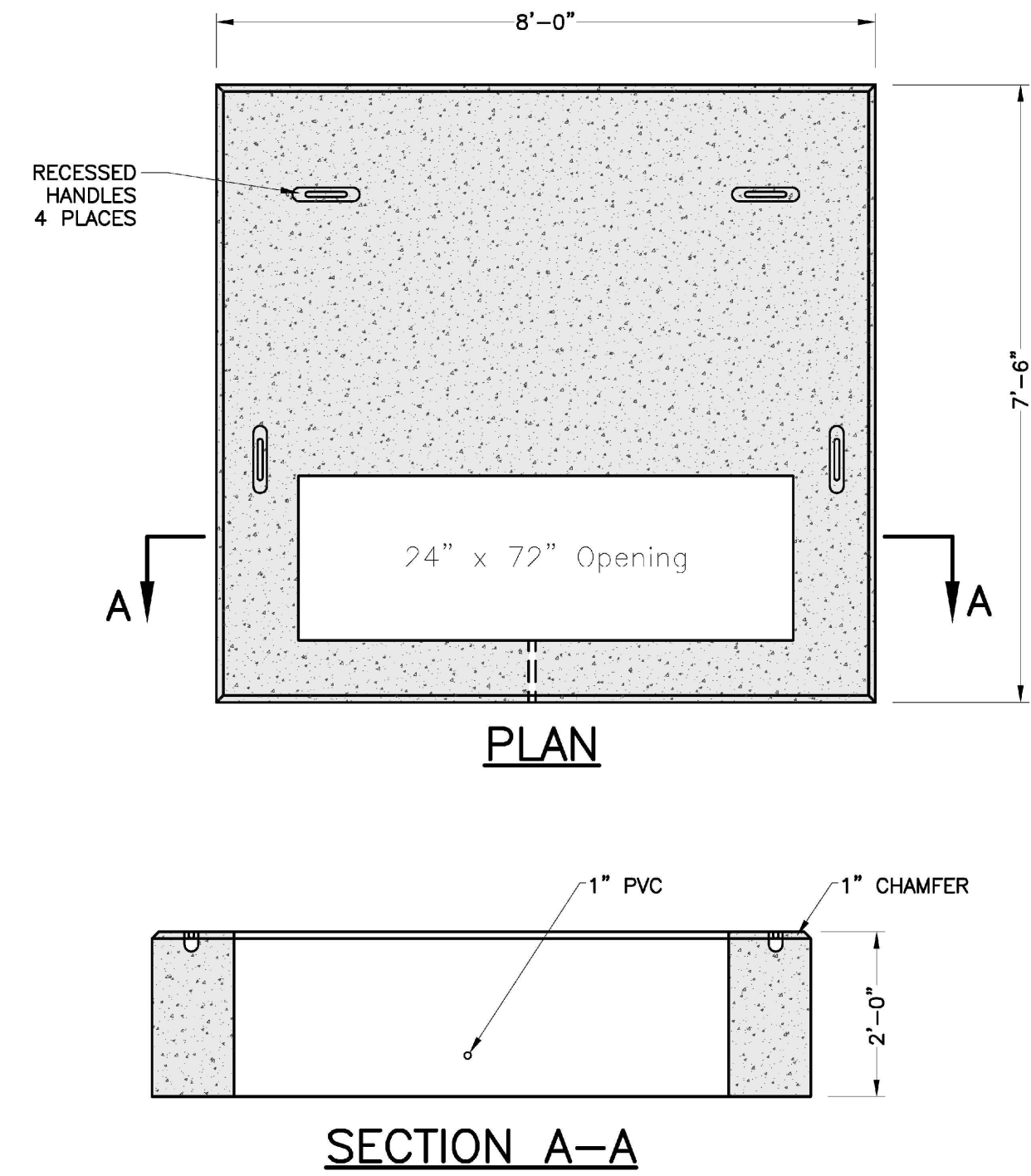
INSERTA-TEE LATERAL SERVICE CONNECTION
NO SCALE



SEWER MANHOLE
NO SCALE

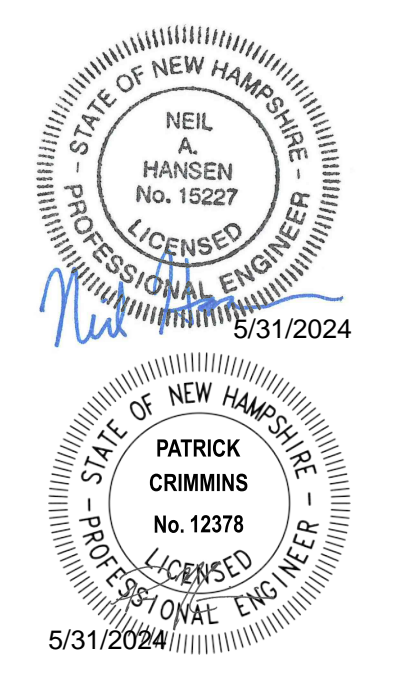


THRUST BLOCKING DETAIL
NO SCALE



TRANSFORMER PAD DETAIL
NO SCALE

Tighe & Bond



**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

**PROSPECT
NORTH 815,
LLC**

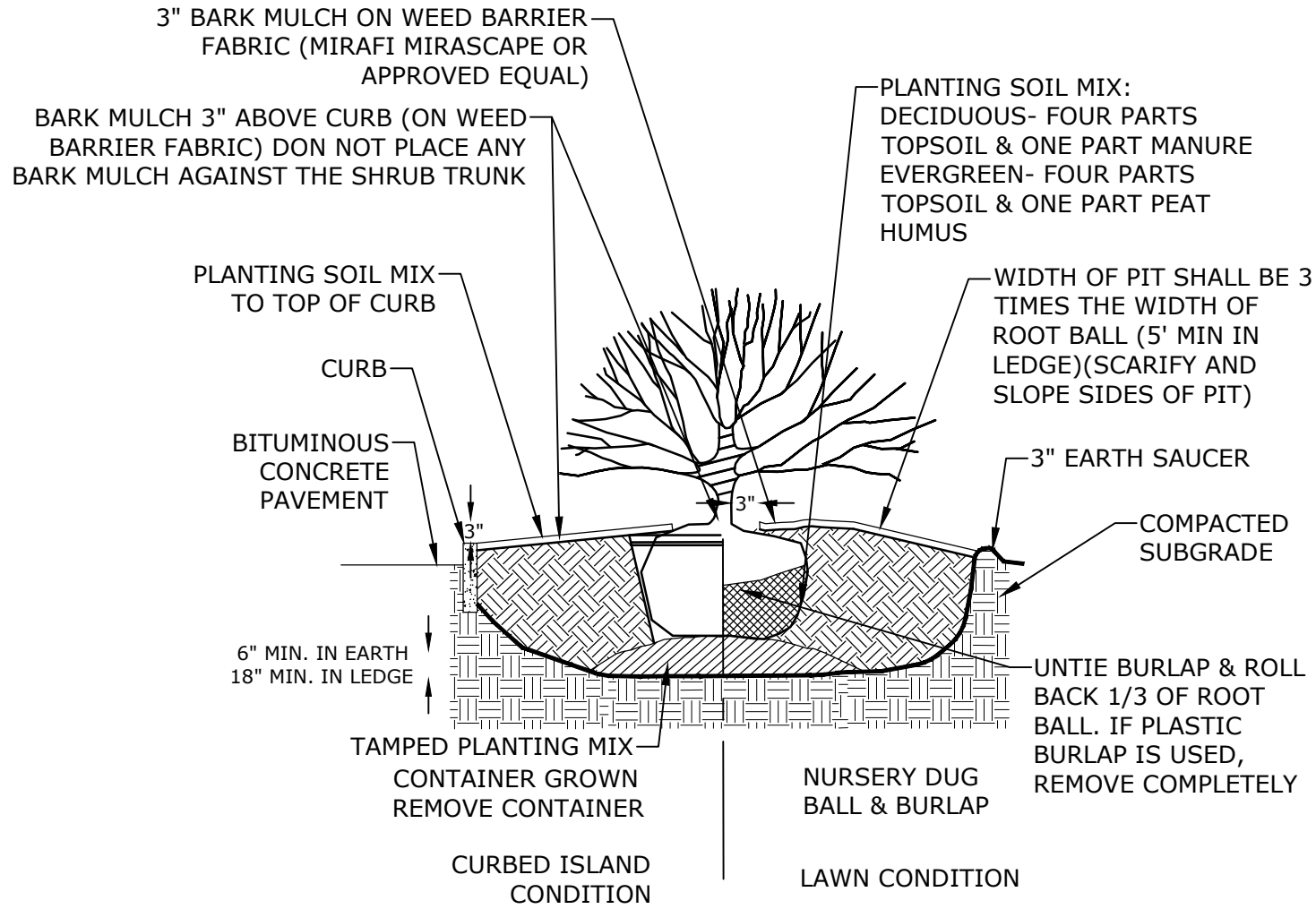
**815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE**

MARK	DATE	DESCRIPTION
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G	4/17/2024	AOI RFMI
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PROJECT NO: M5131-001		
DATE: 10/23/2023		
FILE: M5131-001-DTLS.dwg		
DRAWN BY: CJK		
DESIGNED/CHECKED BY: NAH		
APPROVED BY: PMC		

DETAILS

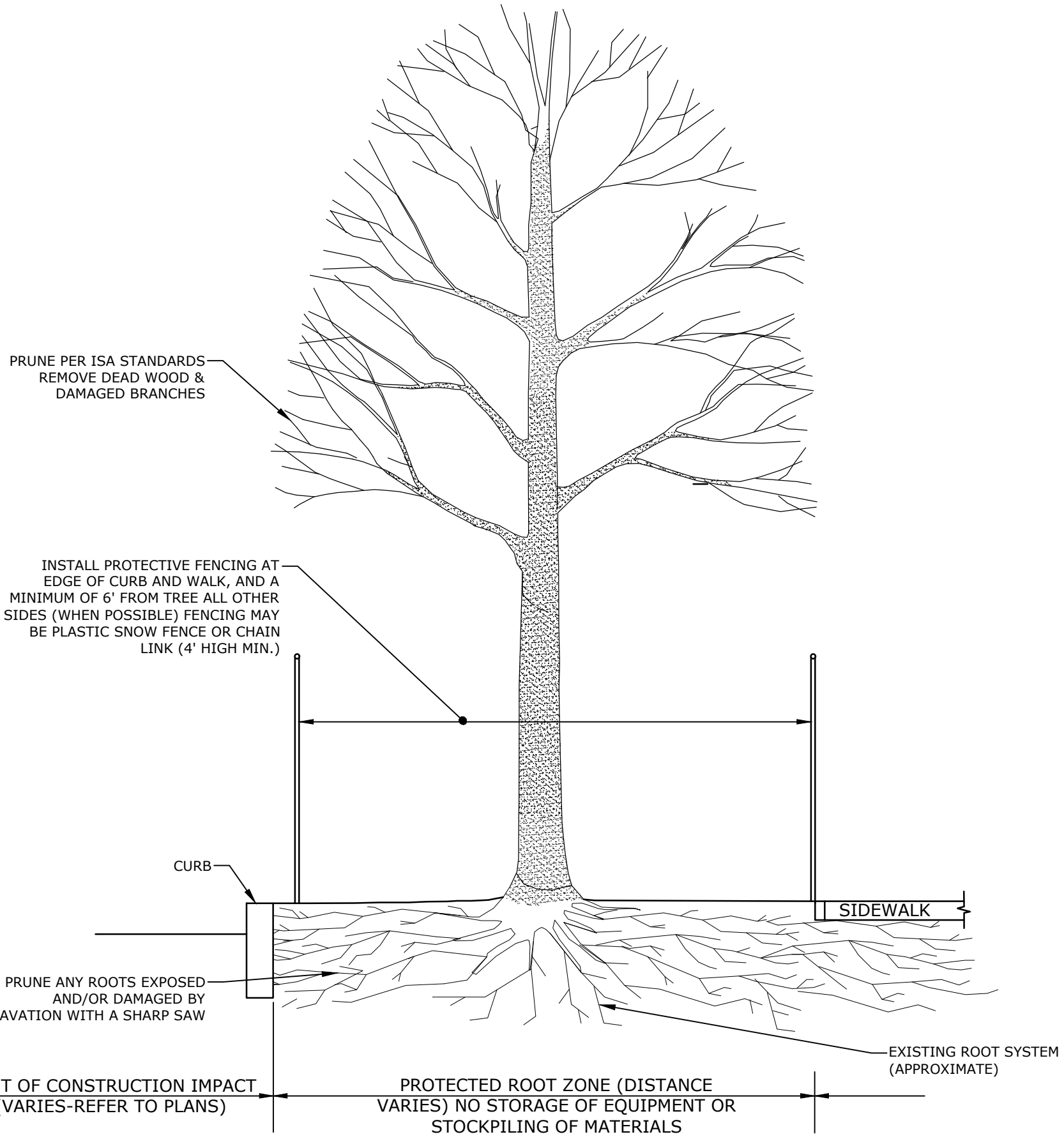
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C-506

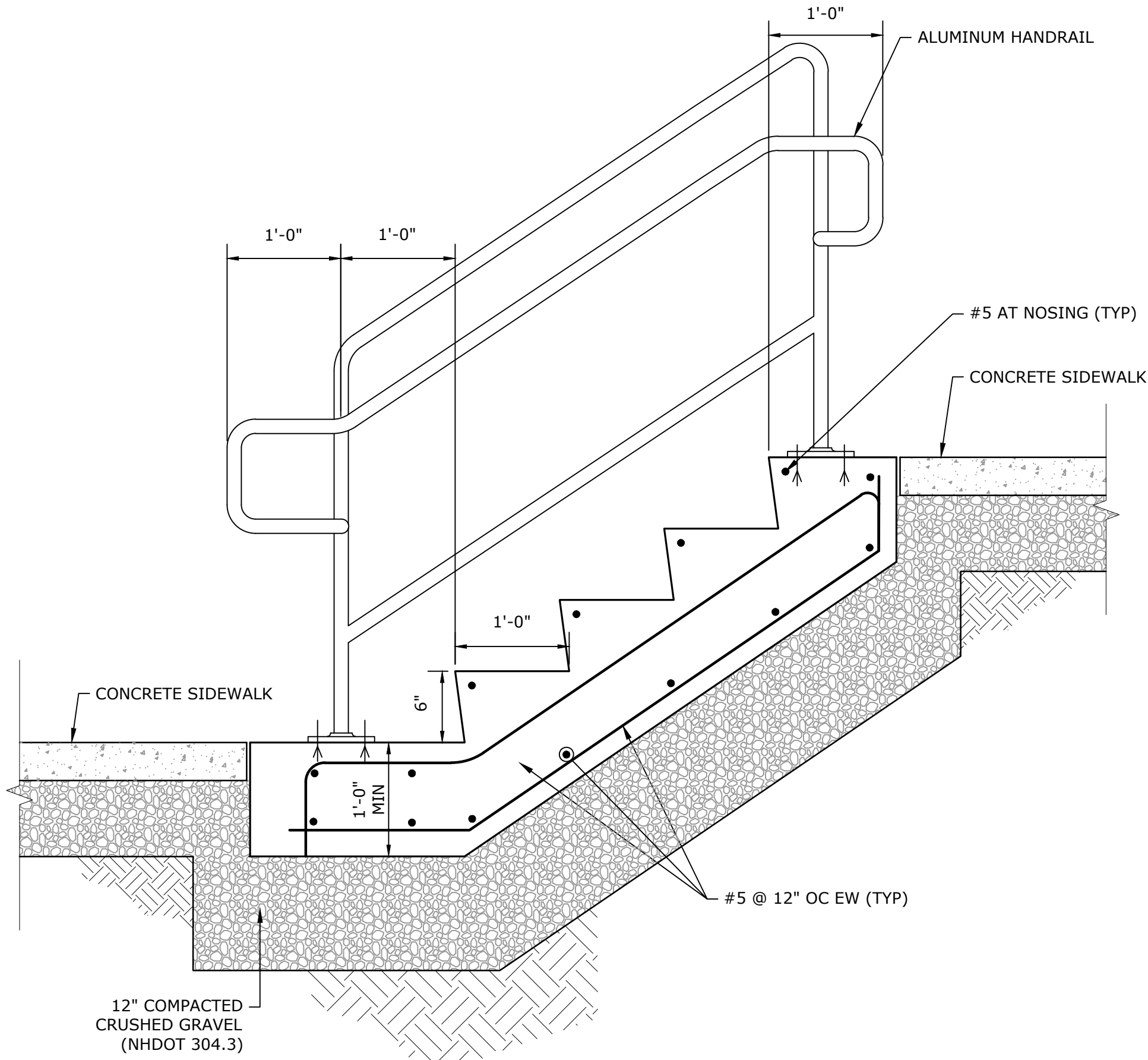


NOTE:
1. PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED, OR WITHIN 2" ABOVE.

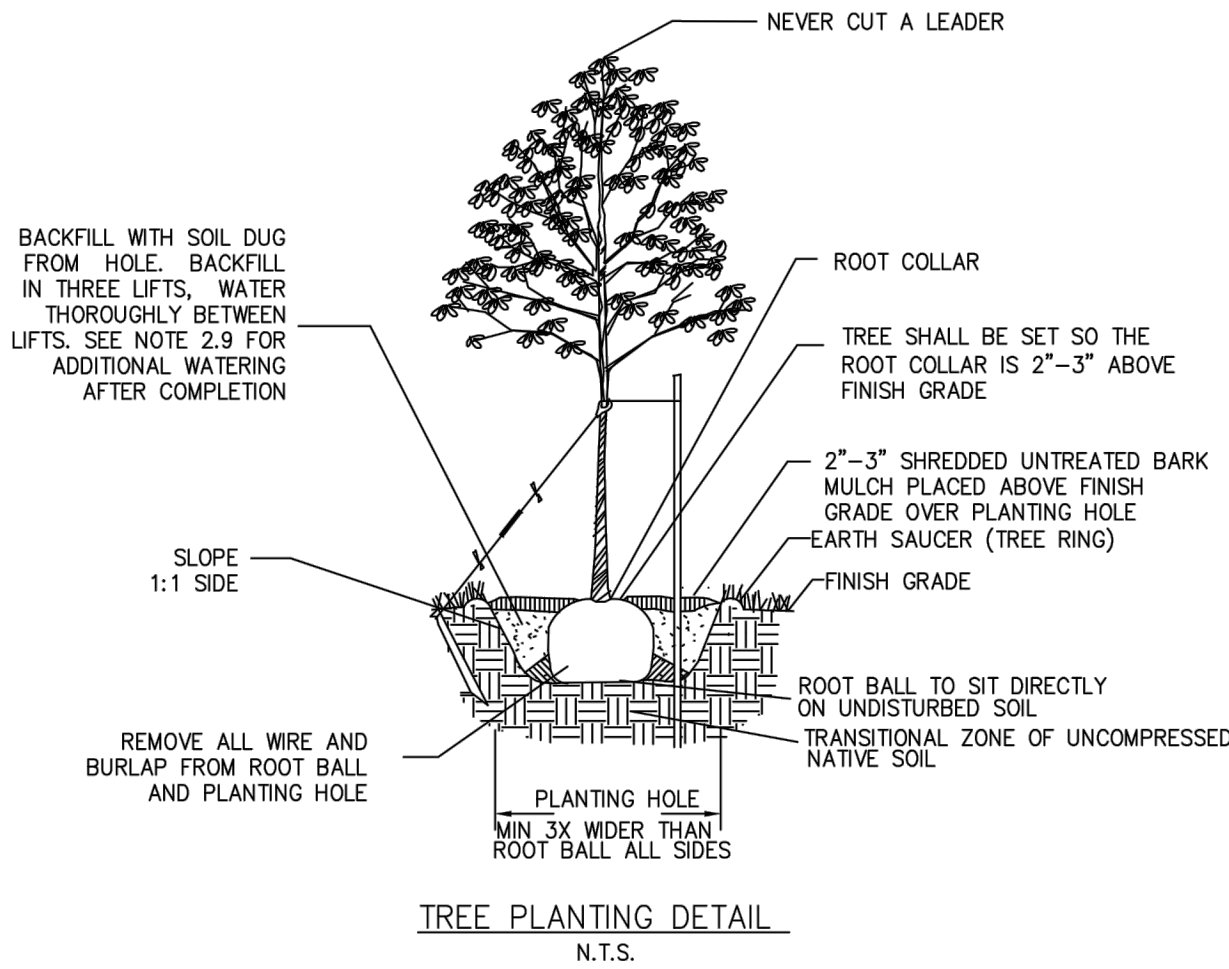
SHRUB PLANTING
NO SCALE



TREE PROTECTION FOR EXISTING TREE
NO SCALE



CONCRETE STAIRS AND HANDRAIL
NO SCALE

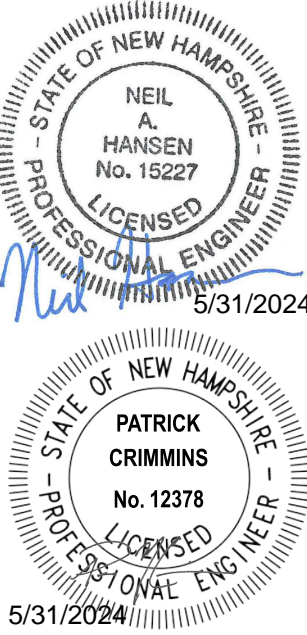
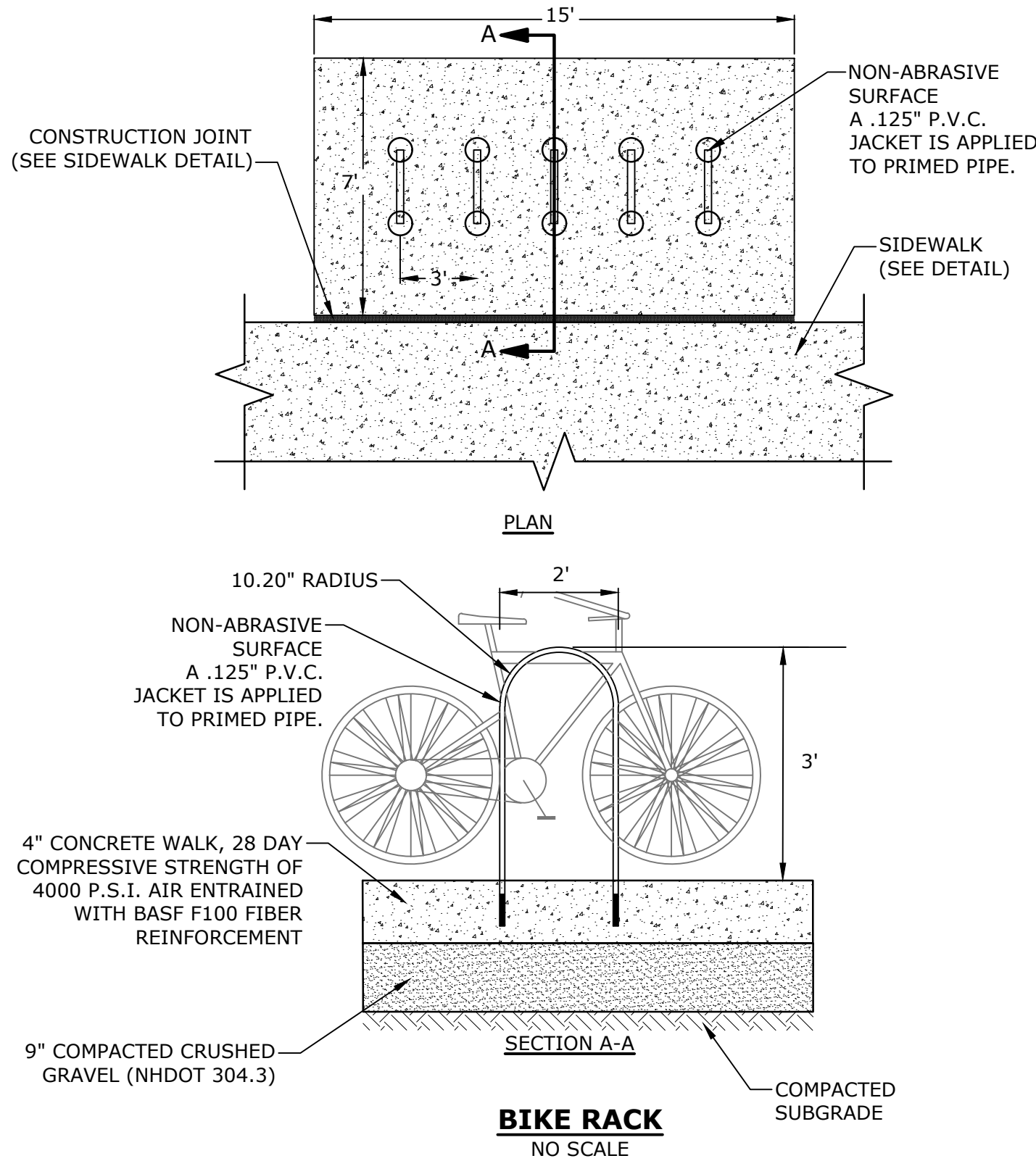


PART 1 - GENERAL

1.1 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 ARE IN ADDITION TO OR THAT GO BEYOND THE ANSI A300 PART 6.

PART 2 - EXECUTION

- 2.1 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 MACHINE IS USED TO DIG IN 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.
- 2.2 ALL WIRE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL AND PLANTING HOLE.
- 2.3 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.
- 2.4 THE ROOT COLLAR OF THE TREE SHALL BE 2"-3" ABOVE GRADE OF PLANTING HOLE FOR FINISHING DEPTH.
- 2.5 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.
- 2.6 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.
- 2.7 AN EARTH BERM SHALL BE PLACED AROUND THE PERIMETER OF THE PLANTING HOLE EXCEPT WHERE CURBED PLANTING BEDS OR PITS ARE BEING USED.
- 2.8 2"-3" OF MULCH SHALL BE PLACED OVER THE PLANTING AREA.
- 2.9 AT THE TIME OF PLANTING IS COMPLETE THE PLANTING SHALL RECEIVE ADDITIONAL WATER TO ENSURE COMPLETE HYDRATION OF THE ROOTS, BACKFILL MATERIAL AND MULCH LAYER.
- 2.10 STAKES AND GUYS SHALL BE USED WHERE APPROPRIATE AND/OR NECESSARY. GUY MATERIAL SHALL BE NON-DAMAGING TO THE TREE.
- 2.11 ALL PLANTING STOCK SHALL BE SPECIMEN QUALITY, FREE OF DEFECTS, AND DISEASE OR INJURY. THE CITY OF PORTSMOUTH, NH RESERVES THE RIGHT TO REFUSE/REJECT ANY PLANT MATERIAL OR PLANTING ACTION THAT FAILS TO MEET THE STANDARDS SET FORTH IN THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPORTATION AND/OR THE CITY OF PORTSMOUTH, NH PLANTING REQUIREMENTS.



PROPOSED
MULTI-FAMILY
DEVELOPMENT

PROSPECT
NORTH 815,
LLC

815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

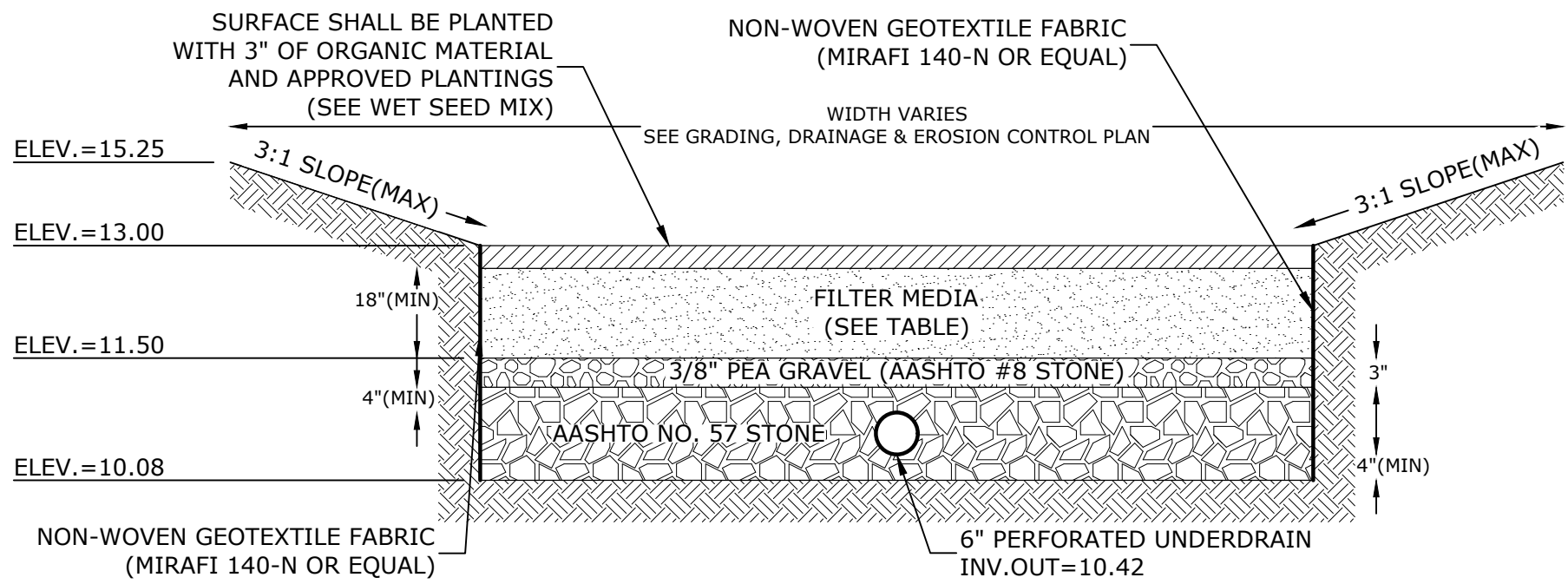
MARK	DATE	DESCRIPTION
H	5/31/2024	NHDES Submissions
G	4/17/2024	AsT RFMI
F	2/26/2024	PB Conformed Set
E	1/24/2024	AsT Submission
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DETAILS

SCALE: AS SHOWN

C-507

Last Saved: 5/6/2024
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Tighe & Bond 31.WP5131 - H&Z Development, LLC 001_815 Lafayette Road Drawings AutoCAD M5131-001-DTLS.dwg



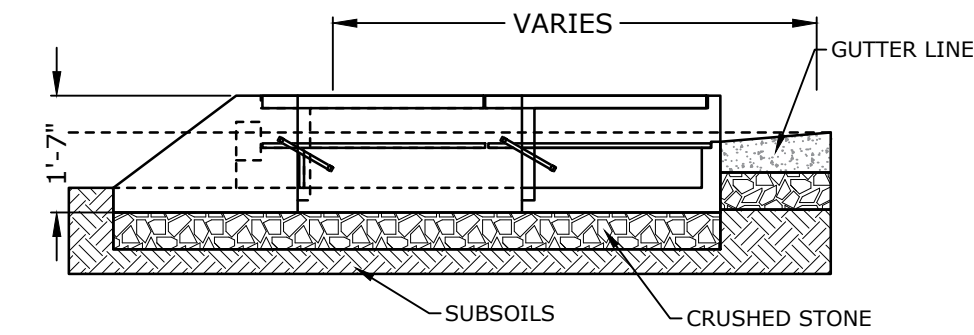
- NOTES:
1. RAIN GARDENS SHALL NOT BE PLACED INTO SERVICE UNTIL THE PRACTICE HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. CONTRACTOR SHALL KEEP ALL EXCAVATION EQUIPMENT OUTSIDE OF THE LIMIT OF THE RAIN GARDEN.
 2. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR LOCATIONS, LAYOUTS, AND ELEVATIONS.
 3. THE SAND PORTION OF THE FILTER MEDIA SHALL MEET THE FOLLOWING GRADATION (ASTM C-33):
- | SIEVE SIZE | PERCENT PASSING |
|------------|-----------------|
| 3/8" | 100 |
| #4 | 95-100 |
| #8 | 80-100 |
| #16 | 50-85 |
| #30 | 25-60 |
| #50 | 5-30 |
| #100 | 0-10 |

AASHTO #8 STONE (#8 to 3/8")		AASHTO #57 STONE (#4 to 1")	
SIEVE SIZE	% PASSING	SIEVE SIZE	% PASSING
1/2"	100	1-1/2"	100
3/8"	85-100	1"	95-100
#4	10-30	1/2"	25-60
#8	0-10	#4	0-10
#16	0-5	#8	0-5

- WET SEED MIX
- 50% NEW ENGLAND WETLAND PLANTS- NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS & MOIST SITES
- 50% NEW ENGLAND WETLAND PLANTS- NEW ENGLAND CONSERVATION WILDLIFE MIX

RAIN GARDEN DETAIL

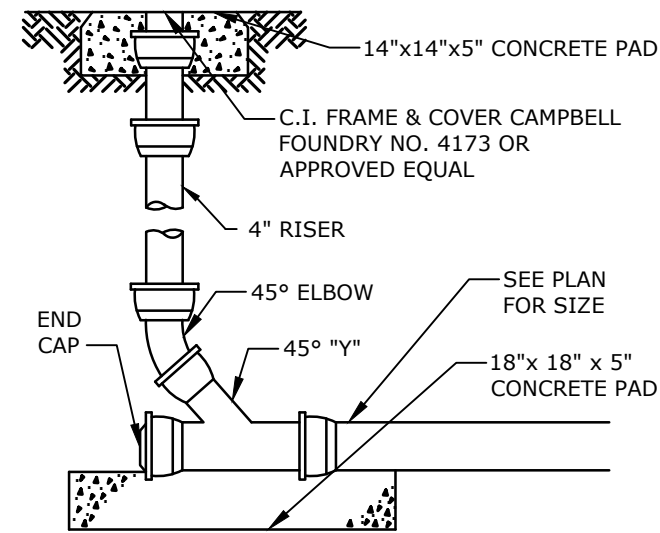
NO SCALE



- NOTES:
1. RAIN GUARDIAN OR APPROVED EQUAL.
 2. CURB INLET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE RECOMMENDATION.

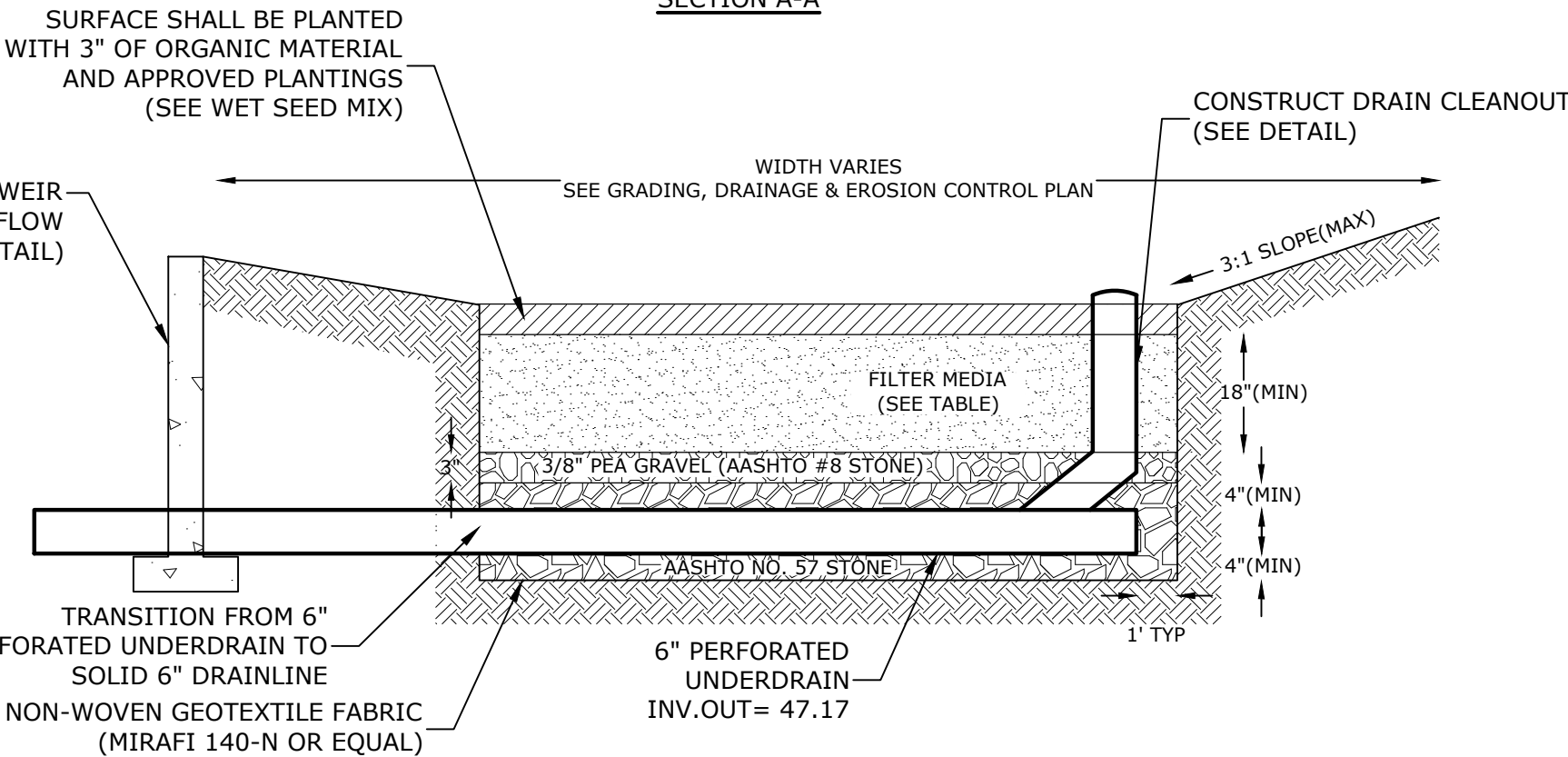
RAIN GUARDIAN FOXHOLE DETAIL

NO SCALE



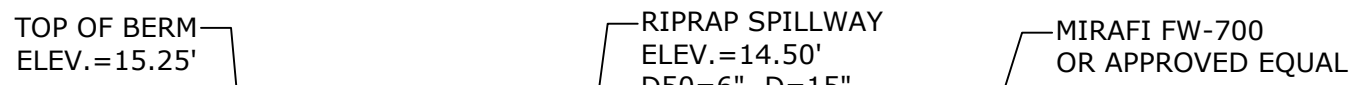
CLEAN-OUT

NO SCALE

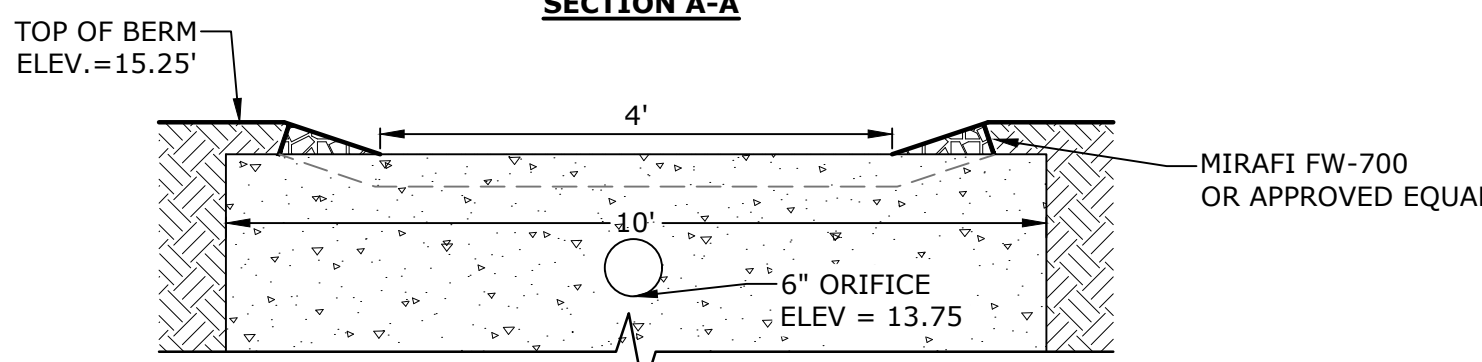


FILTER MEDIA COMPOSITION:

COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL SIEVE NO.	PERCENT PASSING
ASTM C-33 CONCRETE SAND	50-55	SEE NOTE #5	
LOAMY SAND TOPSOIL	20-30	200	15-25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH	20-30	200	5 MAX

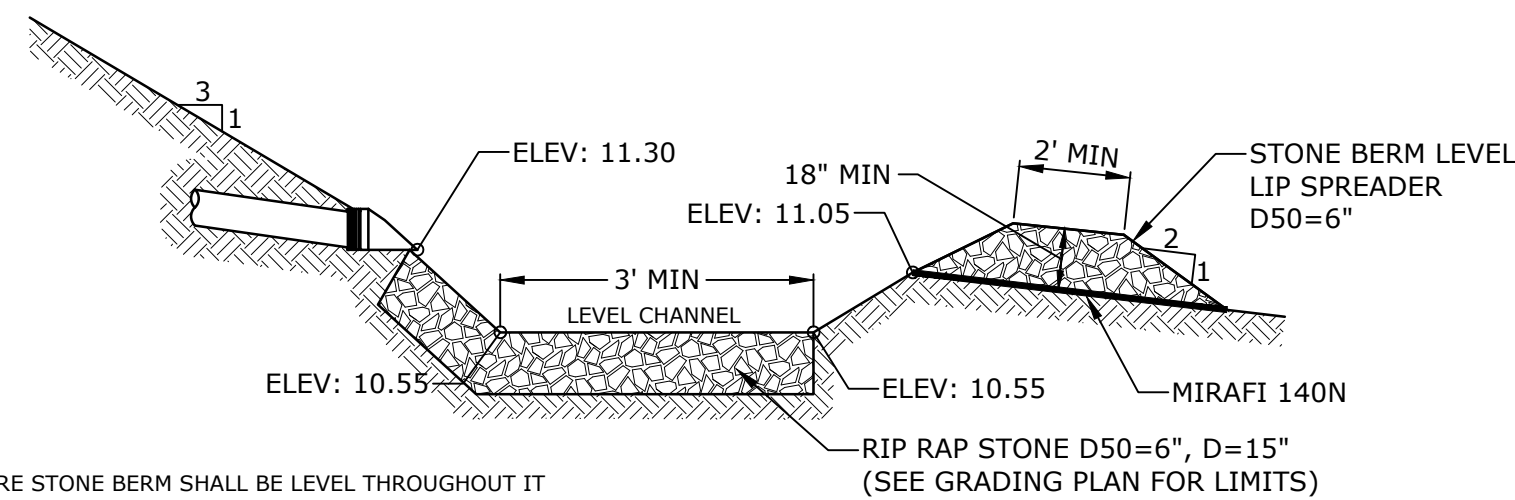


SECTION A-A



SECTION B-B

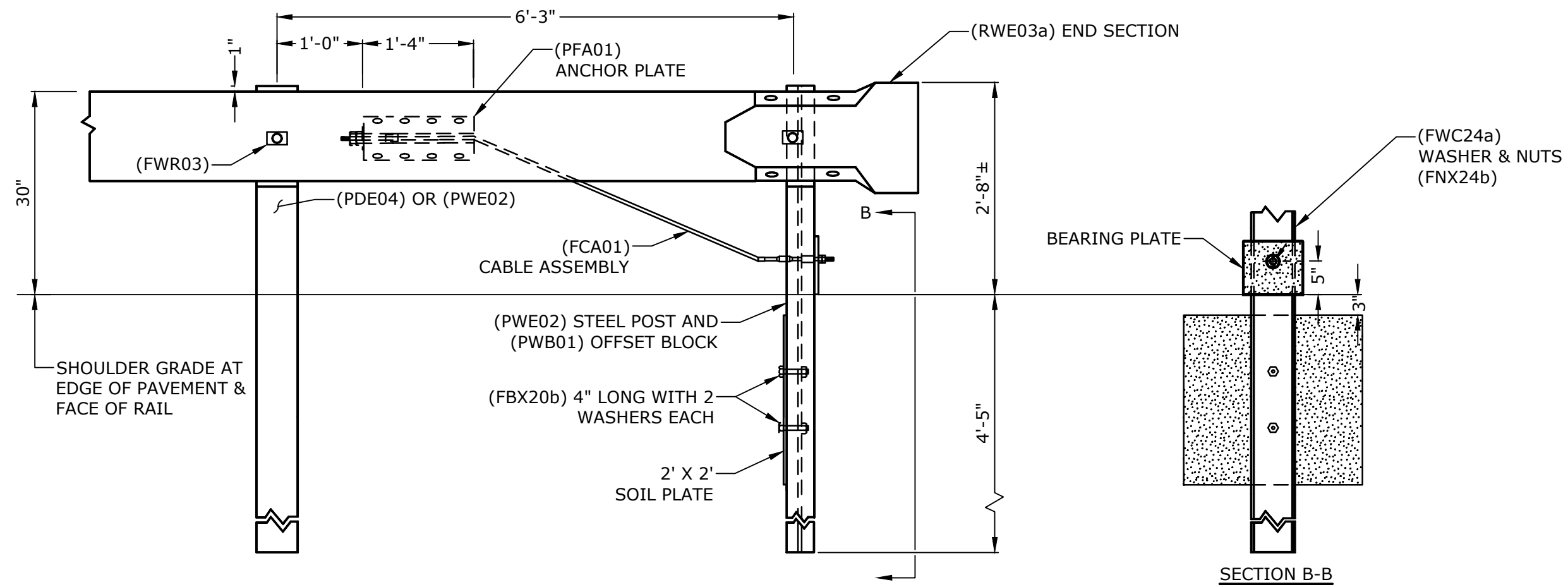
- NOTES:
1. SEE GRADING, DRAINAGE & EROSION CONTROL PLANS, SHEET C-103, FOR LOCATIONS AND ELEVATIONS.
 2. THE FOUNDATION AREA OF THE SPILLWAY SHALL BE CLEARED AND GRUBBED OF ALL TREES, BRUSH, STUMPS, AND OTHER OBJECTIONABLE MATERIAL. MATERIALS REMOVED SHALL BE DISPOSED OF SO THEY WILL NOT INTERFERE WITH THE CONSTRUCTION OR PROPER FUNCTIONING OF THE SPILLWAY.
 3. EARTH FILLS REQUIRED TO MEET SUBGRADE REQUIREMENTS BECAUSE OF OVER EXCAVATION OR TOPOGRAPHY SHALL BE COMPACTED TO THE SAME DENSITY AS THE SURROUNDING SOIL TO PREVENT UNEQUAL SETTLEMENT THAT COULD CAUSE DAMAGE TO THE COMPLETED SPILLWAY.
 4. RIP-RAP SHALL BE PLACED IN THE SPILLWAY PRIOR TO ALLOWING STORMWATER RUNOFF TO FLOW OVER THE WEIR.
 5. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING PLACEMENT OF THE ROCK RIPRAP BY PLACING A CUSHION OF SAND OVER THE FABRIC. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
 6. A WELL GRADED MIXTURE OF ROCK SIZES SHALL BE USED FOR THE STONE. FIFTY PERCENT BY WEIGHT OF THE STONE MIXTURE SHALL BE SMALLER THAN THE MEDIAN SIZE STONE (d50). THE LARGEST STONE SIZE IN THE MIXTURE SHALL BE 1.5 TIMES THE d50 SIZE.
 7. STONES FOR RIPRAP SHALL BE ANGULAR OR SUBANGULAR. THE STONES SHALL BE SHAPED SO THAT THE LEAST DIMENSION OF THE STONE FRAGMENT SHALL BE NOT LESS THAN ONE-THIRD OF THE GREATEST DIMENSION OF THE FRAGMENT. FLAT ROCKS SHALL NOT BE USED FOR RIPRAP.
 8. STONE FOR THE RIPRAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT DISPLACEMENT OF THE UNDERLYING MATERIALS. HAND PLACEMENT MAY BE REQUIRED TO PREVENT DAMAGE TO ANY PERMANENT STRUCTURES.
 9. VOIDS IN THE ROCK RIPRAP SHOULD BE FILLED WITH SPALLS AND SMALLER ROCKS.
 10. RIPRAP CHANNELS SHOULD BE INSPECTED PERIODICALLY AND AFTER EVERY MAJOR STORM TO SEE THAT ROCK IS STILL IN PLACE. IF ROCK HAS BEEN DISPLACED OR UNDERMINED, THE DAMAGED AREAS SHALL BE REPAIRED IMMEDIATELY.
 11. WOODY VEGETATION SHALL NOT BE ALLOWED TO BECOME ESTABLISHED IN THE ROCK RIPRAP, AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE IN THE CHANNEL.



STONE BERM LEVEL SPREADER DETAIL

NO SCALE

- NOTES:
1. CHANNEL BEFORE STONE BERM SHALL BE LEVEL THROUGHOUT IT ENTIRE LENGTH.

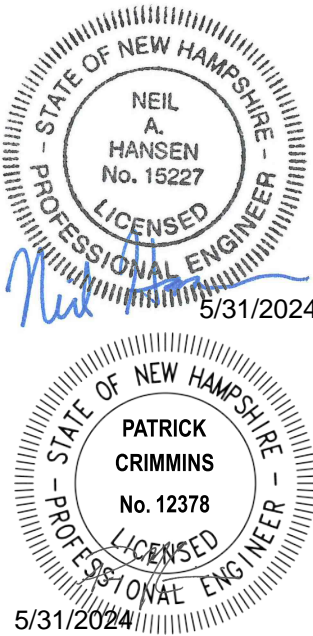


- NOTES:
1. GUARD RAIL SHALL BE NHDOT TERMINAL UNIT TYPE G-2.

GUARD RAIL END DETAIL

NO SCALE

Tighe&Bond



PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

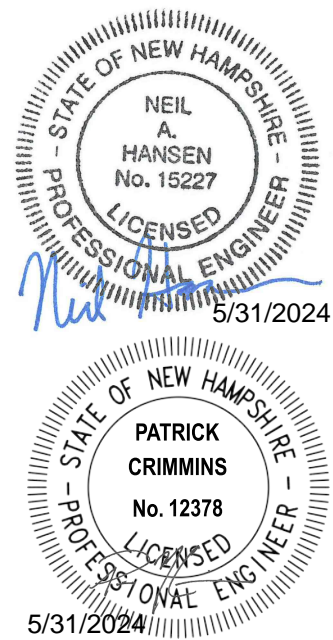
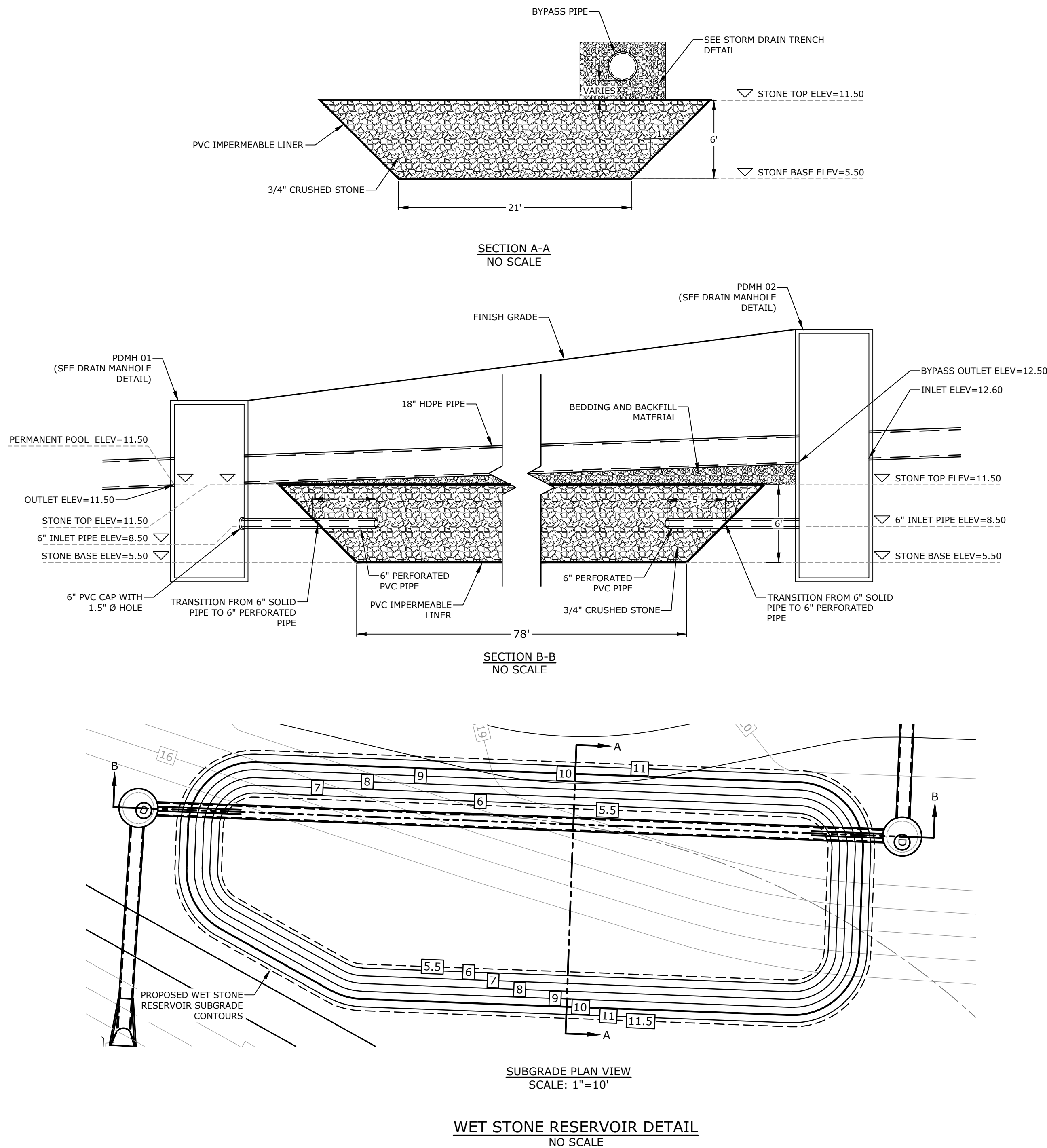
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C-508

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815 Lafayette Road Drawings\AutoCAD\M5131-001-DTL.dwg



PROPOSED
MULTI-FAMILY
DEVELOPMENT

PROSPECT
NORTH 815,
LLC

815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
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DETAILS

SCALE: AS SHOWN

C-509



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



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



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



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

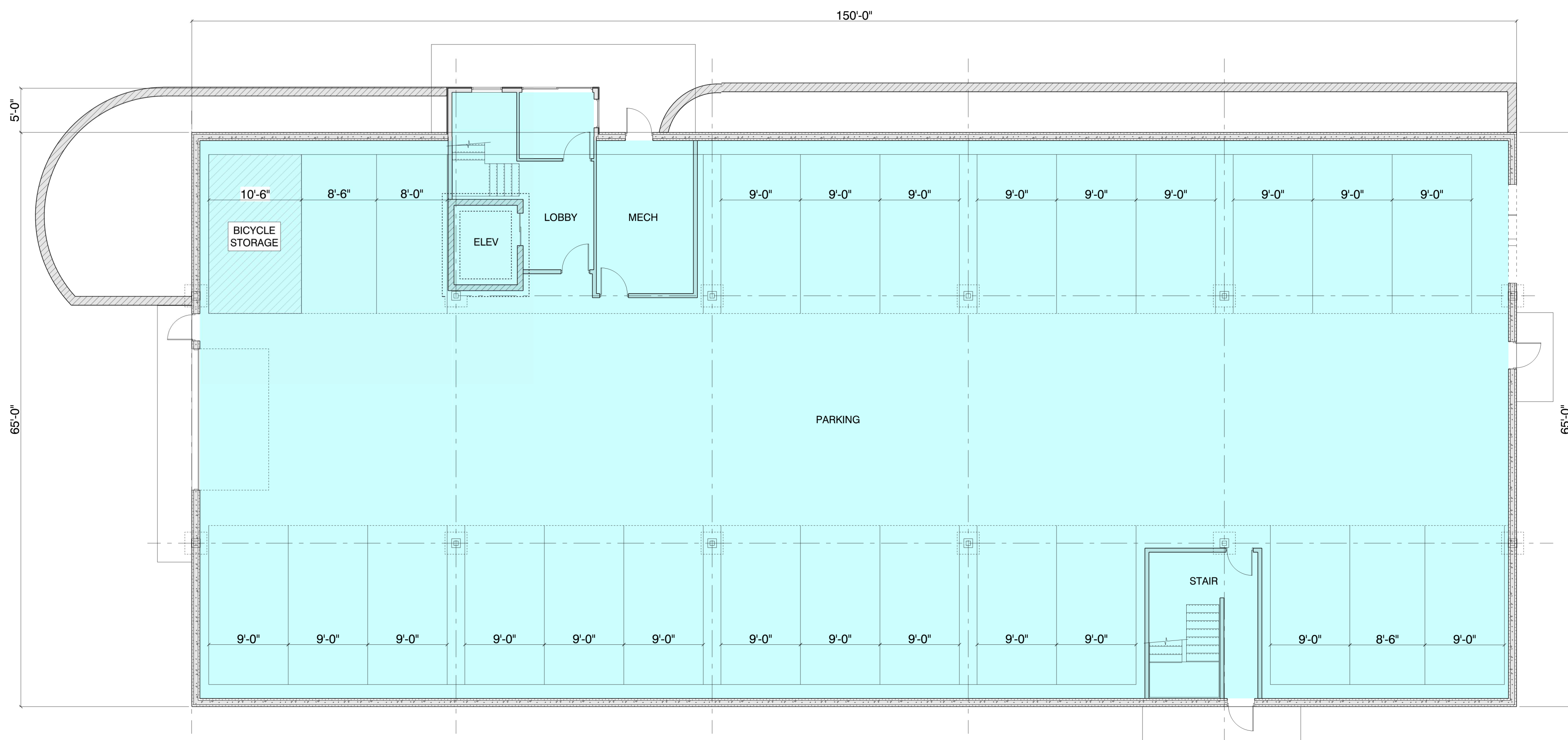


PROPOSED APARTMENT BUILDING - 815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

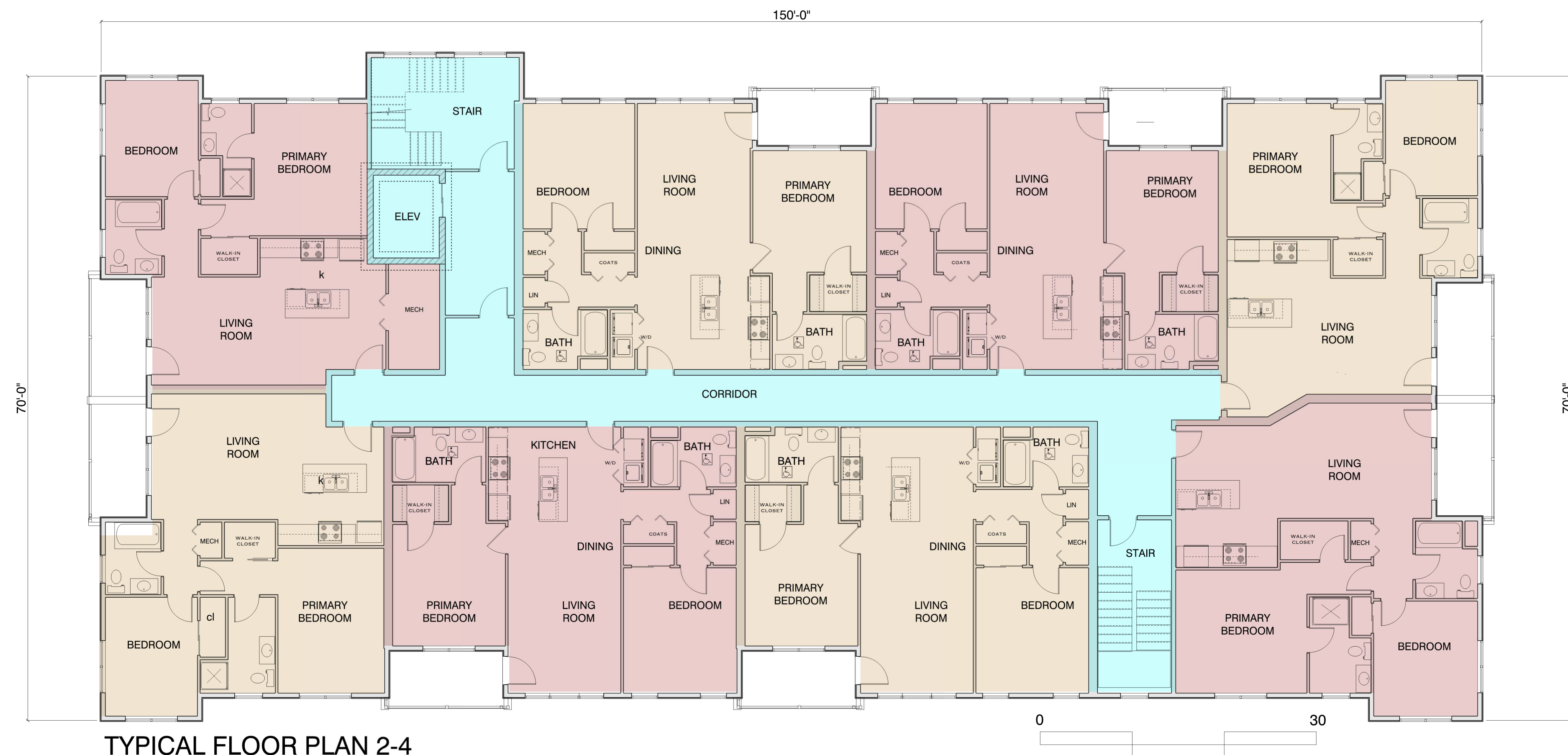
BOA SUBMISSION

8/29/2023

mjk MICHAEL J. KEANE
ARCHITECTS, PLLC
101 KENT PLACE NEWMARKET, NH 03857 603.292.1400



GARAGE LEVEL PLAN
SCALE: 1/8" = 1'-0"



TYPICAL FLOOR PLAN 2-4
SCALE: 1/8" = 1'-0"

PROPOSED APARTMENT BUILDING - 815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

BOA SUBMISSION

8/29/2023

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