REGULAR MEETING
CONSERVATION COMMISSION

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
SCHOOL DEPARTMENT CONFERENCE ROOM

4:00 P.M. **September 11, 2024**

AGENDA

I. APPROVAL OF MINUTES

1. August 14, 2024

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

1. 100 Durgin Lane
   Oak Street Real Estate Capital, Owner
   Assessor Map 239 Lot 18

III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 913 Sagamore Avenue
   Hogswave LLC, Owner
   Assessor Map 223 Lot 27

VI. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. Dredge and Fill - Minor Impact
   913 Sagamore Avenue
   Hogswave LLC, Owner
   Assessor Map 223 Lot 27

V. OTHER BUSINESS

1. Conservation Easement Update

VI. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_Yolrg3EJTta53ASZrM8dtA

REGULAR MEETING
CONSERVATION COMMISSION

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
SCHOOL DEPARTMENT CONFERENCE ROOM

4:00 P.M. **August 14, 2024**

MINUTES

MEMBERS PRESENT: Vice Chair Barbara McMillan; Members: Alice Carey, Lynn Vaccaro, Jessica Blasko, Stewart Sheppard, Alternate: Brian Gibb, Talia Sperduto

MEMBERS ABSENT: Chair Samantha Collins, Adam Fitzpatrick, Alice Carey

ALSO PRESENT: Kate Homet; Associate Environmental Planner

[9:08] Acting Chair McMillan opened the meeting and noted that the Chair would be absent and that the two alternate members would be voting.

I. APPROVAL OF MINUTES

1. July 10, 2024

[9:45] Acting Chair McMillan noted that she had one edit for page 8 of the minutes in the last paragraph, "they applicants" should be replaced with "the applicants".

B. Gibb made a motion to approve the minutes with the amendment. S. Sheppard seconded the motion. J. Blasko announced she would abstain from the vote as she did not attend the July meeting. The motion passed unanimously (5-0).

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

1. 100 Durgin Lane
   Oak Street Real Estate Capital, Owner
   Assessor Map 239 Lot 18

[12:12] Brett Benson, Andrew Hayes, Nick Aceto, Patrick Crimmins and Neil Hansen came to present this application. Mr. Benson and the team proceeded to go through a PowerPoint presentation on relevant updates to the project, changes as a result of the previous conservation commission meeting and an overall summary.

[31:10] Acting Chair McMillan noted that the applicants had shared many changes that were not reflected in the most recent submission and wondered if the applicants intended for this to be more of a work session compared to looking for an approval. Mr. Benson responded that the goal was to receive feedback today and if not approval, then be in a better position to move on at the next meeting with approval. Mr. Hayes noted that they are looking for final approval later after they received feedback today.

[32:44] J. Blasko asked for clarification on the proposed planting details, such as plant size. Mr. Aceto responded with the typical sizes used by his team. J. Blasko noted that the more larger, mature trees that are planted, the better. A conversation continued about the snow storage on site, and the sustainability aspect of the project and how it could fit within the upcoming City's climate action plan.

[35:45] Acting Chair McMillan asked about lighting plans within the wetland buffer. Mr. Aceto pointed out the photometric plan and noted they would only put in zoning-required minimum life safety lighting with no additional lighting within the wetland buffers and described the lighting within the community spaces. Acting Chair McMillan mentioned her appreciation of all the changes that the applicants had produced and noted that the Commission will still need to see updated drawings and plans indicating all the updates. Mr. Aceto and Acting Chair McMillan then discussed the planting plan and updates needed, along with the plans for the boardwalk and observation deck looking over the rain garden.

[40:26] T. Sperduto asked for clarification on the proposed access road and whether it was necessary for fire access. She noted some changes that could occur to bring the road closer to the buildings and further from the wetland. A discussion continued about the feasibility of moving and/or removing the proposed access road.

[44:37] B. Gibb noted that this was a significant material issue that the applicants should look further into before coming back to the Commission. Mr. Crimmins noted the significant grading challenges and the stormwater impacts that may be an issue if the road were to be moved. He noted that if they wanted to keep a low impact stormwater element in that corner, the rain garden would have to shift into the wetland buffer to make it work which could create grading impacts in the wetland buffer in that area.

[46:48] S. Sheppard noted that the Commission would like to see two options, one with the road moved and what is currently proposed so that they can observe the differences in impacts. J. Blasko asked if the applicants had considered pervious materials for the access road and if it could be labeled for emergency access only. P. Crimmins responded that it was not considered for permeable materials because the raingarden achieves the stormwater goals and eliminates any maintenance concerns that would come with porous asphalt. Acting Chair McMillan seconded Ms. Blasko's point with the pervious drive and emergency access only.

[49:29] Acting Chair McMillan asked for more information on why a rain garden was not feasible within the roundabout open space. Mr. Crimmins noted that all of the impervious surface from that turnaround was being treated and the filtration device had been updated to meet this after the previously proposed raingarden had been removed from the plans. A concern of the

applicants was the storage of snow that may get pushed into a rain garden were it to be placed within the roundabout. A discussion continued about snow removal and City plowing ability. B. Gibb noted the desirability of having the access road be pervious and solely for emergency use, he asked whether that was amenable to the applicants. My. Hayes responded with the importance of the road for their team and any burdens associated with removing the road or restricting it. L. Vaccaro asked about the importance of the road and a discussion continued about the location of the road, the impermeability of the proposed parking within the buffer areas on that side of the site and the difficulties associated with developing this site and condensing it any further. S. Sheppard reminded the applicants of the importance of buffers and wetlands, including the reduction of heat island effect, flood storage and the protection of this proposed neighborhood from climate impacts. J. Blasko reiterated S. Sheppard's point and noted the proposed density of the project and the creation of a greater impact to the area than what currently exists. A discussion continued on the traffic and existing vs. proposed impacts to the site. Acting Chair McMillan noted that she would like to see more density of plantings within the trees being proposed and a plan for monitoring planting establishment and success. She mentioned the priorities listed by Commission members for seeing this application through which included rearranging of the access road and possibly moving it back or making it permeable and non-residential access, seeing updated plan sets which should include the removal of the sidewalk, the addition of the proposed fencing, the final location of the boardwalk, the information proposed for the boardwalk sign and a maintenance plan for the plantings. A discussion continued about the importance of looking at alternatives for the access road/driveway.

[1:04:20] J. Blasko made a motion to postpone the application until the September meeting. S. Sheppard seconded the motion. B. Gibb discussed with the applicants the importance of coming back with more information on the specifics of why something is achievable or not so that the Commissioners have a chance to review viability of potential changes as well. The motion passed unanimously (6-0).

III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. **REQUEST TO POSTPONE**
   913 Sagamore Avenue
   Hogswave LLC, Owner
   Assessor Map 223 Lot 27

[11:05] Acting Chair McMillan announced that the applicant for 913 Sagamore had requested a postponement. J. Blasko made a motion to postpone this application until the September meeting. S. Sheppard seconded the motion. The motion passed unanimously (6-0).

[1:06:23] T. Sperduto excused herself from the meeting.

IV. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. Dredge and Fill – Major Impact
   90 Maplewood Avenue
   City of Portsmouth, Owner

Assessor Map 125 Lot 19 and Map 124 Lot 2

[1:06:27] Daniel Rochette and Jake Stoddard of Underwood Engineers came to present this state application and noted that it had previously come before the Commission as a Wetland Conditional Use Permit back in April. Mr. Rochette provided an overview of the project and went over how the conditions previously put on by the Commission had been addressed.

[1:13:50] Acting Chair McMillan asked if the state application included a five-year monitoring period for plant establishment. Mr. Rochette noted that there was no note on the plan stating this but it would come back as a standard condition of approval from NHDES. Acting Chair McMillan brought up a note on Sheet 17 on the Erosion and Sediment Controls plan and asked for clarification on if the details were examples or what would be used. Mr. Rochette responded that they are standard details of what could be used but would be up to the contractor who bids on the project and is ultimately selected.

[1:17:10] L. Vaccaro asked what the connection was between this project and the Maplewood Avenue bridge project. Mr. Rochette responded that this project was specifically just for the outfall and marsh restoration. Any reference to the bridge project within this application is due to the close proximity of the outfall to the bridge, and NHDES allowed the applicants to use the same hydrological and vulnerability assessments as that project had. A status on the bridge project was given.

[1:19:00] J. Blasko made a motion to recommend approval to NHDES with the following condition:

1. A five-year monitoring plan is required to ensure success of this project, the associated plantings, and any necessary maintenance.

B. Gibb seconded the motion. The motion passed unanimously (5-0).

2. REQUEST TO POSTPONE
Dredge and Fill – Minor Impact
913 Sagamore Avenue
Hogswave LLC, Owner
Assessor Map 223 Lot 27

[11:37] Acting Chair McMillan announced that there was a request to postpone the NHDES permit as well. J. Blasko made a motion to postpone this application until the September meeting. B. Gibb seconded the motion. The motion passed unanimously (6-0).

V. OTHER BUSINESS

1. Grants

[1:22:20] Ms. Homet discussed two upcoming grant projects that had just been awarded to the City regarding buffer revitalization for both freshwater and coastal wetlands.

2. Wetland Boundary Marker Update

[1:26:37] Ms. Homet announced that wetland boundary marker sales had broken even compared to the initial purchase order cost.

3. Conservation Easement Update

[1:27:36] Commissioners discussed the project proposal by SELT to purchase a conservation easement over a property in Portsmouth. Upcoming meetings and opportunities for support by the Commission were discussed.

4. Lonza Volunteer Day

[1:58:59] Ms. Homet discussed an upcoming volunteer opportunity for Lonza employees that Commissioners were also invited to attend. This opportunity includes trail clearing and cleanup at the Great Bog.

5. SCA New Hampshire Project

[1:53:13] Ms. Homet and Davis Brush (NH SCA) presented a potential upcoming Student Conservation Association project at the Great Bog for a footbridge to cross the wet area at the bottom of the trailhead to promote trail use and passive recreation.

VI. ADJOURNMENT

The meeting adjourned at 5:55 p.m.

Memo

TO: Conservation Commission Members
FROM: Kate Homet, Associate Environmental Planner; Peter Britz, Director of Planning and Sustainability
DATE: September 6, 2024
SUBJ: September 11, 2024 Conservation Commission Meeting

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100 Durgin Lane
Oak Street Real Estate Capital, Owner
Assessor Map 239 Lot 18

Note: This application was postponed at the August meeting of the Conservation Commission to the September meeting.

The application is proposing to demolish the existing Bed Bath & Beyond/Christmas Tree Shop site, removing all existing impervious, and rebuilding on multiple lots to incorporate 360 rental housing units, community spaces, roads, parking, site improvements, stormwater upgrades, lighting, landscaping, etc. This application proposes an overall reduction in impervious surface within the wetland buffer by 17,323 s.f. (approx. 28.28% reduction) compared to the existing site. This proposal includes stormwater improvements and new native buffer landscaping.

1. *The land is reasonably suited to the use activity or alteration.*

   This application proposes completely removing all existing buildings and impervious area on site and installing 43,922 s.f. of impervious surface with new rental housing units, community buildings, associated roads, parking lots, site improvements and landscaping. This will likely increase or change activity within this area such as foot traffic, vehicle traffic and use of existing wetland buffer space but the applicants have done extensive work to protect and enhance the wetlands and wetland buffers on site.

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*

   The applicants have gone through many iterations of planning and design to minimize potential impacts to the wetlands, wetland buffers and all systems associated these sensitive areas. This current proposal greatly reduces the impacts on the wetland buffer and reduced the overall impervious area proposed for the site by over 7,000 s.f. compared to the last submission.

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.*

   The wetlands on and off site will experience increased impacts from the proposed use which encourages more people, pets and traffic along the very edges of these wetlands and buffers. To minimize adverse impacts, the applicants have made efforts to remove extensive impervious surfaces from the wetland buffer and added extensive landscaping and stormwater filtration to the site.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

This project proposes minimal impact to existing natural vegetation and plans to improve vegetation and landscaping across the site and within the buffer.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.

This application proposes a large amount of impact to this site, both temporary and permanent, that are countered with wetland buffer protection measures such as signage, fencing, landscaping, stormwater management and filtration systems. Compared to the existing site, there will be an overall reduction in impervious surfaces on this site and the increased open space should have a positive impact on the environmental systems in this area.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

There are no new impacts proposed within the 25' vegetated buffer.

Recommendation: Staff recommends **approval** of this application with the following stipulations:

1. Applicant shall provide details on interpretative signage within the wetland buffer (content messaging, size, etc.) as well as detail and dimensions on any proposed fencing/guard rails within the buffer.

2. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers. We suggest that these markers are placed along the 25' vegetative buffer at intervals of every 50 feet. These must be installed prior to the start of any construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.

3. One year after landscaping is complete, if at least an 80% success rate has not been reached, applicants will replant and report back to the Planning & Sustainability Department one year after planting is complete and each subsequent year until an 80% planting success rate has been achieved.

913 Sagamore Avenue
Hogswave LLC, Owner
Assessor Map 223 Lot 27

This application is for the demolition of an existing residential structure and the construction of a new home, reconfiguration of the existing gravel driveway, the addition of a pervious paver patio, deck, removal of impervious surfaces, reconstruction of a retaining wall, grading, utility connections and landscaping. The existing conditions within the 100' wetland buffer include a one-story residential structure with 1,110 s.f. of impact and approximately 900 s.f. of impervious pavement. This application proposes the removal of the 1,110 s.f. of building impact within the buffer and the removal of 900 s.f. of pavement. The applicant is proposing to impact 2,719 s.f. for the new residential structure, garage, drip edges and walkway. This application proposes 5,269 s.f. of temporary impact proposed due to construction, landscaping, hardscaping, grading and utility connections.

1. The land is reasonably suited to the use activity or alteration.

This area is a previously disturbed area within the tidal buffer with an existing residential structure. The proposal looks to remove the old structure and construct a new, larger structure. Regrading of the land within this tidal buffer is concerning due to the proximity to resource and the existing runoff conditions and slope. Applicant is proposing stone drip edges and crushed stone beneath the rear deck, but additional

stormwater filtration and slowing is needed due to steep grade. In addition, applicant must show compliance with Article 10 Section 10.1017.22 (3).

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*

   It appears there is space further upland and outside of the 100' wetland buffer where this construction could occur. This alternative should be explored.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

There are a large number of temporary impacts to the wetland buffer with this proposal and the applicant states an overall decrease in impervious impact. The existing gravel driveway along the shoreline is proposed to be removed but it is unclear what is proposed for that space (native wetland seed mix, plantings, stormwater retention, etc.). The proposed replanting of the 25' vegetated buffer should have a positive impact on the wetland functional values on site where sheet flow over gravel previously existed.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

The proposed restoration of the 25' vegetated buffer will help to protect the adjacent wetland. In addition, the applicant should consider planting some open space areas within the 100' wetland buffer with wetland conservation seed mix areas (or other appropriate buffer seed mixes).

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.

This project will be decreasing the overall impervious impact within the 100' wetland buffer While the plantings in the 25 foot buffer are a significant improvement to the site it would be beneficial to include additional plantings (or a better description of the plantings in those areas if they are proposed) in the 25-100' buffer, stormwater controls and other alternative locations for the building.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

Applicant is proposing revegetation of the majority of the 25' vegetated buffer.

Recommendation: Staff recommends **approval** of this wetland conditional use permit application if the items listed below can be provided to staff for review prior to submission to the Planning Board:

1. Applicant should consider additional depth of crushed stone under deck (up to 12")

2. Applicant shall provide details on how the retaining wall will be reconstructed and give exact final heights of wall (Sheet C-501 says 18" + or -).

3. Please update Sheet C-102 to be consistent with the new planting area in the buffer shown on Sheet C-104.

4. Note #1 on Sheet C-104 should be reworded to state "Plant species in the wetland and wetland buffer can only be substituted with approval from the City of Portsmouth Planning and Sustainability Department."

5. Note needs to be added to Sheet C-104 stating compliance with Section 10.1018.24 and 10.1018.25 in the City of Portsmouth Zoning Ordinance. Additionally, multiple fertilizer notes need to be removed from Sheet C-501.

6. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers. We suggest that these markers are placed along the 25' vegetative buffer at intervals of every 50 feet. These must be installed prior to the start of any construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department. If applicant intends to utilize signage not provided by the City, it must include language indicating a sensitive wetland area and must be of an appropriate size, final approval can be given by the Planning and Sustainability Department staff. In addition, applicant should note proposed locations for wetland boundary markers on final plan set.

7. Applicant should note on plans what the 2,718 sf of gravel to be removed will be replaced with.

8. Please provide information on the seed mix plans for the 25-100' wetland buffer.

9. Applicant should consider additional plantings within the 25-100' wetland buffer.

10. Please include depth of drip edge on the drip edge detail on Sheet C-501.

11. The grass seed mixture table on Sheet C-501 needs to be updated to reflect the proposed seed mix within the 25' buffer and an appropriate wetland buffer mix for within the 25-100' buffer.

12. Erosion control notes on Sheet C-501 mention swales. Please indicate on plans where swales are to be located.

13. Plant monitoring notes on Sheet C-501 appear to be generic and repeated. Please be consistent with monitoring requirements.

E5071-001
August 28, 2024

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

Re: **Request for Wetlands Conditional Use Permit Review**
100 Durgin Lane – Proposed Redevelopment

Dear Chair Collins:

On behalf of 100 Durgin Lane Owner, LLC (applicant) we are pleased to submit one (1) set of hard copies and one electronic file (.pdf) of the following information to support a request for a Wetland Conditional Use Permit for the above referenced project.

Updated documents for the attention of the Conservation Commission:

- One (1) 22x34 & one (1) 11x17 copy of the Site Plan Set, last revised August 28, 2024;
- Drainage Analysis, last revised August 28, 2024;
- Long-Term Operation & Maintenance Plan, last revised August 28, 2024;
- Impervious Surface Exhibit; last revised August 28, 2024;
- Wetland Buffer Exhibit, last revised August 28, 2024;
- Wetland Buffer Comparison Exhibit, last revised August 28, 2024;
- Community Space Exhibit, last revised August 28, 2024;
- Landscape Operations and Maintenance Manual, dated August 28, 2024;
- Green Building Statement, last revised June 14, 2024;

Documents unchanged from the previous July 31, 2024 CC submission:

- Wetland Delineation Report, dated May 8, 2024;
- Authorization Form

PROJECT SUMMARY

Existing Conditions

The proposed project is located at 100 Durgin Lane and includes lots identified as Map 239 Lots 13-2, 16 & 18 on the City of Portsmouth Tax Maps. The site was previously home to Christmas Tree Shops and Bed, Bath and Beyond locations which are no longer in operation. The properties are a combined 26.2 acres of land and are located in the Gateway District (G1) and also lies within the Highway Noise Overlay District. The property is bound to the west by Route 16, to the north by the Motel 6 property and Gosling Road, to the south by the Hampton Inn and Home Depot properties, and to the east by an Eversource easement, Pep Boys and Durgin Plaza.

Proposed Redevelopment

The proposed project consists of the demolition of the existing Christmas Tree Shops and Bed, Bath and Beyond building and the construction of approximately 360 rental housing units in a mix of seventeen (17) 3-story and 4-story buildings. One of these buildings, centrally located, is proposed to contain first and second-floor amenities for the use of residents. Site

improvements include parking, pedestrian access, community spaces, utilities, stormwater management, lighting, and landscaping. The proposed project also includes a reduction in overall impervious surface on the development lot.

The proposed project will be providing 10% community space as required under the Development Site Conditional Use Permit for having more than one principal building on a single lot. Based on the lot area the required community spaces will exceed 2 acres and includes a public dog park, recreation areas, community walking paths, and open/green space.

Open Space & Buffer Enhancement

The proposed project results in work within the 100-foot wetland buffer and therefore is a Conditional Use Permit is required for demolition and construction activities. The 100-foot wetland buffer within the development area includes impervious parking surfaces, drive aisles, and roadways. The project will provide an overall improvement by reducing impervious cover within the 100-foot wetland buffer. The impervious surface impacts from the proposed project are shown in Table 1. In addition to the summary in Table 1 below, detailed calculations of the impervious surfaces within the buffer for the existing and proposed condition are depicted in the enclosed Wetland Buffer Impervious Surface Exhibit.

The project's landscape design proposes to replace existing impervious areas removed from the wetland buffer with a native grass mix and native trees in an effort to enhance the previously disturbed wetlands buffer.

Table 1. 100 Durgin Lane, Wetland Buffer Impervious Surfaces

Buffer Segment	Existing Impervious (SF)	Final Impervious (SF)
0-25 feet	3,114	2,467
25-50 feet	12,156	8,526
50-100 feet	45,975	32,929
Total	61,245	43,922
Net Impervious Surface	**-17,323 SF**	

Section 10.1017.24 of the Zoning Ordinance which indicates "Where feasible, the application shall include removal of impervious surfaces at least equal in area to the area of impervious surface impact. The intent of this provision is that the project will not result in a net loss of pervious surface within a jurisdictional wetland buffer." As shown in Table 1, the proposed project exceeds this requirement by providing an 17,323 SF reduction in impervious surface.

Response to Conservation Commission Comments

The project was last presented before the Conservation Commission on August 14, 2024. The following is a response to comments made in order to address feedback received from the Commission at that meeting:

1. *Request to show and demonstrate options to relocate the connector road.*

   Response: The site plans have been revised to relocate the connector road outside of the 100' Wetland Buffer.

2. *Specify planting and tree sizes, types and locations.*

   Response: Refer to Sheet L3-00 for full planting schedule and plan.

3. *Present maintenance plan for the plantings.*

   Response: Refer to the Landscape Operations and Maintenance Plan dated August 28, 2024 included within this application package.

4. *Snow removal plan. Ensure that storage is limited to areas outside of buffer and vegetated areas.*

   Response: Snow storage areas are shown on the Site Plans (C-301 and C-302). Snow will be hauled off-site and legally disposed of when snow storage areas have reached capacity, as described under Site Note #15 on C-101. .

5. *Ensure no fossil fuel combustion on site.*

   Response: The project proposes entirely electric heating systems. Refer to the Green Building Statement included with this application package (as is typically required under Section 2.5.3.1(b) of the City of Portsmouth Site Plan Review Regulations).

6. *Look at new Climate Action Plan and demonstrate consistency.*

   Response: Refer to the Green Building Statement included with this application package (as is typically required under Section 2.5.3.1(b) of the City of Portsmouth Site Plan Review Regulations).

7. *Consideration for opportunities to reduce heat island effect, flooding, etc.*

   Response: The site plan has been laid out to minimize overall development footprint and reduce overall impervious surfacing as well as reducing impacts to surrounding wetland and naturally wooded areas of the site. The landscape plan indicates extensive green space, including new tree canopy to help provide shading across the site, especially along new roadways and parking fields to help reduce heat island effect. A new stormwater system incorporating BMP's is incorporated in the plans to treat and detain stormwater.

8. *Ensure no additional lighting in buffer area, and minimal lighting requirements in parking areas.*

   Response: No lighting fixtures will be installed within the buffer area with additional 'house shield' elements incorporated on fixtures within close proximity to the buffer areas in order to reduce lateral light leakage within the buffers.

9. *Consider dimming exterior light fixtures after a certain time.*

   Response: Lighting controls will be incorporated to automatically dim lights after a specified time.

10. *Consider adding more trees, especially by connector road.*

    Response: Additional tree planting has been incorporated throughout the site, including additional trees within the buffer areas and along the re-aligned connector road area.

Wetland Conditional Use Permit

Jurisdictional wetland areas, including forest, dense early successional shrub growth, and emergent wetland are present on site. A Conditional Use Permit for Wetland Buffer Impact will be required for the project for work within the 100 ft wetland buffer.

Wetland Conditional Use Permit Criteria

Based on the above described and enclosed materials, the following addresses how the proposed project warrants the granting of a Wetland Conditional Use Permit by satisfying the following six (6) criteria for approval in Section 10.1017.50 of the Zoning Ordinance:

(1) The land is reasonably suited to the use, activity or alteration.

The land is currently a previously disturbed site that was previously home to Christmas Tree Shops and Bed, Bath and Beyond building. The proposed project design is an allowed use within the Gateway Neighborhood Mixed Use District. Additionally, the proposed project site consists of a previously disturbed wetland buffer area which has historically been used as a commercial area. The proposed project will result in impervious surface reduction in the buffer, buffer enhancement, and will provide public access to the site.

(2) There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

The placement of the proposed buildings and parking areas were sited in a way to reduce the areas of impervious surface within the 25-, 50-, and 100-foot wetland buffers. The proposed project design reduces the impervious surface within the 25-, 50-, and 100' buffers and proposes to replace existing impacted areas with native plants including trees, shrubs, and grasses.

(3) There will be no adverse impact on the wetland functional values of the site or surrounding properties;

There will be no adverse impact on the wetland functional values of the site as the existing condition is previously disturbed and consisting of parking areas, drive aisles, and accessways. There is no real functional wetland buffer area on the project site. The proposed project intends to reduce impervious surfaces from the wetland buffer area. The buffer will be enhanced by the removal of invasive species and enhance the existing vegetation with native vegetation. The proposed site and landscape designs site enhance the previously disturbed wetland buffer area from its existing condition and provide added value by creating public open space for recreation on the site and along the buffer.

(4) Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals; and

The proposed project design proposes minimal alteration to the natural woodland to the greatest extent practical. The areas impacted consist primarily of impervious surfaces and previously disturbed areas. Any temporary disturbances of the wetland buffer will be restored following construction.

(5) The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.

The proposed project design is not an adverse impact to the site as it would enhance the buffer by reducing overall impervious surface on the site, improve water quality through stormwater treatment and provide public access to the site.

In addition, the proposed project will reduce the impervious surface within the 25, 50, and 100-foot wetland buffers. The alternative to maintain the existing retail use presents greater impacts to the areas and environments under the jurisdiction of this Section.

(6) Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

The proposed work within the vegetated buffer strip is limited to the removal of impervious areas and repaving of the existing access road to the north. The proposed project will collect and treat the onsite impervious surfaces prior to discharging to the onsite wetlands. Implementing these treatment measures will help improve the water quality discharged from the property. Areas temporarily disturbed for the removal of paved areas within the vegetated buffer strip will be restored following construction. The landscape plan proposes replacing the existing disturbed areas within the 25-foot wetland buffer with a native grass mix, mown as required to avoid incursions of invasive species, and the addition of several native trees and shrubs within the previously disturbed buffer area.

CONCLUSION

As shown in the enclosed information, the proposed project is expected to create a vibrant, authentic, diverse, and connected development that provides high quality housing to a variety of income ranges and meaningful community spaces.

We respectfully request to be placed on the Conservation Commission meeting agenda for September 11, 2024. If you have any questions or need any additional information, please contact me by phone at (603) 294-9213 or by email at NAHansen@tighebond.com.

Sincerely,

TIGHE & BOND, INC.

Patrick M. Crimmins, PE
Vice President

Neil A. Hansen, PE
Project Manager

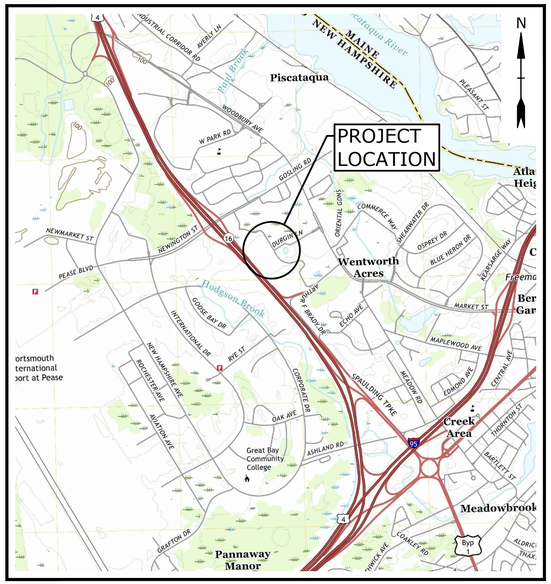
Enclosures
Copy: 100 Durgin Lane Owner, LLC
John K. Bosen, Bosen & Associates
Utile, Inc Architects
Aceto Landscape Architecture

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE
PORTSMOUTH, NEW HAMPSHIRE
APRIL 22, 2024
LAST REVISED:
AUGUST 28, 2024

LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
-	COVER SHEET	8/28/2024
1 OF 4	TOPOGRAPHIC SURVEY NOTES	2/29/2024
2 OF 4	TOPOGRAPHIC SURVEY	2/29/2024
3 OF 4	TOPOGRAPHIC SURVEY	2/29/2024
4 OF 4	TOPOGRAPHIC SURVEY	2/29/2024
C-101	GENERAL NOTES AND LEGEND	8/28/2024
C-201	DEMOLITION PLAN	8/28/2024
C-202	DEMOLITION PLAN	8/28/2024
C-300	OVERALL SITE PLAN	8/28/2024
C-301	SITE PLAN	8/28/2024
C-302	SITE PLAN	8/28/2024
C-401	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	8/28/2024
C-402	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	8/28/2024
C-501	UTILITIES PLAN	8/28/2024
C-502	UTILITIES PLAN	8/28/2024
C-600	ACCESS EASEMENT PLAN	8/28/2024
C-601	UTILITY, DRAINAGE, AND GRADING EASEMENT PLAN	8/28/2024
C-602	COMMUNITY SPACE EASEMENT PLAN	8/28/2024
C-801	EROSION CONTROL NOTES AND DETAILS SHEET	8/28/2024
C-802	DETAILS SHEET	8/28/2024
C-803	DETAILS SHEET	8/28/2024
C-804	DETAILS SHEET	8/28/2024
C-805	DETAILS SHEET	8/28/2024
C-806	DETAILS SHEET	8/28/2024
C-807	DETAILS SHEET	8/28/2024
C-808	DETAILS SHEET	8/28/2024
C-809	DETAILS SHEET	8/28/2024
L0-01	LANDSCAPE NOTES	8/28/2024
L2-00	LAYOUT AND MATERIALS PLAN	8/28/2024
L3-00	PLANTING PLAN	8/28/2024
L4-00	PHOTOMETRIC PLAN	8/28/2024
L5-00	SITE DETAILS	8/28/2024
L5-01	SITE DETAILS	8/28/2024
L5-02	SITE DETAILS	8/28/2024
L5-03	SITE DETAILS	8/28/2024
L5-04	PLANTING DETAILS	8/28/2024
1 OF 14	4-STORY ELEVATOR BUILDING (AMENITY) ELEVATIONS	8/28/2024
2 OF 14	3-STORY WALK-UP BUILDING (SQUARE) ELEVATIONS	8/28/2024
3 OF 14	3-STORY WALK-UP BUILDING (SQUARES AGGREGATED) ELEVATIONS	8/28/2024
4 OF 14	3-STORY WALK-UP BUILDING (SHIFTED) ELEVATIONS	8/28/2024
5 OF 14	3-STORY WALK-UP BUILDING (SHIFTED AGGREGATED) ELEVATIONS	8/28/2024
6 OF 14	3-STORY WALK-UP BUILDING (SHIFTED AGGREGATED) ELEVATIONS	8/28/2024
7 OF 14	4-STORY BUILDING ELEVATIONS	8/28/2024
8 OF 14	4-STORY ELEVATOR BUILDING (AMENITY) FLOOR PLANS	8/28/2024
9 OF 14	4-STORY ELEVATOR BUILDING (AMENITY) FLOOR PLANS	8/28/2024
10 OF 14	3-STORY WALK-UP BUILDING (SQUARE) FLOOR PLANS	8/28/2024
11 OF 14	3-STORY WALK-UP BUILDING (SQUARES AGGREGATED) FLOOR PLANS	8/28/2024
12 OF 14	3-STORY WALK-UP BUILDING (SHIFTED) FLOOR PLANS	8/28/2024
13 OF 14	3-STORY WALK-UP BUILDING (SHIFTED AGGREGATED) FLOOR PLANS	8/28/2024
14 OF 14	4-STORY ELEVATOR BUILDING FLOOR PLANS	8/28/2024

T & B PROJECT NO: E-5071-001



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.

LIST OF PERMITS		
LOCAL	STATUS	DATE
SITE PLAN REVIEW PERMIT	PENDING	
LOT LINE REVISION PERMIT	PENDING	
CONDITIONAL USE PERMIT - DEVELOPMENT SITE	PENDING	
CONDITIONAL USE PERMIT - WETLAND BUFFER	PENDING	
CONDITIONAL USE PERMIT - HIGHWAY NOISE OVERLAY DISTRICT	PENDING	
STATE		
NHDES - SEWER CONNECTION PERMIT	NOT SUBMITTED	
NHDES - ALTERATION OF TERRAIN PERMIT	NOT SUBMITTED	
FEDERAL		
NPDES - CONSTRUCTION GENERAL PERMIT	NOT SUBMITTED	

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

OWNER/APPLICANT:
100 Durgin Lane Owner LLC
ONE MARINA PARK DRIVE, SUITE 1500
BOSTON, MA 02210

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

ARCHITECT:
UTILE
115 KINGSTON STREET
BOSTON, MA 02111

LANDSCAPE ARCHITECT:
ACETO LANDSCAPE ARCHITECTS
424 FORE STREET #3B
PORTLAND, ME 04101

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER – 8/28/24

STATE OF NEW HAMPSHIRE – NEIL A HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER – 08/28/2024

CC SUBMISSION
COMPLETE SET (50) SHEETS

Last Saved: 8/28/2024
Plotted On: Aug 28, 2024 - 2:34pm By: BCurcio
Tighe & Bond: \\tighebond.com\dfs\Data Projects\E\E5071 Eastern Real Estate\001 Portsmouth, NH 100 Durgin Lane\Drawings\AutoCAD\Sheet\E5071-001-C-COVER.dwg

ITEMS CORRESPONDING TO SCHEDULE B:

(9) Rights and easements in favor of the United States of America relating to electric power transmission lines as described in the Judgment on Declaration of Taking dated October 20, 1952 and recorded at Book 1283, Page 201; Order Amending Judgment on Declaration of Taking recorded November 26, 1954, at Book 1337, Page 277; Order of Court Amending Judgment on the Declaration of Taking, as Amended dated June 29, 1954, and recorded at Book 1340, Page 437 on December 29, 1954; Final Judgment of Condemnation for Tracts dated February 25, 1955, at Book 1370, Page 335; and Certification dated December 8, 1955, and recorded at Book 1379, Page 216. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(10) Rights and easements granted to Public Service Company of New Hampshire by instrument recorded at Book 1350, Page 186; agreement and consent to joint use between Public Service Company of New Hampshire and Costco Wholesale Corporation dated October 21, 1992, and recorded at Book 2965, Page 2892; rights and easements granted by Costco Wholesale Corporation to Public Service Company of New Hampshire and New England Telephone and Telegraph Company (NET&T) dated February 10, 1993, and recorded at Book 2972, Page 1422; and as shown on the 2019 ALTA Survey described herein. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(11) Right of way granted by Shaw's Realty Co. to Gilbert E. and Dorothy Soucy dated July 30, 1992, and recorded at Book 2965, Page 548. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(12) Rights and easements granted to New England Telephone and Telegraph Company dated April 12, 1957, and recorded at Book 1430, Page 375. MAY AFFECT THE SUBJECT PROPETY – VAGUE DESCRIPTION – NOT PLOTTABLE.

(13) Rights, easements, terms and obligations set forth in the Agreement between Gilbert E. Soucy and Dorothy Soucy and Costco Wholesale Corporation dated November 3, 1992, and recorded at Book 2956, Page 2200. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(14) Rights and easements granted to Gilbert E. and Dorothy Soucy for vehicular and pedestrian ingress and egress and for electric, telephone and cable television transmission lines as more fully described in the Grant of Right-of-Way from Costco Wholesale Corporation recorded at Book 2966, Page 754. MAY AFFECT THE SUBJECT PROPERTY – DOCUMENT DOES NOT DESCRIBE LOCATION – NOT PLOTTABLE.

(15) Rights and easements to lay, construct, operate, inspect, repair, maintain, renew, replace and remove underground sanitary sewer mains through a trip of land 20 feet in width as more fully described in the Sewer Easement from Costco Wholesale Corporation to Robert D. Haverty and Kathleen M. Haverty, Trustees of SFL Realty Trust, and Saturn Realty LLC dated June 9, 1994, and recorded at Book 3102, Page 379 and as shown on the 2019 ALTA Survey described herein. DOES AFFECT THE SUBJECT PROPERTY (LOT 239–18) – SHOWN ON PLAN.

(16) Rights and easements granted by Costco Wholesale Corporation to Saturn Realty LLC by Access Easement dated June 9, 1994, and recorded at Book 3102, Page 381, and as shown on the 2019 ALTA Survey described herein. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(17) Rights and easements for ingress and egress as more fully described in the Access Easement from Costco Wholesale Corporation to Robert D. Haverty and Kathleen M. Haverty, Trustees of SFL Realty Trust, dated June 9, 1994, and recorded at Book 3102, Page 391. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(18) Use limitations and general maintenance obligations as more fully set forth in the Real Estate Operation Agreement between the Trustees of SFL Realty Trust and Costco Wholesale Corporation dated as of June 9, 1994, and recorded at Book 3114, Page 601. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(19) Rights and easements for access and utilizes as described in the Easement Deed from Costco Wholesale Corporation to Gilbert E. Soucy and Dorothy Soucy dated November 11, 1992, and recorded at Book 2956, Page 2205; and Access Easement Deed dated June 12, 1996, from Costco Wholesale Corporation to Gilbert E. Soucy and Dorothy Soucy recorded at Book 3160, Page 2035, as affected by Amended Access Easement Deed between MIC PNH, LLC and Bed Bath & Beyond, Inc. dated November 21, 2013, and recorded at Book 5505, Page 683. See also Plan of Supplemental Access Easement recorded as Plan D–35346 and Amended Access Easement dated November 19, 2013, and recorded at Book 5498, Page 2502; and as shown on the 2019 ALTA Survey described herein. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(20) Rights and easement for utilizes in the Utility Easement Deed from Costco Wholesale Corporation to Gilbert E. Soucy and Dorothy Soucy dated June 12, 1996, and recorded at Book 3160, Page 2039; and as shown on the 2019 ALTA Survey described herein. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(21) Rights and easements in favor of the City of Portsmouth as described in the Access Easement Deed from Costco Wholesale Corporation dated June 12, 1996 and recorded at Book 3160, Page 2042. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(22) Rights and easements granted by Costco Wholesale Corporation to Gilbert E. Soucy and Dorothy Soucy as more fully described in the Slope and Landscape Easement Deed dated June 12, 1996, and recorded at Book 3160, Page 2045. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(23) Rights and easements in favor of Gilbert E. Soucy and Dorothy Soucy as set forth in the Drainage Easement Deed from Costco Wholesale Corporation dated June 12, 1996, and recorded at Book 3160, Page 2051; and as shown on the 2019 ALTA Survey described herein. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(24) Rights and easements for ingress and egress as more fully described in the Access Easement granted by SFL, LLC to Gilbert Soucy and Dorothy Soucy dated June 13, 1996, and recorded at Book 3160, Page 2033. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

ITEMS CORRESPONDING TO SCHEDULE B:

(25) Terms and provisions set forth in the Conservation Easement from SFL L.L.C. to the City of Portsmouth dated November 21, 1996 and recorded at Book 3192, Page 282. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(26) Terms and conditions of the Operation and Maintenance Agreement between SFL, LLC and During [sic.] Lane Hotel Corp. dated as of June 21, 1996 and recorded at Book 3165, Page 1545. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(27) Rights and easements for access, parking, utilities and signage as more fully described in the Access, Parking Signage and Utility Easement granted by Robert D. Haverty and Kathleen M. Haverty, Trustees of SFL Realty Trust, to Saturn Realty LLC dated June 9, 1994, and recorded at Book 3102, Page 397, as affected by the Quitclaim Deed and Release to Home Depot USA, Inc. from Saturn Realty LLC dated March 6, 1997 recorded in the Registry at Book 3202, Page 2465. DOES AFFECT THE SUBJECT PROPERTY (LOT 239–13–2) – SHOWN ON PLAN.

(28) Rights and easements for access, parking, utilities and signage as more fully described in the instrument granted by Saturn Realty LLC to Robert D. Haverty and Kathleen M. Haverty, Trustees of SFL Realty Trust, dated June 9, 1994, and recorded at Book 3102, Page 400, as affected by deed from Home Depot U.S.A., Inc. to Saturn Realty, LLC recorded March 10, 1997, at Book 3202, Page 2462. DOES AFFECT THE SUBJECT PROPERTY (LOT 239–13–1) – SHOWN ON PLAN.

(29) Terms and conditions set forth in the Mutual Access Easement between Home Depot U.S.A., Inc. and Thomas J. Flatley recorded September 14, 2006, at Book 4707, Page 1682, as may be affected by that certain Site Plan prepared by Appledore Engineering, Inc. recorded as Plan No. D–34142 on September 14, 2006. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(30) Rights and easements set forth in the Grant of Right–of–Way from Durgin Square Limited Partnership Louis L. Dow, Sr. et al. dated July 28, 1992, and recorded at Book 2939, Page 504; and as shown on the 2019 ALTA Survey described herein. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(31) Such state of facts and matters as shown on ALTA/NSPS Land Title Survey prepared by CDS Commercial Due Diligence Services bearing Field Date November 18, 2019, Project Address 100 Durgin Lane, Portsmouth NH; Project Name: BBBY Portfolio; CDS Project Number: 19–09–0671:011, Approved CDS Surveyor, Holden Engineering & Surveying, Inc. (the "2019 ALTA Survey") including the following: REFERENCES PRIOR VERSION OF CURRENT PLAN – NO ADDITIONAL MATTERS TO PLOT.

(a) encroachment of headwall extending 9.9+/– feet onto the Land;
(b) parking spaces and pavement located within easements described herein, to the extent the easement is in full force and effect;
(c) overhead and underground utility lines;
(d) utility poles and guy wires;
(e) landscaping, berms and medians traversing the boundary lines of the Land;
(f) City of Portsmouth site restrictions, building setbacks, and parking requirements;
(g) catch basins and drain manholes;
(h) water shut–offs and hydrants;
(i) sewer manholes;
(j) electric and gas meters; and
(k) signage.

(32) Rights, easements and obligations pertaining to ingress and egress as more fully described in the Access Easement Agreement between Home Depot U.S.A., Inc. and OCW Retail–Portsmouth, LLC dated as of December 27, 2007, and recorded on January 3, 2008, at Book 4875, Page 1438. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(33) Covenants and restrictions set forth in the Declaration of Use Restriction between Bed Bath & Beyond, Inc. and Home Depot U.S.A., Inc. dated as of December 27, 2007, and recorded on January 3, 2008, at Book 4875, Page 1464. DOES AFFECT THE SUBJECT PROPERTY – NOT SURVEY RELATED – NOT PLOTTABLE.

(34) Rights and easements relating to signage as more fully described in the Directional Signage Easement between Home Depot U.S.A., Inc., OCW Retail–Portsmouth, LLC and Bed Bath & Beyond, Inc. dated as of December 27, 2007, and recorded at Book 4875, Page 1477 on January 3, 2008. DOES AFFECT THE SUBJECT PROPERTY – BLANKET DESCRIPTION – NOT PLOTTABLE.

(35) Such state of facts and matters as shown on the plan entitled "Easement Plan Hampton Inn, Tax Map 239 Lots 15 & 18, Property of MIC PNH, LLC & Bed Bath & Beyond, Inc., 99 & 100 Durgin Lane, County of Rockingham, Portsmouth, New Hampshire", prepared by MSC Civil Engineers & Land Surveyors, Inc., dated February 20, 2013, revised through April 2, 2013, and recorded December 2, 2013, as Plan No. D–38033. DOES AFFECT THE SUBJECT PROPERTY – SHOWN ON PLAN.

(36) INTENTIONALLY DELETED.

(37) INTENTIONALLY DELETED.

(38) Subject to Subordination, Non–Disturbance and Attornment Agreement, recorded on January 6, 2022, in Book 6372, Page 839. DOES AFFECT THE SUBJECT PROPERTY – NOT SURVEY RELATED – NOT PLOTTABLE.

(39) Subject to Conditions, Etc. contained in Quitclaim Deed, recorded on December 27, 2021, in Book 6369, Page 422 and re–recorded on December 30, 2021, in Book 6370, Page 340. NO DOCUMENT PROVIDED.

(40) Subject to Easements contained in Quitclaim Deed, recorded on December 27, 2021, in Book 6369, Page 422 and re–recorded on December 30, 2021, in Book 6370, Page 340. NO DOCUMENT PROVIDED.

TITLE INFORMATION:

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. OAK ST INVEST DURGIN LANE WITH AN EFFECTIVE DATE OF NOVEMBER 9, 2023 AT 12:00 PM.

BASIS OF BEARINGS:

BEARINGS BASED ON PLAN D–35346 AND SHOWN ON PLAN AS N 59° 39' 24" E.

FLOOD NOTE:

Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 33015C0280E, with a date of identification of May 17, 2005, for Community Panel No. 0280, in Rockingham County, State of New Hampshire, which is the current Flood Insurance Rate Map for the community in which said property is situated.

Zone "X" Denotes Areas of minimal flood hazard (No Shading)

The subject property IS NOT in a Special Flood Hazard Area

PARKING INFORMATION:

616 REGULAR SPACES
16 HANDICAPPED ACCESSIBLE SPACES
632 TOTAL PARKING SPACES

NOTES:

1. THE OWNER OF RECORD IS OAK STREET INVESTMENT GRADE NET LEASE FUND SERIES 2021–2 LLC, 30 N. LA SALLE ST. SUITE 4140, CHICAGO, IL 60602.

2. REFERENCE THE SUBJECT PROPERTIES AS TAX MAP 239 LOTS 16, 18, AND 13–2, PER THE CITY OF PORTSMOUTH, NH ASSESSORS MAPS.

3. DEED REFERENCE FOR THE SUBJECT PARCEL IS BOOK 6370, PAGE 340, AS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

4. TOTAL AREA OF SUBJECT PARCEL IS 1,138,161 SQUARE FEET, OR 25.15 ACRES.

5. TABLE A ITEM 16– THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/ OR MINIMUM STANDARDS OF THE STATE OF NEW HAMPSHIRE.

7. THE PROPERTY HAS DIRECT ACCESS TO DURGIN LANE A PUBLIC WAY AND INDIRECT ACCESS TO GOSLING ROAD A PUBLIC WAY.

8. THE INTERNAL CONTIGUITY OF THE SUBJECT PROPERTY HAS NO OVERLAPS, GAPS, OR GORES.

9. THE PROPERTY DESCRIBED HEREON HAS THE STREET ADDRESS AS FOLLOWS: 100 DURGIN LANE, PORTSMOUTH, NH

10. SAID PREMISES IS A SEPARATELY SUBDIVIDED TRACT.

11. ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY AND DISCLOSED IN RECORD DOCUMENTS ARE DEPICTED HEREON.

12. "ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON" IS NOT NOTED.

13. THE SUBJECT PROPERTY DOES NOT FALL WITHIN A WETLANDS AREA.

14. THERE WERE NO PARTY WALLS OBSERVED AT THE TIME OF SURVEY.

15. THERE IS NO VISIBLE EVENDENCE OF A CEMETERY ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

16. HORIZONTAL DIMENSIONS ARE BASED ON THE 1983 NORTH AMERICAN DATUM (NAD 83) AND ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

STATEMENT OF ENCROACHMENTS

(A) HEADWALL EXTENDS ONTO SUBJECT PROPERTY 9.9' +/–

SURVEYOR'S CERTIFICATE:

To: Stebbins, Lazos & Van Der Beken PLLC; First American Title Insurance Company; and 100 Durgin Lane Owner LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, and 21(a) (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof.

The field work was completed on August, 22, 2023

Peter D. Holden
Surveyor No. 596
In The State Of New Hampshire

STATE OF NEW HAMPSHIRE — No. 596 — PETER D. HOLDEN — LICENSED LAND SURVEYOR

ZONING INFORMATION:

ZONING INFORMATION TAKEN FROM THE REPORT PREPARED BY THE PLANNING & ZONING RESOURCE COMPANY, PZR SITE NUMBER 167869–1, DATED SEPTEMBER 12, 2023.

ZONE IS "G1" GATEWAY NEIGHBORHOOD MIXED USE CORRIDOR

SITE RESTRICTIONS:
MINIMUM LOT SIZE = NOT SPECIFIED
MINIMUM LOT FRONTAGE = 100 FEET
MINIMUM LOT WIDTH = NOT SPECIFIED
MINIMUM LOT DEPTH = NOT SPECIFIED
MAXIMUM BUILDING HEIGHT = 4 STORIES/50 FEET
MAXIMUM LOT COVERAGE = 70%

SETBACKS:
FRONT = 0 FEET MINIMUM/ 50 FEET MAXIMUM
SIDE = 15 FEET
REAR = 15 FEET

PARKING:
ALL RETAIL TRADE USES: 1 SPACE PER 300 SQ. FT. OF GROSS FLOOR AREA
(78,317 / 300 = 261) 261 TOTAL PARKING SPACES REQUIRED.

THE CURRENT USE IS PERMITTED IN THIS DISTRICT.

THE ABOVE RESTRICTIONS WERE OBTAINED FROM THE TOWN OF PORTSMOUTH, NH ZONING CODE

WETLAND NOTES:

The delineation work was performed on November 11, 2023 by Brendan Quigley, CWS #249 utilizing the following standards:

1. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, (Version 2.0) January 2012, U.S. Army Corps of Engineers.

2. Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 8.2. United States Department of Agriculture (2018).

3. New England Hydric Soils Technical Committee. 2019 Version 4, Field Indicators for Identifying Hydric Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA.

4. U.S. Army Corps of Engineers National Wetland Plant List, version 3.5. (2020)

HOLDEN ENGINEERING & SURVEYING, inc.

56 Old Suncook Road
PO Box 480 Concord, NH 03302
(603) 225–6449

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

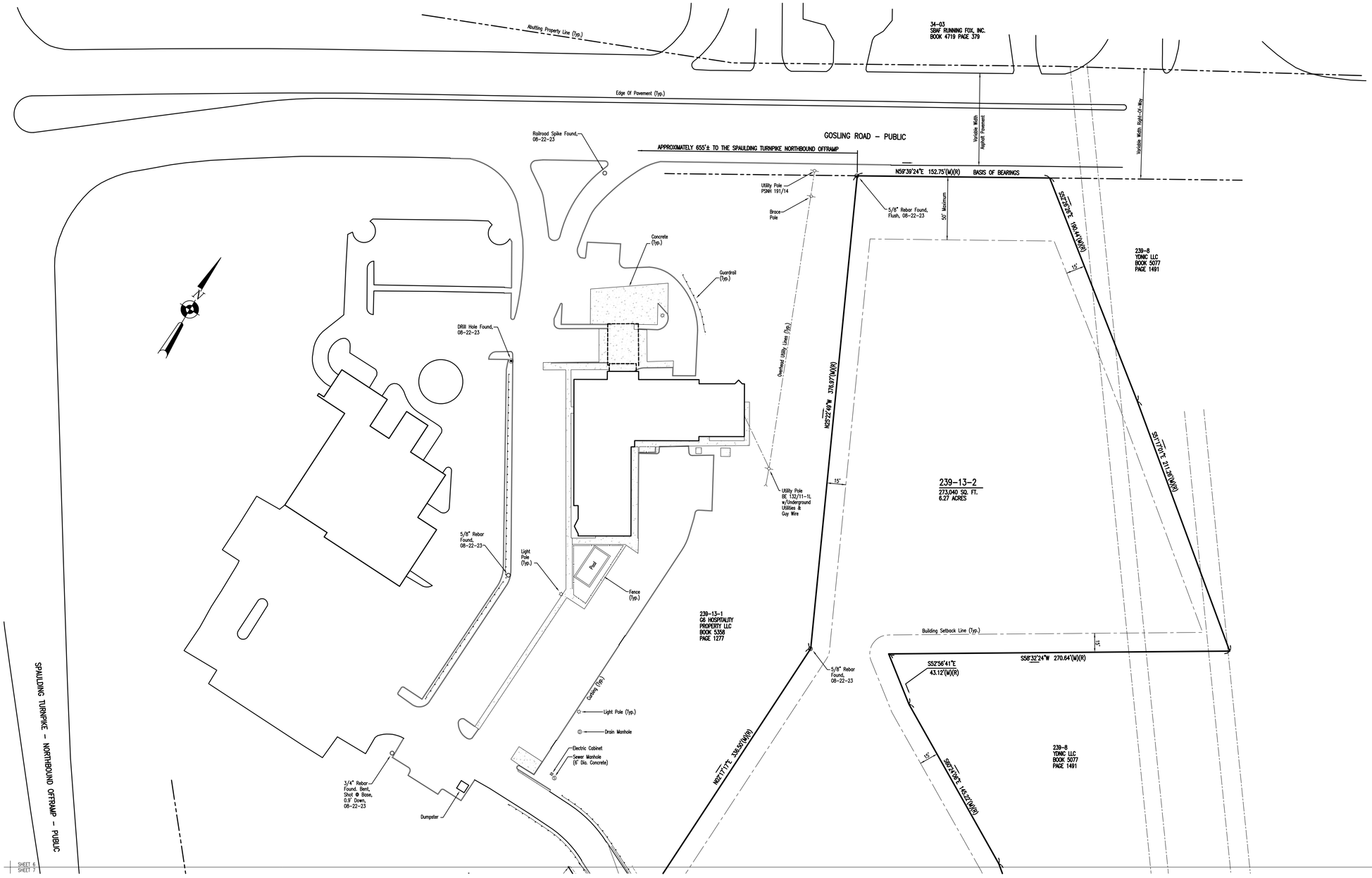
ALTA / NSPS LAND TITLE SURVEY PREPARED FOR
100 DURGIN LANE OWNER LLC
100 DURGIN LANE, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE

Revisions	Date:	Description	Dr. By	Chk. By
1.	11–10–23	REVISED PER CLIENT COMMENTS	DS	LR
2.	02–13–24	MINOR UTILITY EDITS	DS	PH
3.	02–29–24	UPDATE TITLE COMMITMENT	DS	LR
4.				
5.				

Book | Page

Date: 08–10–23
Scale: NONE
Dr. By: DS Ck By: LR
Job No. 2320547
Sheet no 1 of 8

H:\CONC–2320547\CADD\SHEETS–1–2.dwg Mar 14, 2024 dsoucy



LEGEND:

- ABUTTING PROPERTY LINE
- TREELINE
- UNDERGROUND ELECTRIC (Paint)
- SEWER LINE (Paint)
- 10 FOOT CONTOUR
- 2 FOOT CONTOUR
- CURBING
- EDGE OF PAVEMENT
- FENCE
- GUARDRAIL
- PROPERTY LINE
- FORMER LOT LINE
- BUILDING SETBACK LINE
- OVERHEAD UTILITY LINES
- EASEMENT
- STONEWALL
- FLAGGED WETLAND
- SWALE
- GAS LINE (Point)
- CONCRETE
- CATCH BASIN
- DRAIN MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- REBAR OR RAILROAD SPIKE
- DRILL HOLE
- POST
- SIGN
- SEWER MANHOLE
- UTILITY POLE OR BRACE POLE
- WATER SHUT-OFF
- HYDRANT
- ELECTRIC METER
- GAS METER
- FLAG POLE
- GAS SHUT-OFF
- BORING
- WETLAND FLAG LOCATION
- BOLLARD
- TREE

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAX. ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

STATE OF NEW HAMPSHIRE — No. 596 — PETER D. HOLDEN — LICENSED LAND SURVEYOR

SIGNATURE

SCALE: 1" = 40'

40 0 40 80 120

HOLDEN ENGINEERING & SURVEYING, inc.

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

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

TOPOGRAPHIC SURVEY PREPARED FOR

100 DURGAN LANE OWNER LLC

100 DURGIN LANE, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE

Revisions	Date:	Description	Dr. By	Chk. By
1.	11-10-23	REVISED PER CLIENT COMMENTS	DS	LR
2.	02-13-24	MINOR UTILITY EDITS	DS	PH
3.	02-29-24	REVISE UTILITIES	DS	LR
4.				
5.				

Book | Page

Date: 08-10-23
Scale: 1"=40'
Dr. By: DS Ck By: LR
Job No. 2320547
Sheet no 6 of 8

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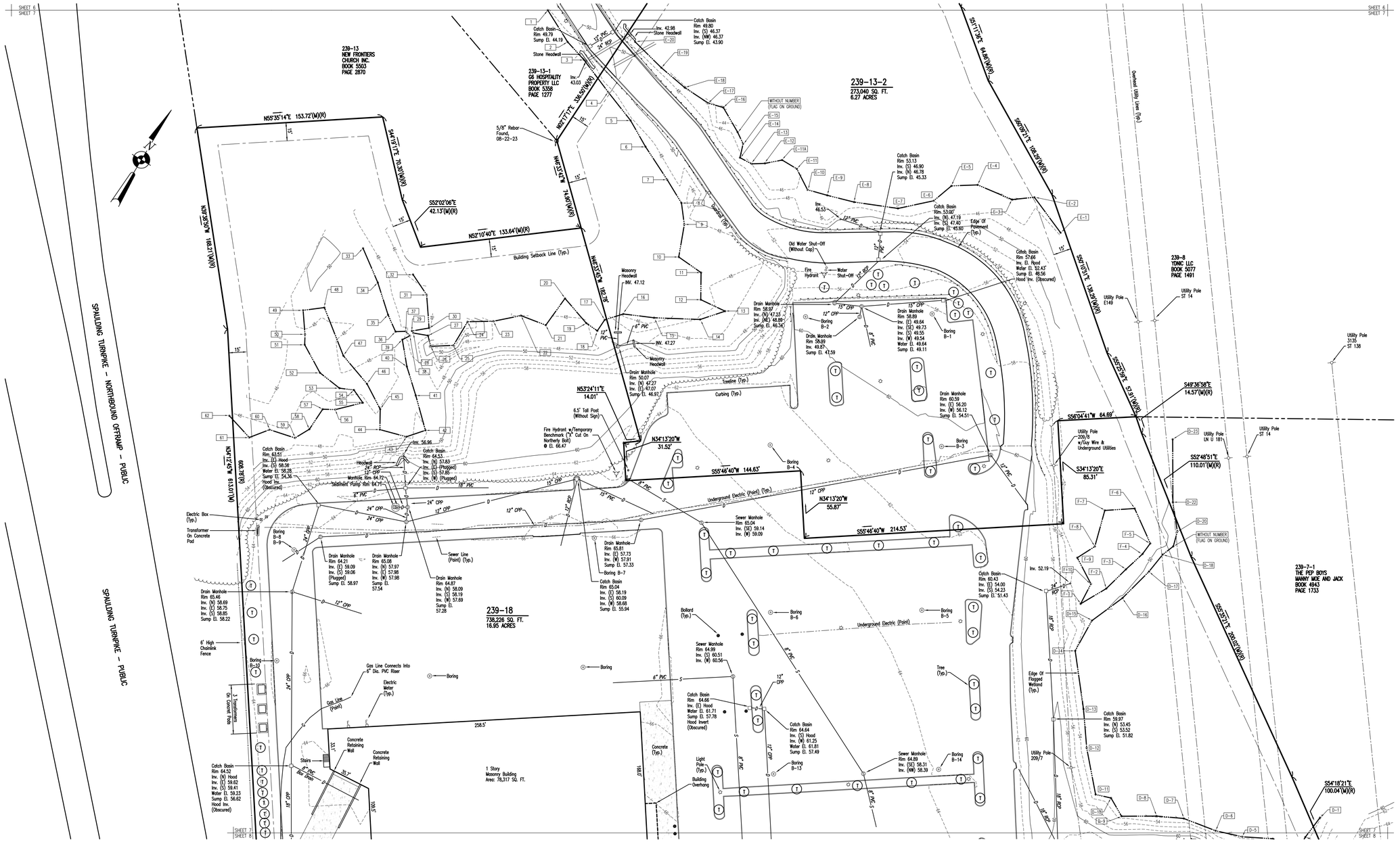
SHEETS-6-7-8



LEGEND:

- ABUTTING PROPERTY LINE
- TREELINE
- UNDERGROUND ELECTRIC (Paint)
- SEWER LINE (Paint)
- 10 FOOT CONTOUR
- 2 FOOT CONTOUR
- CURBING
- EDGE OF PAVEMENT
- FENCE
- GUARDRAIL
- PROPERTY LINE
- FORMER LOT LINE
- BUILDING SETBACK LINE
- OVERHEAD UTILITY LINES
- EASEMENT
- STONEWALL
- FLAGGED WETLAND
- SWALE
- GAS LINE (Point)
- CONCRETE
- CATCH BASIN
- DRAIN MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- REBAR OR RAILROAD SPIKE
- DRILL HOLE
- POST
- SIGN
- SEWER MANHOLE
- UTILITY POLE OR BRACE POLE
- WATER SHUT-OFF
- HYDRANT
- ELECTRIC METER
- GAS METER
- FLAG POLE
- GAS SHUT-OFF
- BORING
- WETLAND FLAG LOCATION
- BOLLARD
- TREE

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAX. ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

STATE OF NEW HAMPSHIRE — No. 596 — PETER D. HOLDEN — LICENSED LAND SURVEYOR — SIGNATURE

SCALE: 1" = 40'

40 0 40 80 120

HOLDEN ENGINEERING & SURVEYING, inc.

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

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

TOPOGRAPHIC SURVEY PREPARED FOR

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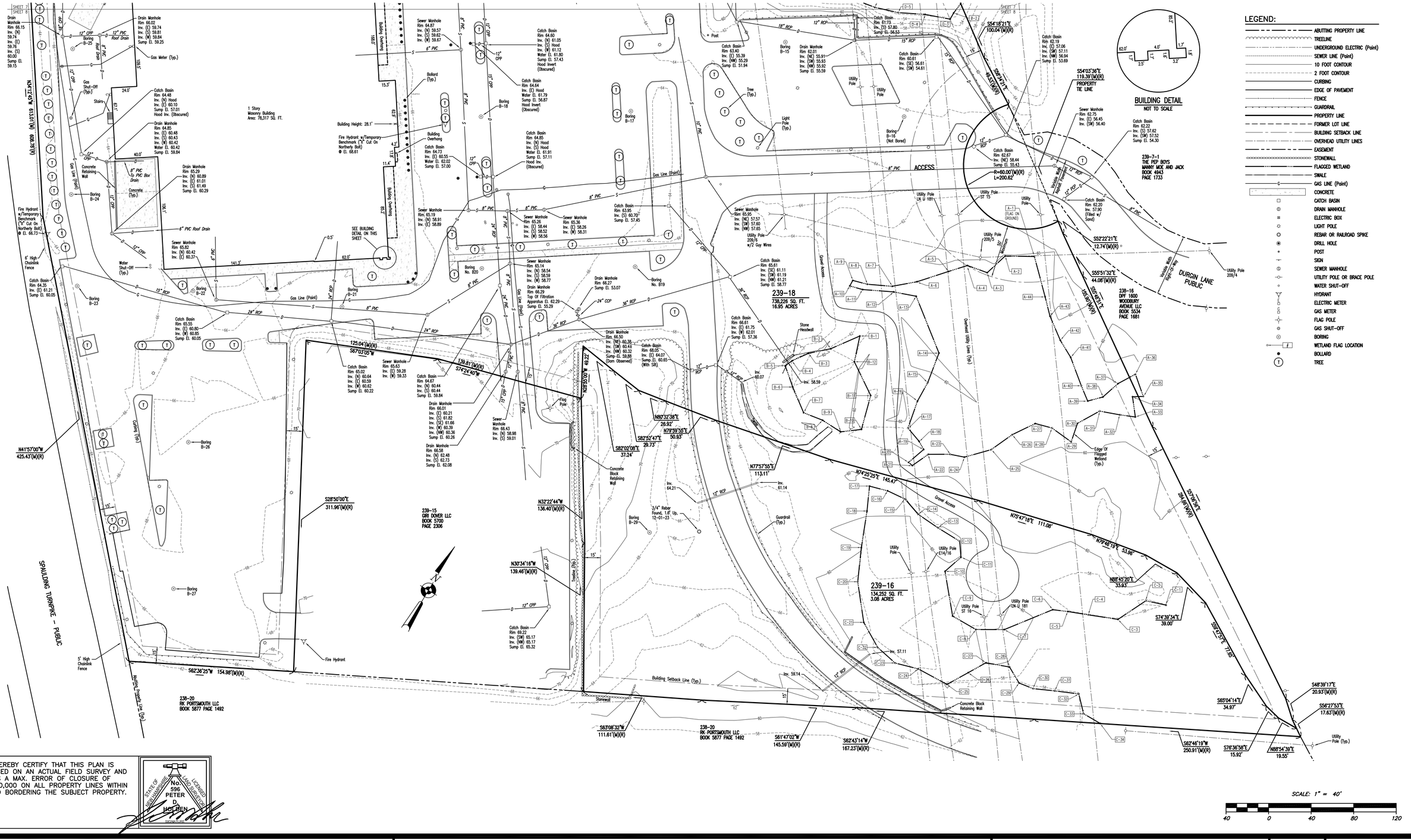

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SHEETS-6-7-8

GENERAL NOTES:

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

DEMOLITION NOTES:

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

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.
9. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
10. ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
11. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RETAINING WALL DESIGN FROM STRUCTURAL ENGINEER AND/OR WALL MANUFACTURER. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT WALL IN ACCORDANCE WITH DESIGN APPROVED BY THE ENGINEER. RETAINING WALL SHALL BE SEGMENTAL BLOCK WALL SYSTEM AS OUTLINED IN THE DETAILS.
13. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
14. THE APPLICANT SHALL HAVE A SITE SURVEY CONDUCTED BY A RADIO COMMUNICATIONS CARRIER APPROVED BY THE CITY'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE POLICE AND RADIO CONFIGURATION. IF THE SITE SURVEY INDICATES IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR THE CITY.
15. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR TIMELY SNOW REMOVAL FROM ALL PRIVATE SIDEWALKS, DRIVEWAYS, AND PARKING AREAS. ALL SNOW REMOVAL SHALL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF AS NECESSARY WHEN STORAGE AREAS HAVE REACHED CAPACITY.

GRADING AND DRAINAGE NOTES:

1. COMPACTION REQUIREMENTS:

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

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

2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL), UNLESS OTHERWISE SPECIFIED.
3. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
4. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
5. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
6. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NHDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
7. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.

EROSION CONTROL NOTES:

1. SEE SHEET C-801 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. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
6. CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO CITY OF PORTSMOUTH STANDARDS.
7. 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.
8. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
9. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
10. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
11. 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.
12. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
13. 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.
14. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN
15. HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
16. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
17. ALL SEWER PIPE WITH LESS THAN 6' OF COVER IN PAVED AREAS OR LESS THAT 4' OF COVER IN UNPAVED AREAS SHALL BE INSULATED.
18. 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.
19. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.
20. CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.
21. FINAL FIRE & DOMESTIC SERVICE CONNECTION SIZES TO BE DETERMINED BY PROJECT PLUMBING ENGINEER PRIOR TO CONSTRUCTION.

EXISTING CONDITIONS PLAN NOTES:

1. EXISTING CONDITIONS ARE BASED ON A FIELD SURVEY BY HOLDEN ENGINEERING AND SURVEYING, INC. DATED 8/10/2023, LAST REVISED 2/13/2024.
2. WETLAND DELINEATION BY BRENDAN QUIGLEY, CWS #243 OF GOVE ENVIRONMENTAL SERVICES, INC., ON 11/11/2023, AND FIELD LOCATED BY HOLDEN ENGINEERING AND SURVEYING AT A FUTURE DATE.

LEGEND

- APPROXIMATE LIMIT OF SAWCUT
- APPROXIMATE LIMIT OF WORK
- APPROXIMATE LIMIT OF PAVEMENT TO BE REMOVED
- EXISTING TREES TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- LOCATION OF PROPOSED BUILDING
- PROPOSED PAVEMENT SECTION
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED GUARDRAIL
- EXISTING GUARDRAIL
- FLAGGED WETLAND
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- PROPOSED SILT SOCK
- CATCH BASIN
- DRAIN MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POST
- SIGN
- SEWER MANHOLE
- UTILITY POLE OR BRACE POLE
- WATER SHUT-OFF
- HYDRANT
- ELECTRIC METER
- GAS METER
- GAS SHUT-OFF
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED YARD DRAIN
- PROPOSED RAIN GUARDIAN TURRET
- PROPOSED FLARED END SECTION
- PROPOSED CONTECH JELLYFISH FILTER UNIT
- PROPOSED OUTLET CONTROL STRUCTURE
- PROPOSED INLET PROTECTION BARRIER
- PROPOSED DRAINLINE
- PROPOSED SEWER MANHOLE
- PS — PROPOSED SEWER LINE
- PG — PROPOSED GAS LINE
- PW — PROPOSED WATER LINE
- SFM — PROPOSED SEWER FORCE MAIN
- SFM — APPROXIMATE EXISTING SEWER FORCE MAIN
- YW — APPROXIMATE WATER LINE
- PROPOSED WATER VALVE
- PROPOSED THRUST BLOCK
- PE — PROPOSED UNDERGROUND ELECTRIC LINE
- PC&T — PROPOSED UNDERGROUND TELECOMS
- PROPOSED TRANSFORMER
- 100' WETLAND BUFFER
- 50' LIMITED CUT BUFFER
- 25' VEGETATIVE BUFFER

ABBREVIATIONS

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

Tighe&Bond

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER – 8/28/24

STATE OF NEW HAMPSHIRE – NEIL A HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER – 08/28/2024

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
C	8/28/2024	CC SUBMISSION
B	6/17/2024	TAC SUBMISSION
A	4/22/2024	TAC SUBMISSION

PROJECT NO:	E5071-001
DATE:	4/22/2024
FILE:	E5071-001-C-DSGN.dwg
DRAWN BY:	BKC/NHW
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

GENERAL NOTES AND LEGENDS

SCALE: AS SHOWN

C-101

CONSTRUCT INLET PROTECTION BARRIER (TYP.)

BEGIN SILT SOCK

GUARDRAIL TO REMAIN

EXISTING PAVEMENT TO BE REMOVED (TYP.)

APPROXIMATE LIMITS OF SAWCUT (TYP.)

END SILT SOCK

APPROXIMATE LOCATION OF EXISTING SEWER FORCE MAIN TO REMAIN (VERIFY LOCATION IN FIELD)

LIMIT OF SEWER FORCE MAIN TO BE REMOVED (VERIFY LOCATION IN FIELD)

LIMIT OF GUARDRAIL TO BE REMOVED

CONSTRUCT INLET PROTECTION BARRIER (TYP.)

DRAINAGE STRUCTURES TO REMAIN

MAP 239 LOT 13

PROPERTY LINE (TYP.)

APPROXIMATE LOCATION OF EXISTING WATER LINE TO REMAIN (VERIFY LOCATION IN FIELD)

LIMIT OF EXISTING WATER LINE TO BE REMOVED (VERIFY LOCATION AND SIZE IN FIELD)

MAP 239 LOT 13-2
6.33 ACRES
275,630 SF

APPROXIMATE LIMIT OF WORK (TYP.)

APPROXIMATE LIMITS OF CLEARING

24" RCP OUTLET TO REMAIN

EXISTING PAVEMENT TO BE REMOVED (TYP.)

ALL EXISTING DRAINAGE STRUCTURES, PIPES, AND UTILITIES WITHIN THE LIMITS OF WORK SHALL BE REMOVED UNLESS SPECIFICALLY IDENTIFIED TO REMAIN (TYP.)

MAP 239 LOT 18
16.74 ACRES
729,279 SF

MAP 239 LOT 8

PROPOSED SILT SOCK (TYP.)

24" RCP OUTLET TO REMAIN

MAP 239 LOT 7

SEE SHEET C-101 FOR DEMOLITION PLAN NOTES & LEGEND

MATCH LINE

MATCH LINE

BEGIN REMOVAL OF DRAIN LINE AND DOWNSTREAM STRUCTURES

DRAINAGE TO REMAIN

0 40' 80'

GRAPHIC SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER – 8/28/24

STATE OF NEW HAMPSHIRE – NEIL A HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER – 08/28/2024

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
C	8/28/2024	CC SUBMISSION
B	6/17/2024	TAC SUBMISSION
A	4/22/2024	TAC SUBMISSION

PROJECT NO:	E5071-001
DATE:	4/22/2024
FILE:	E5071-001-C-DSGN.dwg
DRAWN BY:	BKC/NHW
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

DEMOLITION PLAN

SCALE: AS SHOWN

C-201

Last Saved: 8/26/2024
Printed: Aug 26, 2024 - 10:45am By: BCurcio
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MATCH LINE
MATCH LINE

EXISTING TREE TO BE REMOVED (TYP)

EXISTING BUILDING TO BE REMOVED

BEGIN SILT SOCK

ALL EXISTING DRAINAGE STRUCTURES, PIPES, AND UTILITIES WITHIN THE LIMITS OF WORK SHALL BE REMOVED UNLESS SPECIFICALLY IDENTIFIED TO REMAIN (TYP.)

LIMIT OF EXISTING GAS LINE TO BE REMOVED

LIMIT OF WATER LINE TO BE REMOVED

EXISTING GAS LINE TO REMAIN

PROPERTY LINE (TYP.)

APPROXIMATE LIMIT OF WORK (TYP.)

EXISTING DRAIN MANHOLE TO REMAIN

SEWER LINE TO BE REMOVED

EXISTING SEWER MANHOLE TO REMAIN

APPROXIMATE LIMITS OF SAWCUT (TYP.)

EXISTING PAVEMENT TO BE REMOVED (TYP.)

BEGIN SILT SOCK

APPROXIMATE LIMITS OF SAWCUT (TYP.)

END SILT SOCK

APPROXIMATE LIMITS OF CLEARING

EXISTING CULVERT TO BE REMOVED

EXISTING PAVEMENT TO BE REMOVED (TYP.)

MAP 239 LOT 15

MAP 239 LOT 16
3.08 ACRES
134,252 SF

APPROXIMATE LIMITS OF SAWCUT (TYP.)

MAP 238 LOT 20

BEGIN REMOVAL OF DRAIN LINE AND DOWNSTREAM STRUCTURES

DRAINAGE TO REMAIN

DRAINAGE PIPE AND STRUCTURE TO BE REMOVED

ELECTRICAL UTILITY POLES TO REMAIN

LIMIT FOR EXISTING SEWER LINE TO BE REMOVED

LIMIT OF GAS LINE TO BE REMOVED

APPROXIMATE EXISTING GAS LINE TO REMAIN (VERIFY LOCATION IN FIELD)

EXISTING SEWER LINE TO REMAIN

DRAINAGE STRUCTURE TO REMAIN

CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE/EXIT

END SILT SOCK

CONSTRUCT INLET PROTECTION BARRIER (TYP.)

APPROXIMATE LIMITS OF SAWCUT (TYP.)

PROPERTY LINE (TYP.)

UTILITY POLE TO REMAIN

LIMIT OF EXISTING WATER LINE TO BE REMOVED

APPROXIMATE LOCATION OF EXISTING WATER LINE TO REMAIN (1) 12" CLDI LINE PER CITY OF PORTSMOUTH GIS DEPARTMENT (VERIFY SIZE AND LOCATION IN FIELD)

PROPOSED SILT SOCK (TYP.)

BEGIN SILT SOCK

APPROXIMATE LIMITS OF CLEARING

100' WETLAND BUFFER

50' LIMITED CUT BUFFER

25' VEGETATED BUFFER

BEGIN REMOVAL OF EXISTING GUARDRAIL

END SILT SOCK

APPROXIMATE LIMITS OF SAWCUT (TYP.)

SEE SHEET C-101 FOR DEMOLITION PLAN NOTES & LEGEND

0 40' 80'
GRAPHIC SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER – 8/28/24

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DEMOLITION PLAN

SCALE: AS SHOWN

C-202

Last Saved: 8/26/2024 10:44am By: BCiarcio
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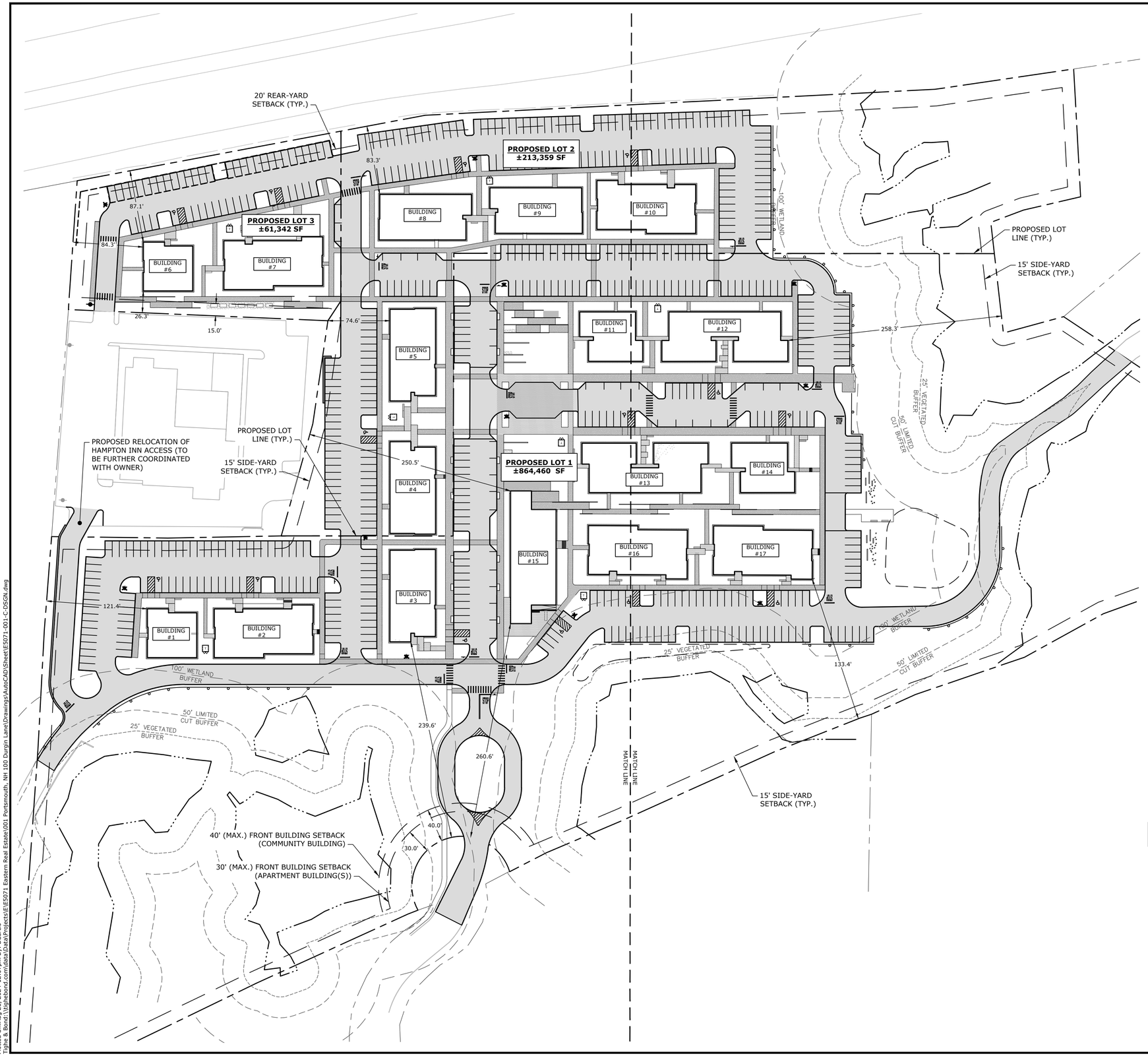

SITE DATA:

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

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

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

DEVELOPMENT STANDARDS

GENERAL RESIDENTIAL DEVELOPMENT (10.5B42.30)	REQUIRED	PROPOSED
MINIMUM SITE DEVELOPMENT AREA:	10,000 SF	±1,139,161 SF
MINIMUM SITE WIDTH:	75 FT	>75 FT
MINIMUM SITE LENGTH:	100 FT	>100 FT
MINIMUM PERIMETER BUFFER:	N/A	-
MAXIMUM DEVELOPMENT BLOCK DIMS:		
BLOCK LENGTH:	500 FT	441 FT
BLOCK PERIMETER:	1,500 FT	1,280 FT
MAXIMUM BUILDING COVERAGE:	50%	8.8%
MINIMUM OPEN SPACE COVERAGE:	20%	63.7%

APARTMENT BUILDING (10.5B34.40)	REQUIRED	PROPOSED
MINIMUM LOT DEPTH:	NR	-
MINIMUM STREET FRONTAGE:	50 FT	200.6 FT
FRONT YARD SETBACK:	10-30 FT	239.6 FT(1)
MIN. SIDE YARD SETBACK	15 FT	26.3 FT
MIN. REAR YARD SETBACK	20 FT	83.3 FT
DWELLING UNITS PER BUILDING	4-24	VARIES (24 MAX.)
MAXIMUM DWELLING UNIT SIZE	NR	-
MAXIMUM BUILDING HEIGHT	4 STORIES OR 50 FT	<50 FT
MINIMUM STREET-FACING FACADE HEIGHT	24 FT	>24 FT
MAX. FINISH FLOOR ABOVE SIDEWALK	36"	VARIES
MAXIMUM BUILDING COVERAGE	50%	8.1%
MAXIMUM BUILDING FOOTPRINT	NR	-
MAXIMUM FACADE MODULATION LENGTH	50 FT	<50 FT
MINIMUM STREET FACING FACADE GLAZING	20% GROUND FLOOR	>20%
MAXIMUM STREET FACING ENTRANCE SPACING	NR	-
ALLOWED ROOF TYPES	ALL	FLAT
ALLOWED FACADE TYPES		
FORECOURT, RECESSED, ENTRY, DOORYARD, STEP, PORCH		FORECOURT, RECESSED

COMMUNITY BUILDING (10.5B34.100)	REQUIRED	PROPOSED
MINIMUM LOT DEPTH:	NR	-
MINIMUM STREET FRONTAGE:	50 FT	200.6 FT
FRONT YARD SETBACK:	10-40 FT	260.6 FT(1)
MIN. SIDE YARD SETBACK	15 FT	250.5 FT
MIN. REAR YARD SETBACK	20 FT	455.6 FT
DWELLING UNITS PER BUILDING	NR	-
MAXIMUM DWELLING UNIT SIZE	NR	-
MAXIMUM BUILDING HEIGHT	3 STORIES OR 45 FT	18 FT
MINIMUM STREET-FACING FACADE HEIGHT	18 FT	18 FT
FINISH FLOOR GRADE ABOVE SIDEWALK	2 FT - 6FT	VARIES
MAXIMUM BUILDING COVERAGE	NR	-
MAXIMUM BUILDING FOOTPRINT	NR	-
MAXIMUM FACADE MODULATION LENGTH	100 FT	<100 FT
MINIMUM STREET FACING FACADE GLAZING	30% GROUND FLOOR	>30%
MAXIMUM STREET FACING ENTRANCE SPACING	NR	-
ALLOWED ROOF TYPES	ALL	GABLE
ALLOWED FACADE TYPES		
DOORYARD, FORECOURT, STOOP, RECESSED, ENTRY, STEP, PORCH, TERRACE, GALLERY, ARCADE		PORCH, FORECOURT, TERRACE

(1) - THE APPLICANT IS REQUESTING THE PLANNING BOARD TO ALLOW AN INCREASE OF BUILDING SETBACK FROM THE FRONT LOT LINE AS ALLOWED BY SECTION 10.5B41.60.

COMMUNITY SPACE:	REQUIRED	PROPOSED
	10%	10.9%
	113,916 SF	124,251 SF

PARKING REQUIREMENTS

RESIDENTIAL UNITS (<750 SF)	209 UNITS X 1.0 SPACES	209 SPACES
RESIDENTIAL UNITS (>750 SF)	151 UNITS X 1.3 SPACES	197 SPACES
VISITOR SPACES	1 SPACE / 5 UNITS	82 SPACES
TOTAL MINIMUM PARKING SPACES REQUIRED =		488 SPACES

PARKING SPACES	REQUIRED	PROPOSED
	488 SPACES	573 SPACES

ADA PARKING SPACES	REQUIRED(2)	PROPOSED
	12 SPACES	14 SPACES

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

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

BICYCLE SPACES	REQUIRED	PROPOSED
1 BICYCLE SPACE / 10 PARKING SPACES:	30 SPACES (MAX.)	>30 SPACES
(INDOOR BIKE STORAGE WILL BE PROVIDED THAT MEETS OR EXCEEDS REQUIRED.)		

LOT LINE REVISIONS SHOWN HEREIN ARE FOR PERMITTING PURPOSES ONLY. FINAL LOT LINE REVISION PLAN SHALL BE PREPARED BY THE PROJECT SURVEYOR AND RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS PRIOR TO ISSUING BUILDING PERMITS.

SITE RECORDING NOTES:

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

SEE SHEET C-101 FOR SITE PLAN NOTES & LEGEND

N

0 60' 120'
GRAPHIC SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER – 8/28/24

STATE OF NEW HAMPSHIRE – NEIL A HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER – 08/28/2024

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

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APPROVED BY:	PMC

OVERALL SITE PLAN

SCALE: AS SHOWN

C-300

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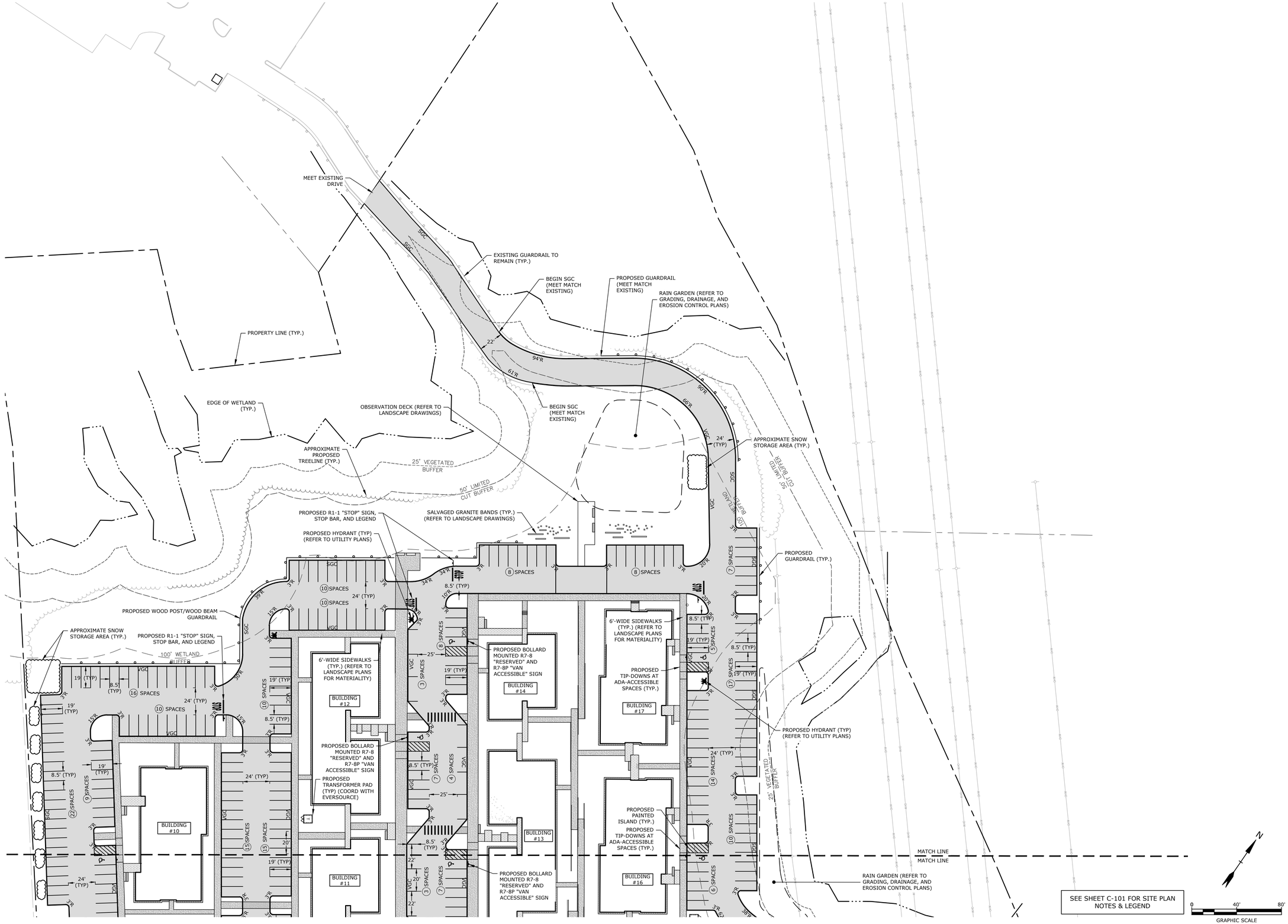

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Tighe&Bond

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – PATRICK CRIMMINS No. 12378 LICENSED
8/28/24

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – NEIL A HANSEN No. 15227 LICENSED
08/28/2024

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

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SITE PLAN

SCALE: AS SHOWN

C-301

Tighe&Bond

PROPOSED PAINTED ISLAND (TYP.)
PROPOSED TIP-DOWNS AT ADA-ACCESSIBLE SPACES (TYP.)
MATCH LINE
MATCH LINE
RAIN GARDEN (REFER TO GRADING, DRAINAGE, AND EROSION CONTROL PLANS)
PROPERTY LINE (TYP.)
PROPOSED PAINTED ISLAND (TYP.)
PROPOSED BOLLARD MOUNTED R7-8 "RESERVED" AND R7-8P "VAN ACCESSIBLE" SIGN
PROPOSED TRANSFORMER PAD (TYP) (COORD WITH EVERSOURCE)
PROPOSED R1-1 "STOP" SIGN, STOP BAR, AND LEGEND
PROPOSED RAISED CROSSING
REFER TO LANDSCAPE DRAWINGS FOR LAYOUT AND PROPOSED SITE FEATURES
TREE BOX (TYP.) (REFER TO LANDSCAPE DRAWNGS)
PROPOSED HYDRANT (TYP) (REFER TO UTILITY PLANS)
6'-WIDE SIDEWALKS (TYP.) (REFER TO LANDSCAPE PLANS FOR MATERIALITY)
10'-WIDE SIDEWALK (TYP.) (REFER TO LANDSCAPE PLANS FOR MATERIALITY)
PROPOSED TRANSFORMER PAD (TYP) (COORD WITH EVERSOURCE)
PROPOSED BOLLARD MOUNTED R7-8 "RESERVED" AND R7-8P "VAN ACCESSIBLE" SIGN (TYP)
PROPOSED BOLLARD MOUNTED R7-8 "RESERVED" AND R7-8P "VAN ACCESSIBLE" SIGN (TYP)
START SGC (MEET MATCH EXISTING)
MEET EXISTING DRIVE
END SGC (MEET MATCH EXISTING)
6'-WIDE SIDEWALK (TYP.) (REFER TO LANDSCAPE PLANS FOR MATERIALITY)
POTENTIAL SIDEWALK RECONSTRUCTION (TO BE FURTHER COORDINATED W/ CITY OF PORTSMOUTH)
MEET EXISTING BITUMINOUS WALK
PROPOSED CAR SHELTER (TYP.) (REFER TO ARCH DRAWINGS)
PROPOSED TIP-DOWNS AT ADA-ACCESSIBLE SPACES (TYP.)
PROPOSED BOLLARD MOUNTED R7-8 "RESERVED" AND R7-8P "VAN ACCESSIBLE" SIGN (TYP)
PROPOSED TRANSFORMER PAD (TYP) (COORD WITH EVERSOURCE)
PROPERTY LINE (TYP.)
PROPOSED BOLLARD MOUNTED R7-8 "RESERVED" AND R7-8P "VAN ACCESSIBLE" SIGN (TYP)
PROPOSED CAR SHELTER (TYP.) (REFER TO ARCH DRAWINGS)
APPROXIMATE EXISTING HAMPTON INN FEATURES
PROPOSED HYDRANT (TYP) (REFER TO UTILITY PLANS)
APPROXIMATE SNOW STORAGE AREA (TYP.)
END RETAINING WALL
6'-WIDE SIDEWALKS (TYP.) (REFER TO LANDSCAPE PLANS FOR MATERIALITY)
BEGIN RETAINING WALL
GRANITE BANDING (REFER TO LANDSCAPE PLANS)
MEANDERING PATHS (TYP.) (WIDTH VARIES) (REFER TO LANDSCAPE PLANS FOR MATERIALITY)
PROPERTY LINE (TYP.)
APPROXIMATE SNOW STORAGE AREA (TYP.)
6'-WIDE SIDEWALKS (TYP.) (REFER TO LANDSCAPE PLANS FOR MATERIALITY)
PROPOSED BOLLARD MOUNTED R7-8 "RESERVED" AND R7-8P "VAN ACCESSIBLE" SIGN
PROPOSED R1-1 "STOP" SIGN, STOP BAR, AND LEGEND
6'-WIDE SIDEWALKS (TYP.) (REFER TO LANDSCAPE PLANS FOR MATERIALITY)
PROPOSED TIP-DOWNS AT ADA-ACCESSIBLE SPACES (TYP.)
PROPOSED TRANSFORMER PAD (TYP) (COORD WITH EVERSOURCE)
PROPOSED BOLLARD MOUNTED R7-8 "RESERVED" AND R7-8P "VAN ACCESSIBLE" SIGN
PROPOSED GUARDRAIL (MEET MATCH EXISTING)
50' LIMITED CUT BUFFER
100' WETLAND BUFFER
25' VEGETATED BUFFER
EDGE OF WETLAND (TYP.)
APPROXIMATE PROPOSED TREELINE (TYP.)
BEGIN GUARDRAIL (MEET MATCH EXISTING)
EXISTING GUARDRAIL TO REMAIN (TYP.)
START SGC (MEET MATCH EXISTING)
MEET EXISTING DRIVE
END SGC (MEET MATCH EXISTING)
BEGIN SGC (MEET MATCH EXISTING)
MEET EXISTING DRIVE
END SGC (MEET MATCH EXISTING)
DOG RUN (REFER TO LANDSCAPE PLANS)
PROPOSED UTILITY POLE W/ SERVICE RISERS (COORD. W/ EVERSOURCE)
PROPOSED OVERHEAD SERVICE CONNECTION (COORD. W/ EVERSOURCE)
APPROXIMATE EXISTING UTILITY POLE
RECONSTRUCT OVERHEAD UTILITIES AS NEEDED FOR NEW ELECTRICAL SERVICES (COORD. W/ EVERSOURCE)
APPROXIMATE EXISTING UTILITY POLE
END RETAINING WALL
PROPOSED RETAINING WALL
PROPOSED R1-1 "STOP" SIGN, STOP BAR, AND LEGEND
BEGIN RETAINING WALL
PROPOSED GUARDRAIL (MEET MATCH EXISTING)
START SGC (MEET MATCH EXISTING)
MEET EXISTING DRIVE
SEE SHEET C-101 FOR SITE PLAN NOTES & LEGEND
GRAPHIC SCALE 0 40' 80'

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER – 8/28/24

STATE OF NEW HAMPSHIRE – NEIL A HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER – 08/28/2024

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100 DURGIN LANE OWNER, LLC

100 DURGIN LANE PORTSMOUTH, NEW HAMPSHIRE

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APPROVED BY:	PMC

SITE PLAN

SCALE: AS SHOWN

C-302

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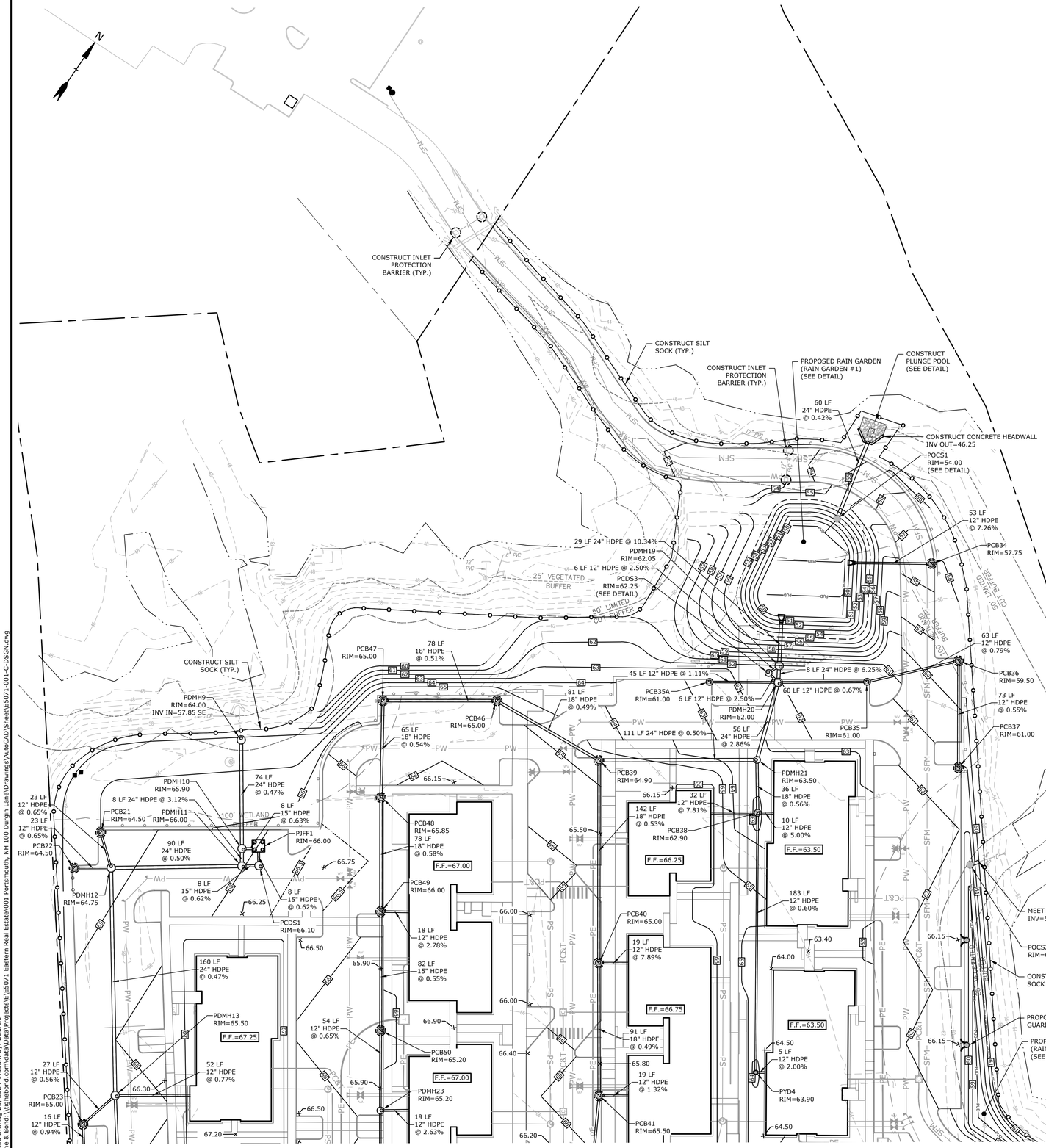

SEE SHEET C-101 FOR GRADING & DRAINAGE PLAN NOTES & LEGEND

0 40' 80'
GRAPHIC SCALE

STORM SEWER STRUCTURE TABLE

STRUCTURE	RIM	INV. IN	INV. OUT
PCB1	64.60	60.00 SW 60.00 NE	60.00 SE
PCB2	64.00	60.30 NW	60.30 SW
PCB3	64.00		60.55 SE
PCB4	64.60	60.10 NW	60.10 NE
PCB5	64.90	60.50 SW	60.50 SE
PCB6	64.75	61.00 SW	61.00 NE
PCB7	64.75	61.30 SW	61.30 NE
PCB8	65.35	61.65 N	61.65 NE
PCB9	65.25		62.00 S
PCB10	64.65	60.15 NE	60.05 NW
PCB11	64.65		60.30 SW
PCB12	65.25	60.35 SE	60.25 NW
PCB13	65.75	60.60 SE	60.50 NW
PCB14	66.95	61.15 SE 61.60 NE	61.05 NW
PCB15	67.00	61.80 SE 61.60 NE	61.70 NW
PCB16	66.50	62.60 SE	62.60 SW
PCB17	66.50	62.95 SE	62.95 NW
PCB18	66.50		63.05 NW
PCB19	65.25		61.00 NW
PCB20	65.00		61.50 NE
PCB21	64.50		59.35 SE
PCB22	64.50		59.35 NE
PCB23	65.00	60.20 SE	60.10 N
PCB24	65.00		60.35 NW
PCB25	64.70	60.95 SE	60.85 N
PCB26	64.80		61.10 NW
PCB27	66.70	62.05 SE 62.05 N	62.05 SW
PCB28	66.50	62.25 NE	62.25 S
PCB29	65.85	63.00 S	62.90 SW
PCB30	67.15	62.35 SE	62.35 NW
PCB31	67.00	62.70 SE 62.70 NE	62.70 NW
PCB32	66.90	63.10 SE	63.10 NW
PCB33	66.75	63.30 NE	63.20 NW
PCB34	57.75		53.85 SW
PCB35	61.00	55.25 NE	55.15 SW
PCB35A	61.00		57.50 NE
PCB36	59.50	55.85 SE	55.75 SW
PCB37	61.00		56.25 NW
PCB38	62.90	57.00 SE 58.00 SW 58.00 NE	56.90 NW
PCB39	64.90	57.35 SE 57.35 W	57.25 NE
PCB40	65.00	58.20 SE 60.00 NE	58.10 NW
PCB41	65.50	61.25 NE 58.75 SE	58.65 NW
PCB42	65.60	60.65 SW	59.35 NW
PCB43	65.60	60.85 SW	60.85 NE
PCB44	65.20	61.25 SW	61.25 NE

STORM SEWER STRUCTURE TABLE

STRUCTURE	RIM	INV. IN	INV. OUT
PCB45	65.50	62.00 NE	62.00 N
PCB46	65.00	57.85 SW	57.75 E
PCB47	65.00	58.35 SE	58.25 NE
PCB48	65.85	58.80 SE	58.70 NW
PCB49	66.00	59.35 SE 60.50 NE	59.25 NW
PCB50	65.20	59.90 SE	59.80 NW
PCB51	65.40		60.65 NW
PCB52	63.75	59.35 S	59.25 NW
PCDS1	66.10	58.60 SW	58.50 NW
PCDS2	65.50	59.30 SW	59.20 SE
PCDS3	62.25	54.50 E	54.00 NE
PDMH1	64.35	58.80 NW	58.80 SE
PDMH2	65.50	59.00 NE 60.15 NW	58.90 SE
PDMH3	65.50	59.45 SW 59.45 NW	59.35 NE 60.50 SE
PDMH4	65.50	59.70 SW 59.80 SE	59.60 NE
PDMH5	65.50	60.20 SW 60.20 SE 60.20 NW	60.10 NE
PDMH6	67.50	62.20 NE	62.10 NW
PDMH7	65.60	60.85 SW 60.85 NW 60.85 SE	60.75 NE
PDMH8	65.75	61.10 SW 62.20 SE	61.00 NE
PDMH9	64.00	57.85 SE	
PDMH10	65.90	59.75 SE 58.30 NE	58.20 NW
PDMH11	66.00	58.65 SW	58.65 NE 60.00 NW
PDMH12	64.75	59.10 SE 59.20 SW 59.20 NW	59.10 NE
PDMH13	65.50	59.85 SE 59.95 NE 59.95 S	59.85 NW
PDMH14	65.20	60.65 NE 60.65 S 60.55 SE	60.55 NW
PDMH15	66.25	61.30 NE 61.20 SE	61.20 NW
PDMH16	67.15	61.85 NE	61.85 NW
PDMH17	67.75	63.00 NW 63.00 SE 63.00 NE	62.90 SW
PDMH18	67.60	63.70 N	63.60 SW
PDMH19	62.05	53.85 SW 55.50 SE	53.00 NW
PDMH20	62.00	55.00 S 54.75 NE 57.00 SW	54.65 W 56.00 NW
PDMH21	63.50	56.70 SW 56.70 SE	56.60 N
PDMH22	65.90	61.50 S	61.50 NE
PDMH23	65.20	60.35 SE 61.00 NE	60.25 NW
PDMH24	65.00	59.75 SW	59.65 N
PDMH25	60.15	56.60 E	56.50 NW
PJFF1	66.00	58.45 SE	58.35 SW
PJFF2	65.50	59.15 NW	59.05 SW
POCS1	54.00		46.50 N
POCS2	60.50		54.50 NE
PYD1	66.75		63.40 N
PYD2	66.75		63.25 SW
PYD3	66.75		63.90 S
PYD4	63.90	58.20 NE	58.10 NW

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PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
STATE OF NEW HAMPSHIRE
8/28/24

NEIL A HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER
STATE OF NEW HAMPSHIRE
08/28/2024

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
C	8/28/2024	CC SUBMISSION
B	6/17/2024	TAC SUBMISSION
A	4/22/2024	TAC SUBMISSION

PROJECT NO:	E5071-001
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FILE:	E5071-001-C-DSGN.dwg
DRAWN BY:	BKC/NHW
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

SCALE: AS SHOWN

C-401

Last Saved: 8/27/2024
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PROPOSED RAIN GUARDIAN TURRET (TYP.)
PROPOSED RAIN GARDEN (RAIN GARDEN #2) (SEE DETAIL)
CONSTRUCT RIP-RAP APRON (RRA-1) D_{50}=6", W_1=4', W_2=14', L=10' (MAINTAIN MIN. 1' OFF EDGE OF WETLAND)
CONSTRUCT CONCRETE HEADWALL INV OUT=56.25
CONNECT EXISTING 15" RCP TO STRUCTURE INV=56.60 (VERIFY-IN-FIELD)
INSTALL MANHOLE FRAME & COVER RIM=64.00
CONSTRUCT SILT SOCK (TYP.)
CONSTRUCT STABILIZED CONSTRUCTION EXIT
CONSTRUCT INLET PROTECTION BARRIER (TYP.)
CONNECT EXISTING 36" RCP TO STRUCTURE INV=58.80± (CONTRACTOR TO VERIFY INVERT IN-FIELD AS FIRST ORDER OF WORK)
MEET EXISTING INVERT INV OUT=62.48 (V.I.F.)
50' LIMITED CUT BUFFER
100' WETLAND BUFFER
PS BUFFER
25' VEGETATED BUFFER
SEE SHEET C-101 FOR GRADING & DRAINAGE PLAN NOTES & LEGEND
0 40' 80'
GRAPHIC SCALE

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER – 8/28/24

STATE OF NEW HAMPSHIRE – NEIL A HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER – 08/28/2024

PROPOSED MULTI-FAMILY DEVELOPMENT

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100 DURGIN LANE
PORTSMOUTH,
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APPROVED BY:	PMC

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

SCALE: AS SHOWN

C-402

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CONNECT TO EXISTING FORCE MAIN (VERIFY SIZE AND MATERIAL IN FIELD)

CONNECT TO EXISTING 6" WATER MAIN (TYP.) (COORD. W/ CITY OF PORTSMOUTH)

PROPOSED SDR26 PVC SEWER FORCE MAIN (TYP.) (COORDINATE SIZE BASED ON EXISTING CONNECTION PRIOR TO CONSTRUCTION)

PROPOSED THRUST BLOCK (TYP.)

PROPOSED GATE VALVE (TYP)

PROPOSED FIRE HYDRANT (TYP) (COORD W/ FIRE DEPT & DPW)

PROPOSED FIRE & DOMESTIC WATER SERVICE CONNECTIONS (COORD W/ BUILDING DWGS, FIRE DEPT & DPW) (SEE UTILITY NOTE # 20)

PROPOSED ELECTRIC CONNECTION (COORD W/ BUILDING DWGS, EVERSOURCE)

PROPOSED COMMUNICATIONS CONNECTION (COORD W/ BUILDING DWGS & UTILITY COMPANY)

PSMH11
RIM=66.25
INV IN=60.95 SW
INV OUT=60.85 SE

40 LF 6" PVC @ 1.37%
INVERT @ BUILDING=61.50
(COORD W/ BLDG DWGS)

PROPOSED COMMUNICATIONS CONNECTION (COORD W/ BUILDING DWGS & UTILITY COMPANY) (TYP.)

PROPOSED WATER LINE (COORD W/ PORTSMOUTH DPW)

PROPOSED FIRE & DOMESTIC WATER SERVICE CONNECTIONS (TYP.) (COORD W/ BUILDING DWGS, FIRE DEPT & DPW) (SEE UTILITY NOTE # 20)

PROPOSED ELECTRIC CONNECTION (COORD W/ BUILDING DWGS, EVERSOURCE)

PSMH13
RIM=66.10
INV IN=60.90 SW
INV OUT=60.80 SE

39 LF 6" PVC @ 1.03%
INVERT @ BUILDING=61.30
(COORD W/ BLDG DWGS)

PROPOSED FIRE & DOMESTIC WATER SERVICE CONNECTIONS (COORD W/ BUILDING DWGS, FIRE DEPT & DPW) (SEE UTILITY NOTE # 20)

PROPOSED ELECTRIC CONNECTION (COORD W/ BUILDING DWGS, EVERSOURCE)

PROPOSED ELECTRIC CONNECTION (COORD W/ BUILDING DWGS, EVERSOURCE)

40 LF 6" PVC @ 1.25%
INVERT @ BUILDING=60.50
(COORD W/ BLDG DWGS)

PROPOSED COMMUNICATION JUNCTION MANHOLE (TYP.)

185 LF 8" PVC @ 0.45%

PROPOSED FIRE & DOMESTIC WATER SERVICE CONNECTIONS (COORD W/ BUILDING DWGS, FIRE DEPT & DPW) (SEE UTILITY NOTE # 20)

PROPOSED GATE VALVE (TYP.)

PROPOSED ELECTRIC CONNECTION (COORD W/ BUILDING DWGS, EVERSOURCE)

PROPOSED COMMUNICATIONS CONNECTION (COORD W/ BUILDING DWGS & UTILITY COMPANY)

PSMH8
RIM=65.25
INV IN=60.15 NE
INV IN=60.15 SW
INV OUT=60.05 SE

29 LF 6" PVC @ 1.03%
INVERT @ BUILDING=60.45
(COORD W/ BLDG DWGS)

7 LF 6" PVC @ 1.43%
INVERT @ BUILDING=60.25
(COORD W/ BLDG DWGS)

178 LF 8" PVC @ 0.41%

PSMH7
RIM=65.50
INV IN=59.30 NW
INV IN=59.30 NE
INV IN=59.30 SW
INV OUT=59.20 S

29 LF 6" PVC @ 1.38%
INVERT @ BUILDING=59.70
(COORD W/ BLDG DWGS)

PROPOSED THRUST BLOCK (TYP)

PROPOSED FIRE HYDRANT (COORD W/ FIRE DEPT & DPW)

PROPOSED COMMUNICATIONS CONNECTION (COORD W/ BUILDING DWGS & UTILITY COMPANY) (TYP.)

PROPOSED FIRE & DOMESTIC WATER SERVICE CONNECTIONS (TYP.) (COORD W/ BUILDING DWGS, FIRE DEPT & DPW) (SEE UTILITY NOTE # 20)

PROPOSED SECONDARY ELECTRICAL DUCT BANK (TYP.)

PROPOSED COMMUNICATIONS CONNECTION (COORD W/ BUILDING DWGS & UTILITY COMPANY)

25' VEGETATED BUFFER

50' LIMITED CUT BUFFER

100' WETLAND BUFFER

MATCH LINE
MATCH LINE

SEE SHEET C-101 FOR UTILITY PLAN NOTES & LEGEND

0 40' 80'
GRAPHIC SCALE

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – PATRICK CRIMMINS No. 12378 LICENSED
8/28/24

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – NEIL A HANSEN No. 15227 LICENSED
08/28/2024

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
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UTILITIES PLAN

SCALE: AS SHOWN

C-501

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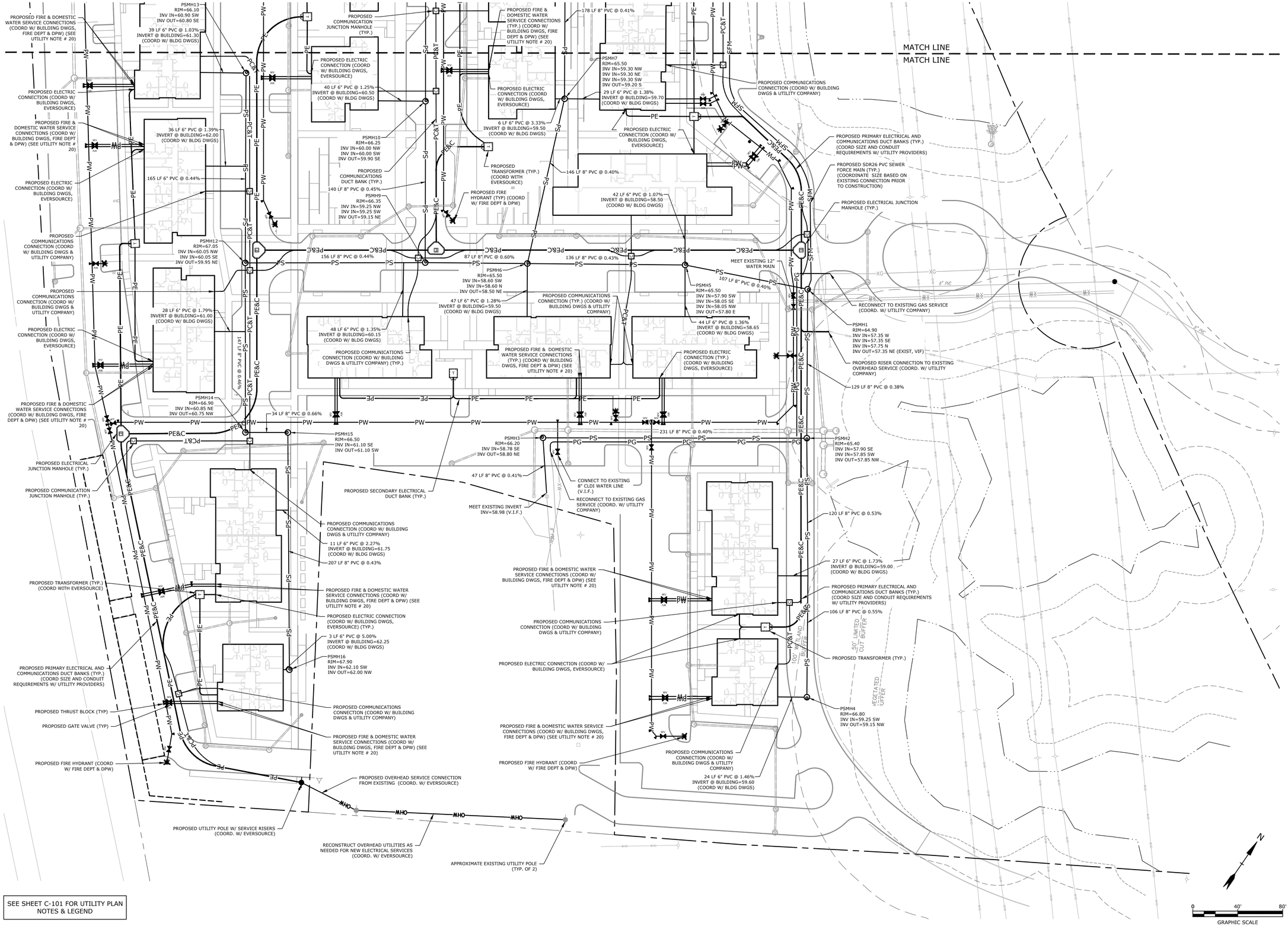

SEE SHEET C-101 FOR UTILITY PLAN NOTES & LEGEND

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STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER – 8/28/24

STATE OF NEW HAMPSHIRE – NEIL A HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER – 08/28/2024

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

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APPROVED BY:	PMC

UTILITIES PLAN

SCALE: AS SHOWN

C-502

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PROPOSED RELOCATED ACCESS EASEMENT (TO BENEFIT MAP 239 LOT 15)

PROPOSED LOT 2
±213,359 SF

PROPOSED LOT 3
±61,342 SF

MAP 239 LOT 13

MAP 239 LOT 13-1

MAP 239 LOT 15

PROPOSED LOT 1
±864,460 SF

POTENTIAL RELOCATED ACCESS EASEMENT (TO BENEFIT MAP 239 LOT 15)

MAP 238 LOT 20

PROPOSED ACCESS EASEMENT TO BENEFIT MAP 239 LOT 13, 13-1, MAP 238 LOT 20, MAP 239 LOT 15

PROPOSED ACCESS EASEMENT TO BENEFIT MAP 239 LOT 13, 13-1, MAP 238 LOT 20, MAP 239 LOT 15

PROPOSED ACCESS EASEMENT (TO BENEFIT THE CITY OF PORTSMOUTH)

MAP 239 LOT 8

MAP 239 LOT 7

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

LEGEND

- PROPOSED ACCESS EASEMENT TO BENEFIT MAP 239 LOT 13, MAP 239 LOT 13-1, MAP 238 LOT 20, MAP 239 LOT 15
- PROPOSED RELOCATED ACCESS EASEMENT (TO BENEFIT MAP 239 LOT 15)
- PROPOSED ACCESS EASEMENT (TO BENEFIT THE CITY OF PORTSMOUTH)
- APPROXIMATE EXISTING ACCESS EASEMENT THROUGH MAP 239 LOT 20
- APPROXIMATE EXISTING ACCESS EASEMENT THROUGH MAP 239 LOT 13-1

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STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER – 8/28/24

STATE OF NEW HAMPSHIRE – NEIL A HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER – 08/28/2024

0 60' 120'
GRAPHIC SCALE

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

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APPROVED BY:	PMC

ACCESS EASEMENT PLAN

SCALE: AS SHOWN

C-600

Last Saved: 8/23/2024
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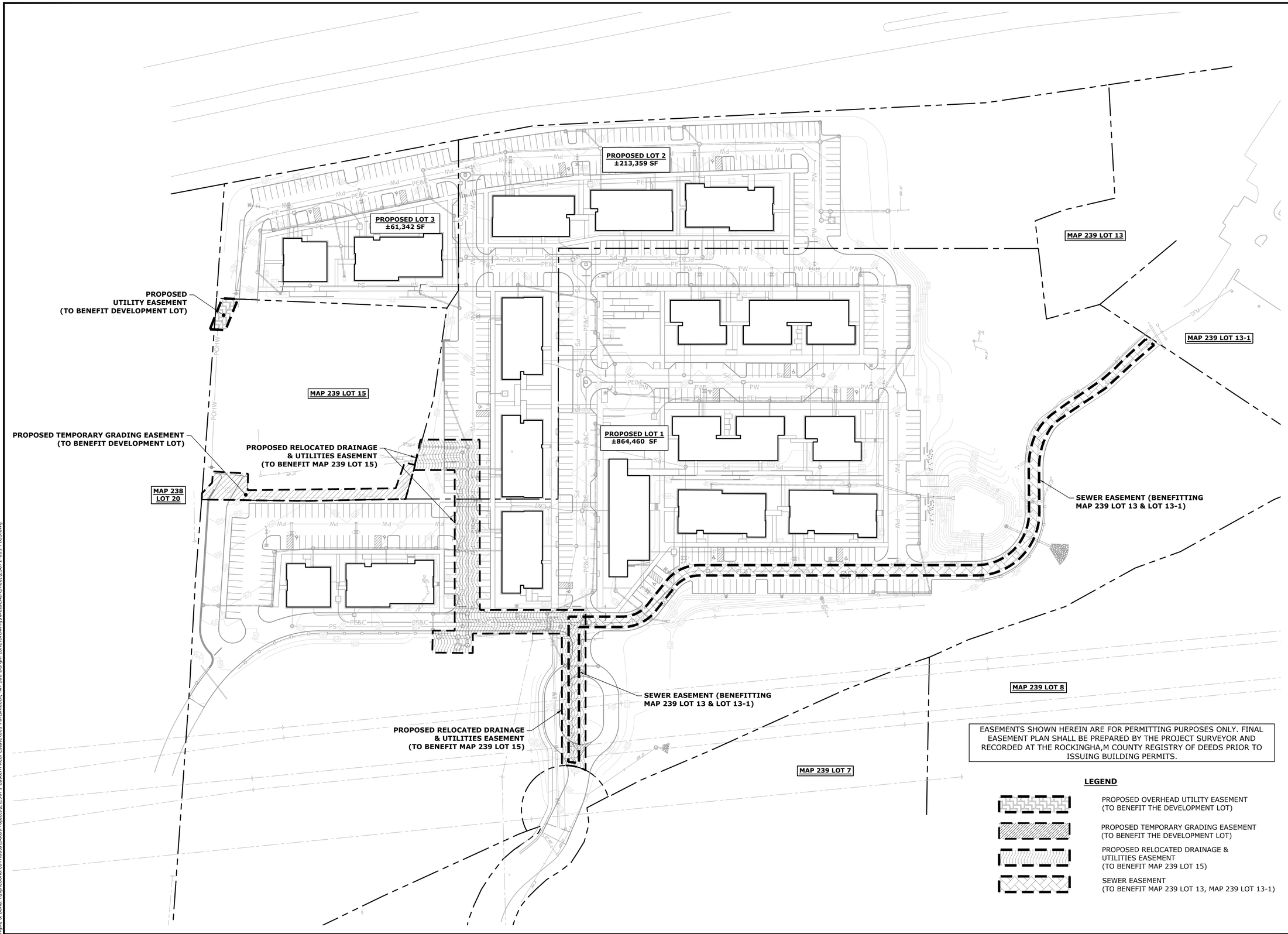

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LEGEND

- PROPOSED OVERHEAD UTILITY EASEMENT (TO BENEFIT THE DEVELOPMENT LOT)
- PROPOSED TEMPORARY GRADING EASEMENT (TO BENEFIT THE DEVELOPMENT LOT)
- PROPOSED RELOCATED DRAINAGE & UTILITIES EASEMENT (TO BENEFIT MAP 239 LOT 15)
- SEWER EASEMENT (TO BENEFIT MAP 239 LOT 13, MAP 239 LOT 13-1)

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STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – PATRICK CRIMMINS No. 12378 LICENSED
8/28/24

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – NEIL A HANSEN No. 15227 LICENSED
08/28/2024

0 60' 120'
GRAPHIC SCALE

PROPOSED MULTI-FAMILY DEVELOPMENT

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100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

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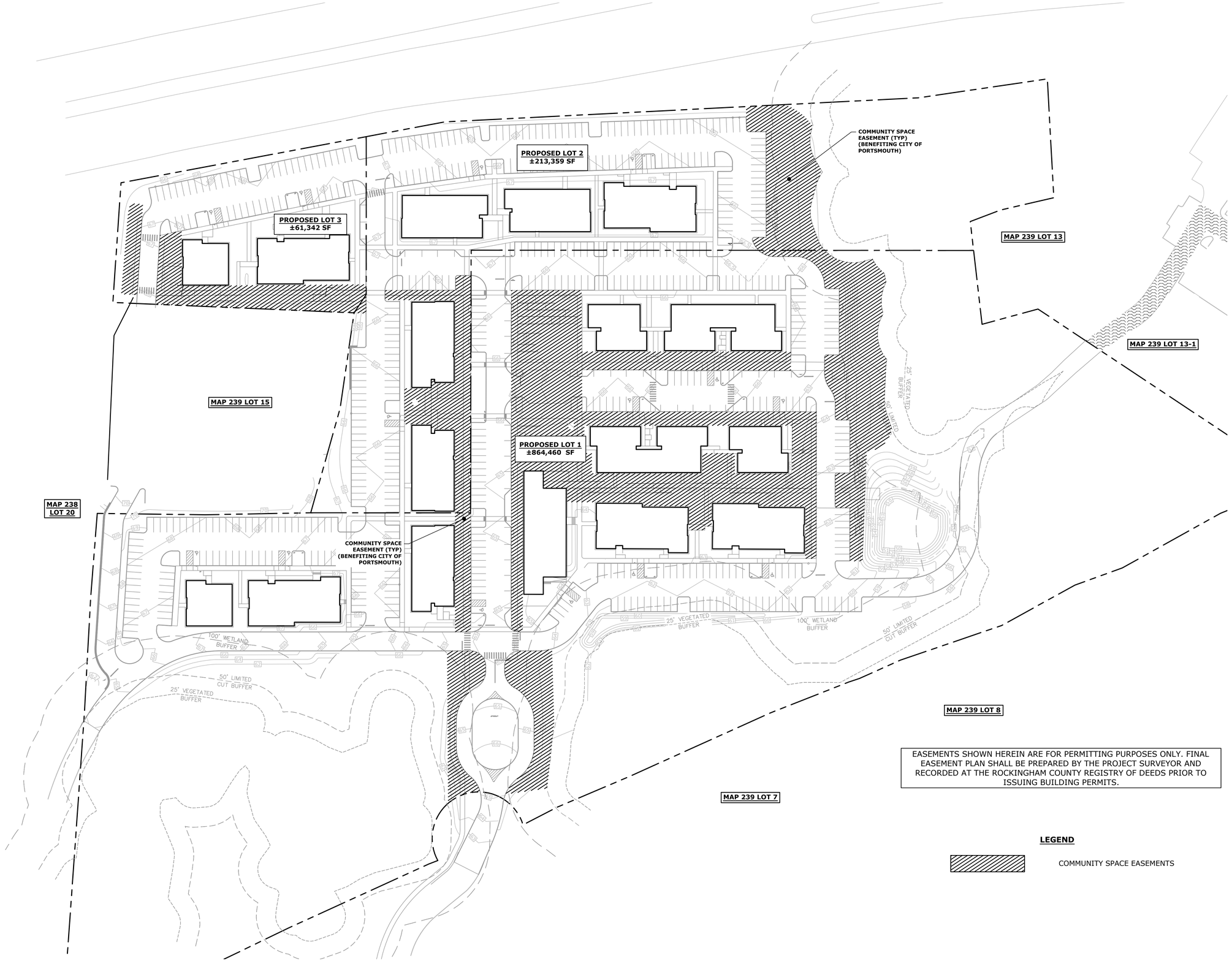
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

UTILITY, DRAINAGE, AND GRADING EASEMENT PLAN

SCALE: AS SHOWN

C-601



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LEGEND

COMMUNITY SPACE EASEMENTS

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STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
8/28/24

STATE OF NEW HAMPSHIRE – NEIL A HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER
08/28/2024

0 60' 120'
GRAPHIC SCALE

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

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COMMUNITY SPACE EASEMENT PLAN

SCALE: AS SHOWN

C-602

GENERAL PROJECT INFORMATION
PROJECT APPLICANT: 100 DURGIN LANE OWNER, LLC

PROJECT NAME: PROPOSED MIXED USE DEVELOPMENT
PROJECT MAP / LOT: MAP 239 / LOT 18
MAP 239 / LOT 16
MAP 239 / LOT 13-2
PROJECT ADDRESS: DURGIN LANE
PORTSMOUTH, NH 03801
PROJECT LATITUDE: 43°-04'-43" N
PROJECT LONGITUDE: 70°-45'-41" W

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF THE CONSTRUCTION OF AN 360 RESIDENTIAL UNITS IN A MIX OF 3 AND 4 STORY BUILDINGS.

DISTURBED AREA
THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 15.0 ACRES.

SOIL CHARACTERISTICS
BASED ON THE SITE SPECIFIC SOIL SURVEY, THE SOILS ON SITE PRIMARILY CONSIST OF UDORTHENTS SOILS WHICH ARE WELL DRAINED SOILS WITH A HYDROLOGIC SOIL GROUP RATING OF B.

NAME OF RECEIVING WATERS
THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA A CLOSED DRAINAGE SYSTEM TO AN UNNAMED ON SITE WETLANDS WHICH ULTIMATELY FLOW TO THE PISCATAQUA RIVER.

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

SPECIAL CONSTRUCTION NOTES:
1. THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE. THE AREA OF DISTURBANCE SHALL NOT EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED UNLESS FURTHER APPROVAL IS RECEIVED FROM THE NEW HAMPSHIRE LAND RESOURCES MANAGEMENT BUREAU.
2. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

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

STABILIZATION:
1. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
   A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
   B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
   D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.;
   E. IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.
2. WINTER STABILIZATION PRACTICES:
   A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
   B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
   C. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
3. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
   A. TEMPORARY SEEDING;
   B. MULCHING.
4. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
5. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN THESE AREAS, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
6. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

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

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

OFF SITE VEHICLE TRACKING:
1. THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES.

VEGETATION:
1. TEMPORARY GRASS COVER:
   A. SEEDBED PREPARATION:
      a. 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;
   B. SEEDING:
      a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
      b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;
      c. 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;
   C. MAINTENANCE:
      a. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).
2. VEGETATIVE PRACTICE:
   A. FOR PERMANENT MEASURES AND PLANTINGS:
      a. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5;
      b. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;
      c. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED 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;
      d. 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;
      e. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
      f. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED;
      g. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
      h. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

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

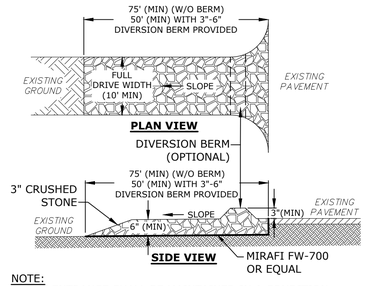
CONCRETE WASHOUT AREA:
1. THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
   A. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY;
   B. IF IT IS NECESSARY, SITE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

ALLOWABLE NON-STORMWATER DISCHARGES:
1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. UNCONTAMINATED EXCAVATION DEWATERING;
12. LANDSCAPE IRRIGATION.

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

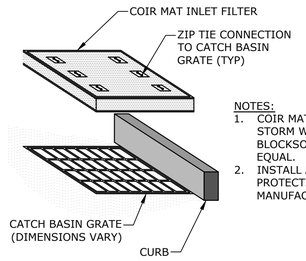
SPILL PREVENTION:
1. CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
   A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
      a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
      b. ALL REGULATED MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE, ON AN IMPERVIOUS SURFACE;
      c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
      d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
      e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
      f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
      g. THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
   B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
      a. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
      b. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
      c. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
   C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
      a. PETROLEUM PRODUCTS:
      i. ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
      ii. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
      iii. SECURE FUEL STORAGE AREAS AGAINST UNAUTHORIZED ENTRY;
      iv. INSPECT FUEL STORAGE AREAS WEEKLY;
      v. WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS;
      vi. COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS;
      vii. SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
      viii. THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
         (1) EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED;
         (2) PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS;
         (3) HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS;
         (4) USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES;
         (5) PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
      ix. FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT SHALL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT, OR ITS SUCCESSOR DOCUMENT.
      HTTPS://WWW.DES.NH.GOV/ORGANIZATION/COMMISSIONER/PIP/FACTSHEETS/DWGB/DOCUMENTS/DWGB-22-6.PDF
      b. FERTILIZERS:
      i. FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
      ii. ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
      iii. STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
      c. PAINTS:
      i. ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
      ii. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
      iii. EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
D. SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
   a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
   b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;
   c. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
   d. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
   e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
   f. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
   a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
   b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
   c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
   d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
   e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
   f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES
1. THIS PROJECT EXCEEDS ONE (1) ACRE OF DISTURBANCE AND THUS REQUIRES A SWPPP. THE SWPPP SHALL BE PREPARED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SWPPP AND KEEP AN UPDATED COPY OF THE SWPPP ONSITE AT ALL TIMES.
2. THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:
   A. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
   B. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
   C. A REPRESENTATIVE OF THE SITE CONTRACTOR, SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
   D. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.



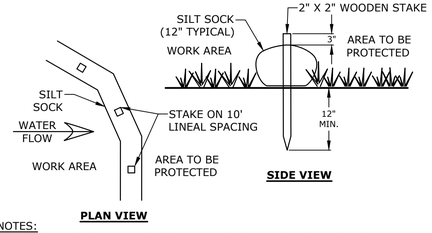
NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT FROM THE SITE. WHEN WASHING IS REQUIRED, IT SHALL BE DONE SO RUNOFF DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS

STABILIZED CONSTRUCTION EXIT
NO SCALE



NOTES:
1. COIR MAT INLET FILTER SHALL BE STORM WATER INLET FILTER BY BLOCKSOM & CO. OR APPROVED EQUAL.
2. INSTALL AND MAINTAIN INLET PROTECTION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

INLET PROTECTION BARRIER
NO SCALE



NOTES:
1. SILT SOCK SHALL BE SILT SOXX BY FILTREXX OR APPROVED EQUAL.
2. INSTALL SILT SOCK IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SILT SOCK
NO SCALE

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS – No. 12378 – LICENSED PROFESSIONAL ENGINEER
8/28/24

STATE OF NEW HAMPSHIRE – NEIL A HANSEN – No. 15227 – LICENSED PROFESSIONAL ENGINEER
08/28/2024

Tighe&Bond

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
C	8/28/2024	CC SUBMISSION
B	6/17/2024	TAC SUBMISSION
A	4/22/2024	TAC SUBMISSION

PROJECT NO:	E5071-001
DATE:	4/22/2024
FILE:	E5071-001-C-DTLS.dwg
DRAWN BY:	BKC/NHW
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

EROSION CONTROL NOTES AND DETAILS SHEET

SCALE: AS SHOWN

C-801

Last Saved: 8/26/2024
Printed: Aug 26, 2024-4:21pm By: BCurcio
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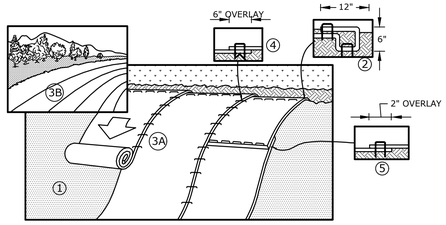
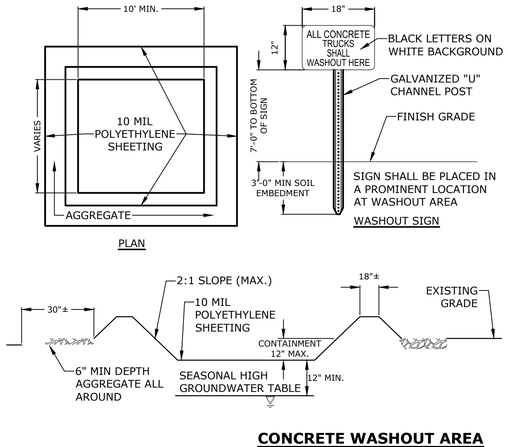


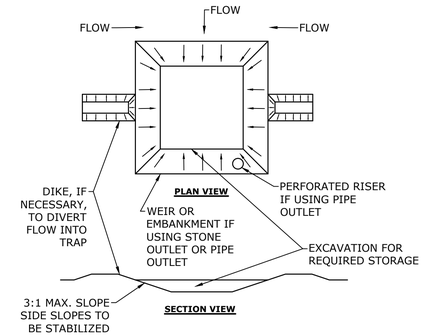
NOTES:
1. EROSION CONTROL BLANKET SHALL BE AN ALL NATURAL PRODUCT WITH NO PHOTO DEGRADABLE COMPONENTS, NORTH AMERICAN GREEN SC150BN OR APPROVED EQUAL.
2. STAKES SHALL BE BIODEGRADABLE BIOSTAKES OR ALL NATURAL WOOD ECOSTAKES OR APPROVED EQUAL. THE LENGTH OF STAKES SHALL BE BASED OFF OF THE MANUFACTURERS 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



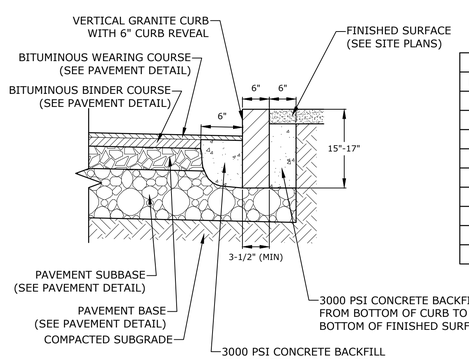
NOTES:
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT AREA
NO SCALE



NOTES:
1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE.
2. THE MAXIMUM CONTRIBUTING AREA TO A SINGLE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. TRAP OUTLET SHALL BE MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP.
5. TRAP SHALL DISCHARGE TO A STABILIZED AREA.
6. TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
7. MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.
8. SEDIMENT TRAPS MUST BE USED AS NEEDED TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.

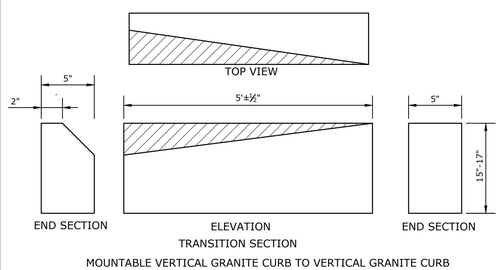
SEDIMENT TRAP
NO SCALE



CURB RADIUS TABLE	
RADIUS	MAX. LENGTH
<20'	USE CURVED CURB
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
>60'	10'

NOTES:
1. SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
6. ALL RADII 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS.
7. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

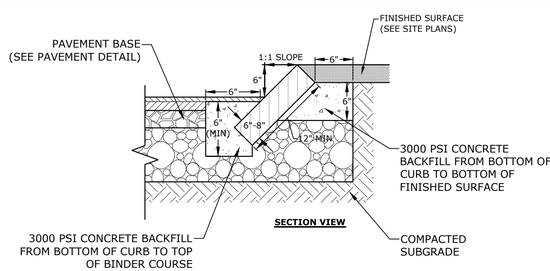
VERTICAL GRANITE CURB
NO SCALE



MOUNTABLE VERTICAL GRANITE CURB TO VERTICAL GRANITE CURB

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

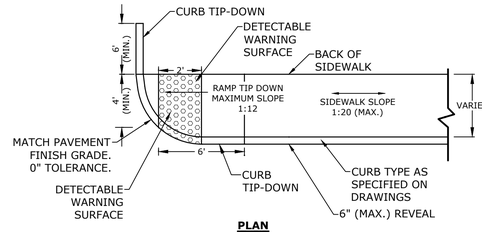
CURB TRANSITION
NO SCALE

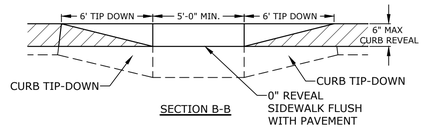


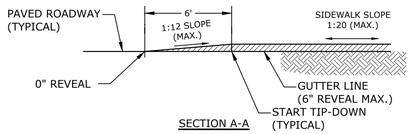
CURB RADIUS TABLE	
RADIUS	MAX LENGTH
<2'	USE CURVED CURB
2'-15'	USE RADIAL JOINTS
16'-28'	1'-6"
29'-41	2'
42'-55'	3'
56'-68'	4'
69'-82'	5'
83'-96'	6'
97'-110'	7'
>110'	8'

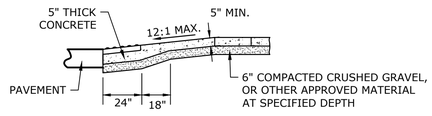
NOTES:
1. SEE SITE PLAN(S) FOR LIMITS OF SLOPED GRANITE CURB (SGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
6. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

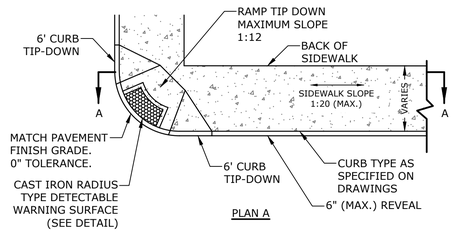
SLOPED GRANITE CURB
NO SCALE

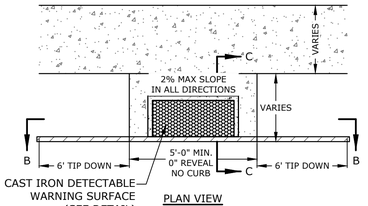






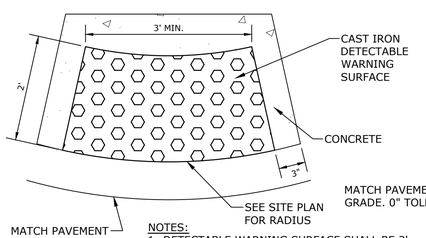




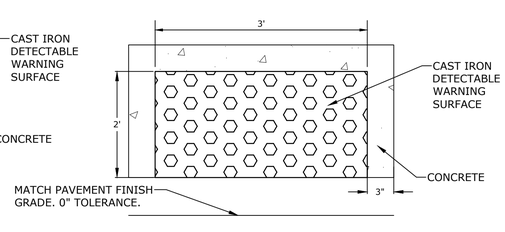


NOTES:
1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
2. A 6" COMPACTED CRUSHED GRAVEL BASE (NHDOT ITEM No. 304.3) SHALL BE PROVIDED BENEATH RAMPS.
3. DETECTABLE WARNING PANEL SHALL BE CAST IRON SET IN CONCRETE (SEE DETAIL.)
4. LOCATE THE DETECTABLE WARNING SURFACES AT THE BACK OF THE CURB ALONG THE EDGE OF THE LANDING.
5. THE MAXIMUM RUNNING SLOPE OF ANY SIDEWALK CURB RAMP IS 12:1, THE MAXIMUM CROSS SLOPE IS 2%. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
6. TRANSITIONS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. ROADWAY SHOULDER SLOPES ADJOINING SIDEWALK CURB RAMPS SHALL BE A MAXIMUM OF 5% (FULL WIDTH) FOR A DISTANCE OF 2 FT. FROM THE ROADWAY CURBLINE.
7. THE BOTTOM OF THE SIDEWALK CURB RAMP OR LANDING, EXCLUSIVE OF THE FLARED SIDES, SHALL BE WHOLLY CONTAINED WITHIN THE CROSSWALK MARKINGS.
8. DETECTABLE WARNING PANELS SHALL BE A MINIMUM OF 2 FEET IN DEPTH. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP, BLENDED TRANSITION, OR LANDING AND THE STREET.
9. THE TEXTURE OF THE DETECTABLE WARNING FEATURE MUST CONTRAST VISUALLY WITH THE SURROUNDING SURFACES (EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT).

CONCRETE WHEELCHAIR ACCESSIBLE RAMP
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

Tighe&Bond

PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
8/28/24

NEIL A HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
08/28/2024

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
C	8/28/2024	CC SUBMISSION
B	6/17/2024	TAC SUBMISSION
A	4/22/2024	TAC SUBMISSION

PROJECT NO:	E5071-001
DATE:	4/22/2024
FILE:	E5071-001-C-DTLS.dwg
DRAWN BY:	BKC/NHW
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

DETAILS SHEET

SCALE: AS SHOWN

C-802

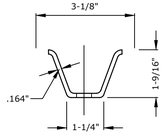
Last Saved: 8/26/2024
Printed: Aug 26, 2024-4:21pm By: BCurcio
Tighe & Bond \\tighebond.com\data\Data\Projects\E\E5071 Eastern Real Estate\001 Portsmouth, NH 100 Durgin Lane\Drawings\AutoCAD\Sheet\E5071-001-C-DTLS.dwg

R7-8P
18" X 9"
GREEN ON WHITE

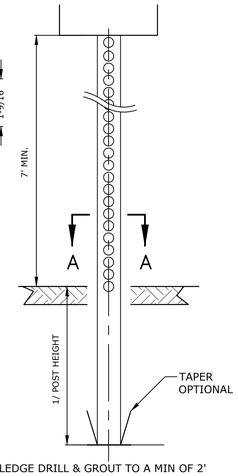
R7-8
12" X 18"
BLUE AND GREEN
ON WHITE

R5-1
30"X30"
WHITE ON RED

R1-1
30"X30"
WHITE ON RED



SECTION A-A



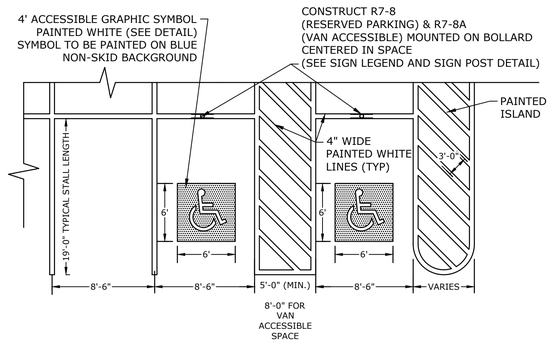
* IN LEDGE DRILL & GROUT TO A MIN OF 2'

LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASSTM A-576 (GRADE 1070 - 1080)

FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN BAKED ON OR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

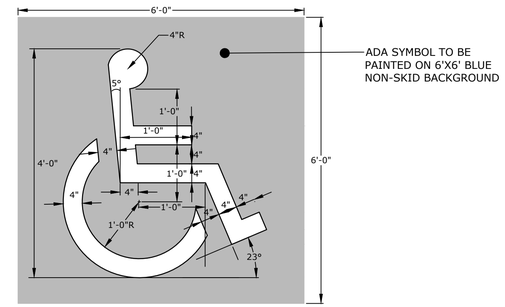
NOTE:
ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

SIGN LEGEND AND SIGN POST
NO SCALE



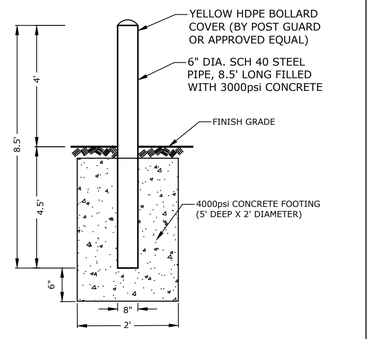
NOTES:
1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
3. FINISH PAVEMENT GRADES AT ALL HANDICAP ACCESSIBLE STALLS AND PAINTED ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

PARKING STALL/PAINTED ISLAND STRIPING
NO SCALE



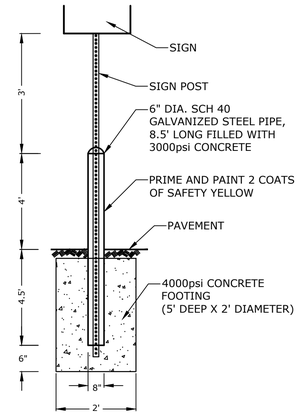
NOTES:
1. SYMBOL SHALL BE CONSTRUCTED IN ALL ACCESSIBLE SPACES USING FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
2. SYMBOL SHALL BE CONSTRUCTED TO THE LATEST ADA, STATE AND LOCAL REQUIREMENTS.

ACCESSIBLE SYMBOL
NO SCALE

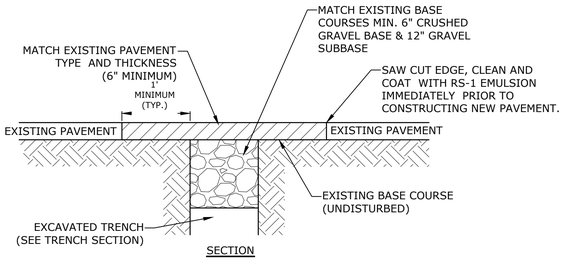


NOTE:
1. COORDINATE WITH EVERSOURCE TO VERIFY THAT BOLLARD, FOOTING, AND BOLLARD COVER MEET EVERSOURCE REQUIREMENTS.

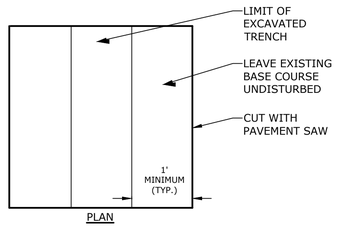
BOLLARD DETAIL
NO SCALE



BOLLARD MOUNTED SIGN DETAIL
NO SCALE



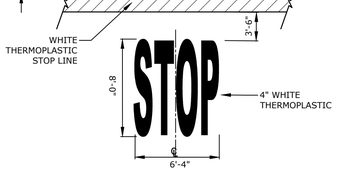
SECTION



PLAN

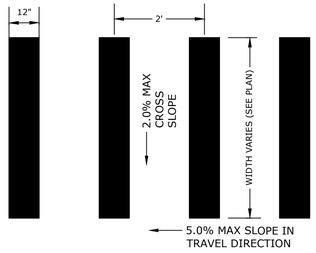
NOTE:
1. COORDINATE AND OBTAIN APPROVAL FOR ALL TRENCHING AND PATCHING WITHIN CITY RIGHT OF WAY WITH CITY OF PORTSMOUTH DPW PRIOR TO COMMENCING WORK.

ROADWAY TRENCH PATCH
NO SCALE



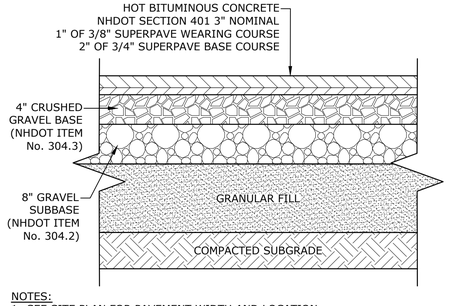
NOTE:
1. PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS AS SHOWN ON SITE PLAN.
2. STRIPING SHALL BE CONSTRUCTED USING WHITE THERMO PLASTIC, REFLECTERIZED PAVEMENT MARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505

STOP BAR AND LEGEND
NO SCALE



NOTE:
1. STRIPING SHALL BE CONSTRUCTED USING WHITE THERMO PLASTIC, REFLECTERIZED PAVEMENT MARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505

CROSSWALK STRIPING
NO SCALE



NOTES:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
3. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.

ON-SITE PAVEMENT SECTION
NO SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE
PATRICK
CRIMMINS
No. 12378
LICENSED
PROFESSIONAL ENGINEER
8/28/24

STATE OF NEW HAMPSHIRE
NEIL A
HANSEN
No. 15227
LICENSED
PROFESSIONAL ENGINEER
08/28/2024

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
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APPROVED BY:	PMC

DETAILS SHEET

SCALE: AS SHOWN

C-803

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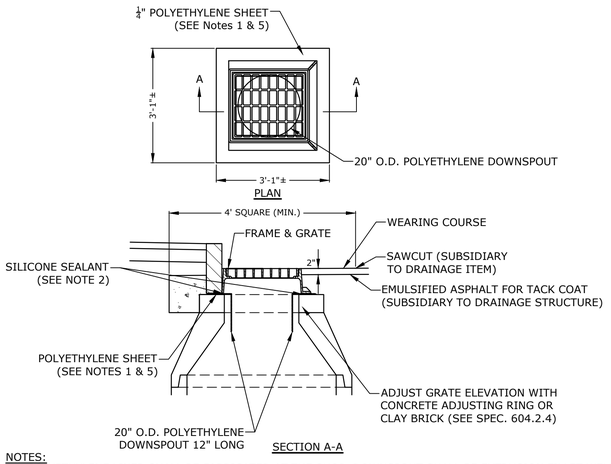
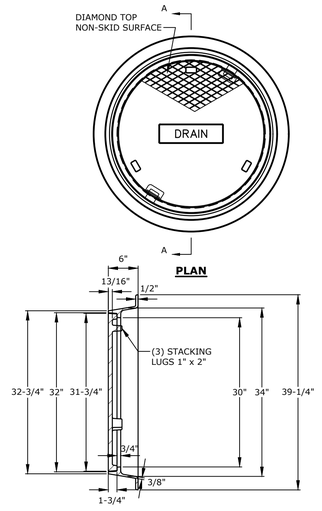


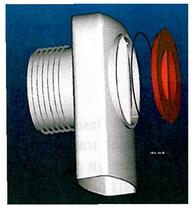
NOTES:
1. POLYETHYLENE LINER SHALL BE FABRICATED AT THE SHOP. DOWNSPOUT SHALL BE EXTRUSION FILLET WELDED TO THE POLYETHYLENE SHEET.
2. PLACE A CONTINUOUS BEAD OF AN APPROVED SILICONE SEALANT (SUBSIDIARY TO ITEM 604.0007) BETWEEN FRAME AND POLYETHYLENE SHEET.
3. PLACE CLASS AA CONCRETE TO 2" BELOW THE TOP OF THE GRATE ELEVATION (SUBSIDIARY TO DRAINAGE STRUCTURE).
4. USE ON DRAINAGE STRUCTURES 4' MIN. DIAMETER ONLY.
5. TRIM POLYETHYLENE SHEET A MAXIMUM OF 4" OUTSIDE THE FLANGE ON THE FRAME FOR THE CATCH BASIN BEFORE PLACING CONCRETE (EXCEPT AS SHOWN WHEN USED WITH 3-FLANGE FRAME AND CURB).
6. THE CENTER OF THE GRATE & FRAME MAY BE SHIFTED A MAXIMUM OF 6" FROM THE CENTER OF THE DOWNSPOUT IN ANY DIRECTION.
7. PLACED ONLY IN DRAINAGE STRUCTURES IN PAVEMENT.
8. SEE NHDOT DR-04, "DI-DB, UNDERDRAIN FLUSHING BASIN AND POLYETHYLENE LINER DETAILS", FOR ADDITIONAL INFORMATION.
9. CATCHBASINS WITHIN CITY RIGHT OF WAY SHALL HAVE A POLYETHYLENE LINER

POLYETHYLENE LINER
NO SCALE



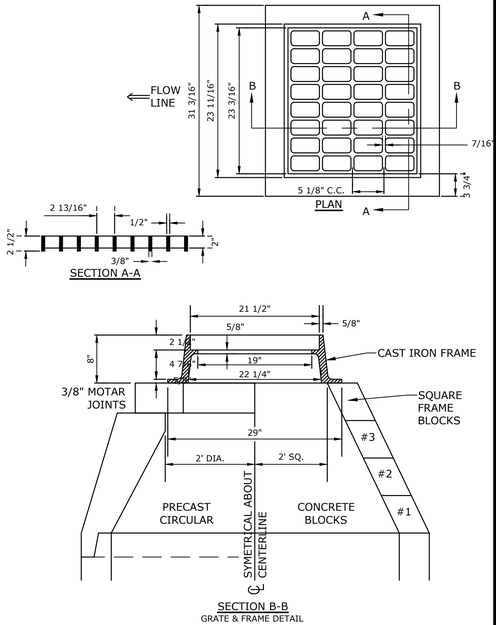
NOTES:
1. ALL DIMENSIONS ARE NOMINAL.
2. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
   A. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
   B. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
   C. ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
3. LABEL TYPE OF MANHOLE WITH 3" HIGH LETTERS IN THE CENTER OF THE COVER.

DRAIN MANHOLE FRAME & COVER
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



NOTE:
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

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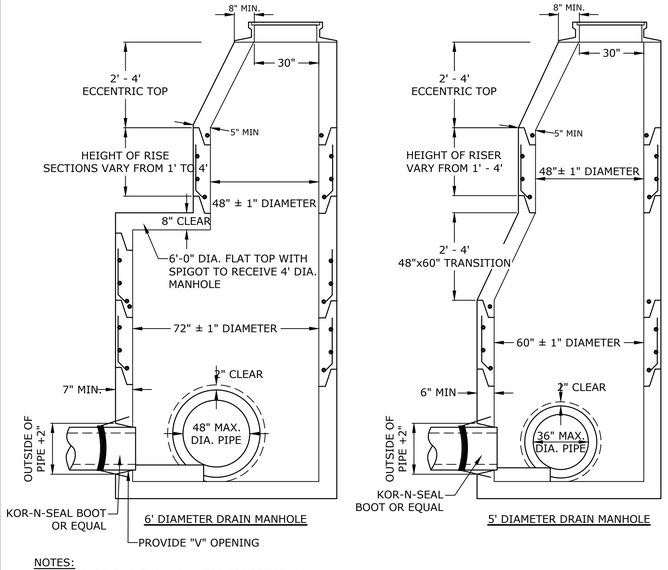
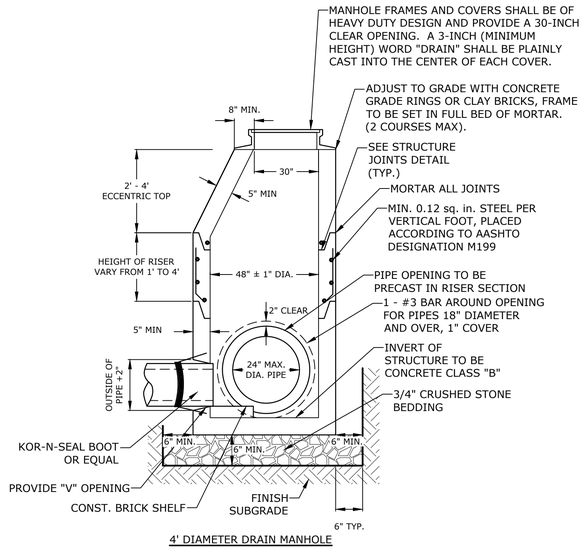
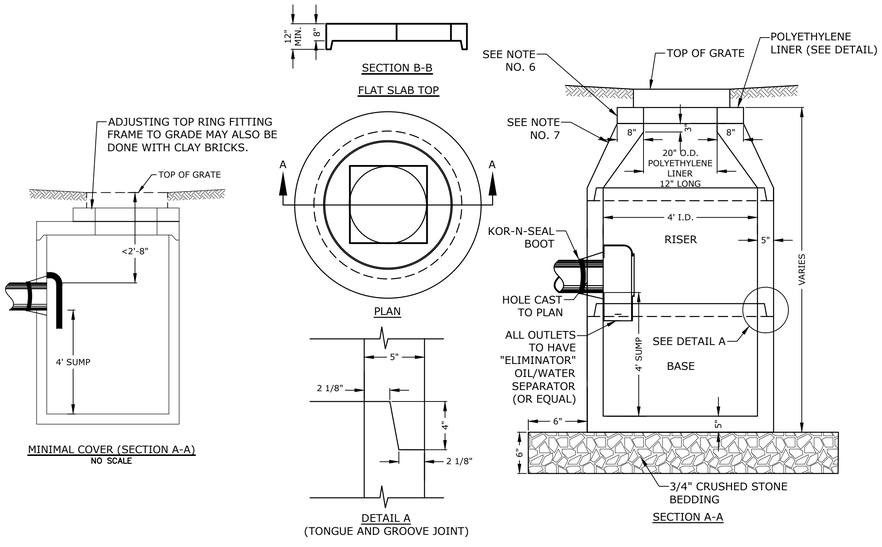




NOTES:
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE.
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE AND THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
4. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
5. CONSTRUCT CRUSHED STONE BEDDING AND BACKFILL UNDER (6" MINIMUM THICKNESS)
6. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
7. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
8. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
9. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
10. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF A HORIZNTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.

DIAMETER	WALL THICKNESS (MIN.)	FLOOR THICKNESS (MIN.)
4'	5"	6"
5'	6"	8"
6'	7"	8"
8'	9"	10"
9'	11"	10"

DRAIN MANHOLES
NO SCALE



NOTES:
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
6. FITTING FRAME TO GRADE MAY BE DONE WITH PREFABRICATED ADJUSTMENT RINGS OR CLAY BRICKS (2 COURSES MAX.).
7. CONE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC, OR FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED.
8. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
9. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
10. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
11. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
12. "ELIMINATOR" OIL/WATER SEPARATOR SHALL BE INSTALLED TIGHT TO INSIDE OF CATCHBASIN.

4' DIAMETER CATCHBASIN
NO SCALE

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
C	8/28/2024	CC SUBMISSION
B	6/17/2024	TAC SUBMISSION
A	4/22/2024	TAC SUBMISSION

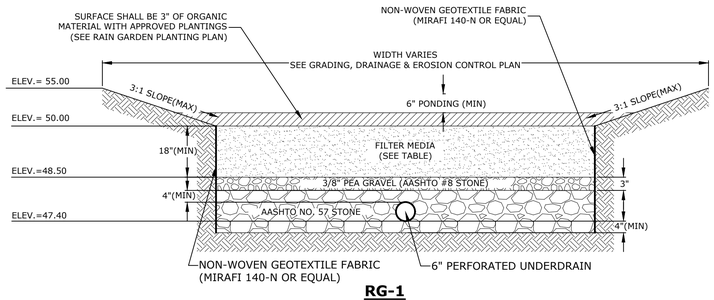
PROJECT NO:	E5071-001
DATE:	4/22/2024
FILE:	E5071-001-C-DTLS.dwg
DRAWN BY:	BKC/NHW
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

DETAILS SHEET

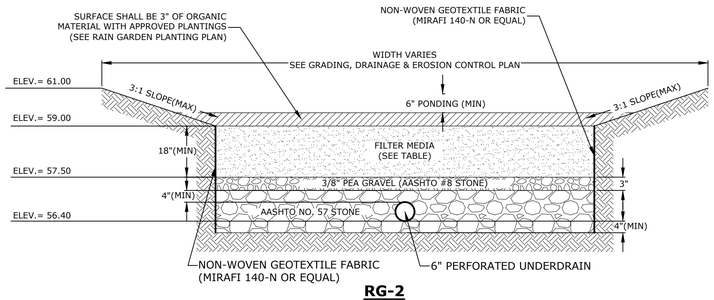
SCALE: AS SHOWN

C-804

Last Saved: 8/26/2024
Printed: 8/27/2024 4:21pm By: BCurcio
Tighe & Bond:\\tighebond.com\data\Data\Projects\E\E5071 Eastern Real Estate\001 Portsmouth, NH 100 Durgin Lane\Drawings\AutoCAD\Sheet\E5071-001-C-DTLS.dwg



RG-1
NO SCALE



RG-2
NO SCALE

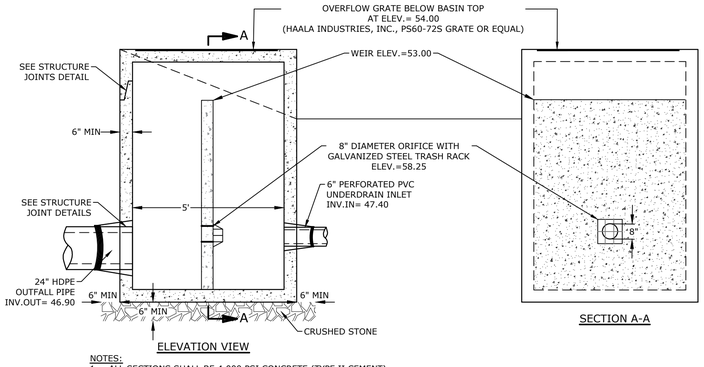
NOTES:
1. BARK MULCH SHALL BE AGED A MINIMUM OF 12 MONTHS AND SHALL NOT FLOAT.
2. RAIN GARDENS SHALL NOT BE PLACED INTO SERVICE UNTIL THE PRACTICE HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
3. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. CONTRACTOR SHALL KEEP ALL EXCAVATION EQUIPMENT OUTSIDE OF THE LIMIT OF THE RAIN GARDEN.
4. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR LOCATIONS, LAYOUTS, AND ELEVATIONS.
5. 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

FILTER MEDIA COMPOSITION:

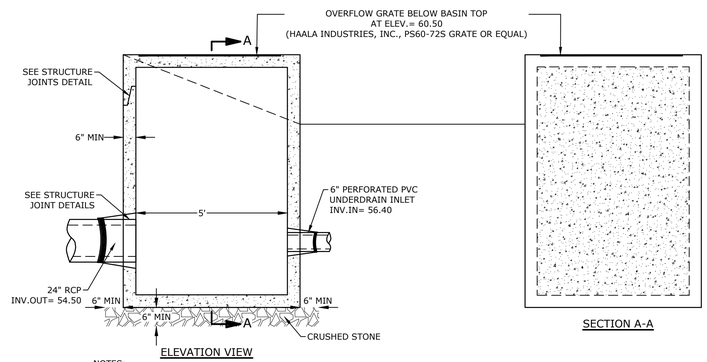
COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL SIEVE NO.	PERCENT PASSING
ASTM C-33 CONCRETE SAND	50-55	SEE NOTE #5	
LOAMY SAND TOPSOIL	20-30	200	15-25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH	20-30	200	5 MAX

RAIN GARDENS
NO SCALE



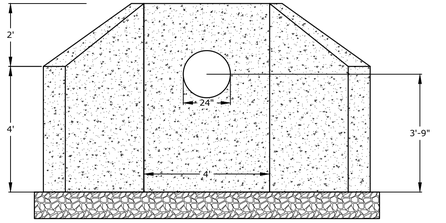
NOTES:
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE (TYPE II CEMENT).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS.
3. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
4. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
5. ALL JOINTS ON THE STRUCTURE AND PIPING SHALL BE WATERTIGHT.

RAIN GARDEN OUTLET STRUCTURE (POCS1)
NO SCALE

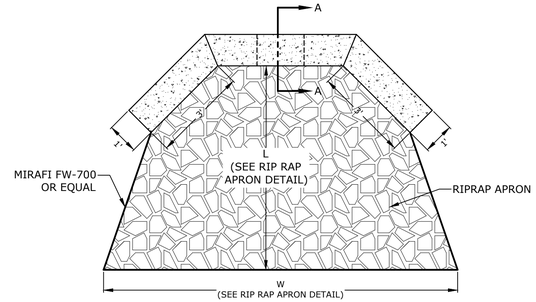


NOTES:
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE (TYPE II CEMENT).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS.
3. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
4. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
5. ALL JOINTS ON THE STRUCTURE AND PIPING SHALL BE WATERTIGHT.

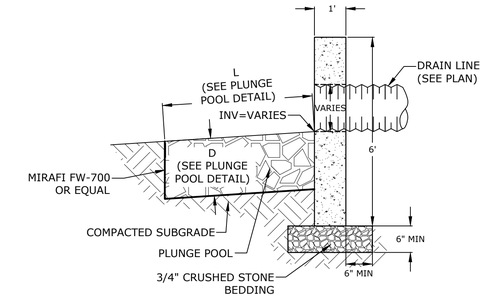
RAIN GARDEN OUTLET STRUCTURE (POCS2)
NO SCALE



ELEVATION VIEW



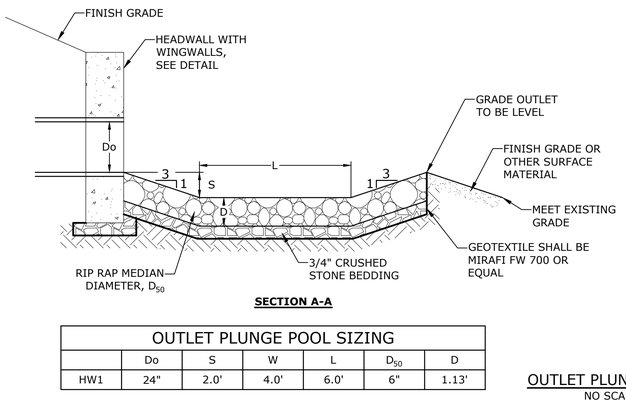
PLAN VIEW



SECTION A-A

NOTES:
1. HEADWALL SHALL BE 5,000 PSI CONCRETE.
2. HEADWALL REINFORCEMENT SHALL BE 0.18 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. SEE GRADING, DRAINAGE, & EROSION CONTROL PLAN FOR STONE SIZE AND APRON DIMENSIONS.
4. STONE SHALL CONSIST OF SUB-ANGULAR FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. FLAT OR ROUND ROCKS ARE NOT ACCEPTABLE. THE STONE SHALL BE HARD AND OF SUCH QUALITY THAT IT WILL NOT DISINTEGRATE ON EXPOSURE TO WATER OR WEATHERING, BE CHEMICALLY STABLE AND IT SHALL BE SUITABLE IN ALL OTHER RESPECTS FOR THE PURPOSE INTENDED. THE BULK SPECIFIC GRAVITY (SATURATED SURFACE-DRY BASIS) OF THE INDIVIDUAL STONES SHALL BE AT LEAST 2.5.
5. THE STONE SHALL BE COMPOSED OF A WELL-GRADED MIXTURE DOWN TO THE ONE-INCH SIZE PARTICLE SUCH THAT 50 PERCENT OF THE MIXTURE BY WEIGHT SHALL BE LARGER THAN THE D50 SIZE SPECIFIED. A WELL-GRADED MIXTURE IS DEFINED AS A MIXTURE COMPOSED PRIMARILY OF THE LARGER STONE SIZE BUT WITH A SUFFICIENT MIXTURE OF OTHER SIZES TO FILL THE PROGRESSIVELY SMALLER VOIDS BETWEEN THE STONES. THE DIAMETER OF THE LARGEST STONE SIZE IN SUCH A MIXTURE SHALL BE 1.5 TIMES THE D50 SIZE.

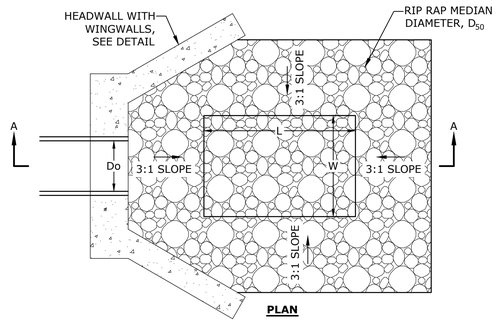
PRECAST CONCRETE HEADWALL WITH WING WALLS
NO SCALE



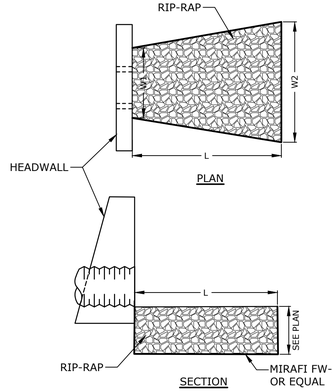
SECTION A-A

OUTLET PLUNGE POOL SIZING						
	Do	S	W	L	D_{50}	D
HW1	24"	2.0'	4.0'	6.0'	6"	1.13'

OUTLET PLUNGE POOL
NO SCALE



PLAN



NOTES:
1. STONE SIZE AND MAT DIMENSIONS DETAILED ON PLANS.
2. STONE SHALL CONSIST OF SUB-ANGULAR FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. FLAT OR ROUND ROCKS ARE NOT ACCEPTABLE. THE STONE SHALL BE HARD AND OF SUCH QUALITY THAT IT WILL NOT DISINTEGRATE ON EXPOSURE TO WATER OR WEATHERING, BE CHEMICALLY STABLE AND IT SHALL BE SUITABLE IN ALL OTHER RESPECTS FOR THE PURPOSE INTENDED. THE BULK SPECIFIC GRAVITY (SATURATED SURFACE-DRY BASIS) OF THE INDIVIDUAL STONES SHALL BE AT LEAST 2.5.
3. THE STONE SHALL BE COMPOSED OF A WELL-GRADED MIXTURE DOWN TO THE ONE-INCH SIZE PARTICLE SUCH THAT 50 PERCENT OF THE MIXTURE BY WEIGHT SHALL BE LARGER THAN THE D50 SIZE SPECIFIED. A WELL-GRADED MIXTURE IS DEFINED AS A MIXTURE COMPOSED PRIMARILY OF THE LARGER STONE SIZE BUT WITH A SUFFICIENT MIXTURE OF OTHER SIZES TO FILL THE PROGRESSIVELY SMALLER VOIDS BETWEEN THE STONES. THE DIAMETER OF THE LARGEST STONE SIZE IN SUCH A MIXTURE SHALL BE 1.5 TIMES THE D50 SIZE.

RIP-RAP APRON DETAIL
NO SCALE

Tighe&Bond

8/28/24

08/28/2024

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
C	8/28/2024	CC SUBMISSION
B	6/17/2024	TAC SUBMISSION
A	4/22/2024	TAC SUBMISSION

PROJECT NO:	E5071-001
DATE:	4/22/2024
FILE:	E5071-001-C-DTLS.dwg
DRAWN BY:	BKC/NHW
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

DETAILS SHEET

SCALE: AS SHOWN

C-805

Last Saved: 8/27/2024
Plotted: Aug 28, 2024-10:26am By: BCurcio
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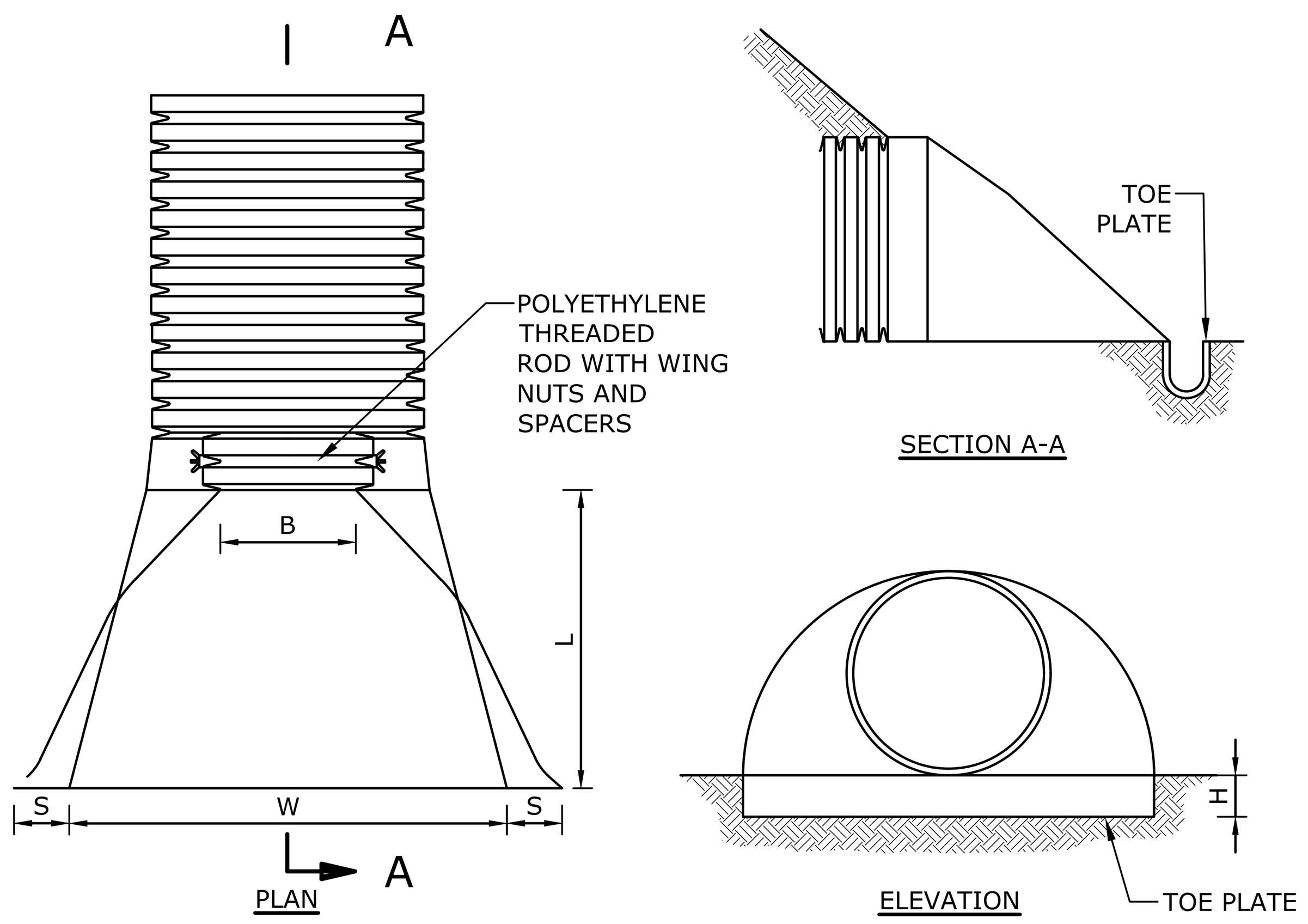
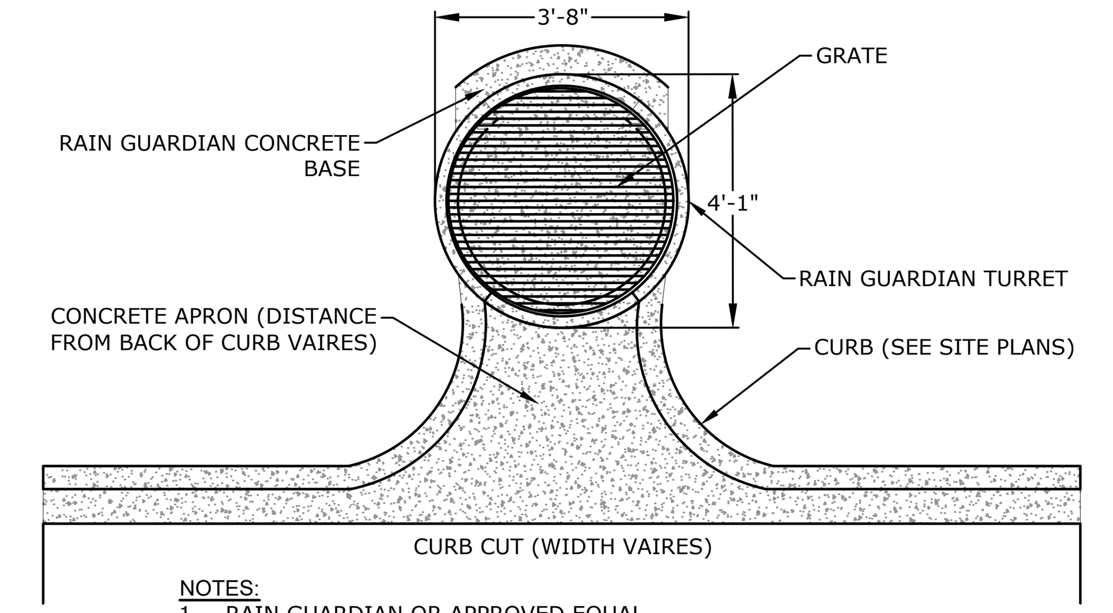


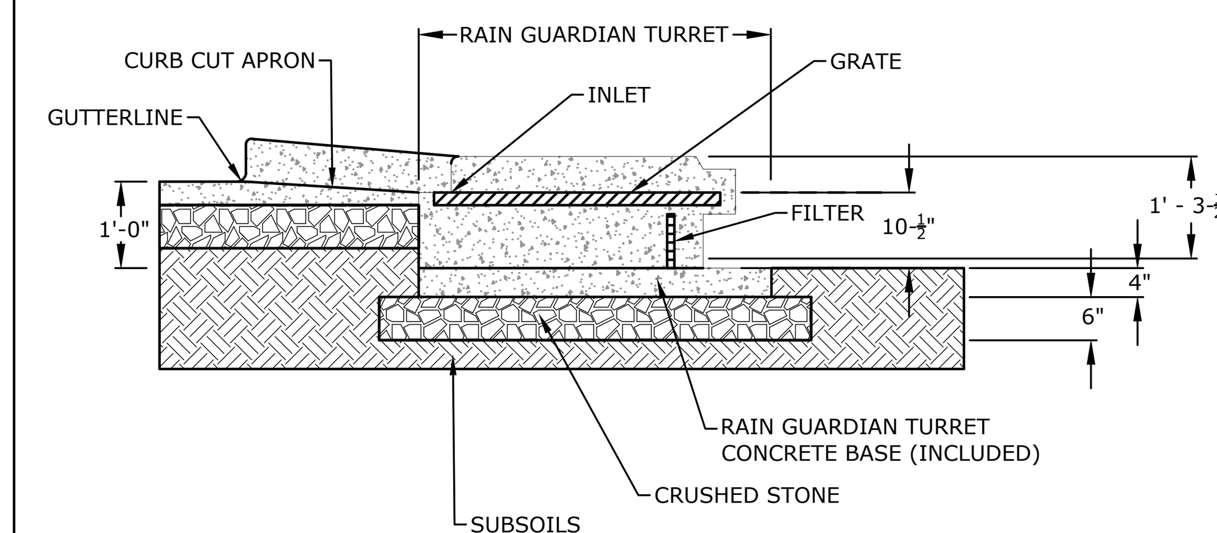
PIPE DIA.	S	B	H	L	W
12"	6.5"	10"	6.5"	25"	29"
15"	6.5"	10"	6.5"	25"	29"
18"	7.5"	15"	6.5"	32"	35"
24"	7.5"	18"	6.5"	36"	45"
30"	7.5"	12"	8.6"	58"	63"
36"	7.5"	25"	8.6"	58"	63"

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

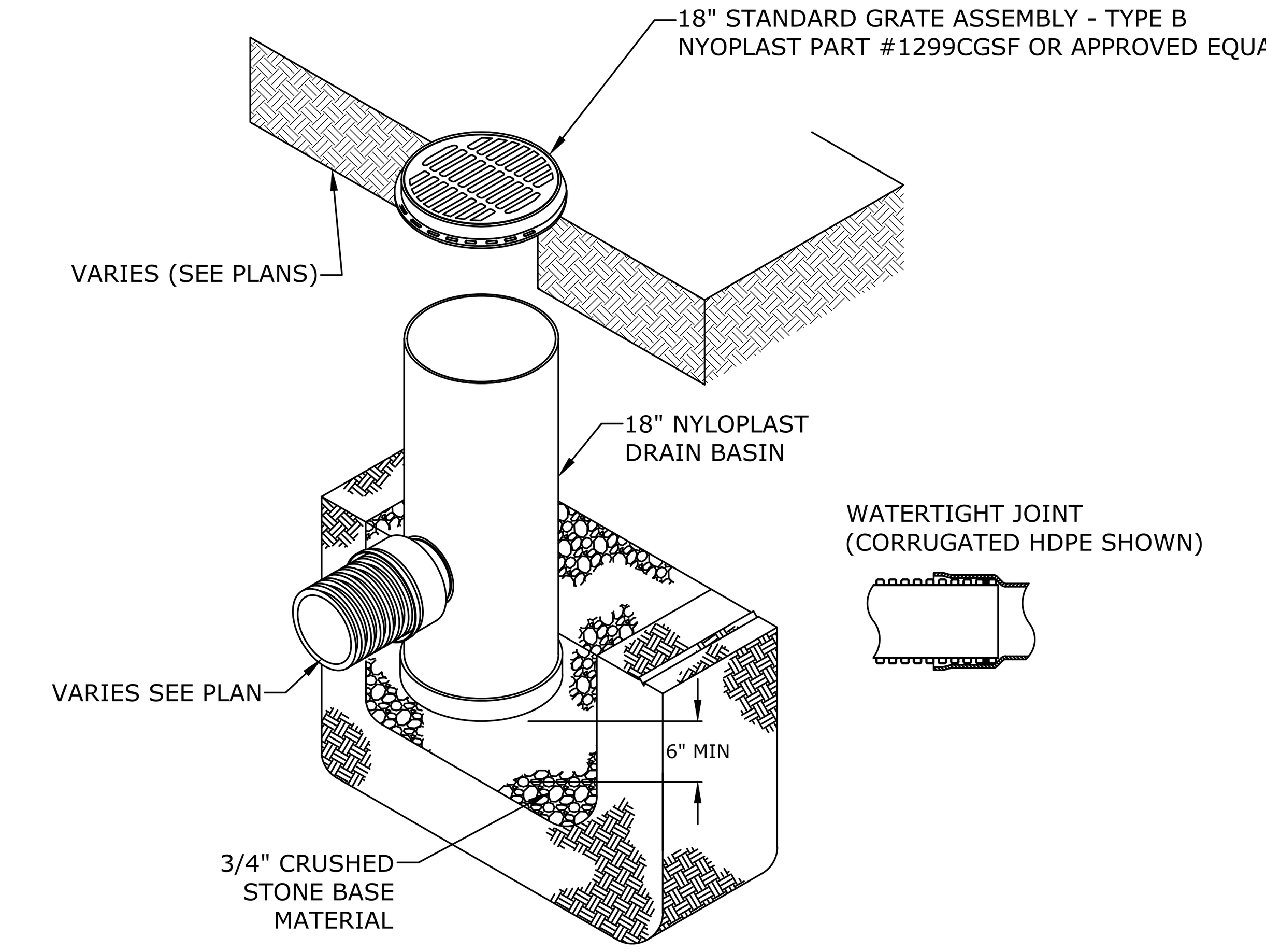
HDPE FLARED END SECTION
NO SCALE



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

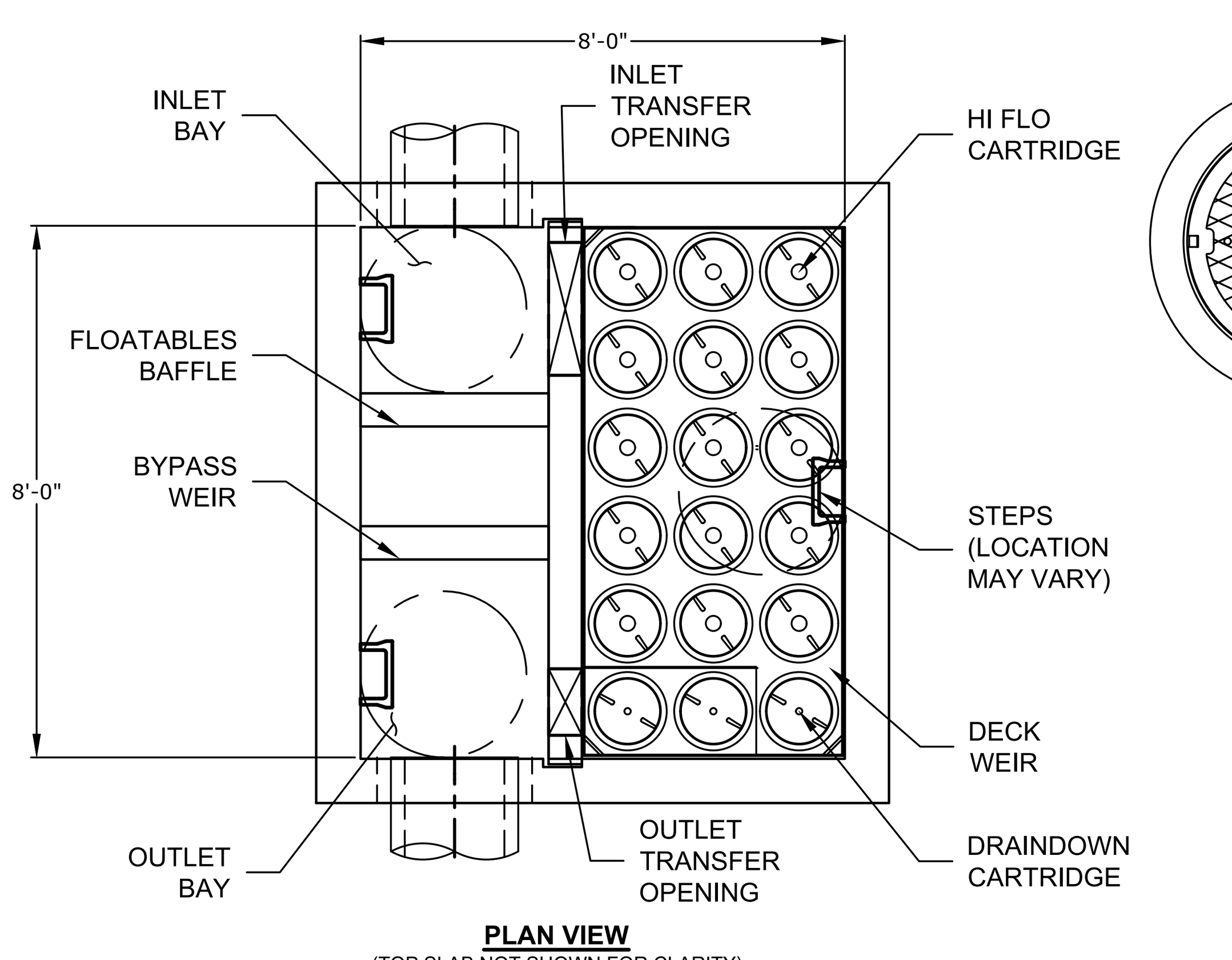


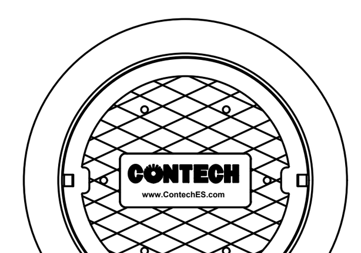
RAIN GUARDIAN TURRET
NO SCALE



NOTES:
1. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. SEE GRADING, DRAINAGE, AND EROSION CONTROL PLAN FOR LOCATIONS.

YARD DRAIN
NO SCALE

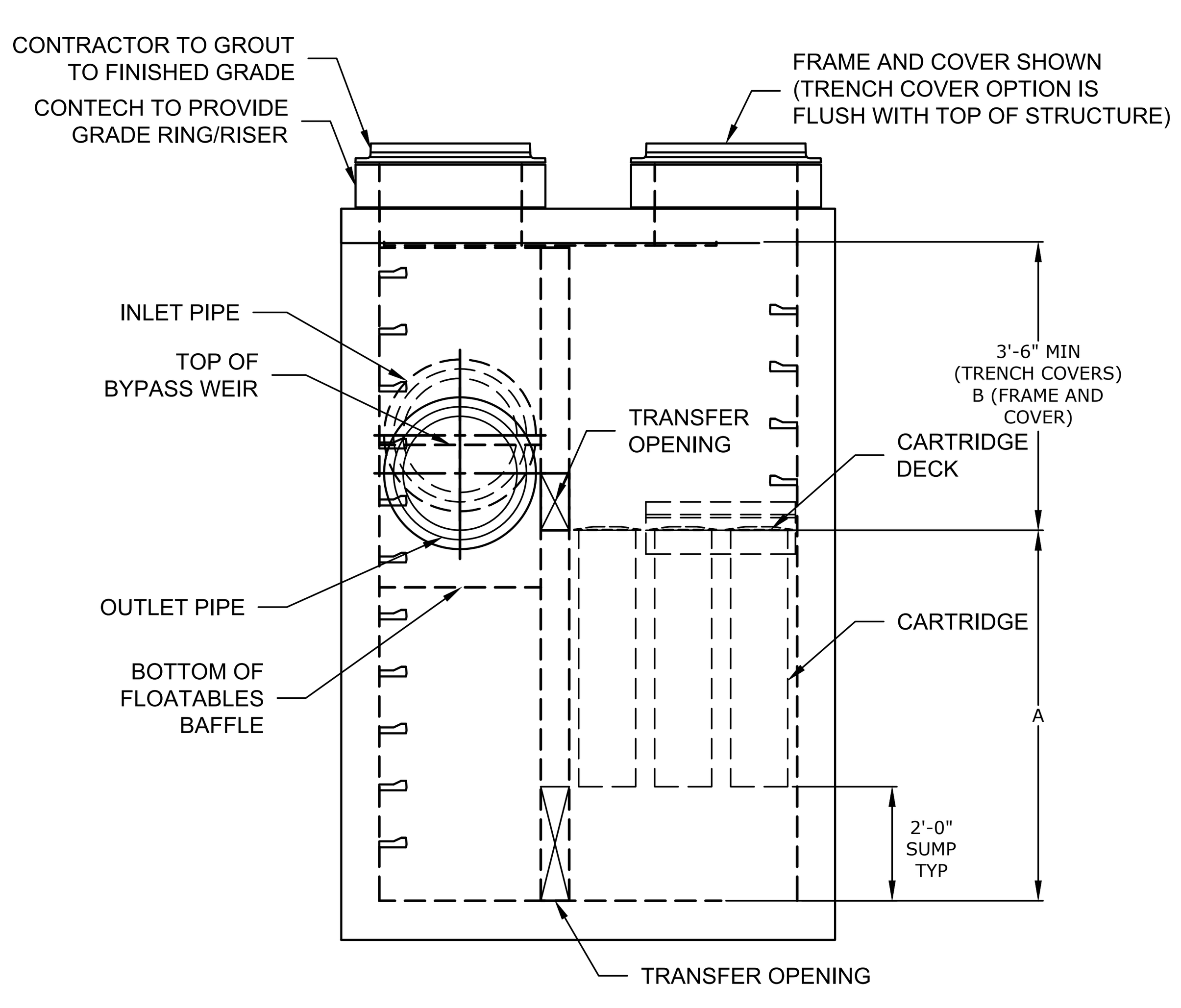




PROPOSED CDS STRUCTURE SCHEDULE	
STRUCTURE ID#	JFF TYPE
PJFF1	JFPD0808-12-3
PJFF2	JFPD0808-15-3

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.



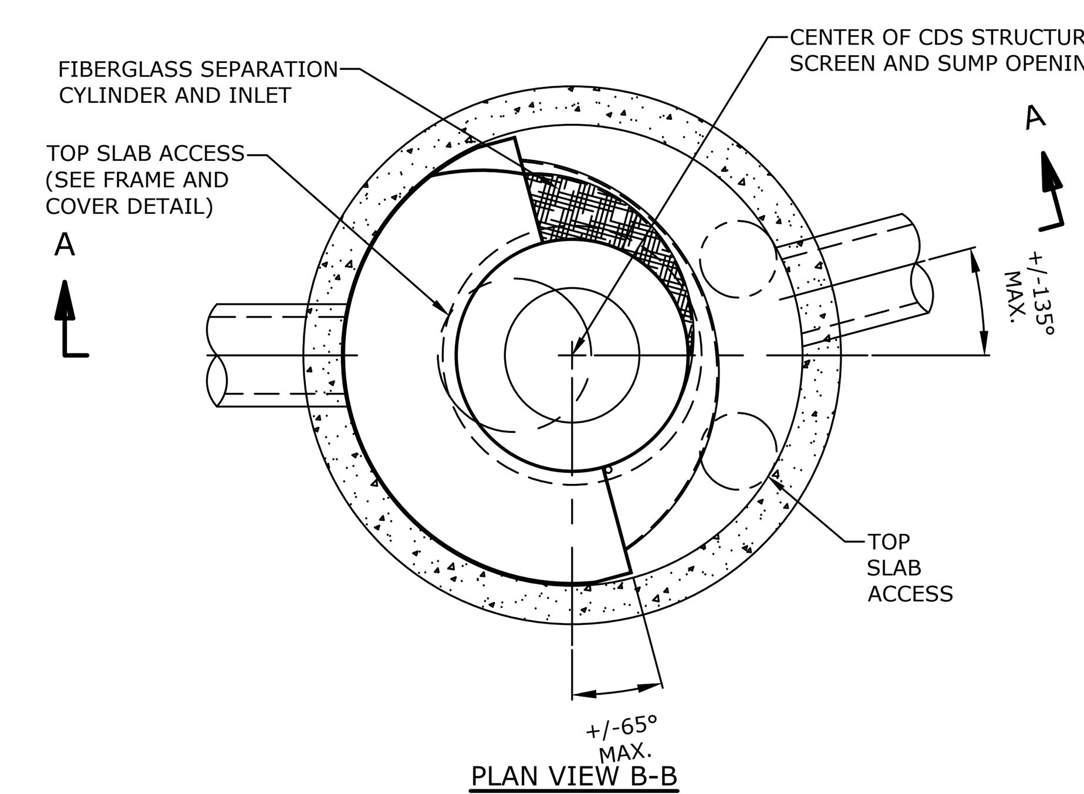
NOTE:
1. A QUALIFIED ENGINEER SHALL PROVIDE SUFFICIENT INSPECTION TO CERTIFY THAT THE SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS PER THE REQUIREMENTS OF THE ALTERATION OF TERRAIN PERMIT. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO THE CONSTRUCTION OF THE UNDERGROUND FILTRATION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

Jellyfish Filter

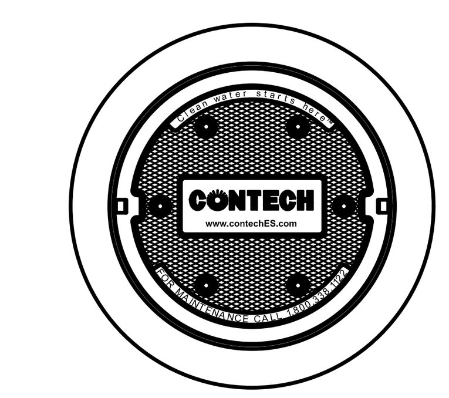
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENT NO. 8,287,726; 8,221,618 & US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

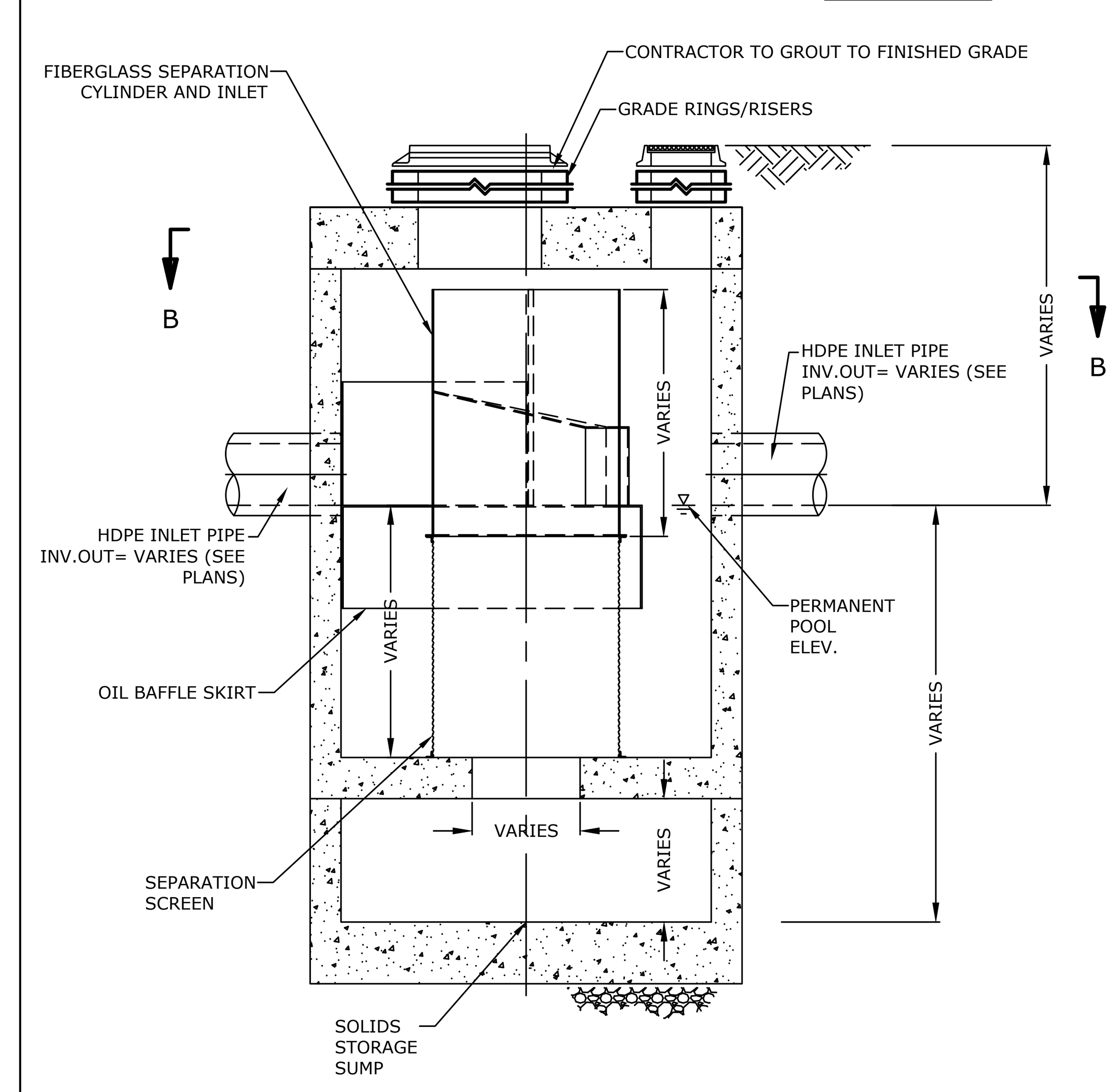
CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH JELLYFISH STORMWATER FILTER (JFPD0808)
NO SCALE



PROPOSED CDS STRUCTURE SCHEDULE	
STRUCTURE ID#	JFF TYPE
PCDS1	CDS 6-3025
PCDS2	CDS 6-3030
PCDS3	CDS 6-3030





GENERAL NOTES:
1. CONTECH TO PROVIDE FINAL DIMENSIONS BASED ON APPROVED FLOWS AND ALL MATERIALS UNLESS NOTED OTHERWISE.
2. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
3. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
4. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

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 CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN ON GRADING PLAN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH CDS UNIT
NO SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
8/28/24

STATE OF NEW HAMPSHIRE NEIL A HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER
08/28/2024

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH, NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
C	8/28/2024	CC SUBMISSION
B	6/17/2024	TAC SUBMISSION
A	4/22/2024	TAC SUBMISSION

PROJECT NO:	E5071-001
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DRAWN BY:	BKC/NHW
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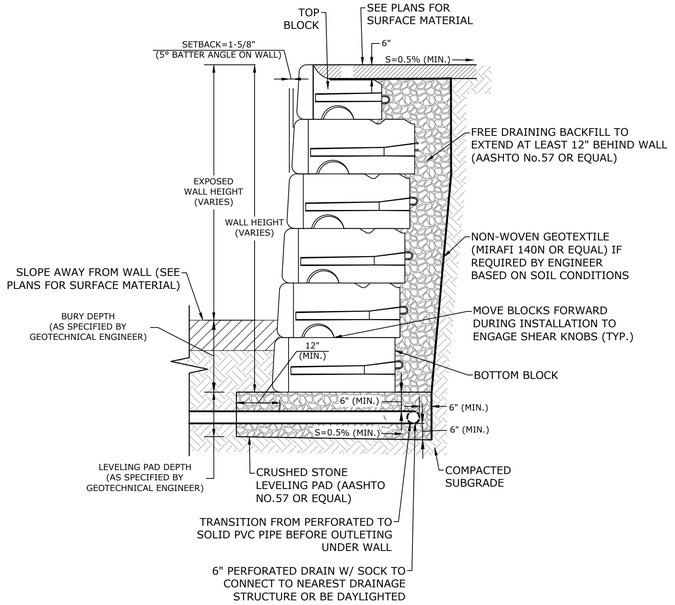
APPROVED BY:	PMC

DETAILS SHEET

SCALE: AS SHOWN

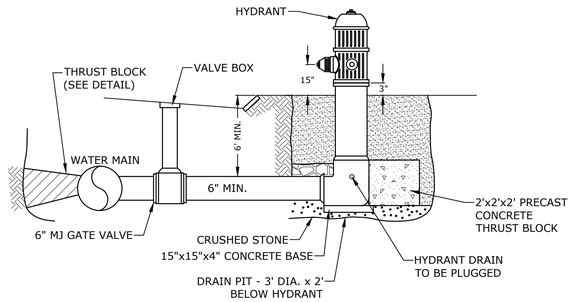
C-806

Last Saved: 8/26/2024
Plotted On:Aug 26, 2024-4:21pm By: BCurcio
Tighe & Bond:\\tighebond.com\data\Data\Projects\E\E5071 Eastern Real Estate\001 Portsmouth, NH 100 Durgin Lane\Drawings\AutoCAD\Sheet\E5071-001-C-DTLS.dwg



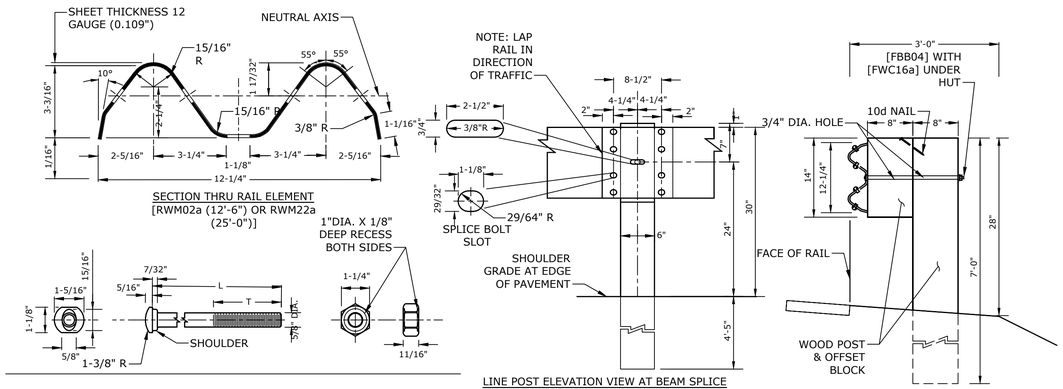
NOTES:
1. RETAINING WALL SHALL BE BY REDI ROCK LEDGESTONE OR APPROVED EQUAL.
2. THE CONTRACTOR SHALL SUBMIT DESIGN AND CALCULATIONS FOR THE RETAINING WALL THAT SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE. CALCULATIONS SHALL INCLUDE A GLOBAL STABILITY ANALYSIS.
3. MINIMUM DESIGN PARARMETERS:
   - GLOBAL STABILITY FACTOR OF SAFETY = 1.3
   - OVERTURNING FACTOR OF SAFETY = 2.0
   - SLIDING FACTOR OF SAFETY = 1.5
   - GEOGRID PULLOUT FACTOR OF SAFETY = 1.5
   - SEISMIC FACTOR OF SAFETY = 1.1
4. WALL DESIGNS SHALL CONSIDER EFFECTS OF SLOPE, TRAFFIC LOADS, BUILDING LOADS, GUARDRAIL AND/OR FENCING AS REQUIRED.
5. WALL DESIGN ENGINEER SHALL CONSIDER HEIGHT AND SPECIFY SAFETY RAIL WHERE REQUIRED
6. ALL INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION MANUAL AND THE WALL DESIGN ENGINEER'S DESIGN PLANS AND SPECIFICATIONS.
7. THE WALL DESIGN ENGINEER SHALL COMPLETE SUFFICIENT INSPECTIONS DURING CONSTRUCTION TO CERTIFY WORK IS COMPLETED IN ACCORDANCE WITH DESIGN.
8. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS OF WALL WITH WALL DESIGNER'S CERTIFICATION TO OWNER.
9. CONTRACTOR SHALL DIRECT SURFACE RUNOFF AWAY FROM THE WALL DURING CONSTRUCTION.
10. ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT OR OTHER SURFACE TREATMENT SHALL BE INSTALLED IN THE AREA OF THE WALL IMMEDIATELY AFTER THE WALL IS COMPLETE OR OTHER MEASURES SHALL BE TAKEN TO PROTECT THE WALL FROM RUNOFF.
11. CONTRACTOR SHALL SUPPLY SAMPLE TO THE OWNER FOR APPROVAL PRIOR TO WALL CONSTRUCTION.

TYPICAL BLOCK RETAINING WALL SECTION
NO SCALE



NOTES:
1. HYDRANT TO BE KENNEDY TYPE K-81, RIGHT OPEN (NO EQUAL). COORDINATE WITH CITY OF PORTSMOUTH WATER DEPARTMENT AND CITY OF PORTSMOUTH FIRE DEPARTMENT.
2. PAINT HYDRANT IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AFTER INSTALLATION AND TESTING.

FIRE HYDRANT
NO SCALE



SECTION THRU RAIL ELEMENT
[RWM02a (12'-6") OR RWM22a (25'-0")]

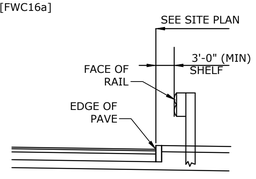
LINE POST ELEVATION VIEW AT BEAM SPLICE
(SHOWN WITHOUT FASTENERS)

TYPICAL SIDE VIEW
(SHOWN WITH FASTENERS)

WASHER
[FWC16a]

DESIGNATOR	L	T	INTENDED USE
FBB01	1-1/4"	FULL LENGTH THREAD	RAIL SPLICE BOLTS
FBB02	2"	1-3/4" MIN. THREAD LENGTH	POST BOLT (STEEL POSTS)
FBB03	10"	4" MIN. THREAD LENGTH	POST BOLT
FBB04	18"	4" MIN. THREAD LENGTH	POST BOLT (WOOD POSTS)

5/8" BUTTON HEAD BOLT AND RECESSED NUT
[FBB01-04]



NOTES:
1. SEE SITE PLAN FOR LIMITS OF GUARDRAIL.
2. DESIGNATION PROVIDED IN BRACKETS ( ) REFERENCE STANDARD ELEMENTS DETAILED IN "A GUIDE TO STANDARDIZED HIGHWAY BARRIER RAIL HARDWARE" (1979) - AASHTO - AGC - ARTBA JOINT COOPERATIVE COMMITTEE.
3. ALL DIMENSIONS SUBJECT TO MANUFACTURER'S TOLERANCES.
4. USE 6'-0" LONG POSTS WHEN FILL SLOPE IS 4:1 OR FLATTER AND/OR WHEN FIELD CONDITIONS DICTATE (e.g., LEDGE FILLS), AS DETERMINED BY THE ENGINEER.

WOOD POST/STEEL BEAM GUARDRAIL
NO SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – PATRICK CRIMMINS No. 12378 LICENSED
8/28/24

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – NEIL A HANSEN No. 15227 LICENSED
08/28/2024

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

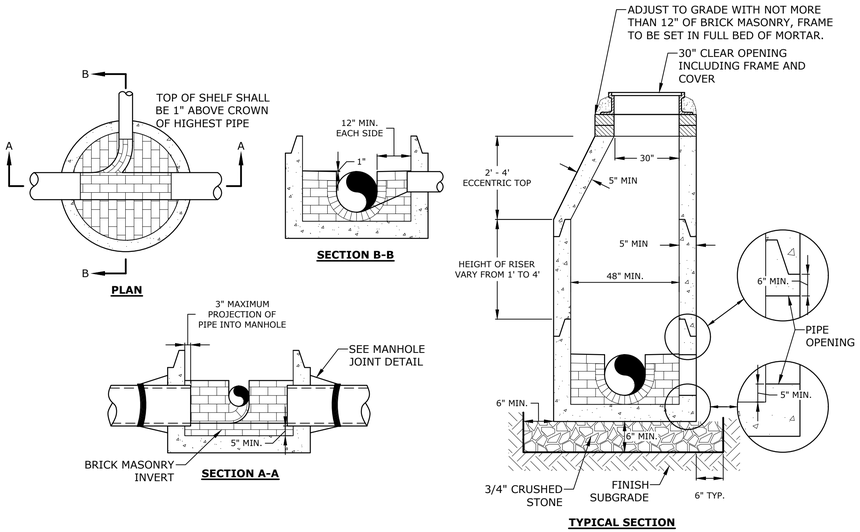
MARK	DATE	DESCRIPTION
C	8/28/2024	CC SUBMISSION
B	6/17/2024	TAC SUBMISSION
A	4/22/2024	TAC SUBMISSION

PROJECT NO:	E5071-001
DATE:	4/22/2024
FILE:	E5071-001-C-DTLS.dwg
DRAWN BY:	BKC/NHW
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

DETAILS SHEET

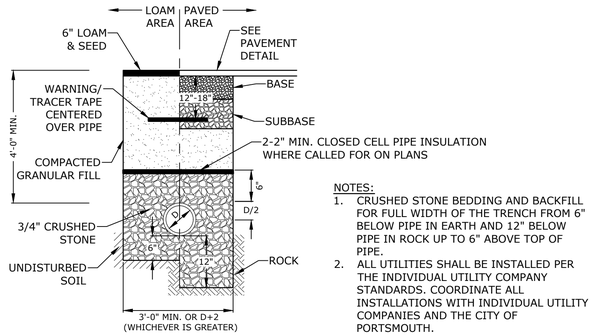
SCALE: AS SHOWN

C-807



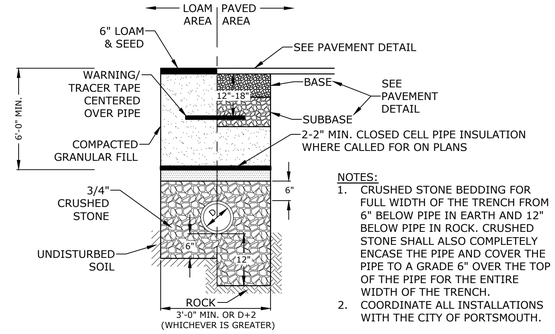
NOTES:
1. INVERT AND SHELF TO BE PLACED AFTER EACH LEAKAGE TEST.
2. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT.
3. INVERT BRICKS SHALL BE LAID ON EDGE.
4. TWO (2) COATS OF BITUMINOUS WATERPROOF COATING SHALL BE APPLIED TO ENTIRE EXTERIOR OF MANHOLE.
5. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS WITHIN CITY RIGHT OF WAY SHALL BE CITY STANDARD HINGE COVERS MANUFACTURED BY EJ. FRAMES AND COVERS WILL BE PURCHASED FROM THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS. ALL OTHER MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
6. HORIZONTAL JOINTS SHALL BE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT.
7. BARREL AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE DESIGNED FOR H20 LOADING, AND CONFORMING TO ASTM C478-06.

SEWER MANHOLE
NO SCALE



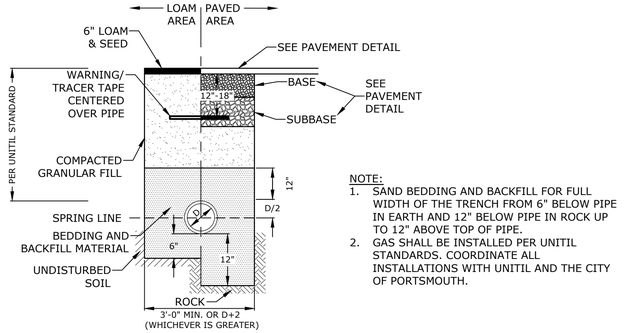
NOTES:
1. CRUSHED STONE BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 6" ABOVE TOP OF PIPE.
2. ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTSMOUTH.

STORM DRAIN TRENCH
NO SCALE



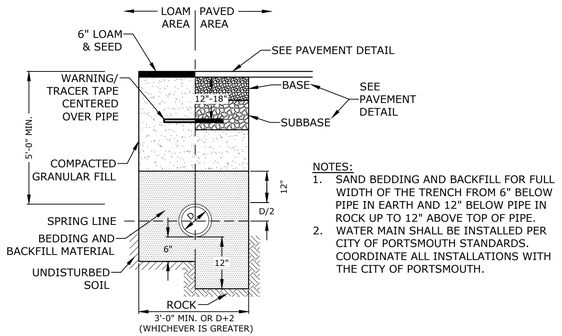
NOTES:
1. CRUSHED STONE BEDDING FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK. CRUSHED STONE SHALL ALSO COMPLETELY ENCASE THE PIPE AND COVER THE PIPE TO A GRADE 6" OVER THE TOP OF THE PIPE FOR THE ENTIRE WIDTH OF THE TRENCH.
2. COORDINATE ALL INSTALLATIONS WITH THE CITY OF PORTSMOUTH.

SEWER SERVICE TRENCH
NO SCALE



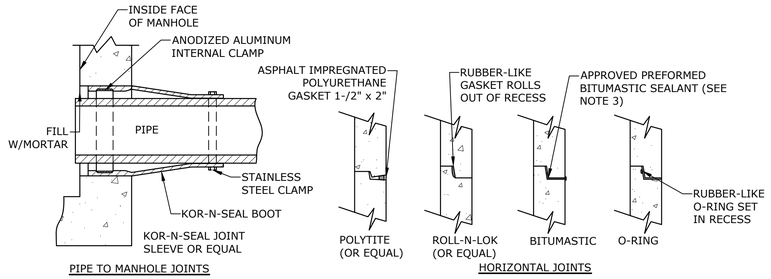
NOTE:
1. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
2. GAS SHALL BE INSTALLED PER UNITIL STANDARDS. COORDINATE ALL INSTALLATIONS WITH UNITIL AND THE CITY OF PORTSMOUTH.

GAS TRENCH
NO SCALE



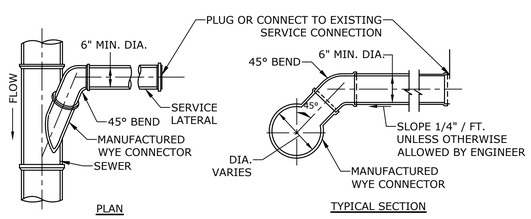
NOTES:
1. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
2. WATER MAIN SHALL BE INSTALLED PER CITY OF PORTSMOUTH STANDARDS. COORDINATE ALL INSTALLATIONS WITH THE CITY OF PORTSMOUTH.

WATER TRENCH
NO SCALE

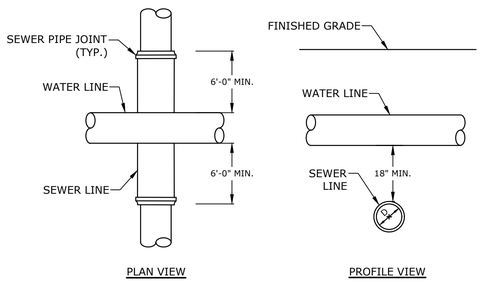


NOTES:
1. HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER CITY OF PORTSMOUTH DPW STANDARD AND SHALL BE SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW ELASTOMERIC OR MASTIC-LIKE GASKET.
2. PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF PORTSMOUTH STANDARD.
3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
4. ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

MANHOLE JOINTS
NO SCALE

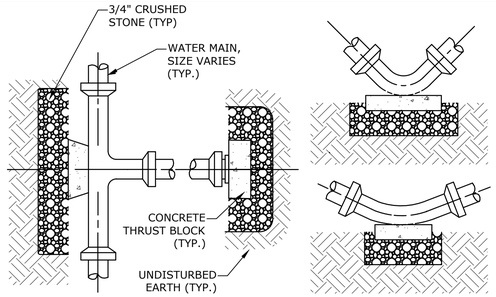


STANDARD SERVICE LATERAL CONNECTION
NO SCALE



NOTES:
1. A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED FROM ANY EXISTING OR PROPOSED WATER LINE.
2. AN 18" MINIMUM EDGE TO EDGE VERTICAL SEPARATION SHALL BE PROVIDED, WITH WATER ABOVE SEWER, AT ALL CROSSINGS.
3. SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN.
4. WHERE AN 18" VERTICAL SEPARATION CANNOT BE PROVIDED, SEWER PIPE SHALL BE CONSTRUCTED USING A SDR 26 PVC PIPE MEETING THE REQUIREMENTS OF SEWER FORCE MAIN STANDARDS. THE SDR26 PIPE SHALL BE USED FOR THE ENTIRE RUN BETWEEN MANHOLES ON EITHER SIDE OF CROSSING.
5. CROSSINGS SHALL CONFORM TO THE CITY OF PORTSMOUTH STANDARDS AND SPECIFICATIONS.
6. ALL FUTURE SEWER CONNECTIONS SHALL MEET THE ABOVE REQUIREMENTS.

WATER & SEWER CROSSING
NO SCALE



SQUARE FEET OF MINIMUM BEARING AREA						
NOMINAL DIA. (in)	PIPE SIZE					
	4"	6"	8"	10"	12"	16"
PIPE FITTINGS	*	*	5.18	7.96	11.43	20.29
A 90°	*	4.11	7.33	11.26	16.17	28.69
C 45°	*	*	*	6.10	8.75	15.53
D 22-1/2°	*	*	*	*	4.46	7.92
E 11-1/4°	*	*	*	*	*	*
*SEE NOTE 2	SYSTEM PRESSURE: 125 psi SAFETY FACTOR: 1.5 SOIL BEARING CAPACITY: 2,000 psf					

NOTES:
1. ALL THRUST BLOCKS SHALL BE PRE-CAST CONCRETE UNLESS APPROVED BY THE CITY ENGINEER.
2. 2'X2'X2' MINIMUM THRUST BLOCK REQUIRED, ANY BEARING AREA OVER 4 SF REQUIRES THRUST BLOCKS, RESTRAINED JOINTS AND CALCULATIONS ASSOCIATED WITH THE JOINT.
4. FOR MINIMUM BEARING AREAS OVER 4 SF, THE LENGTH (L) OF THE BLOCK IS APPROXIMATELY TWICE AS LONG AS THE HEIGHT (H).
5. THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON A SYSTEM PRESSURE OF 125 PSI. IF THE SYSTEM PRESSURE IS ABOVE 125 PSI, INCREASE THE NOTED AREAS PROPORTIONALLY TO THE ACTUAL SYSTEM PRESSURE.
6. PLACE CRUSHED STONE BEHIND THRUST BLOCK AGAINST UNDISTURBED SOIL.
7. PLACE THRUST BLOCK ALONG MAXIMUM LENGTH OF THE FITTING TO MAXIMIZE BEARING AREA.
8. CONCRETE COMPRESSIVE STRENGTH: 2,000 PSI MINIMUM.
9. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
10. INSTALLATION AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE WITH CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS.

THRUST BLOCKING DETAIL
NO SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
8/28/24

STATE OF NEW HAMPSHIRE – NEIL A HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER
08/28/2024

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

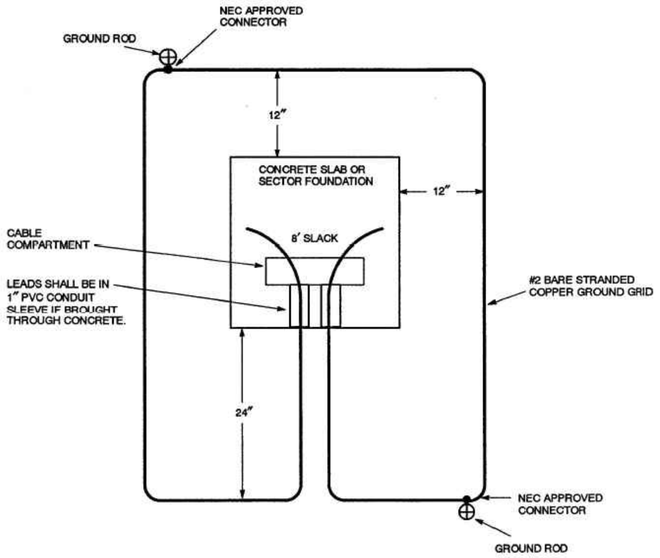
MARK	DATE	DESCRIPTION
C	8/28/2024	CC SUBMISSION
B	6/17/2024	TAC SUBMISSION
A	4/22/2024	TAC SUBMISSION

PROJECT NO:	E5071-001
DATE:	4/22/2024
FILE:	E5071-001-C-DTLS.dwg
DRAWN BY:	BKC/NHW
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

DETAILS SHEET

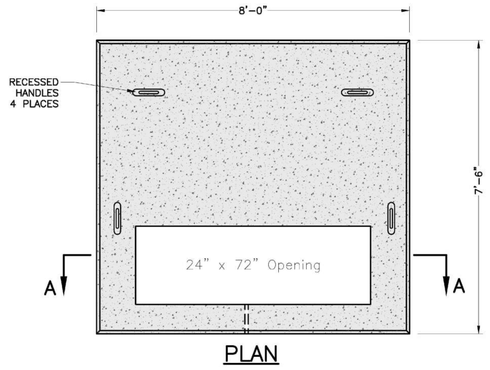
SCALE: AS SHOWN

C-808



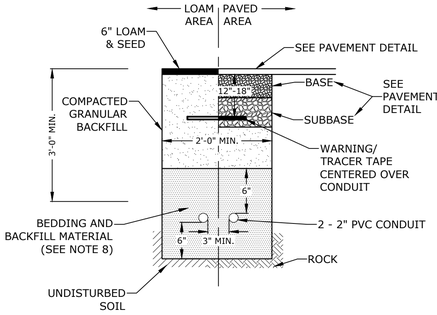
NOTES:
THE GROUND GRID SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AND IS TO BE BURIED AT LEAST 12 INCHES BELOW GRADE. EIGHT FEET OF EXTRA WIRE FOR EACH GROUND GRID LEG SHALL BE LEFT EXPOSED IN THE CABLE COMPARTMENT TO ALLOW FOR THE CONNECTION TO THE TRANSFORMER. THE TWO 8-FOOT GROUND RODS MAY BE EITHER GALVANIZED STEEL OR COPPERWELD AND THEY SHALL BE CONNECTED TO THE GRID WITH NEC APPROVED CONNECTORS.

PAD-MOUNTED EQUIPMENT GROUNDING GRID DETAIL
NO SCALE



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

3-PHASE TRANSFORMER PAD
NO SCALE



NOTES:
1. NUMBER, MATERIAL, AND SIZE OF UTILITY CONDUITS TO BE DETERMINED AS SHOWN ON ELECTRICAL DRAWINGS. CONTRACTOR TO PROVIDE ONE SPARE CONDUIT FOR EACH UTILITY TO BUILDING.
2. DIMENSIONS SHOWN REPRESENT MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON UTILITY COMPANY STANDARDS, BUT SHALL NOT BE LESS THAN THOSE SHOWN.
3. NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
4. A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE UTILITY COMPANY IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
5. UTILITY COMPANY MUST BE GIVEN THE OPPORTUNITY TO INSPECT THE CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD THE UTILITY COMPANY BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND, WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE.
7. ALL 90° SWEEPS WILL BE MADE USING RIGID GALVANIZED STEEL. SWEEPS WITH A 36 TO 48 INCH RADIUS.
8. SAND BEDDING TO BE REPLACED WITH CONCRETE ENCASEMENT WHERE COVER IS LESS THAN 3 FEET, WHEN LOCATED BELOW PAVEMENT, OR WHERE SHOWN ON THE UTILITIES PLAN.
9. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW CONDUIT UP TO 6" ABOVE TOP OF CONDUIT.

LIGHTING CONDUIT TRENCH
NO SCALE

Tighe&Bond

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8/28/24

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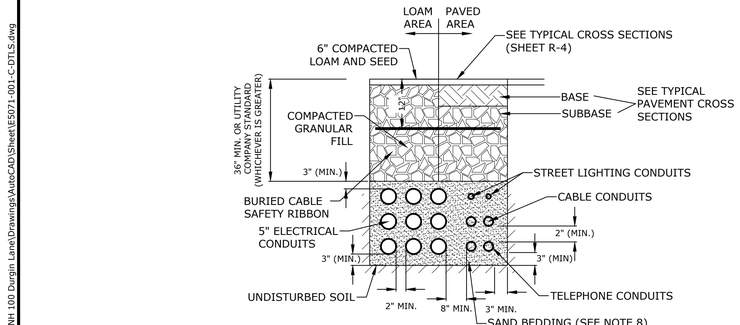
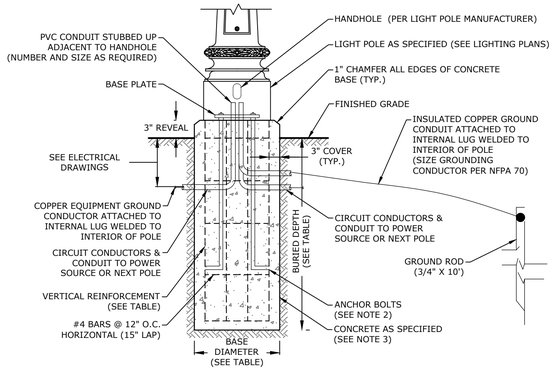
08/28/2024



NOTES:
1. NUMBER, MATERIAL, AND SIZE OF UTILITY CONDUITS TO BE DETERMINED BY LOCAL UTILITY OR AS SHOWN ON ELECTRICAL DRAWINGS. CONTRACTOR TO PROVIDE ONE SPARE CONDUIT FOR EACH UTILITY TO BUILDING.
2. DIMENSIONS SHOWN REPRESENT OWNERS MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON UTILITY COMPANY STANDARDS, BUT SHALL NOT BE LESS THAN THOSE SHOWN.
3. NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
4. A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE UTILITY COMPANY IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
5. UTILITY COMPANY MUST BE GIVEN THE OPPORTUNITY TO INSPECT THE CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD THE UTILITY COMPANY BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND, WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE.
7. ALL 90° SWEEPS WILL BE MADE USING RIGID GALVANIZED STEEL. SWEEPS WITH A 36 TO 48 INCH RADIUS.
8. SAND BEDDING TO BE REPLACED WITH CONCRETE ENCASEMENT WHERE COVER IS LESS THAN 3 FEET, WHEN LOCATED BELOW PAVEMENT, OR WHERE SHOWN ON THE UTILITIES PLAN.

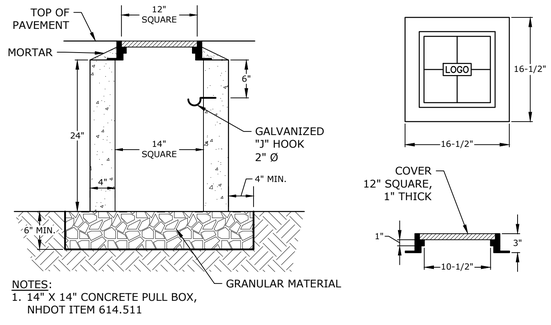
ELECTRICAL AND COMMUNICATION CONDUIT
NO SCALE



POLE HEIGHT	DEPTH (BURIED)	BASE DIAMETER	VERTICAL REINFORCEMENT
<16'	72" (MIN.)	18"	6 - #6
>16'	72" (MIN.)	24"	6 - #8

NOTES:
1. ALL LIGHT POLES, LUMINARIES AND WIRE TO BE FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED.
2. CONTRACTOR SHALL VERIFY BOLT TEMPLATE AND ANCHOR BOLT SIZE WITH POLE MANUFACTURER PRIOR TO CONSTRUCTION.
3. CONCRETE SHALL BE 4,000 PSI CLASS A, PRE-CAST CONCRETE.
4. REINFORCEMENT SHALL BE ASTM A615, GRADE 60.
5. FOR LIGHT POLES GREATER THAN 20' IN HEIGHT, THE LIGHT POLE BASE SHALL BE DESIGNED AND STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE.

TYPICAL LIGHT POLE BASE
NO SCALE



NOTES:
1. 14" X 14" CONCRETE PULL BOX, NHDOT ITEM 614.511

CONCRETE PULL BOX
NO SCALE

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

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DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

DETAILS SHEET

SCALE: AS SHOWN

C-809

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Tighe & Bond:\\tighebond.com\data\Data\Projects\E5071 Eastern Real Estate\001 Portsmouth, NH 100 Durgin Lane\Drawings\AutoCAD\Sheet\E5071-001-C-DTLS.dwg

LAYOUT AND MATERIALS NOTES

1. REVIEW CONTRACT DOCUMENTS AND FIELD CONDITIONS BEFORE COMMENCING WORK. REPORT ERRORS, OMISSIONS, OR INCONSISTENCIES PROMPTLY TO THE LANDSCAPE ARCHITECT.
2. CONTACT UTILITY COMPANIES AS REQUIRED BY STATE AND LOCAL REGULATIONS BEFORE DIGGING. LOCATE AND MARK EXISTING UTILITIES.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
4. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
6. MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED.
7. INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE NOTED.
8. PROVIDE EXPANSION JOINTS WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE.
9. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED.
10. CONTROL JOINT RECOMMENDATIONS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
11. ALL TOP OF WALLS AND FENCES ARE TO BE HELD LEVEL, UNLESS OTHERWISE SPECIFIED.
12. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
13. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
14. ALL SITE FURNITURE LOCATIONS ARE TO BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PLANTING NOTES

1. CONTACT UTILITY COMPANIES AS REQUIRED BY STATE AND LOCAL REGULATIONS BEFORE DIGGING. LOCATE AND MARK EXISTING UTILITIES.
2. REFER TO CIVIL ENGINEER'S GRADING PLANS FOR FINAL GRADING AND UTILITY LOCATIONS.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
4. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.
5. CONTRACTOR IS TO VERIFY ALL QUANTITIES. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, GRAPHICS SHALL PREVAIL.
6. EXACT LOCATIONS OF TREES AND B&B SHRUBS ARE TO BE STAKED BY THE CONTRACTOR FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
7. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
8. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES DESIGNATED ON THE DRAWINGS UNLESS OTHERWISE INDICATED.
9. ALL PLANT MATERIAL IS TO BE INSTALLED PLUMB/PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS.
10. PRUNE EXISTING AND/OR NEWLY PLANTED TREES ONLY AS DIRECTED BY THE LANDSCAPE ARCHITECT.
11. PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT PRIOR TO PLANTING. ROOT BALLS SHALL BE FREE OF WEEDS.
12. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT PAVER OR HEADER, UNLESS OTHERWISE SPECIFIED.
13. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A 3" DEPTH, SOIL PEP MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED..
14. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR & APPROVED BY THE LANDSCAPE ARCHITECT.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
17. TO THE GREATEST EXTENT POSSIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED FOR LATER USE IN AREAS REQUIRING REVEGETATION/PLANTING.
18. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
19. ALL DISTURBED AREAS ARE TO BE REVEGETATED

SEEDING NOTES

1. REVEGETATED AREAS ARE TO BE HYRO-SEEDED, FOLLOWED BY THE APPLICATION OF STRAW MULCH.
2. APPLY STRAW MULCH AT A MINIMUM RATE OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER/CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
3. IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2 INCHES.
4. WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

GRADING AND DRAINAGE NOTES

1. MATERIALS/WASTE CREATED BY REMOVAL PROCEDURES SHALL BE LEGALLY DISPOSED OF AWAY FROM THE JOB SITE.
2. NOTIFY LOCAL UNDERGROUND SERVICE COMPANIES FOR UTILITY FINDS 48 HOURS PRIOR TO ANY EXCAVATION.
3. THE CONTRACTOR IS TO REVIEW ARCHITECTURAL DRAWINGS FOR THE VERIFICATION OF CONNECTIONS TO DRAINS OVER STRUCTURE.
4. THE CONTRACTOR IS TO REVIEW ARCHITECTURAL DRAWINGS FOR THE VERIFICATION OF WATERPROOFING OF SLAB PENETRATIONS.
5. THE CONTRACTOR IS TO REVIEW CIVIL ENGINEER'S DRAWINGS FOR THE VERIFICATION OF CONNECTIONS TO DRAINS.
6. GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY AND NON-FREEZING CONDITIONS.
7. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
8. SOIL COMPACTION SHALL BE 95% PROCTOR DENSITY MINIMUM BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS, UNLESS OTHERWISE SPECIFIED.

ABBREVIATIONS TABLE

APPROX	APPROXIMATE
ARCH	ARCHITECT
AVG	AVERAGE
B+B	BALED AND BURLAPPED
BF	BOTTOM OF FOOTING
BLDG	BUILDING
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEP
BW	BOTTOM OF WAL
CAL	CALIPER
CAP	CAPACITY
CF	CUBIC FEET
CHAM	CHAMFER
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEARANCE
CM	CENTIMETER
CO	CLEAN OUT
COMP	COMPACTED
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CU	CUBIC
CY	CUBIC YARD
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
E.W.	EACH WAY
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FIN	FINISH
FL	FLOW LINE
FOW	FACE OF WAL
FT	FOOT (FEET)
FTG	FOOTING
GA	GAUGE
GAL	GALVANIZED
GEN	GENERAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
IN	INCH(ES)
INCL	INCLUDE(D)
IRR	IRRIGATION
JT	JOINT
LIN	LINEAR
LF	LINEAR FEET
LP	LOW POINT
LT	LIGHT
MATL	MATERIAL
MAX	MAXIMUM
MEMB	MEMBRANE
MD	MAIN DISCONNECT SWITCH
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
PAR	PARALLEL
PC	POINT OF CURVATURE
PE	POLYURETHANE
PERF	PERFORATED
PED	PEDESTRIAN
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT, POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PVR	PAVER
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCE(D)
REQ'D	REQUIRED
REV	REVISION, REVISED
ROW	RIGHT OF WAY
RT	RIGHT
S	SOUTH
SS	SANITARY SEWER
SCH	SCHEDULE
SD	STORM DRAIN
SEC	SECTION
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SNT	SEALANT
SPECS	SPECIFICATIONS
SQ	SQUARE
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
STL	STEEL
STRL	STRUCTURAL
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TBC	TOP OF BACK CURB
TC	TOP OF CURB
TF	TOP OF FOOTING
TRANS	ELECTRIC TRANSFORMER
TOC	TOP OF CONCRETE
TOPO	TOPOGRAPHY
TSL	TOP OF SLAB
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WAL
TYP	TYPICAL
VAR	VARIES
VERT	VERTICAL
VEH	VEHICLE
VOL	VOLUME
W/	WITH
W/O	WITHOUT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD
@	AT

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SEAL

PROJECT TITLE:

100 Durgin Ln

PREPARED FOR

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH, NH

REVISIONS | DATE:

ISSUE DATE:

August 28, 2024

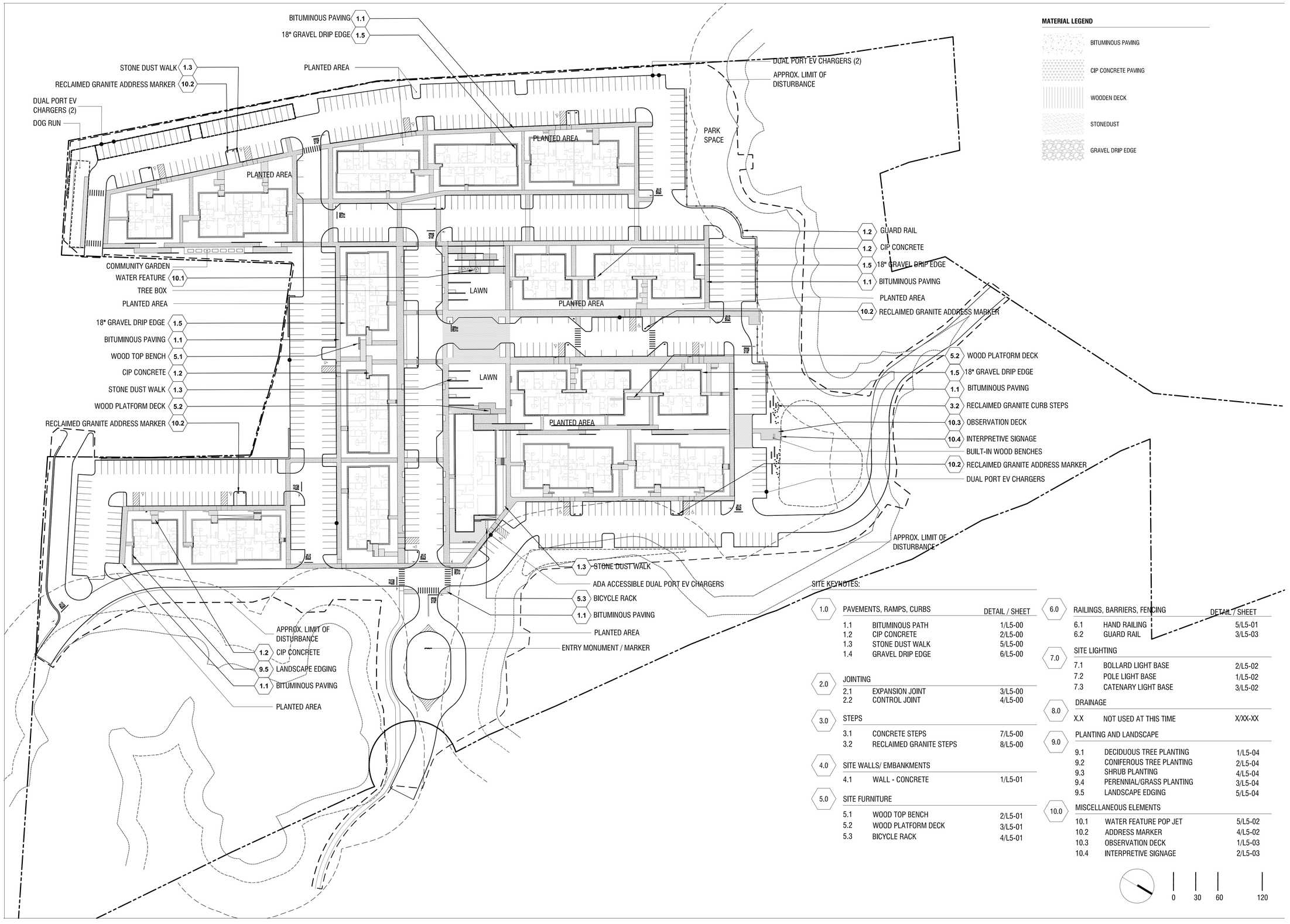
SHEET TITLE:

NOTES

SHEET INFORMATION

L0-01

NOT FOR CONSTRUCTION



MATERIAL LEGEND

- BITUMINOUS PAVING
- CIP CONCRETE PAVING
- WOODEN DECK
- STONEDUST
- GRAVEL DRIP EDGE

SITE KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET	
	1.1	BITUMINOUS PATH	1/L5-00
	1.2	CIP CONCRETE	2/L5-00
	1.3	STONE DUST WALK	5/L5-00
	1.4	GRAVEL DRIP EDGE	6/L5-00
2.0	JOINTING		
	2.1	EXPANSION JOINT	3/L5-00
	2.2	CONTROL JOINT	4/L5-00
3.0	STEPS		
	3.1	CONCRETE STEPS	7/L5-00
	3.2	RECLAIMED GRANITE STEPS	8/L5-00
4.0	SITE WALLS/ EMBANKMENTS		
	4.1	WALL - CONCRETE	1/L5-01
5.0	SITE FURNITURE		
	5.1	WOOD TOP BENCH	2/L5-01
	5.2	WOOD PLATFORM DECK	3/L5-01
	5.3	BICYCLE RACK	4/L5-01
6.0	RAILINGS, BARRIERS, FENCING	DETAIL / SHEET	
	6.1	HAND RAILING	5/L5-01
	6.2	GUARD RAIL	3/L5-03
7.0	SITE LIGHTING		
	7.1	BOLLARD LIGHT BASE	2/L5-02
	7.2	POLE LIGHT BASE	1/L5-02
	7.3	CATENARY LIGHT BASE	3/L5-02
8.0	DRAINAGE		
	X.X	NOT USED AT THIS TIME	X/XX-XX
9.0	PLANTING AND LANDSCAPE		
	9.1	DECIDUOUS TREE PLANTING	1/L5-04
	9.2	CONIFEROUS TREE PLANTING	2/L5-04
	9.3	SHRUB PLANTING	4/L5-04
	9.4	PERENNIAL/GRASS PLANTING	3/L5-04
	9.5	LANDSCAPE EDGING	5/L5-04
10.0	MISCELLANEOUS ELEMENTS		
	10.1	WATER FEATURE POP JET	5/L5-02
	10.2	ADDRESS MARKER	4/L5-02
	10.3	OBSERVATION DECK	1/L5-03
	10.4	INTERPRETIVE SIGNAGE	2/L5-03

0 30 60 120

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SEAL

PROJECT TITLE:

100 Durgin Ln

PREPARED FOR

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH, NH

REVISIONS DATE

ISSUE DATE

August 28, 2024

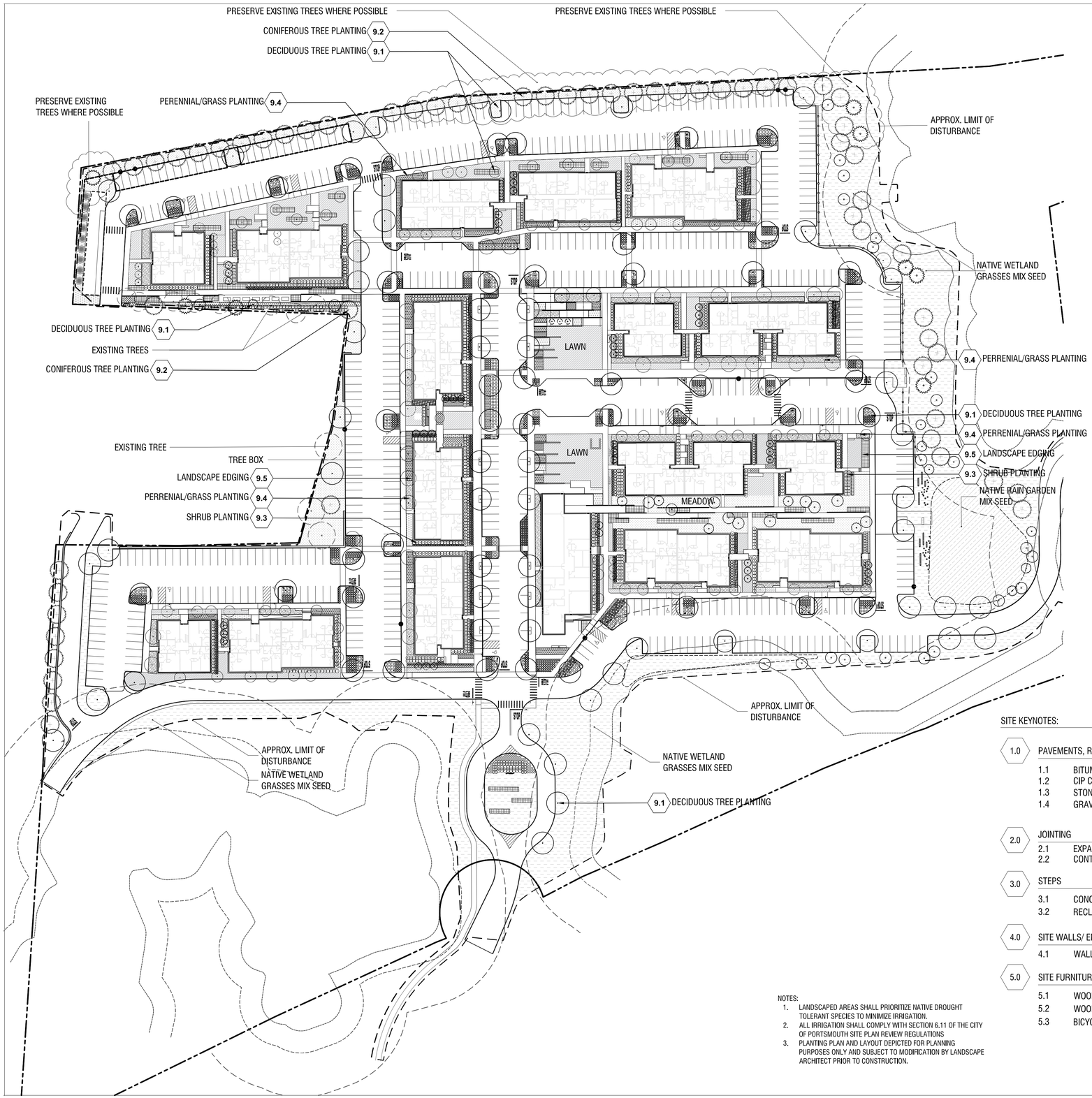
SHEET TITLE

LAYOUT AND MATERIALS PLAN

SHEET INFORMATION

L2-00

NOT FOR CONSTRUCTION



POTENTIAL PLANT SCHEDULE

SYMB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	MATURE SIZE	SPACING
TREES						
QP	QUERCUS PALUSTRIS	PIN OAK	97	3" CAL. MIN.	30' W , 70' T	PER PLAN
AR	ACER RUBRUM 'BOWHALL'	BOWHALL MAPLE	70	3" CAL. MIN.	15' W , 45' T	PER PLAN
QR	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE OAK	31	3" CAL. MIN.	15' W , 40' T	PER PLAN
AS	ACER SACCHARUM	SUGAR MAPLE	12	3" CAL. MIN.	40' W , 60' T	PER PLAN
BP	BETULA PAPYRIFERA	PAPER BIRCH (SINGLE-STEM)	34	3" CAL. MIN.	20' W , 35' T	PER PLAN
AC	AMELANCHIER CANADENSIS	SERVICEBERRY (MULTI-STEM)	53	8' HT. B&B	15' W , 25' T	PER PLAN
TREES - EVERGREEN						
AB	ABIES BALSAMEA 'COOKS'	BALSAM FIR 'COOKS'	56	7-8'	25' W , 75' T	PER PLAN
TC	TSUGA CANADENSIS	EASTERN HEMLOCK	8	7-8'	35' W , 70' T	PER PLAN
TO	THUJA OCCIDENTALIS	ARBORVITAE	9	7-8'	10' W , 40' T	PER PLAN
SHRUBS						
MP	MYRICA PENSYLVANICA	BAYBERRY	906	#5	6-8' W , 6-8' T	PER PLAN
CA	CLETHRA ALNIFOLIA	SUMMER SWEET	352	#2	4-6' W , 5-8' T	PER PLAN
VA	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	984	#2	2-4' W , 3-6' T	PER PLAN
RA	RHUS AROMATICA	LOW-GRO SUMAC	1,213	#2	5-6' W , 2' T	PER PLAN
MG	MYRICA GALE	SWEETGALE	298	#2	3-6' W , 2-5' T	PER PLAN
JH	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	597	#2	6-8' W , 1.5' T	PER PLAN
PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER						
AU	TIARELLA CORDIFOLIA	FOAMFLOWER	445	#1	1-2' W , 1' T	12" O.C.
N	NEPETA	CATMINT	325	#1	1-2' W , 1-2' T	12" O.C.
SY	SALVIA YANGII	RUSSIAN SAGE	368	#1	2-4' W , 3-5' T	18" O.C.
SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1,668	#1	2-3' W , 2-3' T	18" O.C.
CAC	CALAMAGROSTIS X ACUTIFLORA	KARL FOERSTER GRASS	2,818	#1	2-3' W , 3-5' T	24" O.C.
BG	BOUTELOUA GRACILIS	BLUE GRAMA	921	#1	2-3' W , 1-1.5' T	18" O.C.
P	PANICUM	SWITCHGRASS	2,112	#1	2-3' W , 4-5' T	18" O.C.
CP	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	190	#1	1' W , 1' T	12" O.C.
PA	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	1,449	#1	1-2' W , 1-2' T	12" O.C.
SP	SITOBOLIUM PUNCTILOBULUM	HAY SCENTED FERN	373	#1	3' W , 2' T	24" O.C.

LAWN & SEEDING

LOAM & SEED	29,241 SF	TURF GRASS MIX PER PLAN, SEE SEED SUPPLIER SPEC. FOR APPLICATION RATE
NATIVE WETLAND GRASSES MIX SEED	101,503 SF	NATIVE GRASS MIX PER PLAN, SEE SEED SUPPLIER SPEC. FOR APPLICATION RATE

FOX SEDGE (CAREX VULPINOIDEA), LURID SEDGE (CAREX LURIDA), BLUNT BROOM SEDGE (CAREX SCOPARIA), BLUE VERVAIN (VERBENA HASTATA), FOWL BLUEGRASS (POA PALUSTRIS), HOP SEDGE (CAREX LUPULINA), GREEN BULRUSH (SCIRPUS ATROVIRENS), CREEPING SPIKE RUSH (ELEOCHARIS PALUSTRIS), FRINGED SEDGE (CAREX CRINITA), SOFT RUSH (JUNCUS EFFUSUS), SPOTTED JOE PYE WEED (EUPATORIUM MACULATUM), RATTLESNAKE GRASS (GLYCERIA CANADENSIS), SWAMP ASTER (ASTER PUNICEUS), BLUEFLAG (IRIS VERSICOLOR), SWAMP MILKWEED (ASCLEPIAS INCARNATA), SQUARE STEMMED MONKEY FLOWER (MIMULUS RINGENS)

NATIVE MEADOW MIX SEED	23,801 SF	MEADOW MIX PER PLAN, SEE SEED SUPPLIER SPEC. FOR APPLICATION RATE

VIRGINIA WILD RYE (ELYMUS VIRGINICUS), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), BIG BLUESTEM (ANDROPOGON GERARDII), RED FESCUE (FESTUCA RUBRA), SWITCH GRASS (PANICUM VIRGATUM), PARTRIDGE PEA (CHAMAECRISTA FASCICULATA), PANICLEDLEAF TICK TREFOIL (DESMODIUM PANICULATUM), INDIAN GRASS (SORGHASTRUM NUTANS), BLUE VERVAIN (VERBENA HASTATA), BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA), BLACK EYED SUSAN (RUDBECKIA HIRTA), COMMON SNEEZEWEED (HELENIUM AUTUNALE), HEATH ASTER (ASTERPILOSUS/SYMPHYOTRICHUM PILOSUM), EARLY GOLDENROD (SOLIDAGO JUNCEA), UPLAND BENTGRASS (AGROSTIS PERENNANS),

SITE KEYNOTES:

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	1.1	BITUMINOUS PATH	1/L5-00
	1.2	CIP CONCRETE	2/L5-00
	1.3	STONE DUST WALK	5/L5-00
	1.4	GRAVEL DRIP EDGE	6/L5-00
2.0	JOINTING		
	2.1	EXPANSION JOINT	3/L5-00
	2.2	CONTROL JOINT	4/L5-00
3.0	STEPS		
	3.1	CONCRETE STEPS	7/L5-00
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	X.X	NOT USED AT THIS TIME	X/XX-XX
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10.0	MISCELLANEOUS ELEMENTS		
	10.1	WATER FEATURE POP JET	5/L5-02
	10.2	ADDRESS MARKER	4/L5-02
	10.3	OBSERVATION DECK	1/L5-03
	10.4	INTERPRETIVE SIGNAGE	2/L5-03

NOTES:
1. LANDSCAPED AREAS SHALL PRIORITIZE NATIVE DROUGHT TOLERANT SPECIES TO MINIMIZE IRRIGATION.
2. ALL IRRIGATION SHALL COMPLY WITH SECTION 6.11 OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS
3. PLANTING PLAN AND LAYOUT DEPICTED FOR PLANNING PURPOSES ONLY AND SUBJECT TO MODIFICATION BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

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SEAL

PROJECT TITLE:

100 Durgin Ln

PREPARED FOR

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH, NH

REVISIONS DATE

ISSUE DATE

August 28, 2024

SHEET TITLE:

PLANTING PLAN

SHEET INFORMATION

L3-00

NOT FOR CONSTRUCTION

NOTE: ALL SITE LIGHTING FIXTURES ARE DARK SKY COMPLIANT.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	16	B3	Single	NLS: TBL-42-T3-16L-40-30K7-UNV-AB-CXX		1.000	2151	18	288
	4	G2A	Single	COOPER: GALN-SA1C-730-U-SL2-CXX	MOUNTED ON 20' VALMONT POLE: DS330-400Q200-D1-FP-COOPER CXX-FBC-AB	0.900	6467	57	228
	2	G3	Single	COOPER: GALN-SA2C-730-U-SL3-CXX	MOUNTED ON 20' VALMONT POLE: DS330-400Q200-D1-FP-COOPER CXX-FBC-AB	0.900	12762	108	216
	18	G4-HSS	Single	COOPER: GALN-SA2D-730-U-T4FT-CXX-HSS	MOUNTED ON 20' VALMONT POLE: DS330-400Q200-D1-FP-COOPER CXX-FBC-AB	0.900	10202	125	2250
	8	G4W-2	2 @ 90 degrees	COOPER: GALN-SA2A-730-U-T4W-CXX	MOUNTED ON 20' VALMONT POLE: DS330-400Q200-D5-FP-COOPER CXX-FBC-AB	0.900	8381	63	1008
	1	G4W-HSS	Single	COOPER: GALN-SA2D-730-U-T4W-CXX-HSS	MOUNTED ON 20' VALMONT POLE: DS330-400Q200-D1-FP-COOPER CXX-FBC-AB	0.900	10249	125	125
	1	G5A	Single	COOPER: GALN-SA2A-730-U-5MQ-CXX	MOUNTED ON 20' VALMONT POLE: DS330-400Q200-D1-FP-COOPER CXX-FBC-AB	0.900	8784	63	63
	1	G5A-2	Back-Back	COOPER: GALN-SA2A-730-U-5MQ-CXX	MOUNTED ON 20' VALMONT POLE: DS330-400Q200-D2-FP-COOPER CXX-FBC-AB	0.900	8784	63	126
	2	G5B	Single	COOPER: GALN-SA2B-730-U-5MQ-CXX	MOUNTED ON 20' VALMONT POLE: DS330-400Q200-D1-FP-COOPER CXX-FBC-AB	0.900	10930	82	164
	11	P3	Single	NLS: TRC-2-T3-16L-7-30K7-UNV-SGL-CXX-16	MOUNTED ON 16' POLE, INCLUDED WITH FIXTURE	0.900	4410	36	396
	150	T1	Single	TIVOLI: LSL2-B-18-S-30-F-12 // POWER AND LEAD WIRES // MOUNTING POLE	(5) 44' RUNS, GLOBES SPACED 18 IN // CONTRACTOR TO CONFIRM LENGTH // MOUNTED 10' AFF	0.900	5	0.2	30
	54	W1	Single	WAC: WS-W220208-30-CXX	WALL MTD 6' AFG	0.900	282	5.77914	312.074

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTIRE AREA	Fc	0.29	35.3	0.0	N.A.	N.A.
EAST CENTRAL PARKING	Fc	1.18	3.4	0.3	3.93	11.33
MAIN STREET	Fc	1.19	4.7	0.3	3.97	15.67
NORTH PARKING	Fc	0.97	2.9	0.3	3.23	9.67
NORTHEAST PARKING	Fc	1.21	3.5	0.3	4.03	11.67
SOUTHEAST PARKING	Fc	1.27	4.2	0.3	4.23	14.00
SOUTHWEST PARKING	Fc	1.17	3.8	0.3	3.90	12.67
WEST CENTRAL PARKING	Fc	1.18	3.7	0.3	3.93	12.33

0 30 60 120

CHARRON
REFLEX LIGHTING

ACETO LANDSCAPE ARCHITECTS
207 221 3390 | ACETOLA.COM

SEAL

PROJECT TITLE

100 Durgin Ln

PREPARED FOR

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH, NH

REVISIONS DATE

ISSUE DATE

August 28, 2024

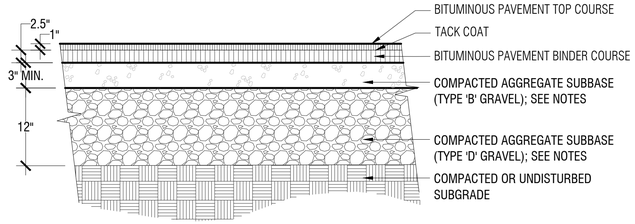
SHEET TITLE

PHOTOMETRIC PLAN

SHEET INFORMATION

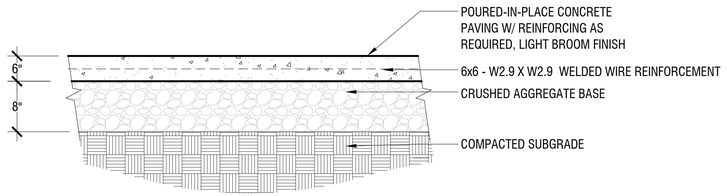
L-4-00

NOT FOR CONSTRUCTION



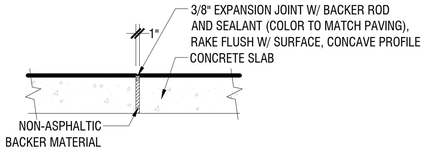
1 Bituminous Paving
1":1'-0"

1.1



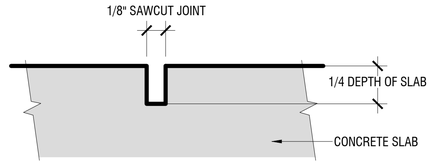
2 CIP Concrete
1":1'-0"

1.2



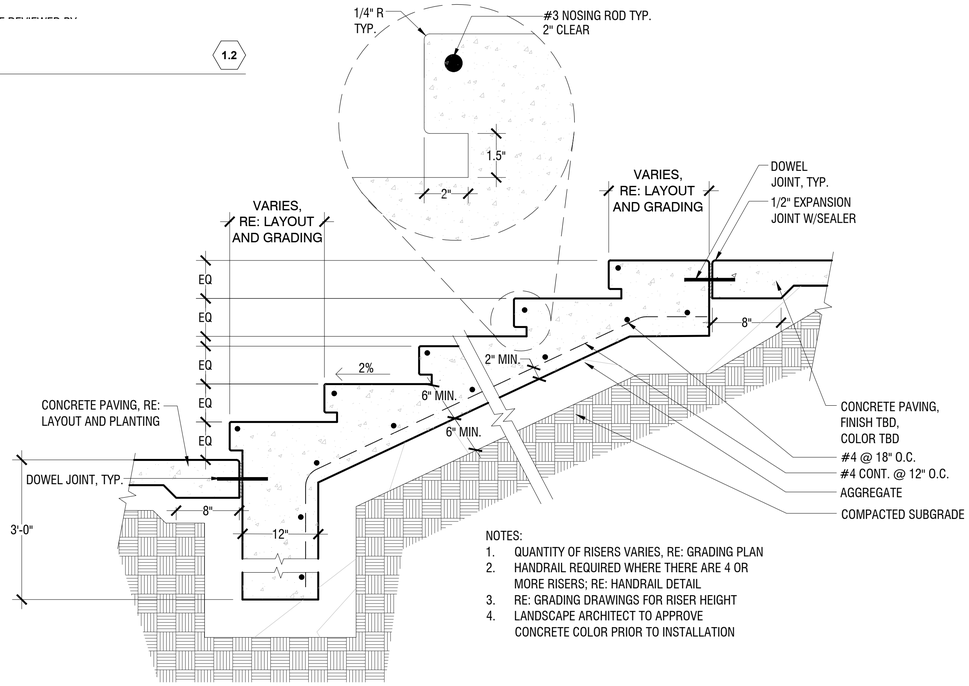
3 Expansion Joint
NTS

2.1



4 Control Joint
NTS

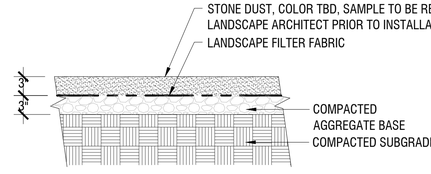
2.2



NOTES:
1. QUANTITY OF RISERS VARIES, RE: GRADING PLAN
2. HANDRAIL REQUIRED WHERE THERE ARE 4 OR MORE RISERS; RE: HANDRAIL DETAIL
3. RE: GRADING DRAWINGS FOR RISER HEIGHT
4. LANDSCAPE ARCHITECT TO APPROVE CONCRETE COLOR PRIOR TO INSTALLATION

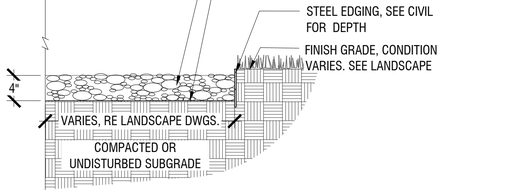
7 Concrete Steps
1":2'-0"

3.1



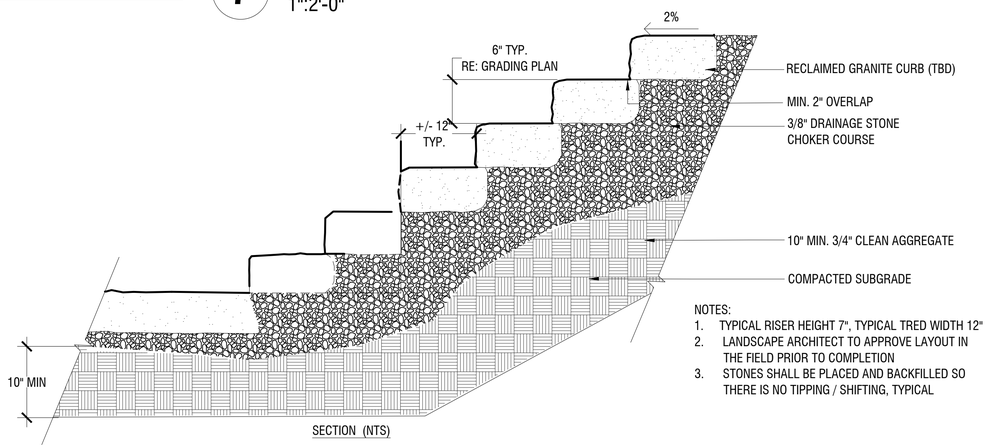
5 Stone Dust
1":1'-0"

1.3



6 Gravel Drip Edge
1":1'-0"

1.4



NOTES:
1. TYPICAL RISER HEIGHT 7", TYPICAL TRED WIDTH 12"
2. LANDSCAPE ARCHITECT TO APPROVE LAYOUT IN THE FIELD PRIOR TO COMPLETION
3. STONES SHALL BE PLACED AND BACKFILLED SO THERE IS NO TIPPING / SHIFTING, TYPICAL

8 Reclaimed Granite Steps
1":2'-0"

3.2

SITE KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS		DETAIL / SHEET
	1.1	BITUMINOUS PATH	1/L5-00
	1.2	CIP CONCRETE	2/L5-00
	1.3	STONE DUST WALK	5/L5-00
	1.4	GRAVEL DRIP EDGE	6/L5-00
2.0	JOINTING		
	2.1	EXPANSION JOINT	3/L5-00
	2.2	CONTROL JOINT	4/L5-00
3.0	STEPS		
	3.1	CONCRETE STEPS	7/L5-00
	3.2	RECLAIMED GRANITE STEPS	8/L5-00
4.0	SITE WALLS/ EMBANKMENTS		
	4.1	WALL - CONCRETE	1/L5-01
5.0	SITE FURNITURE		
	5.1	WOOD TOP BENCH	2/L5-01
	5.2	WOOD PLATFORM DECK	3/L5-01
	5.3	BICYCLE RACK	4/L5-01

6.0	RAILINGS, BARRIERS, FENCING		DETAIL / SHEET
	6.1	HAND RAILING	5/L5-01
	6.2	GUARD RAIL	3/L5-03
7.0	SITE LIGHTING		
	7.1	BOLLARD LIGHT BASE	2/L5-02
	7.2	POLE LIGHT BASE	1/L5-02
	7.3	CATENARY LIGHT BASE	3/L5-02
8.0	DRAINAGE		
	X.X	NOT USED AT THIS TIME	X/XX-XX
9.0	PLANTING AND LANDSCAPE		
	9.1	DECIDUOUS TREE PLANTING	1/L5-04
	9.2	CONIFEROUS TREE PLANTING	2/L5-04
	9.3	SHRUB PLANTING	4/L5-04
	9.4	PERENNIAL/GRASS PLANTING	3/L5-04
	9.5	LANDSCAPE EDGING	5/L5-04
10.0	MISCELLANEOUS ELEMENTS		
	10.1	WATER FEATURE POP JET	5/L5-02
	10.2	ADDRESS MARKER	4/L5-02
	10.3	OBSERVATION DECK	1/L5-03
	10.4	INTERPRETIVE SIGNAGE	2/L5-03

NOTES:
1. DETAILS AND SPECIFICATIONS DEPICTED TO CONVEY DESIGN INTENT. FINAL DESIGN AND SPECIFICATION SUBJECT TO CHANGE PRIOR TO CONSTRUCTION AT LANDSCAPE ARCHITECT'S DISCRETION.

ACETO LANDSCAPE ARCHITECTS
207.221.3390 | ACETOLA.COM

SEAL

PROJECT TITLE:

100 Durgin Ln

PREPARED FOR

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH, NH

REVISIONS | DATE

ISSUE DATE

August 28, 2024

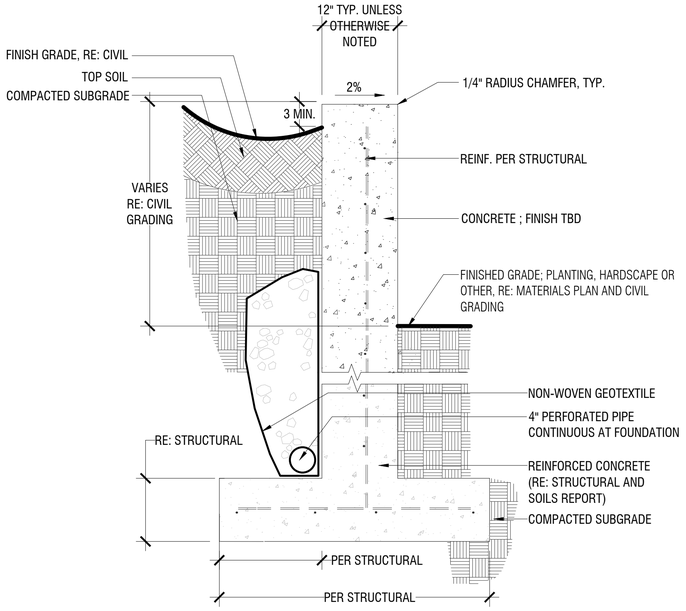
SHEET TITLE

SITE DETAILS

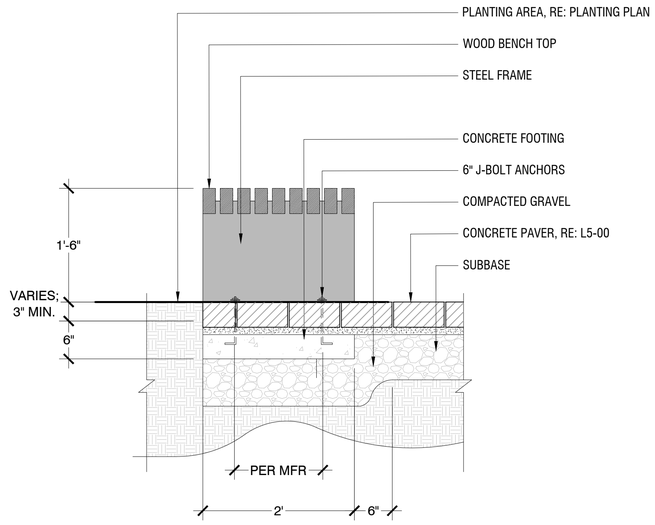
SHEET INFORMATION

L 5-00

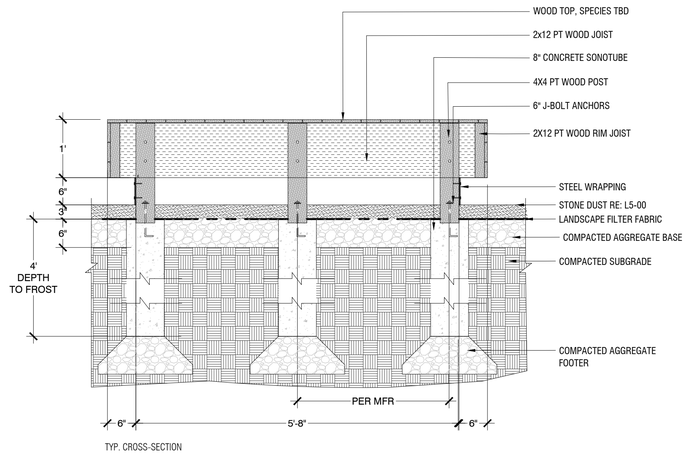
NOT FOR CONSTRUCTION



1 Wall - Concrete 4.1
1":1'-0"

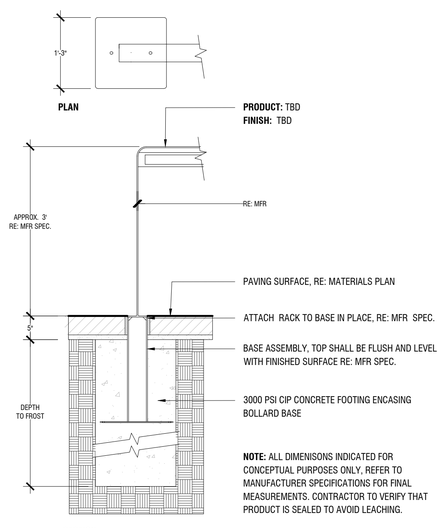


2 Wood Top Bench 5.1
1":1'-0"

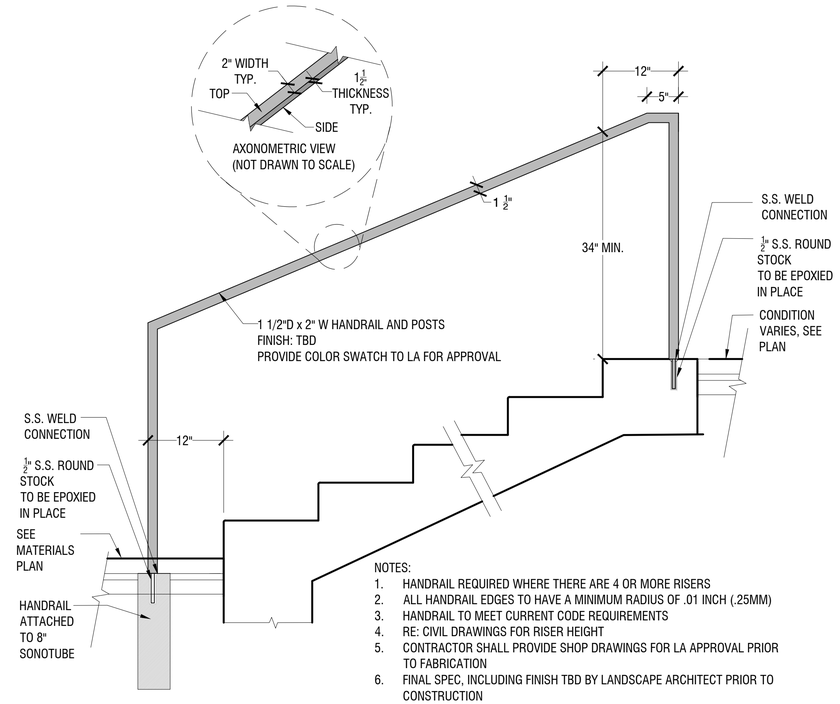


TYP. CROSS-SECTION

3 Wood Platform Deck 5.2
3/4":1'-0"



4 Bicycle Rack 5.3
3/4":1'-0"



NOTES:
1. HANDRAIL REQUIRED WHERE THERE ARE 4 OR MORE RISERS
2. ALL HANDRAIL EDGES TO HAVE A MINIMUM RADIUS OF .01 INCH (.25MM)
3. HANDRAIL TO MEET CURRENT CODE REQUIREMENTS
4. RE: CIVIL DRAWINGS FOR RISER HEIGHT
5. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR LA APPROVAL PRIOR TO FABRICATION
6. FINAL SPEC, INCLUDING FINISH TBD BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION

5 Hand Railing 6.1
1/2":1'-0"

SITE KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS		DETAIL / SHEET
	1.1	BITUMINOUS PATH	1/L5-00
	1.2	CIP CONCRETE	2/L5-00
	1.3	STONE DUST WALK	5/L5-00
	1.4	GRAVEL DRIP EDGE	6/L5-00
2.0	JOINTING		
	2.1	EXPANSION JOINT	3/L5-00
	2.2	CONTROL JOINT	4/L5-00
3.0	STEPS		
	3.1	CONCRETE STEPS	7/L5-00
	3.2	RECLAIMED GRANITE STEPS	8/L5-00
4.0	SITE WALLS/ EMBANKMENTS		
	4.1	WALL - CONCRETE	1/L5-01
5.0	SITE FURNITURE		
	5.1	WOOD TOP BENCH	2/L5-01
	5.2	WOOD PLATFORM DECK	3/L5-01
	5.3	BICYCLE RACK	4/L5-01
6.0	RAILINGS, BARRIERS, FENCING		DETAIL / SHEET
	6.1	HAND RAILING	5/L5-01
	6.2	GUARD RAIL	3/L5-03
7.0	SITE LIGHTING		
	7.1	BOLLARD LIGHT BASE	2/L5-02
	7.2	POLE LIGHT BASE	1/L5-02
	7.3	CATENARY LIGHT BASE	3/L5-02
8.0	DRAINAGE		
	X.X	NOT USED AT THIS TIME	X/XX-XX
9.0	PLANTING AND LANDSCAPE		
	9.1	DECIDUOUS TREE PLANTING	1/L5-04
	9.2	CONIFEROUS TREE PLANTING	2/L5-04
	9.3	SHRUB PLANTING	4/L5-04
	9.4	PERENNIAL/GRASS PLANTING	3/L5-04
	9.5	LANDSCAPE EDGING	5/L5-04
10.0	MISCELLANEOUS ELEMENTS		
	10.1	WATER FEATURE POP JET	5/L5-02
	10.2	ADDRESS MARKER	4/L5-02
	10.3	OBSERVATION DECK	1/L5-03
	10.4	INTERPRETIVE SIGNAGE	2/L5-03

NOTES:
1. DETAILS AND SPECIFICATIONS DEPICTED TO CONVEY DESIGN INTENT. FINAL DESIGN AND SPECIFICATION SUBJECT TO CHANGE PRIOR TO CONSTRUCTION AT LANDSCAPE ARCHITECT'S DISCRETION.

ACETO LANDSCAPE ARCHITECTS
207.221.3390 | ACETOLA.COM

SEAL

PROJECT TITLE:

100 Durgin Ln

PREPARED FOR

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH, NH

REVISIONS DATE

ISSUE DATE

August 28, 2024

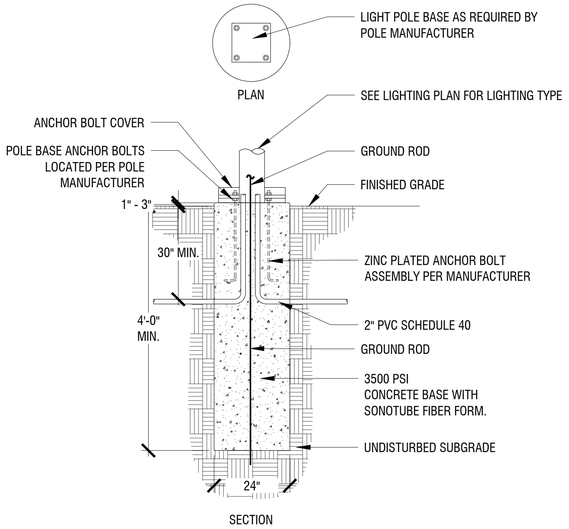
SHEET TITLE

SITE DETAILS

SHEET INFORMATION

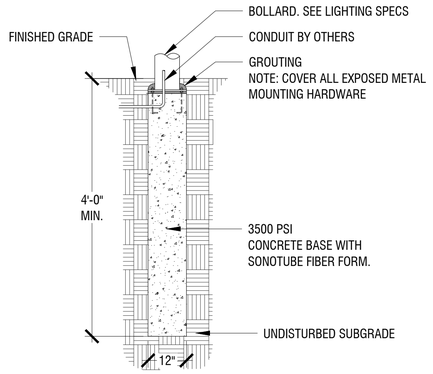
L5-01

NOT FOR CONSTRUCTION



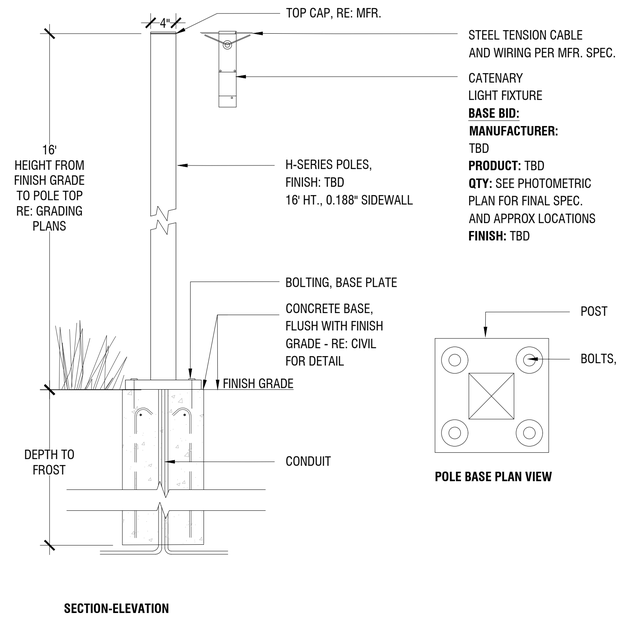
1 Pole Light Base 7.2

1/2":1'-0"



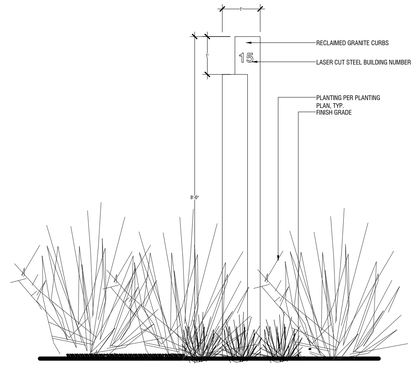
2 Bollard Light Base 7.1

1/2":1'-0"



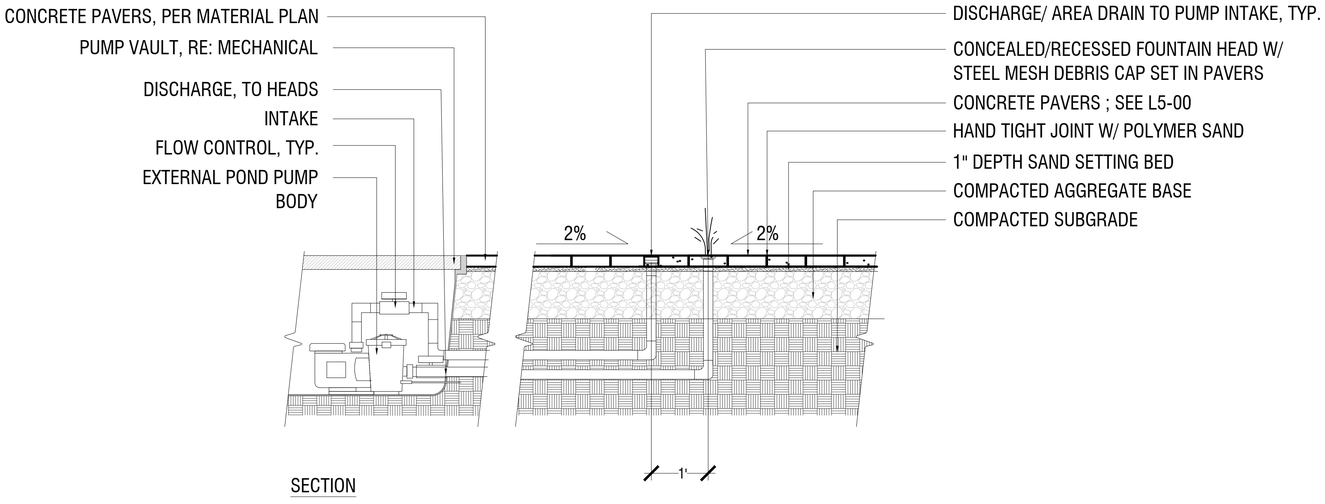
3 Catenary Light Base 7.3

1":1'-0"



4 Address Marker 10.2

1":2'-0"



SECTION

NOTE:
1. LOCATIONS AND QUANTITIES PER LAYOUT PLAN ; SEE L 1-00
2. MECHANICAL VAULT LOCATION TBD
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF SPECIFICATION AND ASSEMBLY FOR LANDSCAPE ARCHITECT REVIEW

5 Water Feature Pop Jets 10.1

1":1'-0"

SITE KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS		DETAIL / SHEET
	1.1	BITUMINOUS PATH	1/L5-00
	1.2	CIP CONCRETE	2/L5-00
	1.3	STONE DUST WALK	5/L5-00
	1.4	GRAVEL DRIP EDGE	6/L5-00
2.0	JOINTING		
	2.1	EXPANSION JOINT	3/L5-00
	2.2	CONTROL JOINT	4/L5-00
3.0	STEPS		
	3.1	CONCRETE STEPS	7/L5-00
	3.2	RECLAIMED GRANITE STEPS	8/L5-00
4.0	SITE WALLS/ EMBANKMENTS		
	4.1	WALL - CONCRETE	1/L5-01
5.0	SITE FURNITURE		
	5.1	WOOD TOP BENCH	2/L5-01
	5.2	WOOD PLATFORM DECK	3/L5-01
	5.3	BICYCLE RACK	4/L5-01
6.0	RAILINGS, BARRIERS, FENCING		DETAIL / SHEET
	6.1	HAND RAILING	5/L5-01
	6.2	GUARD RAIL	3/L5-03
7.0	SITE LIGHTING		
	7.1	BOLLARD LIGHT BASE	2/L5-02
	7.2	POLE LIGHT BASE	1/L5-02
	7.3	CATENARY LIGHT BASE	3/L5-02
8.0	DRAINAGE		
	X.X	NOT USED AT THIS TIME	X/XX-XX
9.0	PLANTING AND LANDSCAPE		
	9.1	DECIDUOUS TREE PLANTING	1/L5-04
	9.2	CONIFEROUS TREE PLANTING	2/L5-04
	9.3	SHRUB PLANTING	4/L5-04
	9.4	PERENNIAL/GRASS PLANTING	3/L5-04
	9.5	LANDSCAPE EDGING	5/L5-04
10.0	MISCELLANEOUS ELEMENTS		
	10.1	WATER FEATURE POP JET	5/L5-02
	10.2	ADDRESS MARKER	4/L5-02
	10.3	OBSERVATION DECK	1/L5-03
	10.4	INTERPRETIVE SIGNAGE	2/L5-03

NOTES:
1. DETAILS AND SPECIFICATIONS DEPICTED TO CONVEY DESIGN INTENT. FINAL DESIGN AND SPECIFICATION SUBJECT TO CHANGE PRIOR TO CONSTRUCTION AT LANDSCAPE ARCHITECT'S DISCRETION.

ACETO LANDSCAPE ARCHITECTS
207.221.3390 | ACETOLA.COM

SEAL

PROJECT TITLE:

100 Durgin Ln

PREPARED FOR

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH, NH

REVISIONS | DATE

ISSUE DATE

August 28, 2024

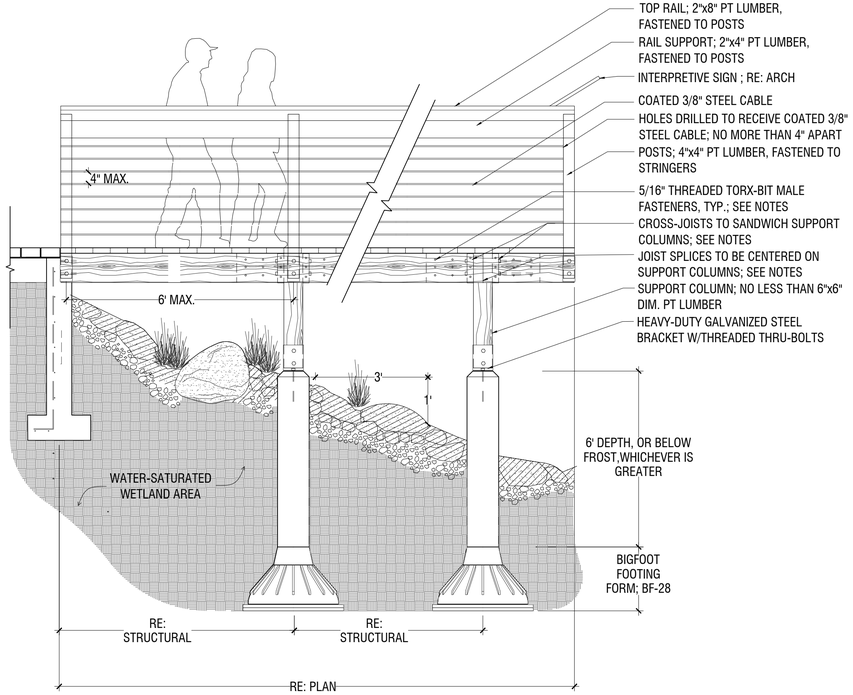
SHEET TITLE

SITE DETAILS

SHEET INFORMATION

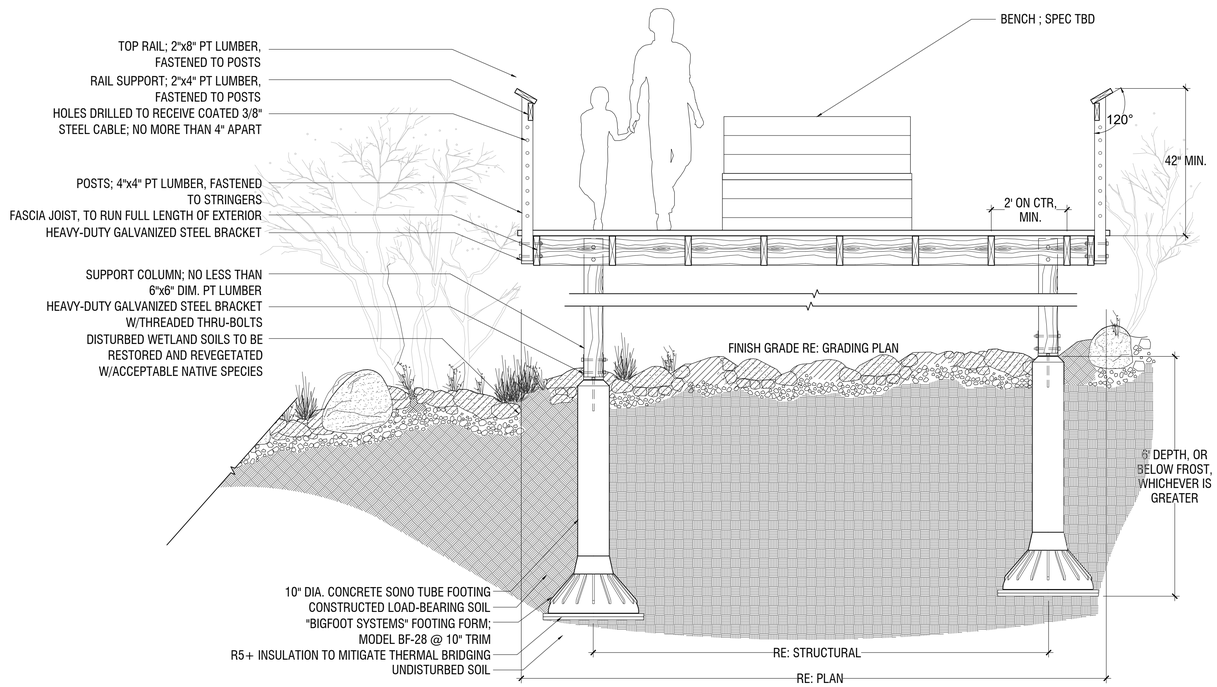
L 5-02

NOT FOR CONSTRUCTION



1 Observation Deck

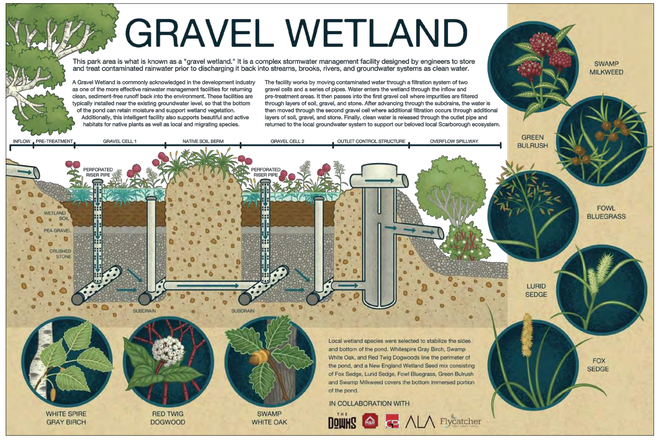
1":3'-0"



NOTES:

1. CROSS-JOISTS ARE TO FASTEN ON BOTH SIDES OF SUPPORT COLUMNS W/NUTTED THRU-BOLTS
2. SPLICES OF FASCIA JOISTS ARE TO BE CENTERED ON SUPPORT COLUMNS AND BE BACKED BY AN OVERLAP OF 18" EITHER SIDE OF JOINT, FASTENED ACCORDINGLY
3. DECKING FASTENERS SHALL HAVE A COUNTER-SINK HEAD AND BE FLUSH WITH FINISH SURFACE OF DECKING, TO MITIGATE SPLINTERING AND TRIPPING
4. ALL THREADED FASTENERS ARE TO HAVE A WEATHERPROOF FINISH
5. ALL FRAMING DIMENSIONS SUBJECT TO CHANGE BASED ON STRUCTURAL REVIEW PRIOR TO CONSTRUCTION. ALL DIMENSIONS INDICATED FOR CONCEPTUAL PURPOSES.

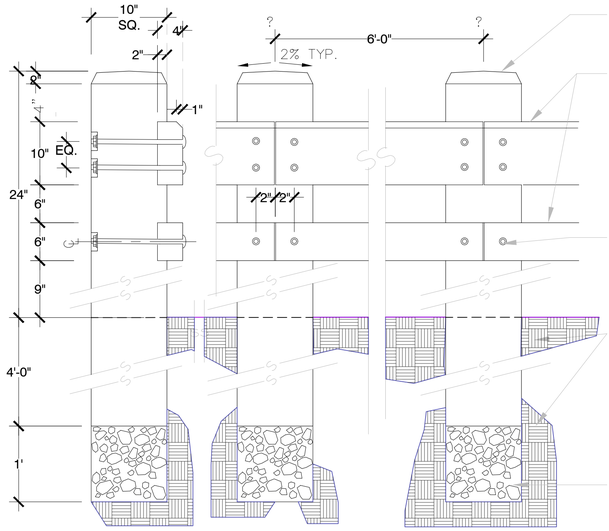
10.3



2 Interpretive Signage Example

N.T.S.

10.4



3 Guard Rail

N.T.S.

6.2

SITE KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS		DETAIL / SHEET
	1.1	BITUMINOUS PATH	1/L5-00
	1.2	CIP CONCRETE	2/L5-00
	1.3	STONE DUST WALK	5/L5-00
	1.4	GRAVEL DRIP EDGE	6/L5-00
2.0	JOINTING		
	2.1	EXPANSION JOINT	3/L5-00
	2.2	CONTROL JOINT	4/L5-00
3.0	STEPS		
	3.1	CONCRETE STEPS	7/L5-00
	3.2	RECLAIMED GRANITE STEPS	8/L5-00
4.0	SITE WALLS/ EMBANKMENTS		
	4.1	WALL - CONCRETE	1/L5-01
5.0	SITE FURNITURE		
	5.1	WOOD TOP BENCH	2/L5-01
	5.2	WOOD PLATFORM DECK	3/L5-01
	5.3	BICYCLE RACK	4/L5-01
6.0	RAILINGS, BARRIERS, FENCING		DETAIL / SHEET
	6.1	HAND RAILING	5/L5-01
	6.2	GUARD RAIL	3/L5-03
7.0	SITE LIGHTING		
	7.1	BOLLARD LIGHT BASE	2/L5-02
	7.2	POLE LIGHT BASE	1/L5-02
	7.3	CATENARY LIGHT BASE	3/L5-02
8.0	DRAINAGE		
	X.X	NOT USED AT THIS TIME	X/XX-XX
9.0	PLANTING AND LANDSCAPE		
	9.1	DECIDUOUS TREE PLANTING	1/L5-04
	9.2	CONIFEROUS TREE PLANTING	2/L5-04
	9.3	SHRUB PLANTING	4/L5-04
	9.4	PERENNIAL/GRASS PLANTING	3/L5-04
	9.5	LANDSCAPE EDGING	5/L5-04
10.0	MISCELLANEOUS ELEMENTS		
	10.1	WATER FEATURE POP JET	5/L5-02
	10.2	ADDRESS MARKER	4/L5-02
	10.3	OBSERVATION DECK	1/L5-03
	10.4	INTERPRETIVE SIGNAGE	2/L5-03

NOTES:

1. DETAILS AND SPECIFICATIONS DEPICTED TO CONVEY DESIGN INTENT. FINAL DESIGN AND SPECIFICATION SUBJECT TO CHANGE PRIOR TO CONSTRUCTION AT LANDSCAPE ARCHITECT'S DISCRETION.

ACETO LANDSCAPE ARCHITECTS
207.221.3390 | ACETOLA.COM

SEAL

PROJECT TITLE:

100 Durgin Ln

PREPARED FOR

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH, NH

REVISIONS | DATE

ISSUE DATE

August 28, 2024

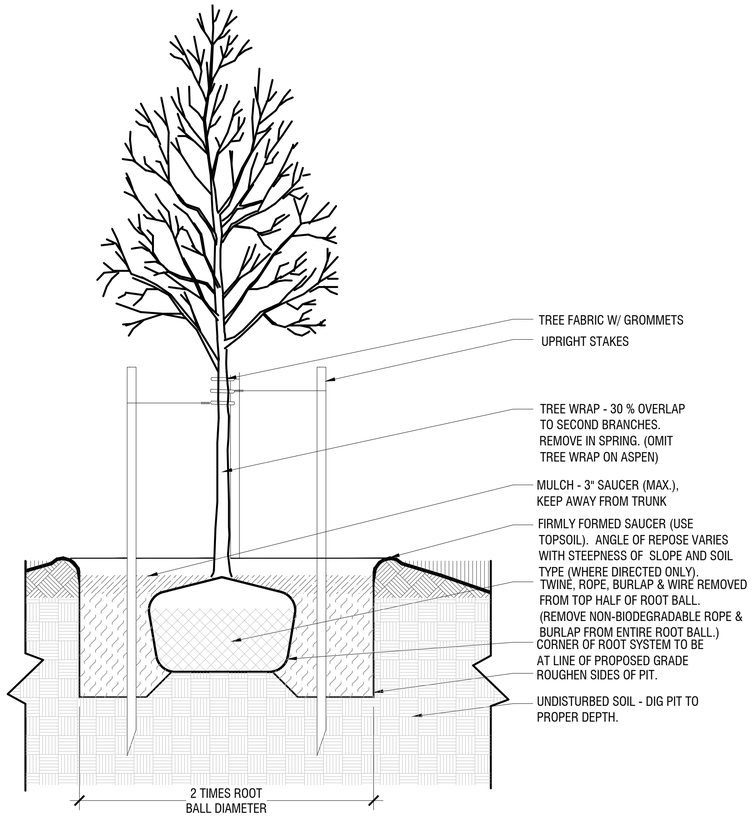
SHEET TITLE

SITE DETAILS

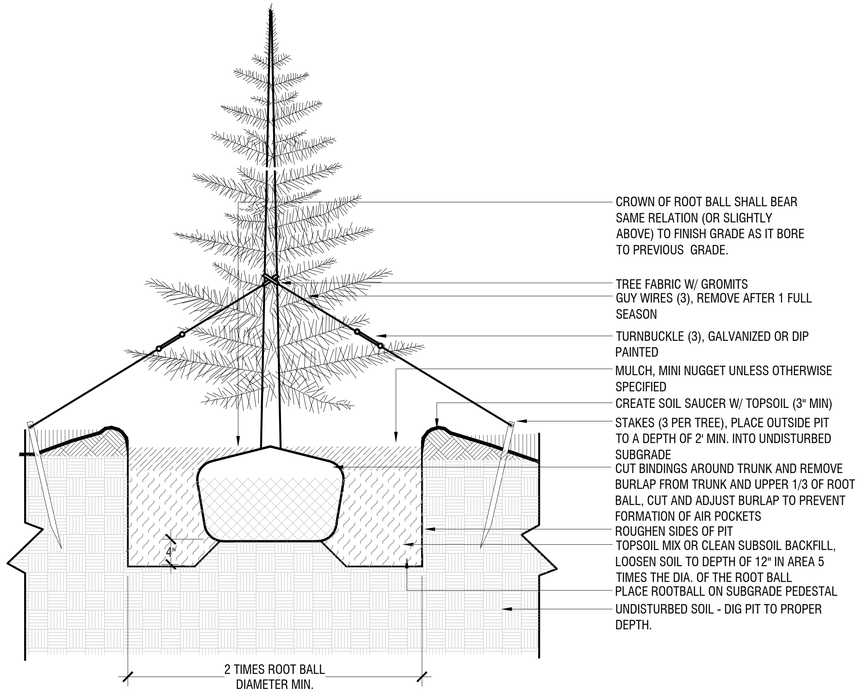
SHEET INFORMATION

L 5-03

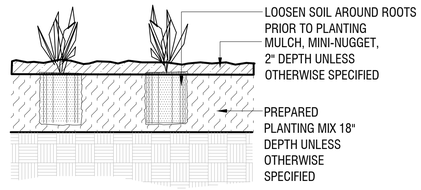
NOT FOR CONSTRUCTION



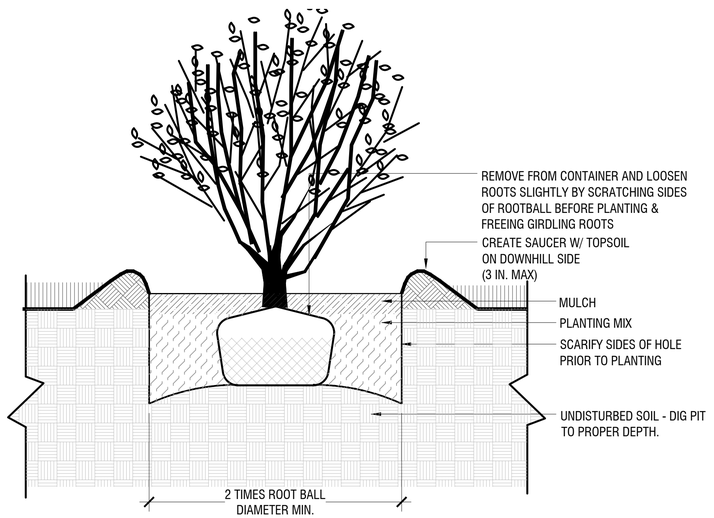
1 Deciduous Tree Planting 9.1
1":1'-0"



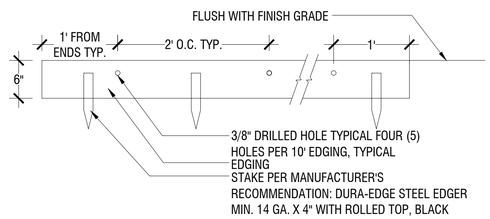
2 Conifer Tree Planting 9.2
1":1'-0"



3 Perennial / Ornamental Grass Planting 9.4
1":1'-0"



4 Shrub Planting 9.3
1":1'-0"



5 Steel Edging 9.5
1":1'-0"

SITE KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS		DETAIL / SHEET
	1.1	BITUMINOUS PATH	1/L5-00
	1.2	CIP CONCRETE	2/L5-00
	1.3	STONE DUST WALK	5/L5-00
	1.4	GRAVEL DRIP EDGE	6/L5-00
2.0	JOINTING		
	2.1	EXPANSION JOINT	3/L5-00
	2.2	CONTROL JOINT	4/L5-00
3.0	STEPS		
	3.1	CONCRETE STEPS	7/L5-00
	3.2	RECLAIMED GRANITE STEPS	8/L5-00
4.0	SITE WALLS/ EMBANKMENTS		
	4.1	WALL - CONCRETE	1/L5-01
5.0	SITE FURNITURE		
	5.1	WOOD TOP BENCH	2/L5-01
	5.2	WOOD PLATFORM DECK	3/L5-01
	5.3	BICYCLE RACK	4/L5-01
6.0	RAILINGS, BARRIERS, FENCING		DETAIL / SHEET
	6.1	HAND RAILING	5/L5-01
	6.2	GUARD RAIL	3/L5-03
7.0	SITE LIGHTING		
	7.1	BOLLARD LIGHT BASE	2/L5-02
	7.2	POLE LIGHT BASE	1/L5-02
	7.3	CATENARY LIGHT BASE	3/L5-02
8.0	DRAINAGE		
	X.X	NOT USED AT THIS TIME	X/XX-XX
9.0	PLANTING AND LANDSCAPE		
	9.1	DECIDUOUS TREE PLANTING	1/L5-04
	9.2	CONIFEROUS TREE PLANTING	2/L5-04
	9.3	SHRUB PLANTING	4/L5-04
	9.4	PERENNIAL/GRASS PLANTING	3/L5-04
	9.5	LANDSCAPE EDGING	5/L5-04
10.0	MISCELLANEOUS ELEMENTS		
	10.1	WATER FEATURE POP JET	5/L5-02
	10.2	ADDRESS MARKER	4/L5-02
	10.3	OBSERVATION DECK	1/L5-03
	10.4	INTERPRETIVE SIGNAGE	2/L5-03

NOTES:
1. DETAILS AND SPECIFICATIONS DEPICTED TO CONVEY DESIGN INTENT. FINAL DESIGN AND SPECIFICATION SUBJECT TO CHANGE PRIOR TO CONSTRUCTION AT LANDSCAPE ARCHITECT'S DISCRETION.

ACETO LANDSCAPE ARCHITECTS
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SEAL

PROJECT TITLE:

100 Durgin Ln

PREPARED FOR

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH, NH

REVISIONS DATE

ISSUE DATE

August 28, 2024

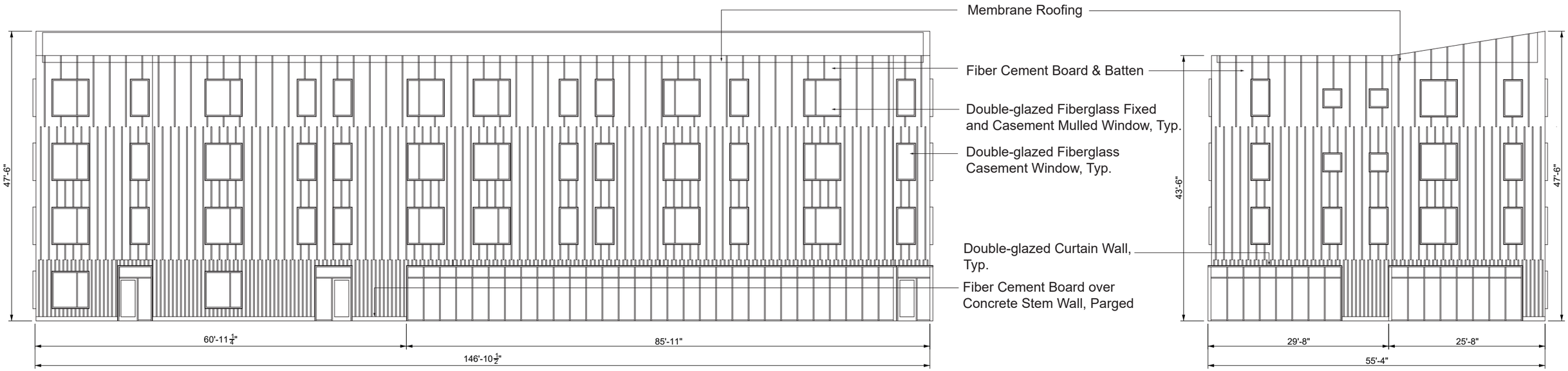
SHEET TITLE

PLANTING DETAILS

SHEET INFORMATION

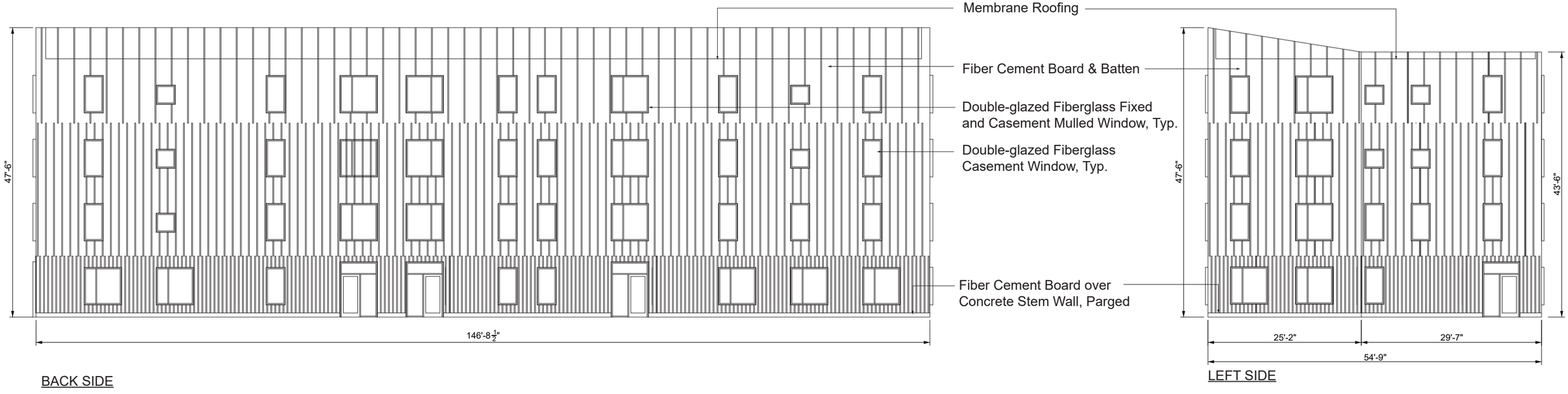
L 5.04

NOT FOR CONSTRUCTION



FRONT SIDE

RIGHT SIDE



BACK SIDE

LEFT SIDE

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0 5’ 10’ 20’

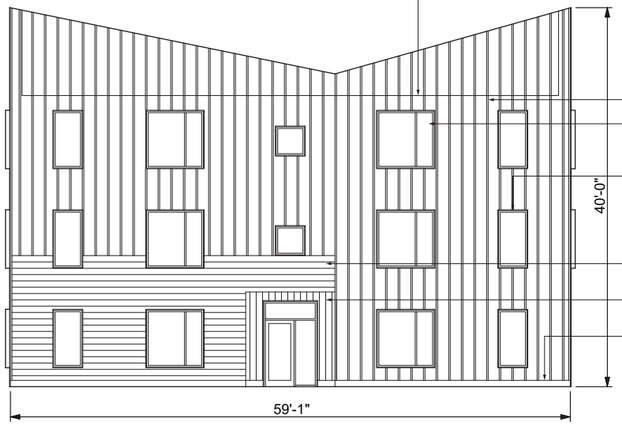
100 Durgin Lane
Portsmouth, NH

4 Story Elevator Building (Amenity) Elevations
July 24, 2024

Scale: 1/16” = 1’-0”

Architecture & Planning

utile



FRONT SIDE

Membrane Roofing

Fiber Cement Board & Batten

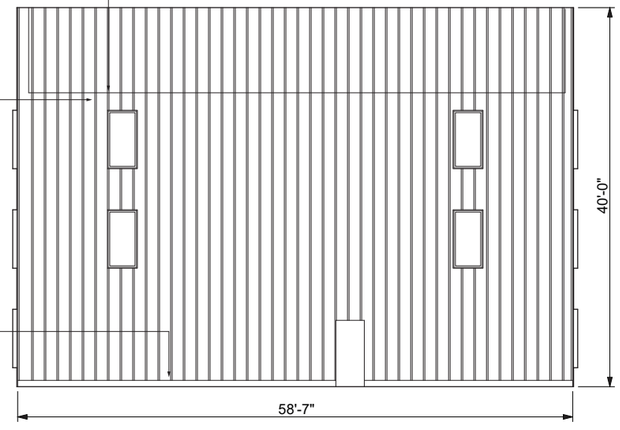
Double-glazed Fiberglass Fixed
and Casement Mulled Window, Typ.

Double-glazed Fiberglass
Casement Window, Typ.

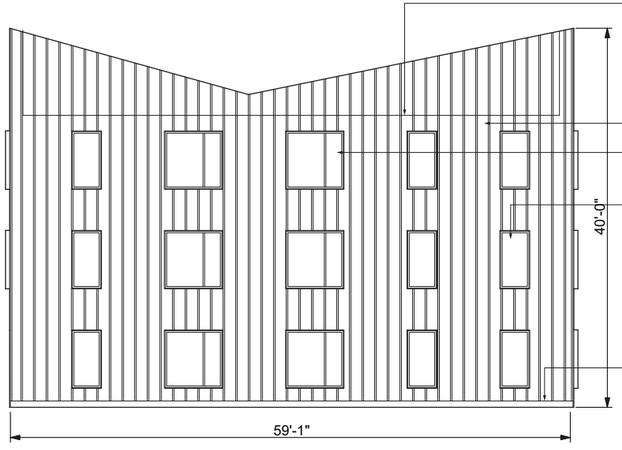
Fiber Cement Shiplap Board

Natural Cedar Cladding

Fiber Cement Board over
Concrete Stem Wall, Parged



RIGHT SIDE



BACK SIDE

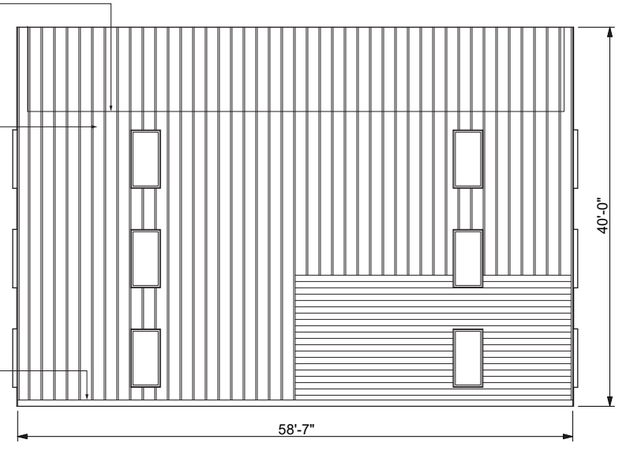
Membrane Roofing

Fiber Cement Board & Batten

Double-glazed Fiberglass Fixed
and Casement Mulled Window, Typ.

Double-glazed Fiberglass
Casement Window, Typ.

Fiber Cement Board over
Concrete Stem Wall, Parged



LEFT SIDE

0 5’ 10’ 20’

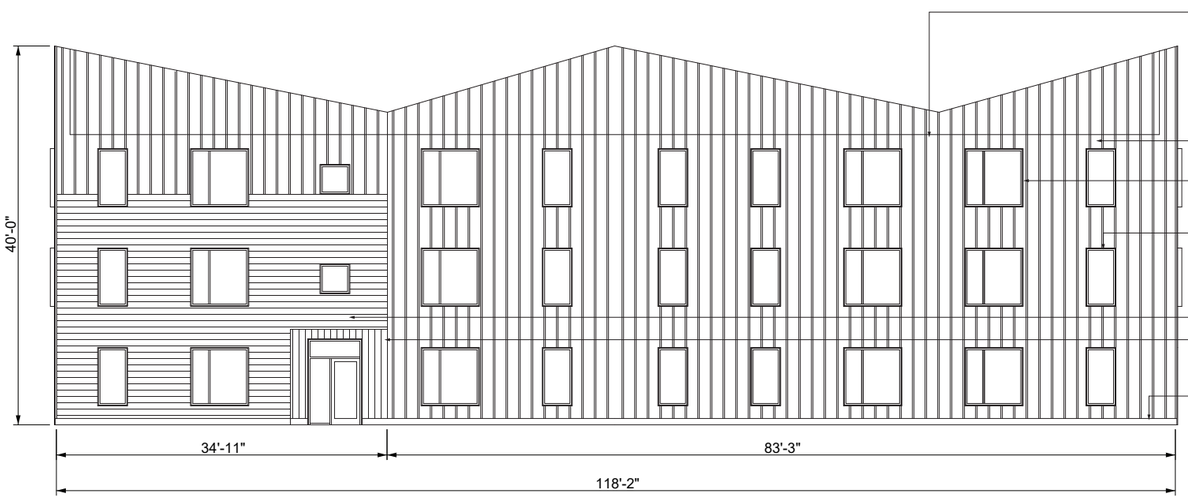
100 Durgin Lane
Portsmouth, NH

3 Story Walk-Up Building (Square) Elevations
July 24, 2024

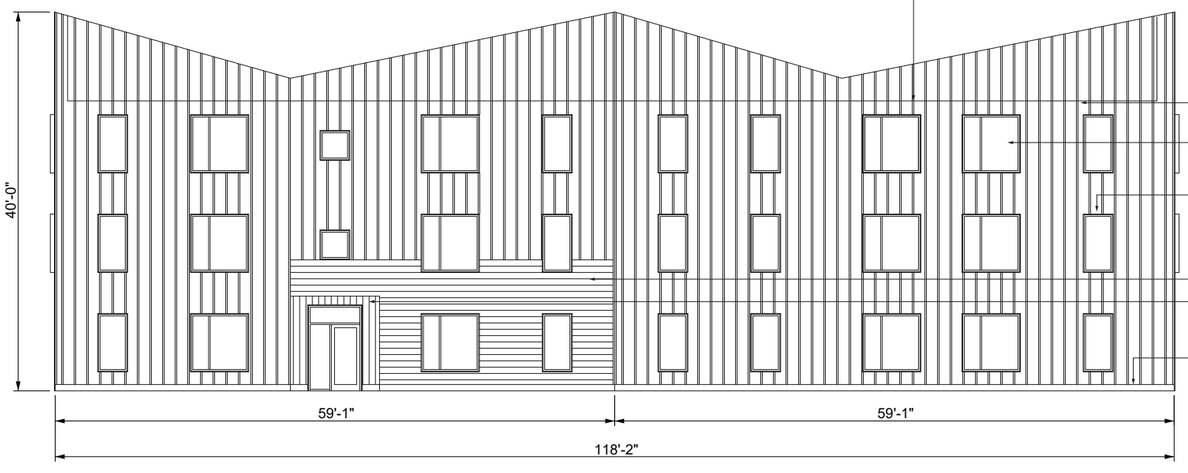
Scale: 1/16” = 1’-0”

Architecture
& Planning

utile



FRONT SIDE



BACK SIDE

Membrane Roofing

Fiber Cement Board & Batten

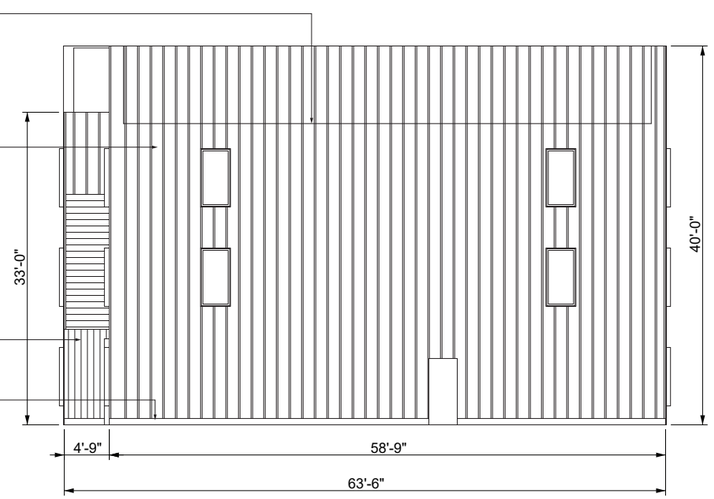
Double-glazed Fiberglass Fixed and Casement Mulled Window, Typ.

Double-glazed Fiberglass Casement Window, Typ.

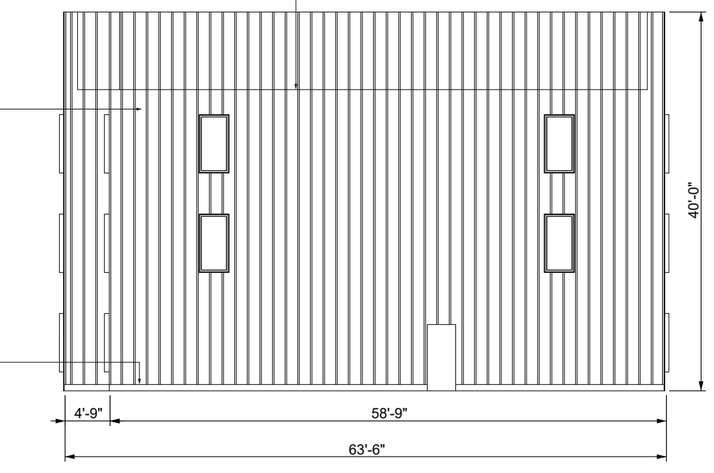
Fiber Cement Shiplap Board

Natural Cedar Cladding

Fiber Cement Board over Concrete Stem Wall, Parged



RIGHT SIDE



LEFT SIDE

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0 5’ 10’ 20’

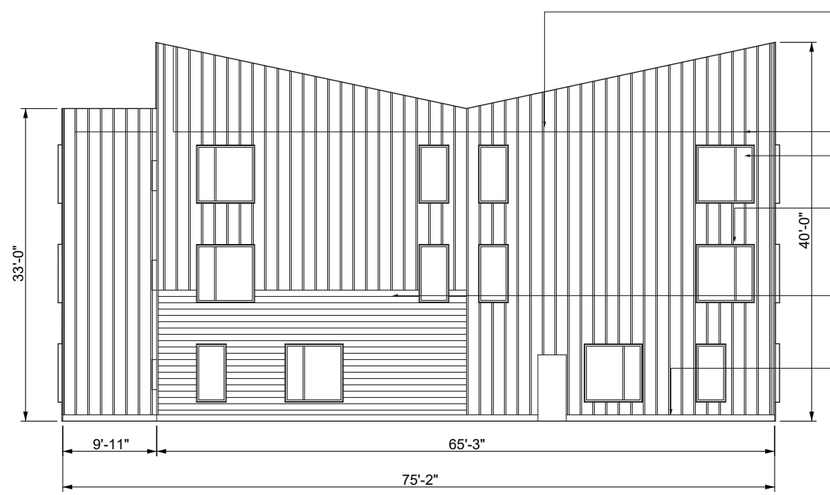
100 Durgin Lane
Portsmouth, NH

3 Story Walk-Up Building (Squares Aggregated) Elevations
July 24, 2024

Scale: 1/16” = 1’-0”

Architecture & Planning

utile



FRONT SIDE

Membrane Roofing

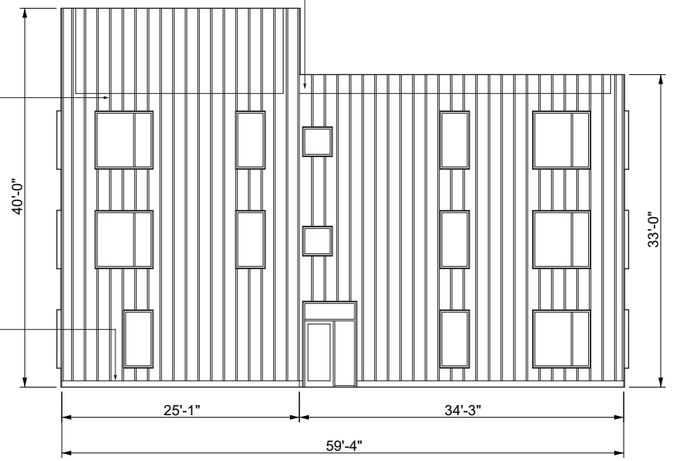
Fiber Cement Board & Batten

Double-glazed Fiberglass Fixed and Casement Mulled Window, Typ.

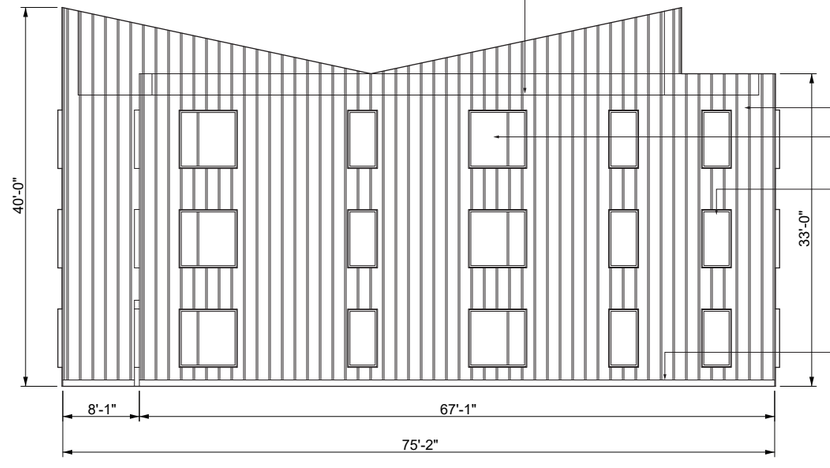
Double-glazed Fiberglass Casement Window, Typ.

Fiber Cement Shiplap Board

Fiber Cement Board over Concrete Stem Wall, Parged



RIGHT SIDE



BACK SIDE

Membrane Roofing

Fiber Cement Board & Batten

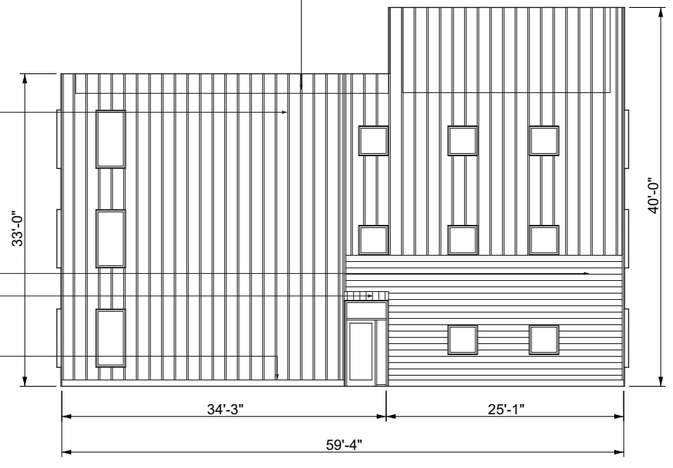
Double-glazed Fiberglass Fixed and Casement Mulled Window, Typ.

Double-glazed Fiberglass Casement Window, Typ.

Fiber Cement Shiplap Board

Natural Cedar Cladding

Fiber Cement Board over Concrete Stem Wall, Parged



LEFT SIDE

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0 5’ 10’ 20’

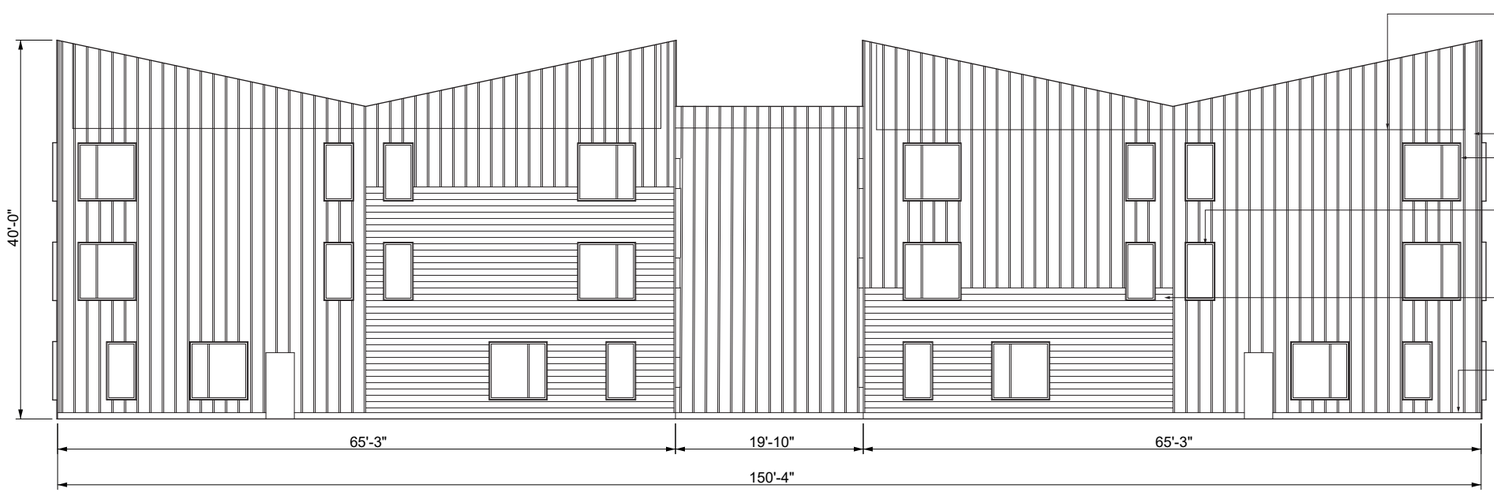
100 Durgin Lane
Portsmouth, NH

3 Story Walk-Up Building (Shifted) Elevations
July 24, 2024

Scale: 1/16” = 1’-0”

Architecture & Planning

utile



Membrane Roofing

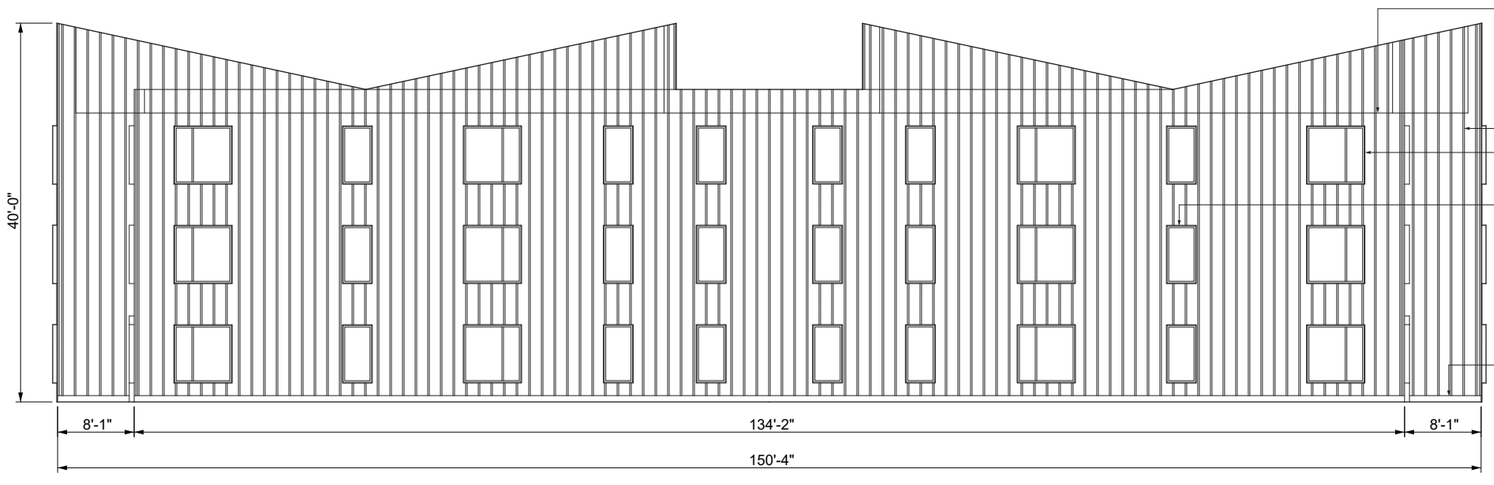
Fiber Cement Board & Batten
Double-glazed Fiberglass Fixed
and Casement Mulled Window, Typ.

Double-glazed Fiberglass
Casement Window, Typ.

Fiber Cement Shiplap Board

Fiber Cement Board over
Concrete Stem Wall, Parged

FRONT SIDE



Membrane Roofing

Fiber Cement Board & Batten
Double-glazed Fiberglass Fixed
and Casement Mulled Window, Typ.

Double-glazed Fiberglass
Casement Window, Typ.

Fiber Cement Board over
Concrete Stem Wall, Parged

BACK SIDE

0 5’ 10’ 20’

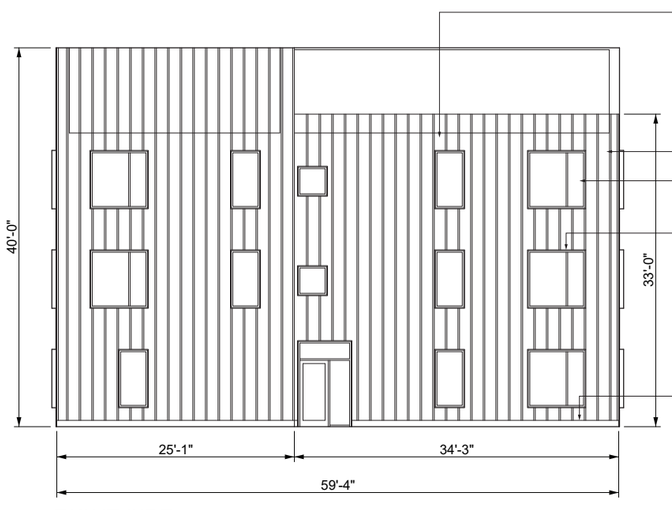
100 Durgin Lane
Portsmouth, NH

3 Story Walk-Up Building (Shifted Aggregated) Elevations
July 24, 2024

Scale: 1/16” = 1’-0”

Architecture
& Planning

utile



RIGHT SIDE

Membrane Roofing

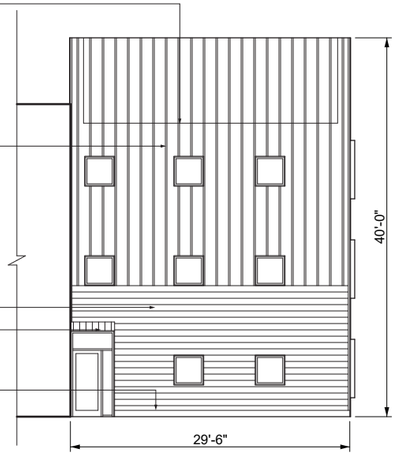
Fiber Cement Board & Batten

Double-glazed Fiberglass Fixed
and Casement Mulled Window, Typ.

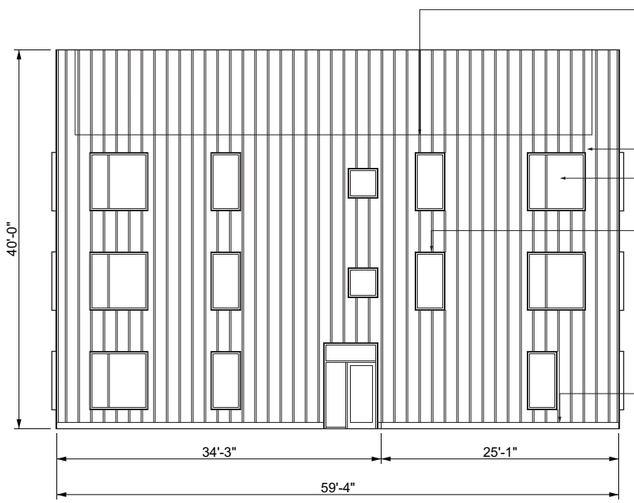
Double-glazed Fiberglass
Casement Window, Typ.

Fiber Cement Shiplap Board
Natural Cedar Cladding

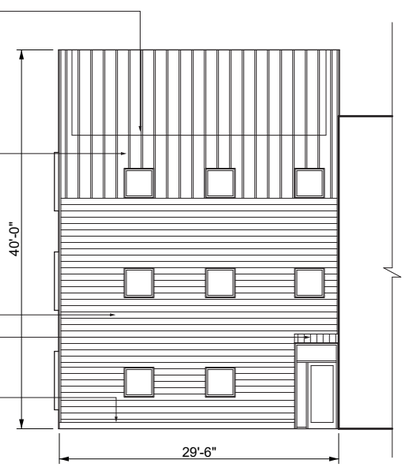
Fiber Cement Board over
Concrete Stem Wall, Parged



COURTYARD RIGHT SIDE



LEFT SIDE



COURTYARD LEFT SIDE

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0 5’ 10’ 20’

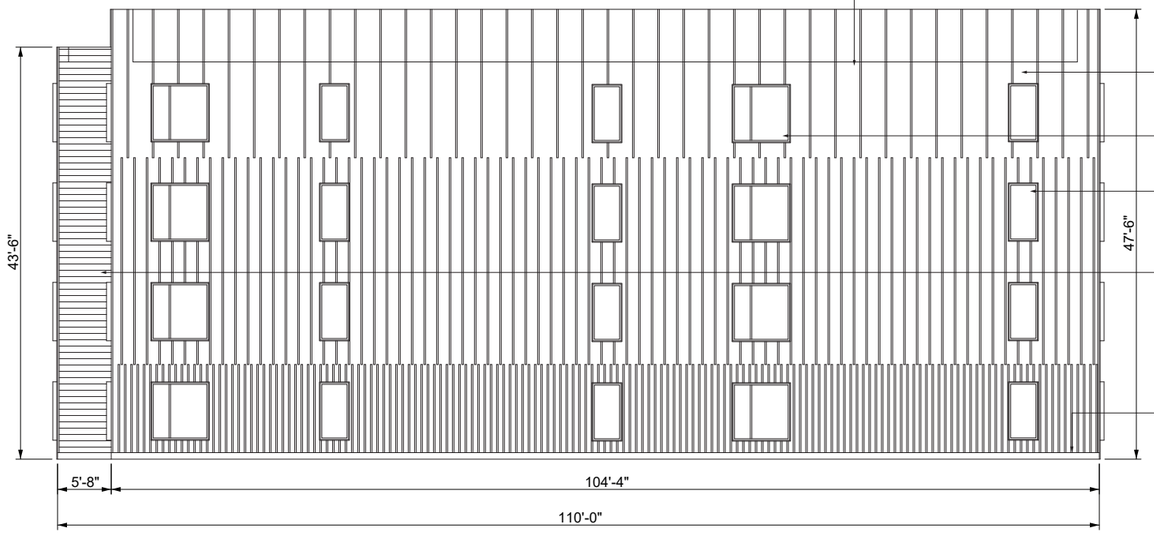
100 Durgin Lane
Portsmouth, NH

3 Story Walk-Up Building (Shifted Aggregated) Elevations
July 24, 2024

Scale: 1/16” = 1’-0”

Architecture
& Planning

utile



FRONT SIDE

Membrane Roofing

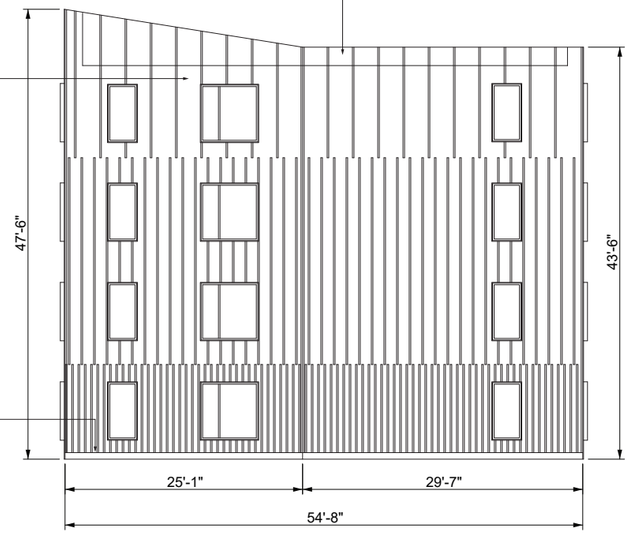
Fiber Cement Board & Batten

Double-glazed Fiberglass Fixed and Casement Mulled Window, Typ.

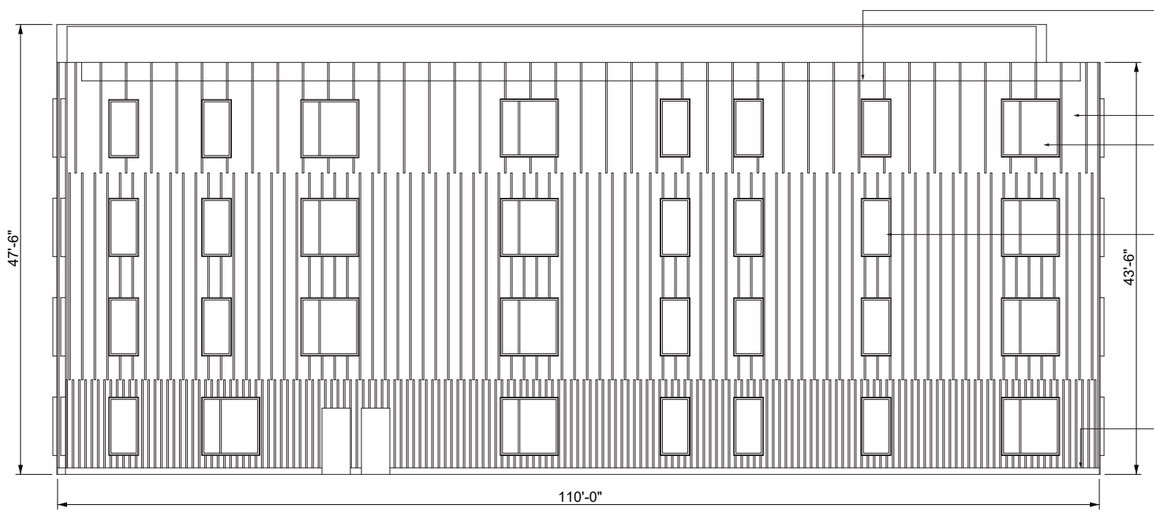
Double-glazed Fiberglass Casement Window, Typ.

Fiber Cement Shiplap Board

Fiber Cement Board over Concrete Stem Wall, Parged



RIGHT SIDE



BACK SIDE

Membrane Roofing

Fiber Cement Board & Batten

Double-glazed Fiberglass Fixed and Casement Mulled Window, Typ.

Double-glazed Fiberglass Casement Window, Typ.

Natural Cedar Cladding

Fiber Cement Board over Concrete Stem Wall, Parged

LEFT SIDE

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0 5’ 10’ 20’

100 Durgin Lane
Portsmouth, NH

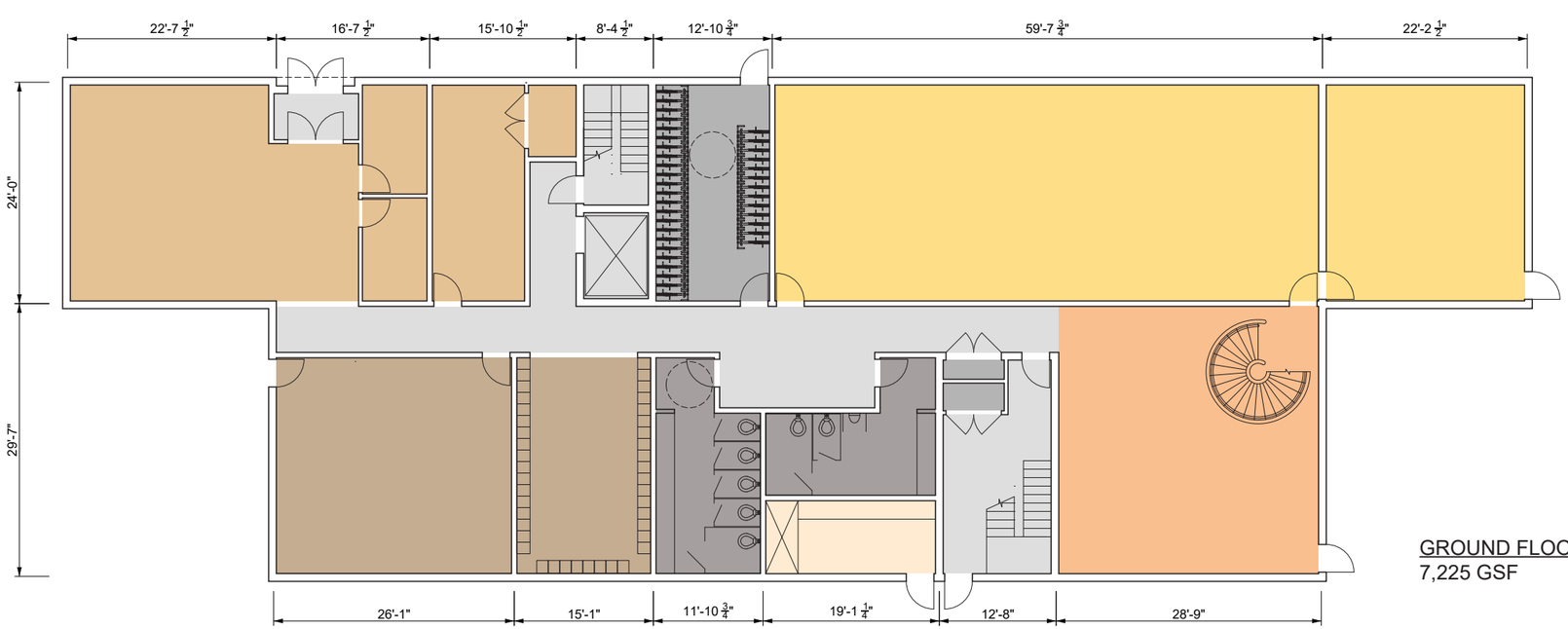
4 Story Elevator Building Elevations
July 24, 2024

Scale: 1/16” = 1’-0”

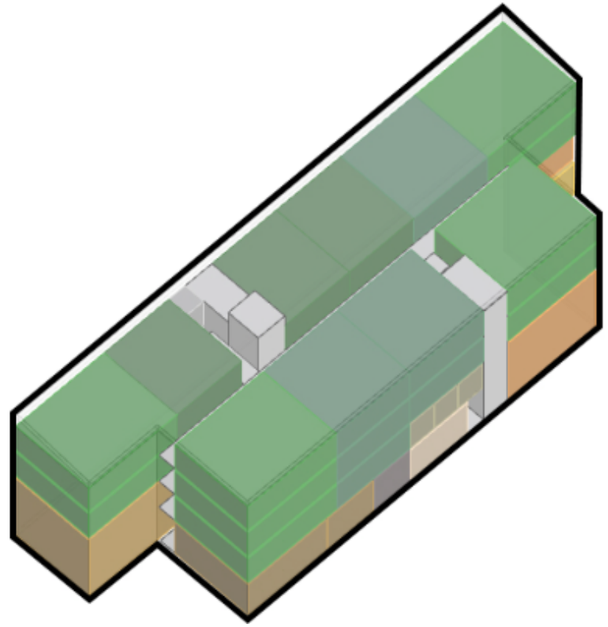
Architecture & Planning

utile

SECOND FLOOR
7,225 GSF



GROUND FLOOR
7,225 GSF



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0 5’ 10’ 20’

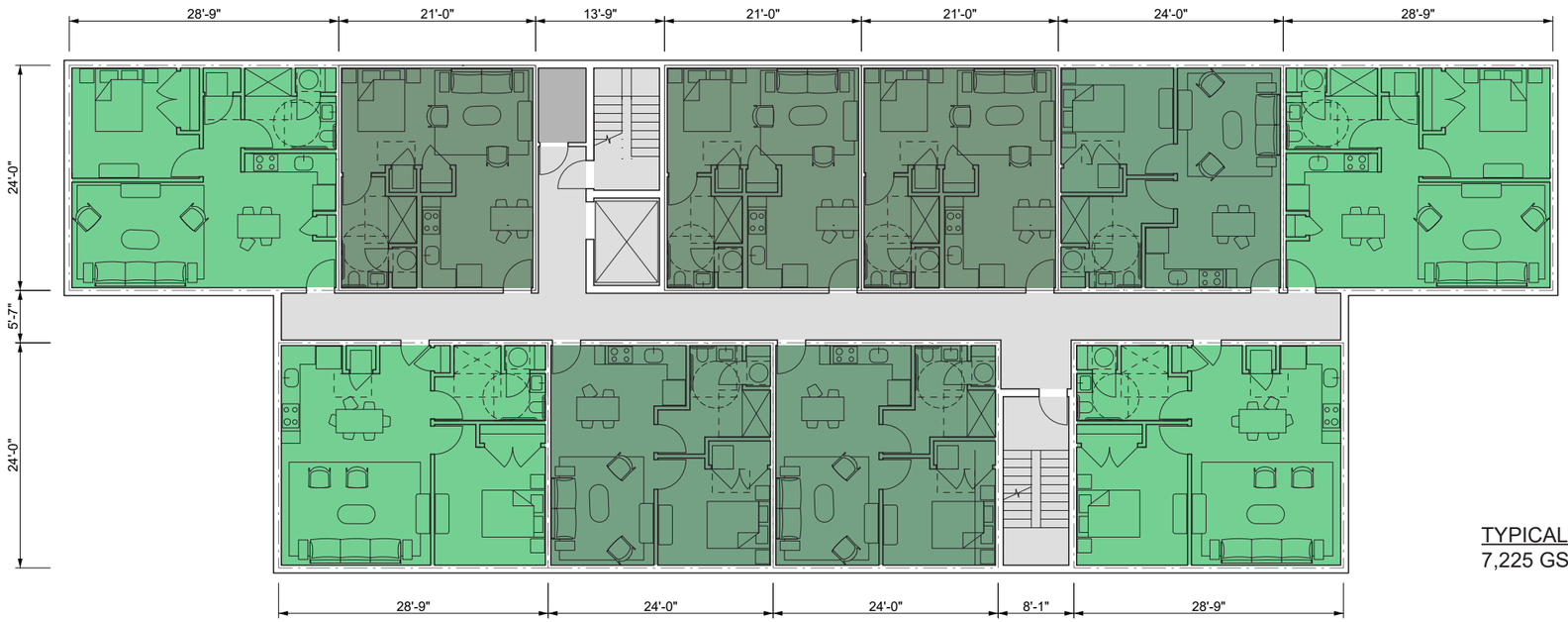
100 Durgin Lane
Portsmouth, NH

4 Story Elevator Building (Amenity)
August 21, 2024

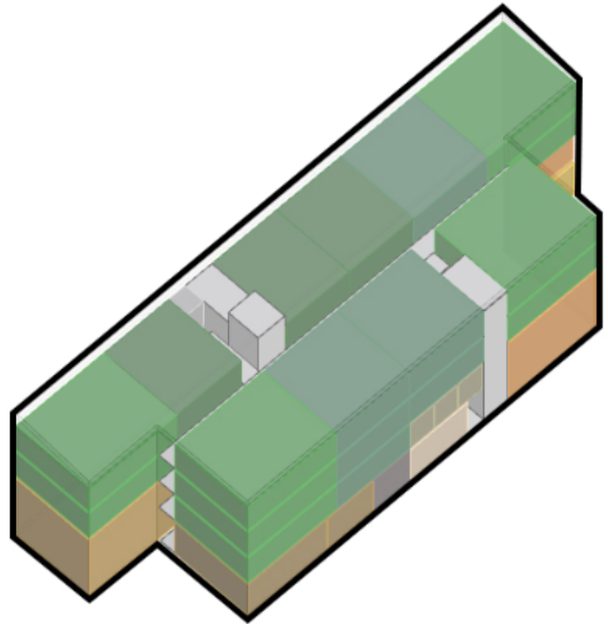
Scale: 1/32” = 1’-0”

Architecture
& Planning

utile



TYPICAL FLOOR
7,225 GSF



DISCLAIMER: These plans are conceptual only. They have not been subject to a comprehensive code and regulatory review, nor have they been tested against any as-built surveys. Discoveries in such an analysis may result in fundamental changes to the original concept.

0 5’ 10’ 20’

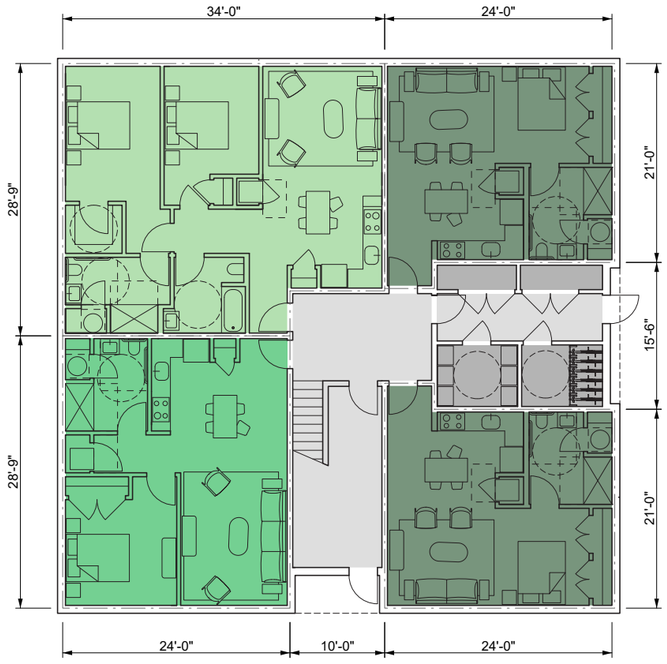
100 Durgin Lane
Portsmouth, NH

4 Story Elevator Building (Amenity)
August 21, 2024

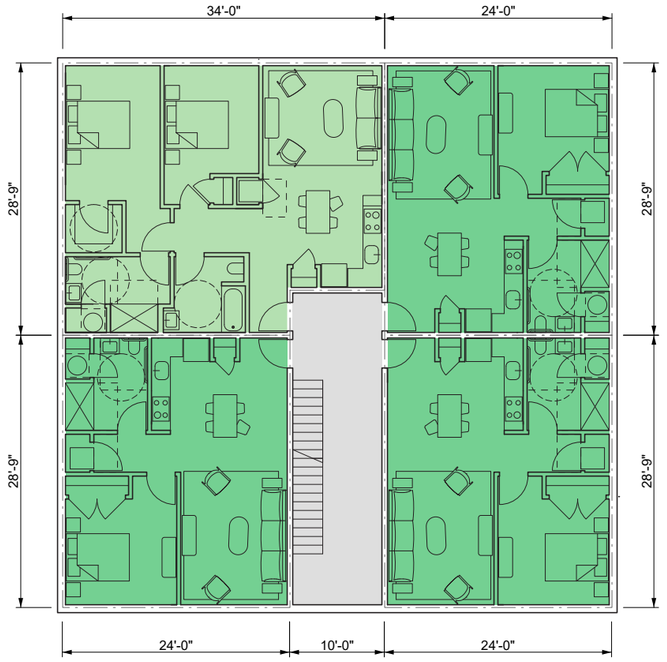
Scale: 1/32” = 1’-0”

Architecture
& Planning

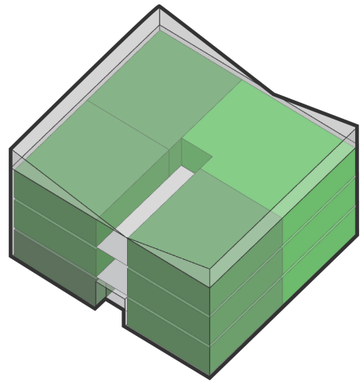
utile



GROUND FLOOR
3,428 GSF



TYPICAL FLOOR
3,460 GSF



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0 5’ 10’ 20’

100 Durgin Lane
Portsmouth, NH

3 Story Walk-Up Building (Square)
August 21, 2024

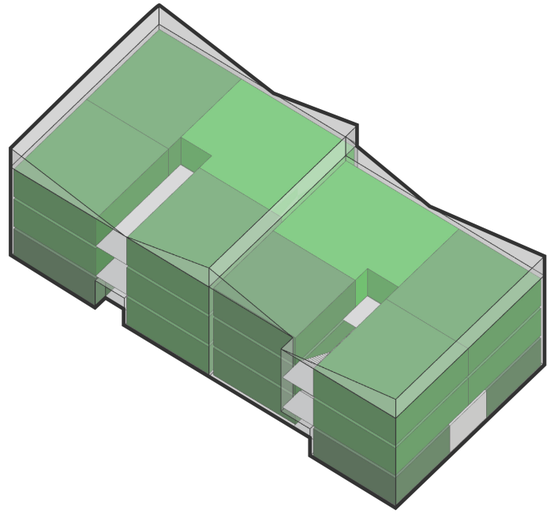
Scale: 1/32” = 1’-0”

Architecture
& Planning

utile

GROUND FLOOR
6,743 GSF

TYPICAL FLOOR
6,808 GSF



DISCLAIMER: These plans are conceptual only. They have not been subject to a comprehensive code and regulatory review, nor have they been tested against any as-built surveys. Discoveries in such an analysis may result in fundamental changes to the original concept.

0 5’ 10’ 20’

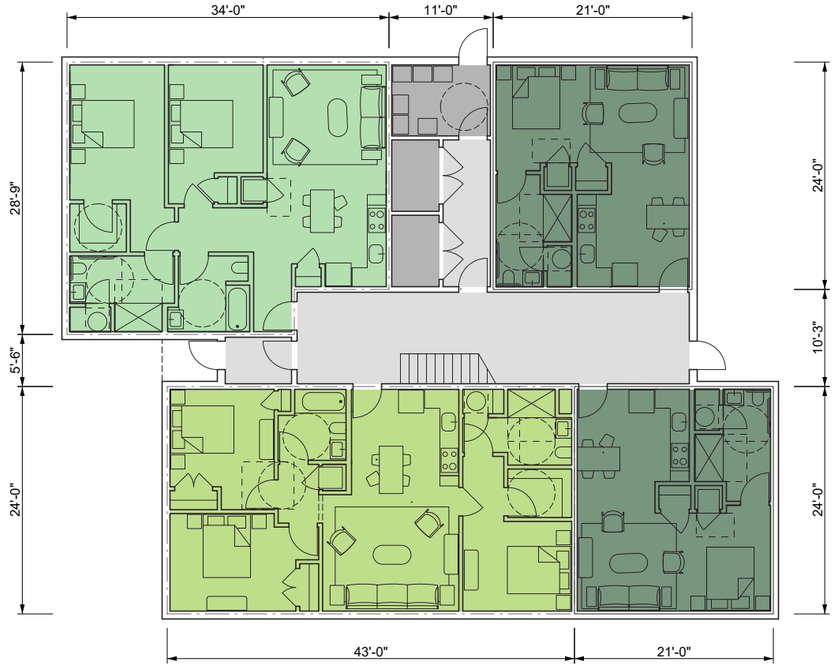
100 Durgin Lane
Portsmouth, NH

3 Story Walk-Up Building (Squares Aggregated)
August 21, 2024

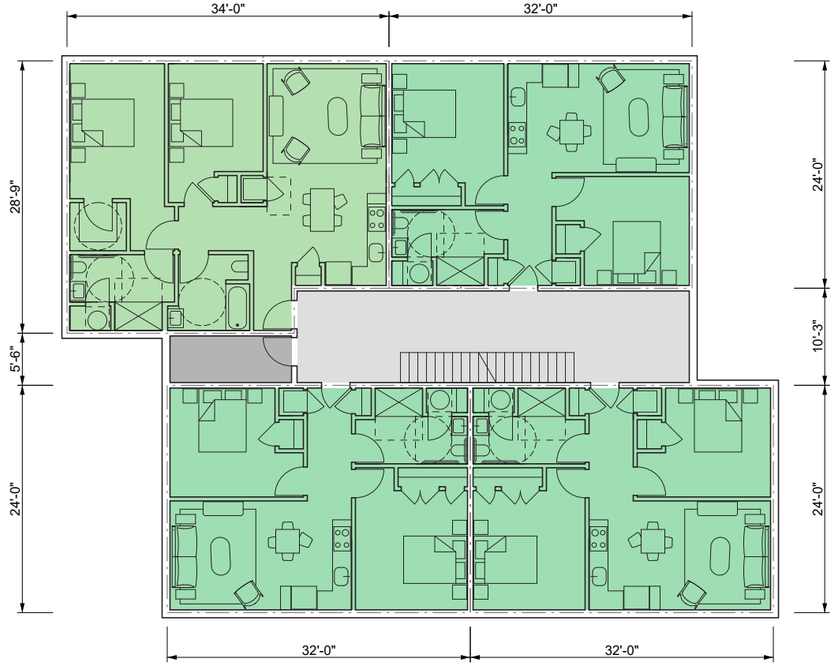
Scale: 1/32” = 1’-0”

Architecture
& Planning

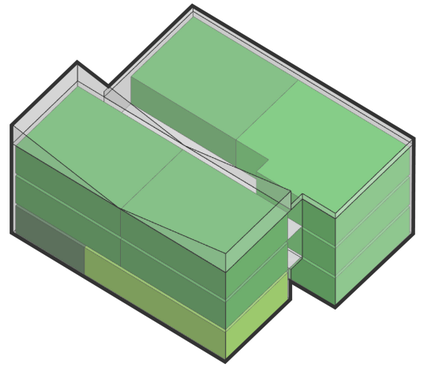
utile



GROUND FLOOR
3,857 GSF



TYPICAL FLOOR
3,876 GSF



DISCLAIMER: These plans are conceptual only. They have not been subject to a comprehensive code and regulatory review, nor have they been tested against any as-built surveys. Discoveries in such an analysis may result in fundamental changes to the original concept.

0 5’ 10’ 20’

Scale: 1/32” = 1’-0”

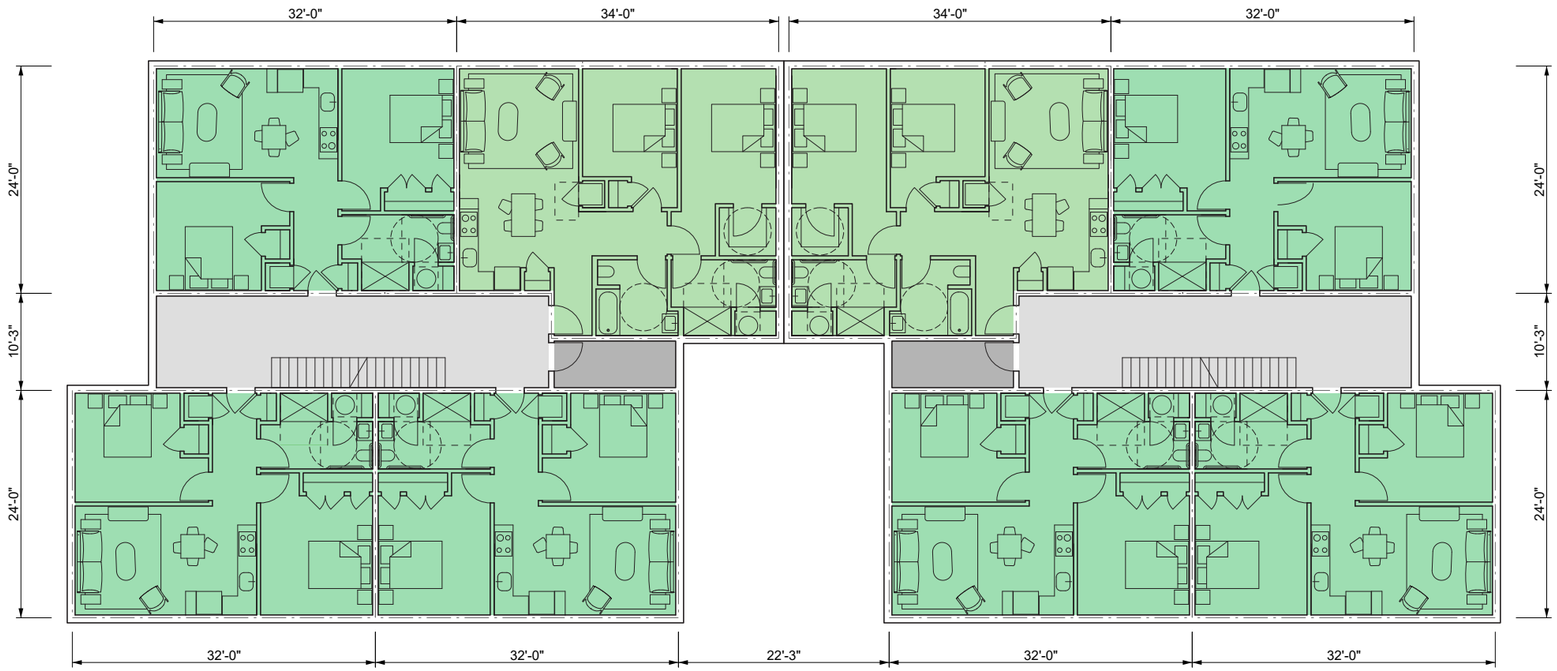
100 Durgin Lane
Portsmouth, NH

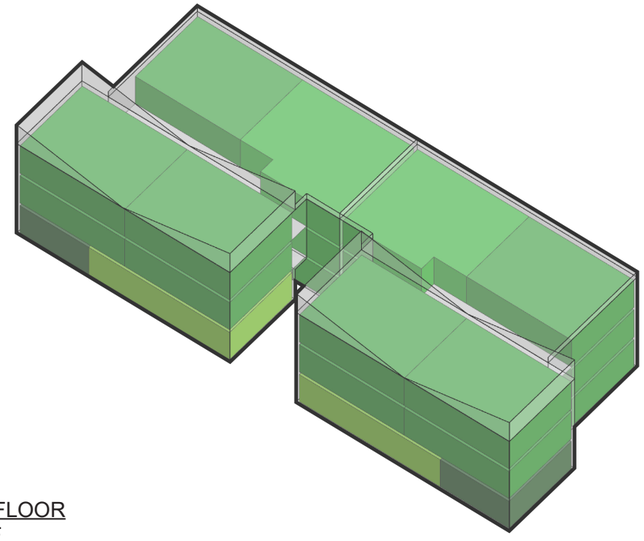
3 Story Walk-Up Building (Shifted)
August 21, 2024

Architecture
& Planning

utile

GROUND FLOOR
7,715 GSF





TYPICAL FLOOR
7,753 GSF

DISCLAIMER: These plans are conceptual only. They have not been subject to a comprehensive code and regulatory review, nor have they been tested against any as-built surveys. Discoveries in such an analysis may result in fundamental changes to the original concept.

0 5’ 10’ 20’

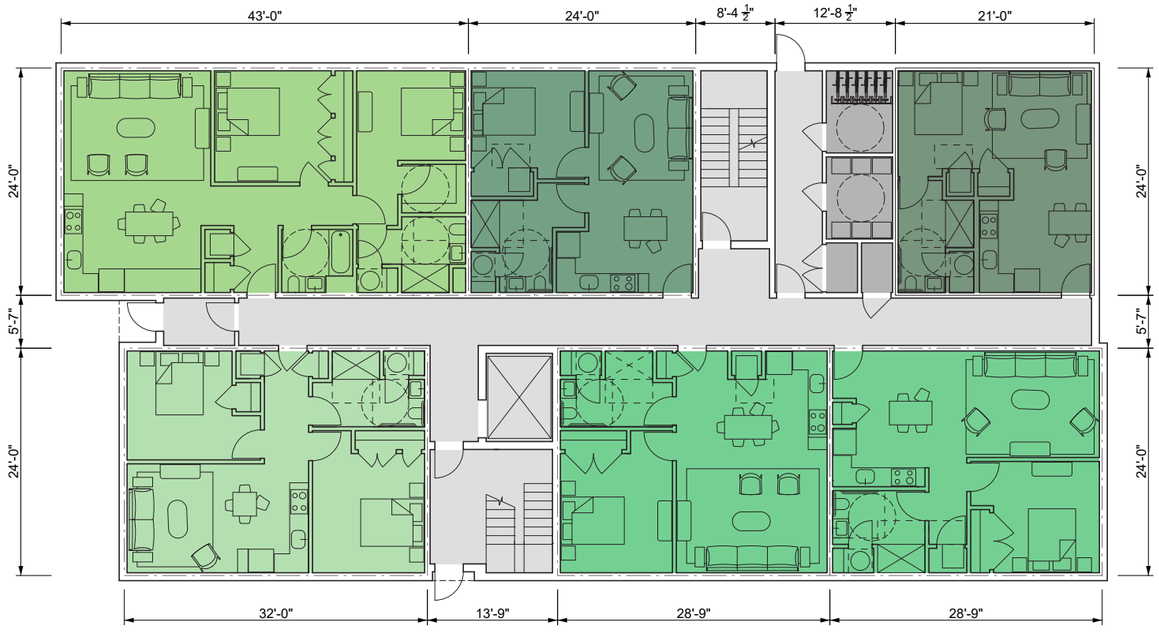
100 Durgin Lane
Portsmouth, NH

3 Story Walk-Up Building (Shifted Aggregated)
August 21, 2024

Scale: 1/32” = 1’-0”

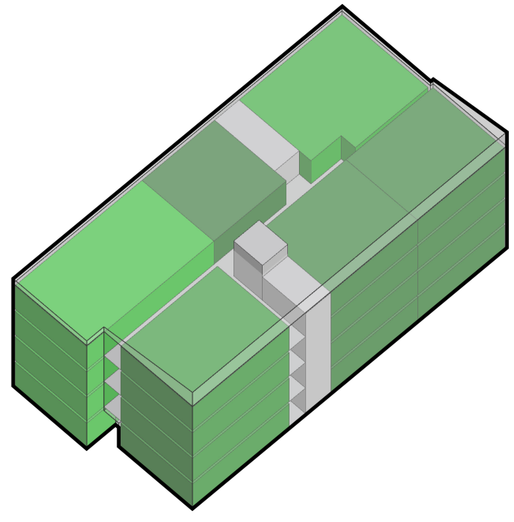
Architecture
& Planning

utile



GROUND FLOOR
5,820 GSF

TYPICAL FLOOR
5,846 GSF



DISCLAIMER: These plans are conceptual only. They have not been subject to a comprehensive code and regulatory review, nor have they been tested against any as-built surveys. Discoveries in such an analysis may result in fundamental changes to the original concept.

0 5’ 10’ 20’

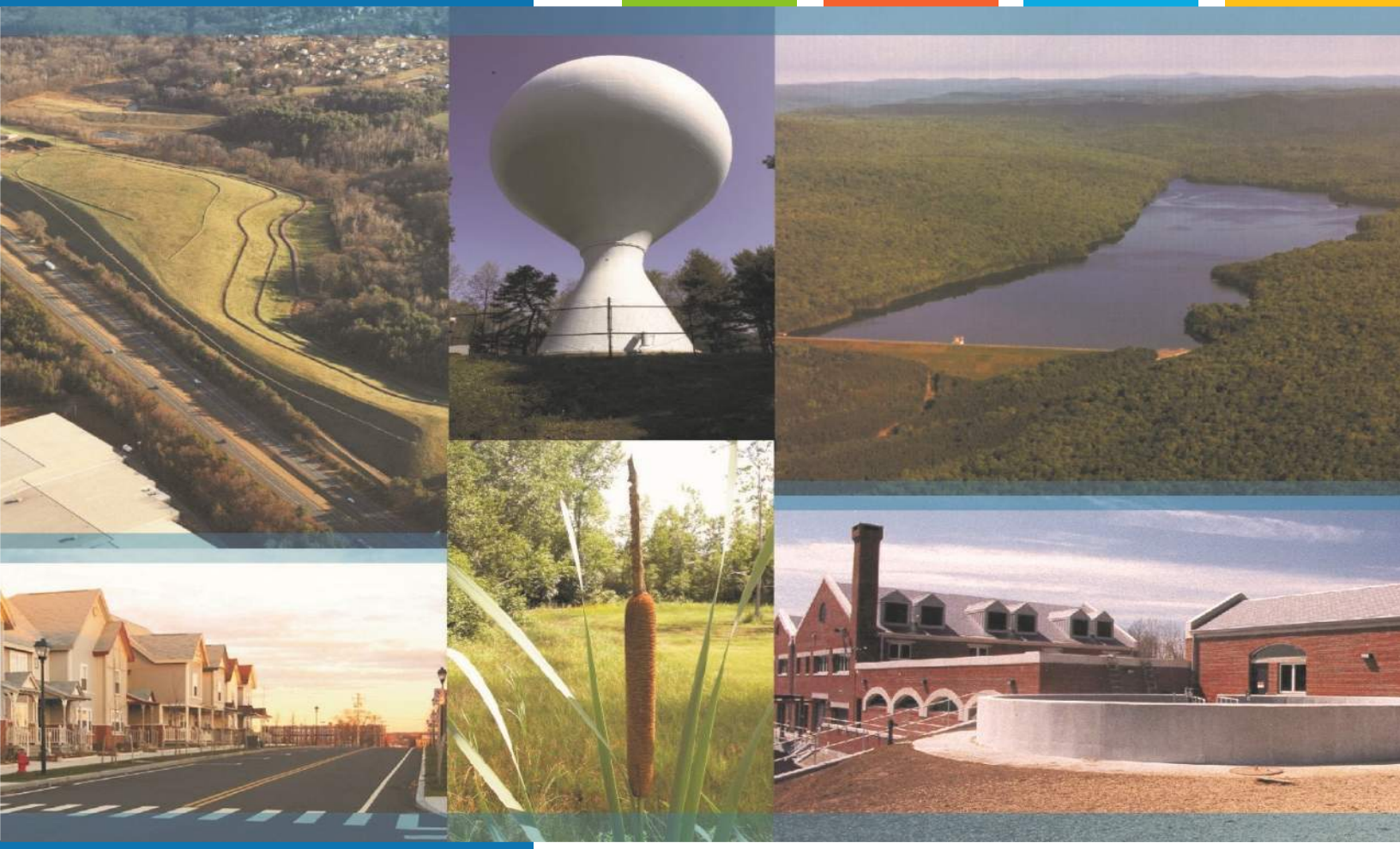
100 Durgin Lane
Portsmouth, NH

4 Story Elevator Building
August 21, 2024

Scale: 1/32” = 1’-0”

Architecture
& Planning

utile



Proposed Multi-Family Development
100 Durgin Lane
Portsmouth, NH

Drainage Analysis

100 Durgin Lane Owner, LLC

August 28, 2024

STATE OF NEW HAMPSHIRE
PATRICK CRIMMINS
No. 12378
LICENSED PROFESSIONAL ENGINEER
8/28/24

STATE OF NEW HAMPSHIRE
NEIL A HANSEN
No. 15227
LICENSED PROFESSIONAL ENGINEER
08/28/2024

Tighe&Bond

100% Recyclable

Section 1
Project Description

The proposed project is located at 100 Durgin Lane and includes lots identified as Map 239 Lots 13-2, 16 & 18 on the City of Portsmouth Tax Maps. The site was previously home to Christmas Tree Shops and Bed, Bath and Beyond locations which are no longer in operation. The properties are a combined 26.1 acres of land and are bound to the west by Route 16, to the north by the Motel 6 property and Gosling Road, to the south by the Hampton Inn and Home Depot properties, and to the east by an Eversource easement, Pep Boys and Durgin Plaza.

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

1.1 On-Site Soil Description

Based on the site-specific soil survey completed by Gove Environmental Services, Inc (attached as Appendix B), the site is largely composed of Udorthents and Canton soils with a Hydrologic Soil Group (HSG) rating of HSG B. Additionally, wetland areas are defined as Scitico soils with a HSG C rating (to remain untouched). The ground cover within the area of study consists mostly of paved surfaces, building, and landscaped islands. There are two (2) wetland systems that drain into two (2) separate unnamed brooks that eventually join together before flowing into the Piscataqua River. The site slopes generally from the center of the parcel to either the eastern or western wetlands.

Infiltration testing was completed where feasible, limited by accessibility of ideal testing locations that did not impact existing paved areas of the site. Soil infiltration testing (included under Appendix B) shows that soils may allow for some level of infiltration, however to remain conservative in the site design, infiltration was not claimed in the drainage model.

1.2 Pre- and Post-Development Comparison

The pre-development and post-development watershed areas have been analyzed at five (5) distinct points of analysis (PA-1 through PA-5). While the points of analysis have remained unchanged, the contributing sub-catchment areas varied between pre-development and post-development conditions. These adjustments were made to reflect the differences in drainage patterns between the existing and proposed conditions. The overall area analyzed as part of this drainage analysis was held constant.

Point of Analysis 1 (PA-1) is located to the northwest end of the site, and assesses flows discharging to an existing wetland adjacent to NH Route 16. **Point of Analysis 2 (PA-2)** is located to the northeast end of the site, and assesses flows to another delineated wetland on the other side of the access road connecting the subject property to its northwesterly neighboring abutter. **Point of Analysis 3 (PA-3)** is located along the eastern corner of the site, and assesses flows to an existing wetland located on the south side of Durgin Lane. **Point of Analysis 4 (PA-4)** is located at the southern corner of the site, and assesses flows that discharge down a slope to an abutting property. **Point of Analysis 5 (PA-5)** is located along the southeastern edge of the site, a smaller point of analysis to assess flows exiting the property down the access road connecting to the neighboring abutter.

The peak discharge rates at these points of analysis were determined by analyzing Type III, 24-hour storm events. The rainfall data for these storm events were obtained from the data published by the Northeast Regional Climate Center at Cornell University, which can be found in Appendix B.

Furthermore, the site is located within a Coastal and Great Bay Community, therefore an added factor of safety of 15% was included as required by Env-Wq 1503.08(l).

1.3 Calculation Methods

The design storms analyzed in this study are the 1-year, 2-year, 10-year, 25-year and 50-year 24-hour duration storm events. The stormwater modeling system, HydroCAD 10.0 was utilized to predict the peak runoff rates from these storm events. The peak discharge rates were determined by analyzing Type III 24-hour storm events. The rainfall data for these storm events were obtained from the data published by the Northeast Regional Climate Center at Cornell University, with an additional 15% added factor of safety as required by Env-Wq 1503.08(l).

The time of concentration was computed using the TR-55 Method, which provides a means of determining the time for an entire watershed to contribute runoff to a specific location via sheet flows, shallow concentrated flow, and channel flow. Runoff curve numbers were calculated by estimating the coverage areas and then summing the curve number for the coverage area as a percent of the entire watershed.

References:

1. HydroCAD Stormwater Modeling System, by HydroCAD Software Solutions LLC, Chocorua, New Hampshire.

2. New Hampshire Stormwater Management Manual, Volume 2, Post-Construction Best Management Practices Selection and Design, December 2008.

3. "Extreme Precipitation in New York & New England." Extreme Precipitation in New York & New England by Northeast Regional Climate Center (NRCC), 26 June 2012.

Section 2
Pre-Development Conditions

To analyze the pre-development condition, the site has been modeled utilizing the five (5) distinct points of analysis described in Section 1. These points of analysis and watersheds are depicted on the plan entitled "Pre-Development Watershed Plan", Sheet C-801.

The point of analysis and its contributing watershed areas under the *pre-development conditions* are described below:

Point of Analysis 1 (PA-1)

Point of Analysis One (PA-1) is comprised of a single subcatchment area (PRE-1.0) that consists of runoff from the existing retail building roof, as well as a combination of impervious loading areas behind the building and grassed and wooded areas to the north. Runoff generally discharges through an existing 24" drainage outlet to an unnamed wetland after flowing through a water quality unit ("Downstream Defender" hydrodynamic separator, capable of meeting contemporary pre-treatment standards only).

Point of Analysis 2 (PA-2)

Point of Analysis Two (PA-2) is composed of two (2) subcatchment areas (PRE-2.0 and PRE-2.1). PRE-2.0 is comprised primarily of paved parking and access areas, in addition to some vegetated slopes and wooded areas within the limits of analysis. A portion of this subcatchment area directs primarily impervious runoff through underground closed drainage to a water quality unit ("Downstream Defender" hydrodynamic separator, capable of meeting contemporary pre-treatment standards only) prior to discharge to the adjacent wetland. Remaining portions of this subcatchment include the access road extension off of Durgin Lane, adjacent parking lot to the east, and the access road at the north end of the side that discharge directly to the wetlands without treatment.

PRE-2.1 is comprised exclusively of paved parking areas and small landscaped islands. Flows from this subcatchment travel via overland flow to a bioretention cell (RG-1) located along the eastern edge of the site. Curb returns and small rip-rap aprons inlet flows into the cell for a level of treatment prior to discharging to the adjacent wetland via a 24" reinforced concrete pipe outlet.

Point of Analysis 3 (PA-3)

Point of Analysis Three (PA-3) is composed of three (3) subcatchment areas (PRE-3.0, PRE-3.1, and PRE-3.10).

PRE-3.0 is comprised primarily of paved parking and access areas, in addition to some vegetated slopes and wooded areas within the limits of analysis. A large portion of impervious runoff within this watershed are conveyed via closed drainage to a water quality unit ("Downstream Defender" hydrodynamic separator, capable of meeting contemporary pre-treatment standards only) prior to discharge to the adjacent wetland through a 36" reinforced concrete outlet pipe. The water quality unit is shared with and receives flows from an abutting property (Hampton Inn).

PRE-3.1 is comprised exclusively of parking areas and small landscaped islands. Flows from this subcatchment travel via overland flow to a bioretention cell (RG-2) tucked into the eastern corner of the primary parking lot. A curb return and small rip-rap apron inlets flows into the cell for a level of treatment prior to connecting to the same 36" outlet pipe described under PRE-3.0.

PRE-3.10 represents an off-site subcatchment area on an abutting property whose drainage connects upstream of the water quality unity described under PRE-3.0. This subcatchment area is comprised mostly of paved parking and building roof areas, with a small amount of pervious vegetated and wooded areas along the edges and corners of its respective lot.

Point of Analysis 4 (PA-4)

Point of Analysis Four (PA-4) is composed of a single subcatchment area (PRE-4.0, comprised of mostly paved parking surfaces. Flows from this watershed travel via overland flow off the edge of pavement and down the adjacent slopes to an abutting property without treatment.

Point of Analysis 5 (PA-5)

Point of Analysis Five (PA-5) is composed of a single subcatchment area (PRE-5.0), representative of impervious runoff from the southern access road that flows downhill to a couple of off-site catch basins, and ultimately to a separate closed off-site drainage system.

2.1 Pre-Development Watershed Plan

2.2 Pre-Development Calculations

Tighe&Bond

PA-4
PRE 4.0
PRE 3.0
200Bcaabb
PRE 3.10
140B
PRE 1.0
200Bcaabb
500Bdcabb
33B
PA-1
500Ddcabb
33B
200Ecaabb
500Bdcabb
PRE 3.1
200Bcaabb
PRE 2.0
500Bdcabb
33B
42C
PRE 3.0
PRE 2.1
PRE POND RG-1
42B
200Bcaabb
PRE POND RG-2
PRE 2.0
PRE 5.0
33B
200Ecaabb
200Ccaabb
500Bdcabb
200Dcaabb
PA-2
33B
33B
PA-5
500Bdcabb
PA-3
33B
500Bdcabb

LEGEND

- PRE-DEVELOPMENT WATERSHED BOUNDARY
- SITE-SPECIFIC SOIL SURVEY BOUNDARIES
- LONGEST FLOW PATH
- PRE 1.0 — PRE DEVELOPMENT WATERSHED AREA DESIGNATION
- PRE POND 1 — PRE-DEVELOPMENT POND DESIGNATION
- PA-1 — POINT OF ANALYSIS

N

0 60' 120'
GRAPHIC SCALE

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
C	8/28/2024	CC SUBMISSION
B	6/17/2024	TAC SUBMISSION
A	4/22/2024	TAC SUBMISSION

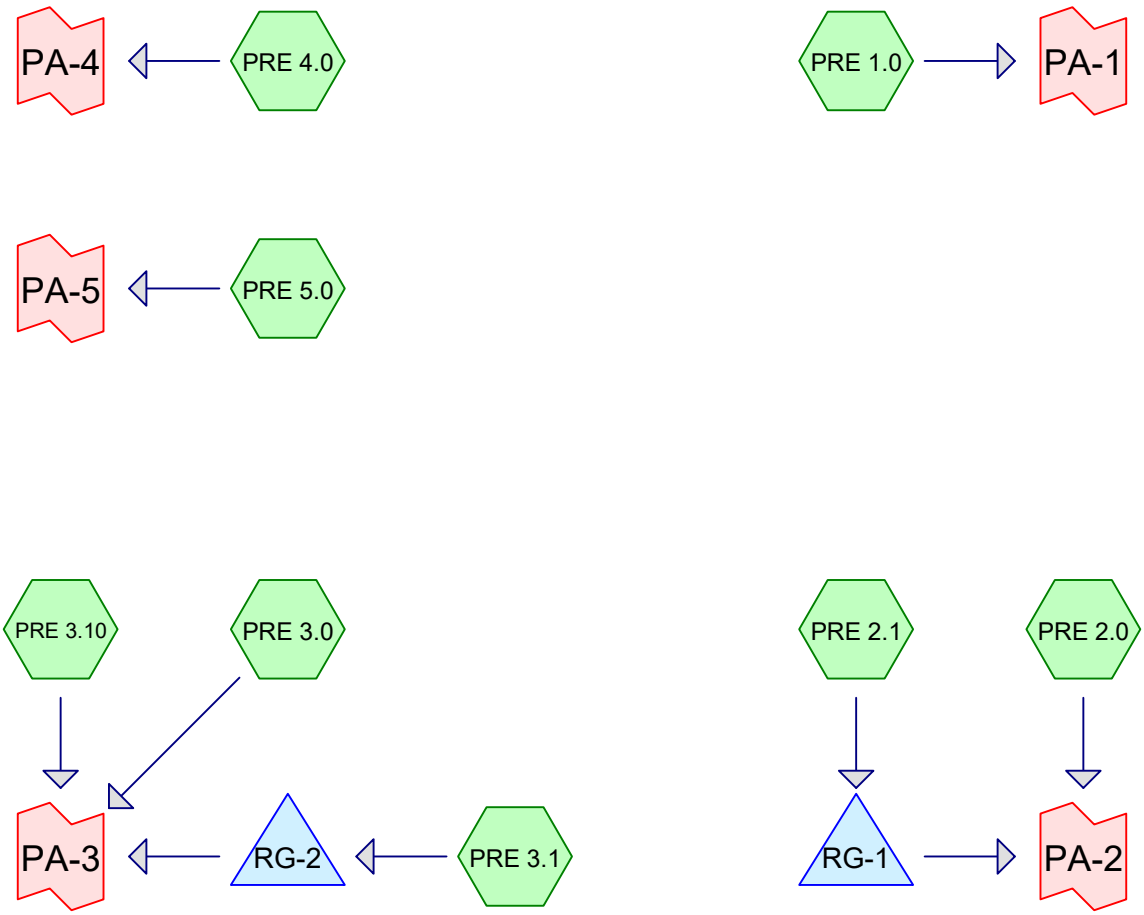
PROJECT NO:	E5071-001
DATE:	4/22/2024
FILE:	E5071-001-HYDRO.dwg
DRAWN BY:	BKC/NHW
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

PRE-DEVELOPMENT WATERSHED PLAN

SCALE: AS SHOWN

C-801

Last Saved: 8/23/2024
Plotted: 08/23/2024 - 11:46am By: BCurcio
Tighe & Bond:\\tighebond.com\data\Data\Projects\E\E5071 Eastern Real Estate\001 Portsmouth, NH 100 Durgin Lane\Drawings\AutoCAD\Sheet\E5071-001-HYDRO.dwg



Subcat Reach Pond Link

Routing Diagram for E-5071-001_PRE
Prepared by Tighe & Bond, Printed 8/27/2024

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
182,331	61	>75% Grass cover, Good, HSG B (PRE 1.0, PRE 2.0, PRE 2.1, PRE 3.0, PRE 3.1, PRE 3.10, PRE 4.0)
63	74	>75% Grass cover, Good, HSG C (PRE 2.0)
414,642	98	Paved parking, HSG B (PRE 1.0, PRE 2.0, PRE 2.1, PRE 3.0, PRE 3.1, PRE 3.10, PRE 4.0, PRE 5.0)
93,676	98	Unconnected roofs, HSG B (PRE 1.0, PRE 3.10)
102,513	55	Woods, Good, HSG B (PRE 1.0, PRE 2.0, PRE 3.0)
5,088	70	Woods, Good, HSG C (PRE 3.0)
798,313	**84**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
793,162	HSG B	PRE 1.0, PRE 2.0, PRE 2.1, PRE 3.0, PRE 3.1, PRE 3.10, PRE 4.0, PRE 5.0
5,151	HSG C	PRE 2.0, PRE 3.0
0	HSG D	
0	Other	
798,313		**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment PRE 1.0: Runoff Area=207,577 sf 57.69% Impervious Runoff Depth>1.42"
Flow Length=999' Tc=6.8 min CN=82 Runoff=7.56 cfs 24,508 cf

Subcatchment PRE 2.0: Runoff Area=143,416 sf 69.16% Impervious Runoff Depth>1.70"
Flow Length=500' Tc=5.0 min CN=86 Runoff=6.59 cfs 20,368 cf

Subcatchment PRE 2.1: Runoff Area=58,945 sf 77.01% Impervious Runoff Depth>1.94"
Flow Length=360' Slope=0.0150 '/' Tc=5.0 min CN=89 Runoff=3.07 cfs 9,548 cf

Subcatchment PRE 3.0: Runoff Area=267,552 sf 54.51% Impervious Runoff Depth>1.29"
Flow Length=405' Tc=9.7 min CN=80 Runoff=7.95 cfs 28,654 cf

Subcatchment PRE 3.1: Runoff Area=16,036 sf 66.20% Impervious Runoff Depth>1.63"
Flow Length=155' Slope=0.0150 '/' Tc=5.0 min CN=85 Runoff=0.70 cfs 2,177 cf

Subcatchment PRE 3.10: Runoff Area=79,527 sf 84.38% Impervious Runoff Depth>2.21"
Tc=5.0 min CN=92 Runoff=4.66 cfs 14,627 cf

Subcatchment PRE 4.0: Runoff Area=16,868 sf 71.31% Impervious Runoff Depth>1.78"
Flow Length=115' Tc=5.0 min CN=87 Runoff=0.81 cfs 2,504 cf

Subcatchment PRE 5.0: Runoff Area=8,392 sf 100.00% Impervious Runoff Depth>2.82"
Flow Length=355' Slope=0.0170 '/' Tc=5.0 min CN=98 Runoff=0.57 cfs 1,970 cf

Pond RG-1: Peak Elev=60.03' Storage=1,883 cf Inflow=3.07 cfs 9,548 cf
Outflow=1.38 cfs 9,450 cf

Pond RG-2: Peak Elev=62.15' Storage=347 cf Inflow=0.70 cfs 2,177 cf
Outflow=0.47 cfs 2,140 cf

Link PA-1: Inflow=7.56 cfs 24,508 cf
Primary=7.56 cfs 24,508 cf

Link PA-2: Inflow=7.74 cfs 29,818 cf
Primary=7.74 cfs 29,818 cf

Link PA-3: Inflow=12.32 cfs 45,421 cf
Primary=12.32 cfs 45,421 cf

Link PA-4: Inflow=0.81 cfs 2,504 cf
Primary=0.81 cfs 2,504 cf

Link PA-5: Inflow=0.57 cfs 1,970 cf
Primary=0.57 cfs 1,970 cf

Total Runoff Area = 798,313 sf Runoff Volume = 104,356 cf Average Runoff Depth = 1.57"
36.33% Pervious = 289,995 sf 63.67% Impervious = 508,318 sf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment PRE 1.0: Runoff Area=207,577 sf 57.69% Impervious Runoff Depth>1.93"
Flow Length=999' Tc=6.8 min CN=82 Runoff=10.36 cfs 33,388 cf

Subcatchment PRE 2.0: Runoff Area=143,416 sf 69.16% Impervious Runoff Depth>2.26"
Flow Length=500' Tc=5.0 min CN=86 Runoff=8.69 cfs 26,973 cf

Subcatchment PRE 2.1: Runoff Area=58,945 sf 77.01% Impervious Runoff Depth>2.52"
Flow Length=360' Slope=0.0150 '/' Tc=5.0 min CN=89 Runoff=3.98 cfs 12,391 cf

Subcatchment PRE 3.0: Runoff Area=267,552 sf 54.51% Impervious Runoff Depth>1.78"
Flow Length=405' Tc=9.7 min CN=80 Runoff=11.11 cfs 39,624 cf

Subcatchment PRE 3.1: Runoff Area=16,036 sf 66.20% Impervious Runoff Depth>2.17"
Flow Length=155' Slope=0.0150 '/' Tc=5.0 min CN=85 Runoff=0.94 cfs 2,903 cf

Subcatchment PRE 3.10: Runoff Area=79,527 sf 84.38% Impervious Runoff Depth>2.81"
Tc=5.0 min CN=92 Runoff=5.86 cfs 18,608 cf

Subcatchment PRE 4.0: Runoff Area=16,868 sf 71.31% Impervious Runoff Depth>2.34"
Flow Length=115' Tc=5.0 min CN=87 Runoff=1.06 cfs 3,294 cf

Subcatchment PRE 5.0: Runoff Area=8,392 sf 100.00% Impervious Runoff Depth>3.44"
Flow Length=355' Slope=0.0170 '/' Tc=5.0 min CN=98 Runoff=0.69 cfs 2,409 cf

Pond RG-1: Peak Elev=60.33' Storage=2,678 cf Inflow=3.98 cfs 12,391 cf
Outflow=1.47 cfs 12,282 cf

Pond RG-2: Peak Elev=62.29' Storage=449 cf Inflow=0.94 cfs 2,903 cf
Outflow=0.59 cfs 2,862 cf

Link PA-1: Inflow=10.36 cfs 33,388 cf
Primary=10.36 cfs 33,388 cf

Link PA-2: Inflow=10.04 cfs 39,255 cf
Primary=10.04 cfs 39,255 cf

Link PA-3: Inflow=16.62 cfs 61,093 cf
Primary=16.62 cfs 61,093 cf

Link PA-4: Inflow=1.06 cfs 3,294 cf
Primary=1.06 cfs 3,294 cf

Link PA-5: Inflow=0.69 cfs 2,409 cf
Primary=0.69 cfs 2,409 cf

Total Runoff Area = 798,313 sf Runoff Volume = 139,589 cf Average Runoff Depth = 2.10"
36.33% Pervious = 289,995 sf 63.67% Impervious = 508,318 sf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment PRE 1.0: Runoff Area=207,577 sf 57.69% Impervious Runoff Depth>3.60"
Flow Length=999' Tc=6.8 min CN=82 Runoff=19.19 cfs 62,259 cf

Subcatchment PRE 2.0: Runoff Area=143,416 sf 69.16% Impervious Runoff Depth>4.01"
Flow Length=500' Tc=5.0 min CN=86 Runoff=15.27 cfs 47,915 cf

Subcatchment PRE 2.1: Runoff Area=58,945 sf 77.01% Impervious Runoff Depth>4.33"
Flow Length=360' Slope=0.0150 '/' Tc=5.0 min CN=89 Runoff=6.66 cfs 21,255 cf

Subcatchment PRE 3.0: Runoff Area=267,552 sf 54.51% Impervious Runoff Depth>3.40"
Flow Length=405' Tc=9.7 min CN=80 Runoff=21.28 cfs 75,789 cf

Subcatchment PRE 3.1: Runoff Area=16,036 sf 66.20% Impervious Runoff Depth>3.91"
Flow Length=155' Slope=0.0150 '/' Tc=5.0 min CN=85 Runoff=1.67 cfs 5,219 cf

Subcatchment PRE 3.10: Runoff Area=79,527 sf 84.38% Impervious Runoff Depth>4.65"
Tc=5.0 min CN=92 Runoff=9.45 cfs 30,847 cf

Subcatchment PRE 4.0: Runoff Area=16,868 sf 71.31% Impervious Runoff Depth>4.11"
Flow Length=115' Tc=5.0 min CN=87 Runoff=1.83 cfs 5,783 cf

Subcatchment PRE 5.0: Runoff Area=8,392 sf 100.00% Impervious Runoff Depth>5.34"
Flow Length=355' Slope=0.0170 '/' Tc=5.0 min CN=98 Runoff=1.06 cfs 3,734 cf

Pond RG-1: Peak Elev=61.22' Storage=5,022 cf Inflow=6.66 cfs 21,255 cf
Outflow=4.01 cfs 21,117 cf

Pond RG-2: Peak Elev=62.92' Storage=815 cf Inflow=1.67 cfs 5,219 cf
Outflow=0.96 cfs 5,166 cf

Link PA-1: Inflow=19.19 cfs 62,259 cf
Primary=19.19 cfs 62,259 cf

Link PA-2: Inflow=16.81 cfs 69,032 cf
Primary=16.81 cfs 69,032 cf

Link PA-3: Inflow=30.22 cfs 111,802 cf
Primary=30.22 cfs 111,802 cf

Link PA-4: Inflow=1.83 cfs 5,783 cf
Primary=1.83 cfs 5,783 cf

Link PA-5: Inflow=1.06 cfs 3,734 cf
Primary=1.06 cfs 3,734 cf

Total Runoff Area = 798,313 sf Runoff Volume = 252,801 cf Average Runoff Depth = 3.80"
36.33% Pervious = 289,995 sf 63.67% Impervious = 508,318 sf

Summary for Subcatchment PRE 1.0:

[47] Hint: Peak is 703% of capacity of segment #3

Runoff = 19.19 cfs @ 12.10 hrs, Volume= 62,259 cf, Depth> 3.60"
Routed to Link PA-1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

	Area (sf)	CN	Description
	59,833	61	>75% Grass cover, Good, HSG B
	40,628	98	Paved parking, HSG B
	27,983	55	Woods, Good, HSG B
	79,133	98	Unconnected roofs, HSG B
	0	74	>75% Grass cover, Good, HSG C
	0	98	Paved parking, HSG C
*	0	98	Roofs, HGC C
	0	70	Woods, Good, HSG C
	0	80	>75% Grass cover, Good, HSG D
	0	98	Paved parking, HSG D
	0	77	Woods, Good, HSG D
	207,577	82	Weighted Average
	87,816		42.31% Pervious Area
	119,761		57.69% Impervious Area
	79,133		66.08% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0	100	0.0050	0.85		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.68"
1.5	220	0.0150	2.49		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
3.3	679	0.0050	3.47	2.73	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012 Corrugated PP, smooth interior
6.8	999	Total			

Summary for Subcatchment PRE 2.0:

[49] Hint: Tc<2dt may require smaller dt
[47] Hint: Peak is 606% of capacity of segment #3

Runoff = 15.27 cfs @ 12.07 hrs, Volume= 47,915 cf, Depth> 4.01"
Routed to Link PA-2 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

Area (sf)	CN	Description
36,387	61	>75% Grass cover, Good, HSG B
99,191	98	Paved parking, HSG B
7,775	55	Woods, Good, HSG B
63	74	>75% Grass cover, Good, HSG C
143,416	86	Weighted Average
44,225		30.84% Pervious Area
99,191		69.16% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	100	0.0200	1.48		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.68"
1.2	200	0.0200	2.87		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.0	200	0.0050	3.21	2.52	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
3.3	500	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment PRE 2.1:

[49] Hint: Tc<2dt may require smaller dt

Runoff = 6.66 cfs @ 12.07 hrs, Volume= 21,255 cf, Depth> 4.33"
Routed to Pond RG-1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

Area (sf)	CN	Description
13,550	61	>75% Grass cover, Good, HSG B
45,395	98	Paved parking, HSG B
0	55	Woods, Good, HSG B
58,945	89	Weighted Average
13,550		22.99% Pervious Area
45,395		77.01% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	100	0.0150	1.31		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.68"
1.7	260	0.0150	2.49		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
3.0	360	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment PRE 3.0:

[47] Hint: Peak is 845% of capacity of segment #3

Runoff = 21.28 cfs @ 12.14 hrs, Volume= 75,789 cf, Depth> 3.40"
Routed to Link PA-3 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

Area (sf)	CN	Description
49,876	61	>75% Grass cover, Good, HSG B
145,833	98	Paved parking, HSG B
66,755	55	Woods, Good, HSG B
5,088	70	Woods, Good, HSG C
267,552	80	Weighted Average
121,719		45.49% Pervious Area
145,833		54.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	25	0.1000	0.12		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.68"
4.7	300	0.0450	1.06		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.3	55	0.0050	3.21	2.52	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
1.2	25	0.0050	0.35		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
9.7	405	Total			

Summary for Subcatchment PRE 3.1:

[49] Hint: Tc<2dt may require smaller dt

Runoff = 1.67 cfs @ 12.07 hrs, Volume= 5,219 cf, Depth> 3.91"
Routed to Pond RG-2 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

Area (sf)	CN	Description
5,420	61	>75% Grass cover, Good, HSG B
10,616	98	Paved parking, HSG B
16,036	85	Weighted Average
5,420		33.80% Pervious Area
10,616		66.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	100	0.0150	1.31		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.68"
0.4	55	0.0150	2.49		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.7	155	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment PRE 3.10:

*Web Soil Survey data used for off-site analysis.

[49] Hint: Tc<2dt may require smaller dt

Runoff = 9.45 cfs @ 12.07 hrs, Volume= 30,847 cf, Depth> 4.65"
Routed to Link PA-3 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

Area (sf)	CN	Description
12,426	61	>75% Grass cover, Good, HSG B
52,558	98	Paved parking, HSG B
14,543	98	Unconnected roofs, HSG B
79,527	92	Weighted Average
12,426		15.62% Pervious Area
67,101		84.38% Impervious Area
14,543		21.67% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Subcatchment PRE 4.0:

[49] Hint: Tc<2dt may require smaller dt

Runoff = 1.83 cfs @ 12.07 hrs, Volume= 5,783 cf, Depth> 4.11"
Routed to Link PA-4 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

Area (sf)	CN	Description
4,839	61	>75% Grass cover, Good, HSG B
12,029	98	Paved parking, HSG B
16,868	87	Weighted Average
4,839		28.69% Pervious Area
12,029		71.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	100	0.0270	1.66		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.68"
0.1	15	0.3300	4.02		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
1.1	115	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment PRE 5.0:

[49] Hint: Tc<2dt may require smaller dt

Runoff = 1.06 cfs @ 12.07 hrs, Volume= 3,734 cf, Depth> 5.34"
Routed to Link PA-5 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

Area (sf)	CN	Description
0	61	>75% Grass cover, Good, HSG B
8,392	98	Paved parking, HSG B
0	55	Woods, Good, HSG B
8,392	98	Weighted Average
8,392		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0170	1.38		**Sheet Flow, SHEET** Smooth surfaces n= 0.011 P2= 3.68"
1.6	255	0.0170	2.65		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
2.8	355	Total, Increased to minimum Tc = 5.0 min			

Summary for Pond RG-1:

[92] Warning: Device #3 is above defined storage
[93] Warning: Storage range exceeded by 0.22'
[58] Hint: Peaked 0.79' above defined flood level

Inflow Area = 58,945 sf, 77.01% Impervious, Inflow Depth > 4.33" for 10-Yr event
Inflow = 6.66 cfs @ 12.07 hrs, Volume= 21,255 cf
Outflow = 4.01 cfs @ 12.25 hrs, Volume= 21,117 cf, Atten= 40%, Lag= 10.7 min
Primary = 4.01 cfs @ 12.25 hrs, Volume= 21,117 cf
Routed to Link PA-2 :

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 61.22' @ 12.25 hrs Surf.Area= 4,110 sf Storage= 5,022 cf
Flood Elev= 60.43' Surf.Area= 3,078 sf Storage= 2,973 cf

Plug-Flow detention time= 28.5 min calculated for 21,073 cf (99% of inflow)

Center-of-Mass det. time= 24.5 min (813.8 - 789.3)

Volume	Invert	Avail.Storage	Storage Description
#1	57.65'	5,022 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
57.65	2,300	0.0	0	0
58.50	2,300	40.0	782	782
60.00	2,300	30.0	1,035	1,817
61.00	4,110	100.0	3,205	5,022

Device	Routing	Invert	Outlet Devices
#1	Primary	54.00'	**24.0" Round Culvert** L= 19.0' Ke= 0.500 Inlet / Outlet Invert= 54.00' / 52.19' S= 0.0953 '/' Cc= 0.900 n= 0.012, Flow Area= 3.14 sf
#2	Device 1	57.65'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	61.15'	**4.5" x 2.5" Horiz. Orifice/Grate X 4.00 columns** X 8 rows C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=4.00 cfs @ 12.25 hrs HW=61.22' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Passes 4.00 cfs of 37.73 cfs potential flow)
↑—**2=Orifice/Grate** (Orifice Controls 1.72 cfs @ 8.77 fps)
—**3=Orifice/Grate** (Weir Controls 2.28 cfs @ 0.87 fps)

Summary for Pond RG-2:

Inflow Area = 16,036 sf, 66.20% Impervious, Inflow Depth > 3.91" for 10-Yr event
Inflow = 1.67 cfs @ 12.07 hrs, Volume= 5,219 cf
Outflow = 0.96 cfs @ 12.19 hrs, Volume= 5,166 cf, Atten= 43%, Lag= 7.2 min
Primary = 0.96 cfs @ 12.19 hrs, Volume= 5,166 cf
Routed to Link PA-3 :

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 62.92' @ 12.19 hrs Surf.Area= 1,745 sf Storage= 815 cf
Flood Elev= 64.25' Surf.Area= 2,000 sf Storage= 1,847 cf

Plug-Flow detention time= 21.2 min calculated for 5,155 cf (99% of inflow)
Center-of-Mass det. time= 15.0 min (817.1 - 802.0)

Volume	Invert	Avail.Storage	Storage Description
#1	61.65'	1,847 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
61.65	1,745	0.0	0	0
62.50	1,745	40.0	593	593
64.00	1,745	30.0	785	1,379
64.25	2,000	100.0	468	1,847

Device	Routing	Invert	Outlet Devices
#1	Primary	61.60'	**12.0" Round Culvert** L= 130.0' Ke= 0.500 Inlet / Outlet Invert= 61.60' / 61.00' S= 0.0046 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	61.65'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	63.95'	**4.5" x 2.5" Horiz. Orifice/Grate X 4.00 columns** X 8 rows C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.96 cfs @ 12.19 hrs HW=62.92' TW=0.00' (Dynamic Tailwater)
- **1=Culvert** (Passes 0.96 cfs of 2.80 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.96 cfs @ 4.86 fps)
- **3=Orifice/Grate** (Controls 0.00 cfs)

Summary for Link PA-1:

Inflow Area = 207,577 sf, 57.69% Impervious, Inflow Depth > 3.60" for 10-Yr event
Inflow = 19.19 cfs @ 12.10 hrs, Volume= 62,259 cf
Primary = 19.19 cfs @ 12.10 hrs, Volume= 62,259 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link PA-2:

Inflow Area = 202,361 sf, 71.45% Impervious, Inflow Depth > 4.09" for 10-Yr event
Inflow = 16.81 cfs @ 12.07 hrs, Volume= 69,032 cf
Primary = 16.81 cfs @ 12.07 hrs, Volume= 69,032 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link PA-3:

Inflow Area = 363,115 sf, 61.56% Impervious, Inflow Depth > 3.69" for 10-Yr event
Inflow = 30.22 cfs @ 12.11 hrs, Volume= 111,802 cf
Primary = 30.22 cfs @ 12.11 hrs, Volume= 111,802 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link PA-4:

Inflow Area = 16,868 sf, 71.31% Impervious, Inflow Depth > 4.11" for 10-Yr event
Inflow = 1.83 cfs @ 12.07 hrs, Volume= 5,783 cf
Primary = 1.83 cfs @ 12.07 hrs, Volume= 5,783 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link PA-5:

Inflow Area = 8,392 sf,100.00% Impervious, Inflow Depth > 5.34" for 10-Yr event
Inflow = 1.06 cfs @ 12.07 hrs, Volume= 3,734 cf
Primary = 1.06 cfs @ 12.07 hrs, Volume= 3,734 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment PRE 1.0: Runoff Area=207,577 sf 57.69% Impervious Runoff Depth>4.98"
Flow Length=999' Tc=6.8 min CN=82 Runoff=26.26 cfs 86,097 cf

Subcatchment PRE 2.0: Runoff Area=143,416 sf 69.16% Impervious Runoff Depth>5.43"
Flow Length=500' Tc=5.0 min CN=86 Runoff=20.40 cfs 64,896 cf

Subcatchment PRE 2.1: Runoff Area=58,945 sf 77.01% Impervious Runoff Depth>5.77"
Flow Length=360' Slope=0.0150 '/' Tc=5.0 min CN=89 Runoff=8.75 cfs 28,359 cf

Subcatchment PRE 3.0: Runoff Area=267,552 sf 54.51% Impervious Runoff Depth>4.75"
Flow Length=405' Tc=9.7 min CN=80 Runoff=29.52 cfs 105,952 cf

Subcatchment PRE 3.1: Runoff Area=16,036 sf 66.20% Impervious Runoff Depth>5.32"
Flow Length=155' Slope=0.0150 '/' Tc=5.0 min CN=85 Runoff=2.24 cfs 7,105 cf

Subcatchment PRE 3.10: Runoff Area=79,527 sf 84.38% Impervious Runoff Depth>6.12"
Tc=5.0 min CN=92 Runoff=12.23 cfs 40,564 cf

Subcatchment PRE 4.0: Runoff Area=16,868 sf 71.31% Impervious Runoff Depth>5.54"
Flow Length=115' Tc=5.0 min CN=87 Runoff=2.44 cfs 7,793 cf

Subcatchment PRE 5.0: Runoff Area=8,392 sf 100.00% Impervious Runoff Depth>6.83"
Flow Length=355' Slope=0.0170 '/' Tc=5.0 min CN=98 Runoff=1.35 cfs 4,775 cf

Pond RG-1: Peak Elev=61.45' Storage=5,022 cf Inflow=8.75 cfs 28,359 cf
Outflow=8.56 cfs 28,202 cf

Pond RG-2: Peak Elev=63.54' Storage=1,140 cf Inflow=2.24 cfs 7,105 cf
Outflow=1.21 cfs 7,044 cf

Link PA-1: Inflow=26.26 cfs 86,097 cf
Primary=26.26 cfs 86,097 cf

Link PA-2: Inflow=25.58 cfs 93,097 cf
Primary=25.58 cfs 93,097 cf

Link PA-3: Inflow=41.10 cfs 153,561 cf
Primary=41.10 cfs 153,561 cf

Link PA-4: Inflow=2.44 cfs 7,793 cf
Primary=2.44 cfs 7,793 cf

Link PA-5: Inflow=1.35 cfs 4,775 cf
Primary=1.35 cfs 4,775 cf

Total Runoff Area = 798,313 sf Runoff Volume = 345,540 cf Average Runoff Depth = 5.19"
36.33% Pervious = 289,995 sf 63.67% Impervious = 508,318 sf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment PRE 1.0: Runoff Area=207,577 sf 57.69% Impervious Runoff Depth>6.29"
Flow Length=999' Tc=6.8 min CN=82 Runoff=32.86 cfs 108,839 cf

Subcatchment PRE 2.0: Runoff Area=143,416 sf 69.16% Impervious Runoff Depth>6.77"
Flow Length=500' Tc=5.0 min CN=86 Runoff=25.15 cfs 80,962 cf

Subcatchment PRE 2.1: Runoff Area=58,945 sf 77.01% Impervious Runoff Depth>7.13"
Flow Length=360' Slope=0.0150 '/' Tc=5.0 min CN=89 Runoff=10.69 cfs 35,047 cf

Subcatchment PRE 3.0: Runoff Area=267,552 sf 54.51% Impervious Runoff Depth>6.05"
Flow Length=405' Tc=9.7 min CN=80 Runoff=37.26 cfs 134,867 cf

Subcatchment PRE 3.1: Runoff Area=16,036 sf 66.20% Impervious Runoff Depth>6.65"
Flow Length=155' Slope=0.0150 '/' Tc=5.0 min CN=85 Runoff=2.78 cfs 8,892 cf

Subcatchment PRE 3.10: Runoff Area=79,527 sf 84.38% Impervious Runoff Depth>7.50"
Tc=5.0 min CN=92 Runoff=14.81 cfs 49,674 cf

Subcatchment PRE 4.0: Runoff Area=16,868 sf 71.31% Impervious Runoff Depth>6.89"
Flow Length=115' Tc=5.0 min CN=87 Runoff=2.99 cfs 9,691 cf

Subcatchment PRE 5.0: Runoff Area=8,392 sf 100.00% Impervious Runoff Depth>8.22"
Flow Length=355' Slope=0.0170 '/' Tc=5.0 min CN=98 Runoff=1.61 cfs 5,746 cf

Pond RG-1: Peak Elev=62.14' Storage=5,022 cf Inflow=10.69 cfs 35,047 cf
Outflow=14.00 cfs 34,873 cf

Pond RG-2: Peak Elev=64.00' Storage=1,382 cf Inflow=2.78 cfs 8,892 cf
Outflow=1.95 cfs 8,826 cf

Link PA-1: Inflow=32.86 cfs 108,839 cf
Primary=32.86 cfs 108,839 cf

Link PA-2: Inflow=38.42 cfs 115,835 cf
Primary=38.42 cfs 115,835 cf

Link PA-3: Inflow=51.37 cfs 193,367 cf
Primary=51.37 cfs 193,367 cf

Link PA-4: Inflow=2.99 cfs 9,691 cf
Primary=2.99 cfs 9,691 cf

Link PA-5: Inflow=1.61 cfs 5,746 cf
Primary=1.61 cfs 5,746 cf

Total Runoff Area = 798,313 sf Runoff Volume = 433,718 cf Average Runoff Depth = 6.52"
36.33% Pervious = 289,995 sf 63.67% Impervious = 508,318 sf

Section 3
Post-Development Conditions

To analyze the post-development condition, the site has been modeled utilizing the same five (5) distinct points of analysis as the Pre-Development condition with revised watershed areas to reflect the post-construction conditions.

The points of analysis and their sub-catchment areas are depicted on the plan entitled "Post-Development Watershed Plan," Sheet C-802.

Point of Analysis 1 (PA-1)

Point of Analysis One (PA-1) is comprised of two (2) subcatchment areas (POST-1.0 and POST-1.1).

POST-1.0 is composed of paved parking areas, sidewalks, roof, and landscaped area runoff that is collected via a proposed closed drainage system and conveyed to a treatment train (Contech CDS unit for pre-treatment, Contech Jellyfish Filter unit for treatment) prior to connecting to the existing 24" RCP outlet. Additional previously untreated area from the pre-development condition of PA-4 is conveyed through this watershed for treatment.

POST-1.1 is composed of pervious grassed and wooded areas outside of the impervious site improvements along the northwestern edge of the site. Runoff from these areas travels via overland flow to the adjacent wetland.

Point of Analysis 2 (PA-2)

Point of Analysis Two (PA-2) is comprised of three (3) subcatchment areas (POST-2.1, POST-2.2, & POST-2.3).

POST-2.1 is a large watershed composed of paved parking areas, sidewalks, roof, and landscaped area runoff within the redevelopment area that is collected via a proposed closed drainage system and conveyed to a large rain garden (RG-1) at the north end of the site. Flows are pre-treated by a Contech CDS unit. Effluent from this rain garden is metered by an outlet control structure and discharged via a proposed 24" outlet to the adjacent wetland. A plunge pool is proposed to mitigate erosion from flows under larger storm events.

POST-2.2 is composed of paved parking areas, sidewalks, roof, landscaped area runoff within the redevelopment area that is conveyed via overland flow to a series of Rain Guardian Turrets (for pre-treatment) built into the curbline along the edge of a proposed rain garden (RG-2). This rain garden effectively aims to reconstruct the existing rain garden in this location to the extent practical, taking advantage of the same 24" existing outlet pipe but with a revised outlet control structure to ensure sufficient treatment and storage in accordance with contemporary standards for the revised post-development subcatchment area.

POST-2.3 is composed of planted, grassed, buffer areas and a small amount of impervious surfaces generally located outside the limits of the proposed site improvements. Additionally, a small amount of existing off-site untreated runoff from Durgin Lane is

proposed to be rerouted to a proposed headwall outlet along the northeastern edge of the site. Runoff from these areas travels via overland flow or closed drainage (for existing impervious areas to remain) to the adjacent wetland.

Point of Analysis 3 (PA-3)

Point of Analysis Three (PA-3) is comprised of three (3) subcatchment areas (POST-3.0, POST-3.1, and POST-3.10).

POST-3.0 is composed of paved parking areas, sidewalks, roofs, and landscaped area runoff that is collected via a proposed closed drainage system and conveyed to a treatment train (Contech CDS unit for pre-treatment, Contech Jellyfish Filter unit for treatment) prior to connecting to the existing 36" RCP outlet.

POST-3.1 is composed of pervious grassed and wooded areas outside of the impervious site improvements along the southern edge of the site. Runoff from these areas travels via overland flow to the adjacent wetland.

POST-3.2 is a small subcatchment area composed of pervious grassed areas below the retaining wall proposed along the southeastern edge of the site. Runoff from this subcatchment is conveyed through an existing 12" culvert under the adjacent access road to the wetland (PA-3).

POST-3.10 represents the same off-site subcatchment area on the abutting Hampton Inn property as described under the pre-development condition of PRE-3.10. Drainage from this lot is proposed to be reconnected to the revised closed drainage system on the subject property, for conveyance to the same treatment train (Contech CDS unit for pre-treatment, Contech Jellyfish Filter unit for treatment) described under POST-3.0.

Point of Analysis 4 (PA-4)

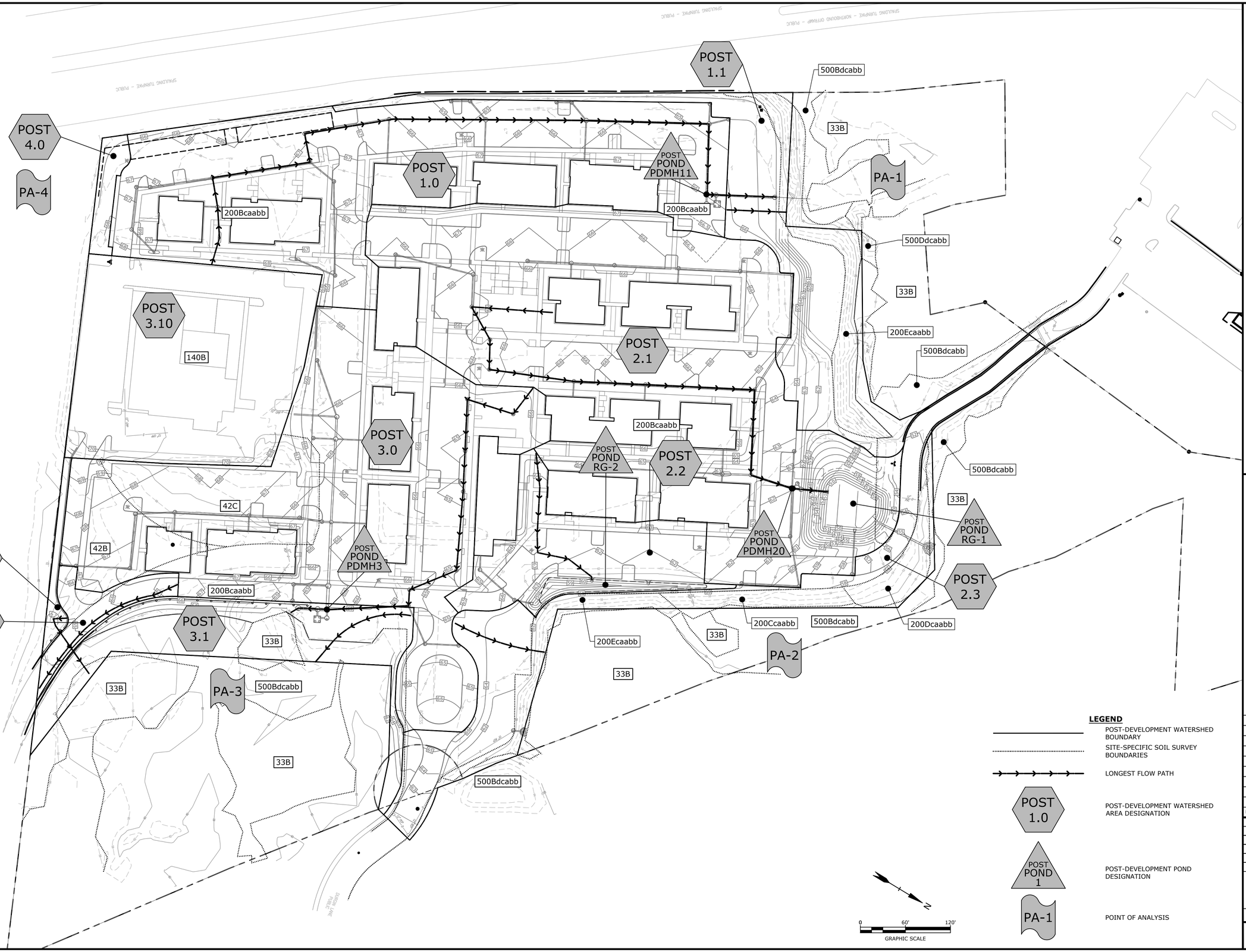
The watershed area in the post-development condition (POST-4.0) to Point of Analysis 4 (PA-4) is proposed to be reduced, as to ultimately reduce off-site flows to the abutter to the extent practical. There are no impervious areas proposed within this watershed in the post-development condition, and all revised impervious areas in this general vicinity are proposed to be directed to the subject property's closed drainage system for proper treatment.

Point of Analysis 5 (PA-5)

The watershed area in the post-development condition (POST-5.0) to Point of Analysis 5 (PA-5) is proposed to be reduced, as to ensure that the revised access road alignment and grading does not increase off-site flows down the road in comparison to the pre-development condition.

3.1 Post-Development Watershed Plan

3.2 Post-Development Calculations



LEGEND

- POST-DEVELOPMENT WATERSHED BOUNDARY
- SITE-SPECIFIC SOIL SURVEY BOUNDARIES
- LONGEST FLOW PATH
- POST 1.0 — POST-DEVELOPMENT WATERSHED AREA DESIGNATION
- POST POND 1 — POST-DEVELOPMENT POND DESIGNATION
- PA-1 — POINT OF ANALYSIS

Tighe&Bond

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
C	8/28/2024	CC SUBMISSION
B	6/17/2024	TAC SUBMISSION
A	4/22/2024	TAC SUBMISSION

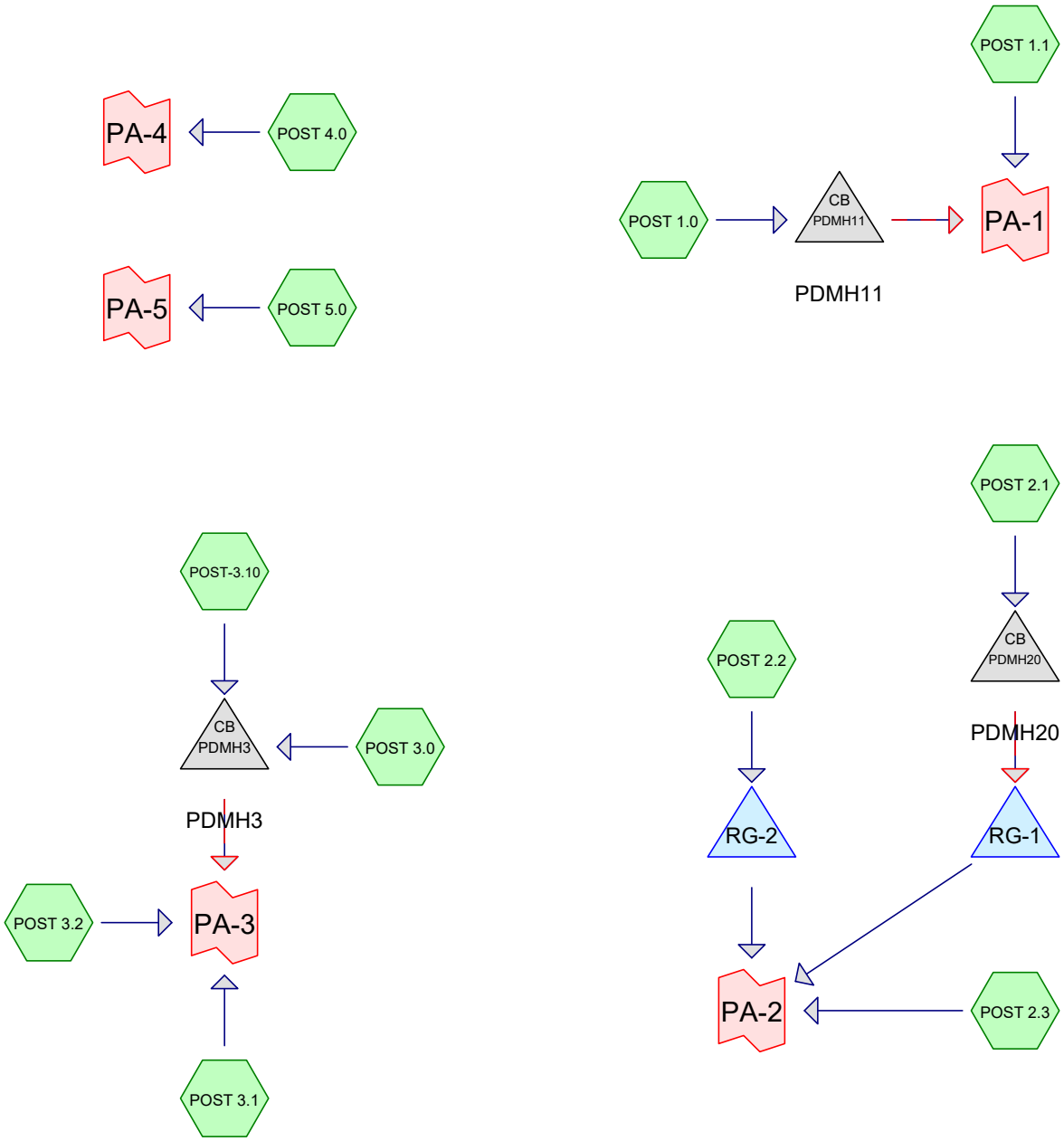
PROJECT NO:	E5071-001
DATE:	4/22/2024
FILE:	E5071-001-HYDRO.dwg
DRAWN BY:	BKC/NHW
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

POST-DEVELOPMENT WATERSHED PLAN

SCALE: AS SHOWN

C-802

Last Saved: 8/23/2024
Printed: Oct 02, 2024-5:59pm By: BCurcio
Tighe & Bond:\\tighebond.com\data\Data\Projects\E\E5071 Eastern Real Estate\001 Portsmouth, NH 100 Durgin Lane\Drawings\AutoCAD\Sheet\E5071-001-HYDRO.dwg



Routing Diagram for E-5071-001_POST
Prepared by Tighe & Bond, Printed 8/27/2024

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
284,143	61	>75% Grass cover, Good, HSG B (POST 1.0, POST 1.1, POST 2.1, POST 2.2, POST 2.3, POST 3.0, POST 3.1, POST 3.2, POST 4.0, POST 5.0, POST-3.10)
63	74	>75% Grass cover, Good, HSG C (POST 2.3)
360,316	98	Paved parking, HSG B (POST 1.0, POST 1.1, POST 2.1, POST 2.2, POST 2.3, POST 3.0, POST 5.0, POST-3.10)
99,931	98	Roofs, HSG B (POST 1.0, POST 2.1, POST 2.2, POST 3.0)
14,543	98	Unconnected roofs, HSG B (POST-3.10)
34,229	55	Woods, Good, HSG B (POST 1.1, POST 2.3, POST 3.1)
5,088	70	Woods, Good, HSG C (POST 3.1)
798,313	**83**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
793,162	HSG B	POST 1.0, POST 1.1, POST 2.1, POST 2.2, POST 2.3, POST 3.0, POST 3.1, POST 3.2, POST 4.0, POST 5.0, POST-3.10
5,151	HSG C	POST 2.3, POST 3.1
0	HSG D	
0	Other	
798,313		**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment POST 1.0: Runoff Area=138,301 sf 75.24% Impervious Runoff Depth>1.94"
Flow Length=1,005' Tc=8.4 min CN=89 Runoff=6.55 cfs 22,389 cf

Subcatchment POST 1.1: Runoff Area=53,635 sf 1.00% Impervious Runoff Depth>0.35"
Flow Length=75' Slope=0.0350 '/' Tc=5.0 min CN=60 Runoff=0.26 cfs 1,569 cf

Subcatchment POST 2.1: Runoff Area=211,390 sf 68.31% Impervious Runoff Depth>1.70"
Flow Length=745' Tc=9.2 min CN=86 Runoff=8.54 cfs 29,996 cf

Subcatchment POST 2.2: Runoff Area=42,134 sf 69.19% Impervious Runoff Depth>1.78"
Flow Length=215' Tc=6.2 min CN=87 Runoff=1.97 cfs 6,254 cf

Subcatchment POST 2.3: Runoff Area=58,185 sf 9.83% Impervious Runoff Depth>0.49"
Flow Length=115' Slope=0.0200 '/' Tc=6.3 min CN=64 Runoff=0.53 cfs 2,376 cf

Subcatchment POST 3.0: Runoff Area=158,759 sf 73.04% Impervious Runoff Depth>1.86"
Flow Length=635' Slope=0.0150 '/' Tc=7.2 min CN=88 Runoff=7.52 cfs 24,617 cf

Subcatchment POST 3.1: Runoff Area=39,638 sf 0.00% Impervious Runoff Depth>0.38"
Flow Length=150' Tc=5.7 min CN=61 Runoff=0.23 cfs 1,267 cf

Subcatchment POST 3.2: Runoff Area=3,338 sf 0.00% Impervious Runoff Depth>0.38"
Flow Length=115' Tc=5.0 min CN=61 Runoff=0.02 cfs 107 cf

Subcatchment POST 4.0: Runoff Area=4,581 sf 0.00% Impervious Runoff Depth>0.38"
Tc=5.0 min CN=61 Runoff=0.03 cfs 146 cf

Subcatchment POST 5.0: Runoff Area=8,825 sf 89.09% Impervious Runoff Depth>2.40"
Flow Length=230' Slope=0.0200 '/' Tc=6.2 min CN=94 Runoff=0.53 cfs 1,763 cf

Subcatchment POST-3.10: Runoff Area=79,527 sf 84.38% Impervious Runoff Depth>2.21"
Tc=5.0 min CN=92 Runoff=4.66 cfs 14,627 cf

Pond PDMH11: PDMH11 Peak Elev=60.40' Inflow=6.55 cfs 22,389 cf
Primary=5.60 cfs 22,008 cf Secondary=0.95 cfs 381 cf Outflow=6.55 cfs 22,389 cf

Pond PDMH20: PDMH20 Peak Elev=56.81' Inflow=8.54 cfs 29,996 cf
Primary=4.88 cfs 27,410 cf Secondary=3.67 cfs 2,585 cf Outflow=8.54 cfs 29,996 cf

Pond PDMH3: PDMH3 Peak Elev=61.41' Inflow=11.99 cfs 39,244 cf
Primary=7.00 cfs 35,492 cf Secondary=4.99 cfs 3,751 cf Outflow=11.99 cfs 39,244 cf

Pond RG-1: Peak Elev=50.99' Storage=7,320 cf Inflow=8.54 cfs 29,996 cf
Outflow=2.75 cfs 29,773 cf

Pond RG-2: Peak Elev=58.32' Storage=535 cf Inflow=1.97 cfs 6,254 cf
Outflow=1.40 cfs 6,254 cf

Link PA-1: Inflow=6.82 cfs 23,958 cf
Primary=6.82 cfs 23,958 cf

Link PA-2: Inflow=4.37 cfs 38,403 cf
Primary=4.37 cfs 38,403 cf

Link PA-3: Inflow=12.23 cfs 40,618 cf
Primary=12.23 cfs 40,618 cf

Link PA-4: Inflow=0.03 cfs 146 cf
Primary=0.03 cfs 146 cf

Link PA-5: Inflow=0.53 cfs 1,763 cf
Primary=0.53 cfs 1,763 cf

Total Runoff Area = 798,313 sf Runoff Volume = 105,110 cf Average Runoff Depth = 1.58"
40.53% Pervious = 323,523 sf 59.47% Impervious = 474,790 sf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment POST 1.0: Runoff Area=138,301 sf 75.24% Impervious Runoff Depth>2.52"
Flow Length=1,005' Tc=8.4 min CN=89 Runoff=8.44 cfs 29,054 cf

Subcatchment POST 1.1: Runoff Area=53,635 sf 1.00% Impervious Runoff Depth>0.61"
Flow Length=75' Slope=0.0350 '/' Tc=5.0 min CN=60 Runoff=0.65 cfs 2,727 cf

Subcatchment POST 2.1: Runoff Area=211,390 sf 68.31% Impervious Runoff Depth>2.26"
Flow Length=745' Tc=9.2 min CN=86 Runoff=11.29 cfs 39,725 cf

Subcatchment POST 2.2: Runoff Area=42,134 sf 69.19% Impervious Runoff Depth>2.34"
Flow Length=215' Tc=6.2 min CN=87 Runoff=2.58 cfs 8,226 cf

Subcatchment POST 2.3: Runoff Area=58,185 sf 9.83% Impervious Runoff Depth>0.80"
Flow Length=115' Slope=0.0200 '/' Tc=6.3 min CN=64 Runoff=1.02 cfs 3,864 cf

Subcatchment POST 3.0: Runoff Area=158,759 sf 73.04% Impervious Runoff Depth>2.43"
Flow Length=635' Slope=0.0150 '/' Tc=7.2 min CN=88 Runoff=9.77 cfs 32,161 cf

Subcatchment POST 3.1: Runoff Area=39,638 sf 0.00% Impervious Runoff Depth>0.65"
Flow Length=150' Tc=5.7 min CN=61 Runoff=0.53 cfs 2,163 cf

Subcatchment POST 3.2: Runoff Area=3,338 sf 0.00% Impervious Runoff Depth>0.65"
Flow Length=115' Tc=5.0 min CN=61 Runoff=0.05 cfs 182 cf

Subcatchment POST 4.0: Runoff Area=4,581 sf 0.00% Impervious Runoff Depth>0.65"
Tc=5.0 min CN=61 Runoff=0.06 cfs 250 cf

Subcatchment POST 5.0: Runoff Area=8,825 sf 89.09% Impervious Runoff Depth>3.01"
Flow Length=230' Slope=0.0200 '/' Tc=6.2 min CN=94 Runoff=0.66 cfs 2,213 cf

Subcatchment POST-3.10: Runoff Area=79,527 sf 84.38% Impervious Runoff Depth>2.81"
Tc=5.0 min CN=92 Runoff=5.86 cfs 18,608 cf

Pond PDMH11: PDMH11 Peak Elev=60.58' Inflow=8.44 cfs 29,054 cf
Primary=6.50 cfs 28,011 cf Secondary=1.94 cfs 1,043 cf Outflow=8.44 cfs 29,054 cf

Pond PDMH20: PDMH20 Peak Elev=57.07' Inflow=11.29 cfs 39,725 cf
Primary=5.24 cfs 34,539 cf Secondary=6.04 cfs 5,186 cf Outflow=11.29 cfs 39,725 cf

Pond PDMH3: PDMH3 Peak Elev=61.67' Inflow=15.39 cfs 50,768 cf
Primary=7.70 cfs 44,233 cf Secondary=7.69 cfs 6,536 cf Outflow=15.39 cfs 50,768 cf

Pond RG-1: Peak Elev=51.75' Storage=10,896 cf Inflow=11.29 cfs 39,725 cf
Outflow=3.07 cfs 39,478 cf

Pond RG-2: Peak Elev=59.12' Storage=792 cf Inflow=2.58 cfs 8,226 cf
Outflow=1.69 cfs 8,225 cf

Link PA-1: Inflow=9.09 cfs 31,782 cf
Primary=9.09 cfs 31,782 cf

Link PA-2: Inflow=5.28 cfs 51,567 cf
Primary=5.28 cfs 51,567 cf

Link PA-3: Inflow=15.96 cfs 53,113 cf
Primary=15.96 cfs 53,113 cf

Link PA-4: Inflow=0.06 cfs 250 cf
Primary=0.06 cfs 250 cf

Link PA-5: Inflow=0.66 cfs 2,213 cf
Primary=0.66 cfs 2,213 cf

Total Runoff Area = 798,313 sf Runoff Volume = 139,173 cf Average Runoff Depth = 2.09"
40.53% Pervious = 323,523 sf 59.47% Impervious = 474,790 sf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment POST 1.0: Runoff Area=138,301 sf 75.24% Impervious Runoff Depth>4.32"
Flow Length=1,005' Tc=8.4 min CN=89 Runoff=14.15 cfs 49,841 cf

Subcatchment POST 1.1: Runoff Area=53,635 sf 1.00% Impervious Runoff Depth>1.65"
Flow Length=75' Slope=0.0350 '/' Tc=5.0 min CN=60 Runoff=2.23 cfs 7,379 cf

Subcatchment POST 2.1: Runoff Area=211,390 sf 68.31% Impervious Runoff Depth>4.01"
Flow Length=745' Tc=9.2 min CN=86 Runoff=19.71 cfs 70,574 cf

Subcatchment POST 2.2: Runoff Area=42,134 sf 69.19% Impervious Runoff Depth>4.11"
Flow Length=215' Tc=6.2 min CN=87 Runoff=4.43 cfs 14,442 cf

Subcatchment POST 2.3: Runoff Area=58,185 sf 9.83% Impervious Runoff Depth>1.97"
Flow Length=115' Slope=0.0200 '/' Tc=6.3 min CN=64 Runoff=2.89 cfs 9,535 cf

Subcatchment POST 3.0: Runoff Area=158,759 sf 73.04% Impervious Runoff Depth>4.22"
Flow Length=635' Slope=0.0150 '/' Tc=7.2 min CN=88 Runoff=16.59 cfs 55,809 cf

Subcatchment POST 3.1: Runoff Area=39,638 sf 0.00% Impervious Runoff Depth>1.73"
Flow Length=150' Tc=5.7 min CN=61 Runoff=1.72 cfs 5,708 cf

Subcatchment POST 3.2: Runoff Area=3,338 sf 0.00% Impervious Runoff Depth>1.73"
Flow Length=115' Tc=5.0 min CN=61 Runoff=0.15 cfs 481 cf

Subcatchment POST 4.0: Runoff Area=4,581 sf 0.00% Impervious Runoff Depth>1.73"
Tc=5.0 min CN=61 Runoff=0.20 cfs 660 cf

Subcatchment POST 5.0: Runoff Area=8,825 sf 89.09% Impervious Runoff Depth>4.88"
Flow Length=230' Slope=0.0200 '/' Tc=6.2 min CN=94 Runoff=1.04 cfs 3,587 cf

Subcatchment POST-3.10: Runoff Area=79,527 sf 84.38% Impervious Runoff Depth>4.65"
Tc=5.0 min CN=92 Runoff=9.45 cfs 30,847 cf

Pond PDMH11: PDMH11 Peak Elev=61.16' Inflow=14.15 cfs 49,841 cf
Primary=8.11 cfs 45,205 cf Secondary=6.04 cfs 4,636 cf Outflow=14.15 cfs 49,841 cf

Pond PDMH20: PDMH20 Peak Elev=57.79' Inflow=19.71 cfs 70,574 cf
Primary=6.15 cfs 54,948 cf Secondary=13.56 cfs 15,625 cf Outflow=19.71 cfs 70,574 cf

Pond PDMH3: PDMH3 Peak Elev=62.34' Inflow=25.65 cfs 86,656 cf
Primary=9.09 cfs 69,426 cf Secondary=16.56 cfs 17,230 cf Outflow=25.65 cfs 86,656 cf

Pond RG-1: Peak Elev=53.43' Storage=20,531 cf Inflow=19.71 cfs 70,574 cf
Outflow=7.41 cfs 70,263 cf

Pond RG-2: Peak Elev=59.98' Storage=1,977 cf Inflow=4.43 cfs 14,442 cf
Outflow=2.15 cfs 14,442 cf

Link PA-1: Inflow=16.30 cfs 57,220 cf
Primary=16.30 cfs 57,220 cf

Link PA-2: Inflow=10.57 cfs 94,240 cf
Primary=10.57 cfs 94,240 cf

Link PA-3: Inflow=27.51 cfs 92,845 cf
Primary=27.51 cfs 92,845 cf

Link PA-4: Inflow=0.20 cfs 660 cf
Primary=0.20 cfs 660 cf

Link PA-5: Inflow=1.04 cfs 3,587 cf
Primary=1.04 cfs 3,587 cf

Total Runoff Area = 798,313 sf Runoff Volume = 248,863 cf Average Runoff Depth = 3.74"
40.53% Pervious = 323,523 sf 59.47% Impervious = 474,790 sf

Summary for Subcatchment POST 1.0:

[47] Hint: Peak is 562% of capacity of segment #2

Runoff = 14.15 cfs @ 12.12 hrs, Volume= 49,841 cf, Depth> 4.32"
Routed to Pond PDMH11 : PDMH11

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

Area (sf)	CN	Description
34,247	61	>75% Grass cover, Good, HSG B
75,627	98	Paved parking, HSG B
0	55	Woods, Good, HSG B
28,427	98	Roofs, HSG B
138,301	89	Weighted Average
34,247		24.76% Pervious Area
104,054		75.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.4	35	0.0300	0.17		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.68"
5.0	970	0.0050	3.21	2.52	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
8.4	1,005	Total			

Summary for Subcatchment POST 1.1:

[49] Hint: Tc<2dt may require smaller dt

Runoff = 2.23 cfs @ 12.09 hrs, Volume= 7,379 cf, Depth> 1.65"
Routed to Link PA-1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

	Area (sf)	CN	Description
	36,690	61	>75% Grass cover, Good, HSG B
	535	98	Paved parking, HSG B
	16,410	55	Woods, Good, HSG B
	0	98	Unconnected roofs, HSG B
	0	74	>75% Grass cover, Good, HSG C
	0	98	Paved parking, HSG C
*	0	98	Roofs, HGC C
	0	70	Woods, Good, HSG C
	0	80	>75% Grass cover, Good, HSG D
	0	98	Paved parking, HSG D
	0	77	Woods, Good, HSG D
	53,635	60	Weighted Average
	53,100		99.00% Pervious Area
	535		1.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.2	50	0.0350	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.68"
0.3	25	0.0350	1.31		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
4.5	75	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment POST 2.1:

[47] Hint: Peak is 783% of capacity of segment #3

Runoff = 19.71 cfs @ 12.13 hrs, Volume= 70,574 cf, Depth> 4.01"
Routed to Pond PDMH20 : PDMH20

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

Area (sf)	CN	Description
66,985	61	>75% Grass cover, Good, HSG B
101,973	98	Paved parking, HSG B
0	55	Woods, Good, HSG B
42,432	98	Roofs, HSG B
211,390	86	Weighted Average
66,985		31.69% Pervious Area
144,405		68.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	50	0.0200	0.16		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.68"
0.6	35	0.0200	0.99		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
3.4	660	0.0050	3.21	2.52	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
9.2	745	Total			

Summary for Subcatchment POST 2.2:

Runoff = 4.43 cfs @ 12.09 hrs, Volume= 14,442 cf, Depth> 4.11"
Routed to Pond RG-2 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

Area (sf)	CN	Description
12,981	61	>75% Grass cover, Good, HSG B
21,766	98	Paved parking, HSG B
0	55	Woods, Good, HSG B
7,387	98	Roofs, HSG B
42,134	87	Weighted Average
12,981		30.81% Pervious Area
29,153		69.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.0	50	0.0400	0.21		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.68"
1.7	85	0.0150	0.86		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.5	80	0.0200	2.87		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
6.2	215	Total			

Summary for Subcatchment POST 2.3:

Runoff = 2.89 cfs @ 12.10 hrs, Volume= 9,535 cf, Depth> 1.97"
Routed to Link PA-2 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

Area (sf)	CN	Description
44,627	61	>75% Grass cover, Good, HSG B
5,720	98	Paved parking, HSG B
7,775	55	Woods, Good, HSG B
0	98	Unconnected roofs, HSG B
63	74	>75% Grass cover, Good, HSG C
58,185	64	Weighted Average
52,465		90.17% Pervious Area
5,720		9.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	50	0.0200	0.16		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.68"
1.1	65	0.0200	0.99		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
6.3	115	Total			

Summary for Subcatchment POST 3.0:

[47] Hint: Peak is 380% of capacity of segment #2

Runoff = 16.59 cfs @ 12.10 hrs, Volume= 55,809 cf, Depth> 4.22"
Routed to Pond PDMH3 : PDMH3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

Area (sf)	CN	Description
42,799	61	>75% Grass cover, Good, HSG B
94,275	98	Paved parking, HSG B
0	55	Woods, Good, HSG B
21,685	98	Roofs, HSG B
158,759	88	Weighted Average
42,799		26.96% Pervious Area
115,960		73.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	45	0.0150	0.14		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.68"
1.8	590	0.0150	5.56	4.36	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
7.2	635	Total			

Summary for Subcatchment POST 3.1:

[49] Hint: Tc<2dt may require smaller dt

Runoff = 1.72 cfs @ 12.10 hrs, Volume= 5,708 cf, Depth> 1.73"
Routed to Link PA-3 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

Area (sf)	CN	Description
24,506	61	>75% Grass cover, Good, HSG B
0	98	Paved parking, HSG B
10,044	55	Woods, Good, HSG B
0	98	Roofs, HSG B
5,088	70	Woods, Good, HSG C
39,638	61	Weighted Average
39,638		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.2	50	0.0350	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.68"
1.5	100	0.0250	1.11		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
5.7	150	Total			

Summary for Subcatchment POST 3.2:

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.15 cfs @ 12.09 hrs, Volume= 481 cf, Depth> 1.73"
Routed to Link PA-3 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

Area (sf)	CN	Description
3,338	61	>75% Grass cover, Good, HSG B
0	98	Paved parking, HSG B
0	55	Woods, Good, HSG B
0	98	Roofs, HSG B
3,338	61	Weighted Average
3,338		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	20	0.3000	3.83		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.3	55	0.0050	3.21	2.52	**Pipe Channel,** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
1.9	40	0.0050	0.35		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
2.3	115	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment POST 4.0:

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.20 cfs @ 12.09 hrs, Volume= 660 cf, Depth> 1.73"
Routed to Link PA-4 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

Area (sf)	CN	Description
4,581	61	>75% Grass cover, Good, HSG B
0	98	Paved parking, HSG B
0	55	Woods, Good, HSG B
0	98	Unconnected roofs, HSG B
4,581	61	Weighted Average
4,581		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					**Direct Entry,**
1.0	0	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment POST 5.0:

Runoff = 1.04 cfs @ 12.09 hrs, Volume= 3,587 cf, Depth> 4.88"
Routed to Link PA-5 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

Area (sf)	CN	Description
963	61	>75% Grass cover, Good, HSG B
7,862	98	Paved parking, HSG B
0	55	Woods, Good, HSG B
0	98	Unconnected roofs, HSG B
8,825	94	Weighted Average
963		10.91% Pervious Area
7,862		89.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	50	0.0200	0.16		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.68"
1.0	180	0.0200	2.87		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
6.2	230	Total			

Summary for Subcatchment POST-3.10:

*Web Soil Survey data used for off-site analysis.

[49] Hint: Tc<2dt may require smaller dt

Runoff = 9.45 cfs @ 12.07 hrs, Volume= 30,847 cf, Depth> 4.65"
Routed to Pond PDMH3 : PDMH3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.58"

Area (sf)	CN	Description
12,426	61	>75% Grass cover, Good, HSG B
52,558	98	Paved parking, HSG B
14,543	98	Unconnected roofs, HSG B
79,527	92	Weighted Average
12,426		15.62% Pervious Area
67,101		84.38% Impervious Area
14,543		21.67% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Pond PDMH11: PDMH11

Inflow Area = 138,301 sf, 75.24% Impervious, Inflow Depth > 4.32" for 10-Yr event
Inflow = 14.15 cfs @ 12.12 hrs, Volume= 49,841 cf
Outflow = 14.15 cfs @ 12.12 hrs, Volume= 49,841 cf, Atten= 0%, Lag= 0.0 min
Primary = 8.11 cfs @ 12.12 hrs, Volume= 45,205 cf
Routed to Link PA-1 :
Secondary = 6.04 cfs @ 12.12 hrs, Volume= 4,636 cf
Routed to Link PA-1 :

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 61.16' @ 12.12 hrs
Flood Elev= 65.55'

Device	Routing	Invert	Outlet Devices
#1	Primary	58.65'	**15.0" Round Culvert** L= 8.0' Ke= 0.500 Inlet / Outlet Invert= 58.65' / 58.60' S= 0.0062 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Secondary	60.00'	**24.0" Round Culvert** L= 8.0' Ke= 0.500 Inlet / Outlet Invert= 60.00' / 59.75' S= 0.0313 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf

Primary OutFlow Max=8.02 cfs @ 12.12 hrs HW=61.12' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Inlet Controls 8.02 cfs @ 6.54 fps)

Secondary OutFlow Max=5.75 cfs @ 12.12 hrs HW=61.12' TW=0.00' (Dynamic Tailwater)
↑—**2=Culvert** (Barrel Controls 5.75 cfs @ 4.59 fps)

Summary for Pond PDMH20: PDMH20

Inflow Area = 211,390 sf, 68.31% Impervious, Inflow Depth > 4.01" for 10-Yr event
Inflow = 19.71 cfs @ 12.13 hrs, Volume= 70,574 cf
Outflow = 19.71 cfs @ 12.13 hrs, Volume= 70,574 cf, Atten= 0%, Lag= 0.0 min
Primary = 6.15 cfs @ 12.13 hrs, Volume= 54,948 cf
Routed to Pond RG-1 :
Secondary = 13.56 cfs @ 12.13 hrs, Volume= 15,625 cf
Routed to Pond RG-1 :

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 57.79' @ 12.13 hrs
Flood Elev= 62.05'

Device	Routing	Invert	Outlet Devices
#1	Primary	54.65'	**12.0" Round Culvert** L= 6.0' Ke= 0.500 Inlet / Outlet Invert= 54.65' / 54.50' S= 0.0250 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Secondary	56.00'	**24.0" Round Culvert** L= 8.0' Ke= 0.500 Inlet / Outlet Invert= 56.00' / 55.50' S= 0.0625 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf

Primary OutFlow Max=6.11 cfs @ 12.13 hrs HW=57.76' TW=51.98' (Dynamic Tailwater)
↑—**1=Culvert** (Inlet Controls 6.11 cfs @ 7.77 fps)

Secondary OutFlow Max=13.19 cfs @ 12.13 hrs HW=57.76' TW=51.98' (Dynamic Tailwater)
↑—**2=Culvert** (Inlet Controls 13.19 cfs @ 4.51 fps)

Summary for Pond PDMH3: PDMH3

Inflow Area = 238,286 sf, 76.82% Impervious, Inflow Depth > 4.36" for 10-Yr event
Inflow = 25.65 cfs @ 12.09 hrs, Volume= 86,656 cf
Outflow = 25.65 cfs @ 12.09 hrs, Volume= 86,656 cf, Atten= 0%, Lag= 0.0 min
Primary = 9.09 cfs @ 12.09 hrs, Volume= 69,426 cf
Routed to Link PA-3 :
Secondary = 16.56 cfs @ 12.09 hrs, Volume= 17,230 cf
Routed to Link PA-3 :

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 62.34' @ 12.09 hrs
Flood Elev= 65.50'

Device	Routing	Invert	Outlet Devices
#1	Primary	59.35'	**15.0" Round Culvert** L= 9.0' Ke= 0.500 Inlet / Outlet Invert= 59.35' / 59.30' S= 0.0056 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Secondary	60.50'	**36.0" Round Culvert** L= 8.0' Ke= 0.500 Inlet / Outlet Invert= 60.50' / 60.30' S= 0.0250 '/' Cc= 0.900 n= 0.013, Flow Area= 7.07 sf

Primary OutFlow Max=9.03 cfs @ 12.09 hrs HW=62.31' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Inlet Controls 9.03 cfs @ 7.36 fps)

Secondary OutFlow Max=16.17 cfs @ 12.09 hrs HW=62.31' TW=0.00' (Dynamic Tailwater)
↑—**2=Culvert** (Barrel Controls 16.17 cfs @ 5.19 fps)

Summary for Pond RG-1:

Inflow Area = 211,390 sf, 68.31% Impervious, Inflow Depth > 4.01" for 10-Yr event
Inflow = 19.71 cfs @ 12.13 hrs, Volume= 70,574 cf
Outflow = 7.41 cfs @ 12.44 hrs, Volume= 70,263 cf, Atten= 62%, Lag= 18.8 min
Primary = 7.41 cfs @ 12.44 hrs, Volume= 70,263 cf
Routed to Link PA-2 :

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 53.43' @ 12.44 hrs Surf.Area= 6,439 sf Storage= 20,531 cf
Flood Elev= 55.00' Surf.Area= 7,897 sf Storage= 31,749 cf

Plug-Flow detention time= 42.1 min calculated for 70,263 cf (100% of inflow)
Center-of-Mass det. time= 39.4 min (841.9 - 802.5)

Volume	Invert	Avail.Storage	Storage Description
#1	47.40'	31,749 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
47.40	3,709	0.0	0	0
48.50	3,709	40.0	1,632	1,632
50.00	3,709	30.0	1,669	3,301
51.00	4,433	100.0	4,071	7,372
52.00	5,214	100.0	4,824	12,196
53.00	6,052	100.0	5,633	17,829
54.00	6,946	100.0	6,499	24,328
55.00	7,897	100.0	7,422	31,749

Device	Routing	Invert	Outlet Devices
#1	Primary	47.40'	**24.0" Round Culvert** L= 65.0' Ke= 0.500 Inlet / Outlet Invert= 47.40' / 47.00' S= 0.0062 '/' Cc= 0.900 n= 0.012, Flow Area= 3.14 sf
#2	Device 1	47.40'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	47.40'	**10.000 in/hr Exfiltration over Surface area**
#4	Device 1	53.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#5	Device 1	54.00'	**1.0" x 1.0" Horiz. Orifice/Grate** X 114 rows C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=7.38 cfs @ 12.44 hrs HW=53.43' TW=0.00' (Dynamic Tailwater)
- **1=Culvert** (Passes 7.38 cfs of 33.93 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 2.27 cfs @ 11.58 fps)
  - **3=Exfiltration** (Exfiltration Controls 1.49 cfs)
  - **4=Sharp-Crested Rectangular Weir** (Weir Controls 3.62 cfs @ 2.15 fps)
  - **5=Orifice/Grate** (Controls 0.00 cfs)

Summary for Pond RG-2:

[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=81)

Inflow Area = 42,134 sf, 69.19% Impervious, Inflow Depth > 4.11" for 10-Yr event
Inflow = 4.43 cfs @ 12.09 hrs, Volume= 14,442 cf
Outflow = 2.15 cfs @ 12.26 hrs, Volume= 14,442 cf, Atten= 51%, Lag= 10.2 min
Primary = 2.15 cfs @ 12.26 hrs, Volume= 14,442 cf
Routed to Link PA-2 :

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 59.98' @ 12.26 hrs Surf.Area= 1,843 sf Storage= 1,977 cf
Flood Elev= 61.00' Surf.Area= 3,341 sf Storage= 4,618 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 5.9 min (802.8 - 796.9)

Volume	Invert	Avail.Storage	Storage Description
#1	56.40'	4,618 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
56.40	779	0.0	0	0
57.50	779	40.0	343	343
59.00	779	30.0	351	693
60.00	1,865	100.0	1,322	2,015
61.00	3,341	100.0	2,603	4,618

Device	Routing	Invert	Outlet Devices
#1	Primary	54.50'	**24.0" Round Culvert** L= 4.0' Ke= 0.500 Inlet / Outlet Invert= 54.50' / 54.00' S= 0.1250 '/' Cc= 0.900 n= 0.012, Flow Area= 3.14 sf
#2	Device 1	56.40'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	56.40'	**10.000 in/hr Exfiltration over Surface area**

#4 Device 1 60.50' **1.0" x 1.0" Horiz. Orifice/Grate** X 114 rows C= 0.600
Limited to weir flow at low heads

Primary OutFlow Max=2.15 cfs @ 12.26 hrs HW=59.98' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Passes 2.15 cfs of 32.00 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 1.72 cfs @ 8.78 fps)
├**3=Exfiltration** (Exfiltration Controls 0.43 cfs)
└**4=Orifice/Grate** (Controls 0.00 cfs)

Summary for Link PA-1:

Inflow Area = 191,936 sf, 54.49% Impervious, Inflow Depth > 3.58" for 10-Yr event
Inflow = 16.30 cfs @ 12.11 hrs, Volume= 57,220 cf
Primary = 16.30 cfs @ 12.11 hrs, Volume= 57,220 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link PA-2:

Inflow Area = 311,709 sf, 57.51% Impervious, Inflow Depth > 3.63" for 10-Yr event
Inflow = 10.57 cfs @ 12.42 hrs, Volume= 94,240 cf
Primary = 10.57 cfs @ 12.42 hrs, Volume= 94,240 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link PA-3:

Inflow Area = 281,262 sf, 65.09% Impervious, Inflow Depth > 3.96" for 10-Yr event
Inflow = 27.51 cfs @ 12.09 hrs, Volume= 92,845 cf
Primary = 27.51 cfs @ 12.09 hrs, Volume= 92,845 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link PA-4:

Inflow Area = 4,581 sf, 0.00% Impervious, Inflow Depth > 1.73" for 10-Yr event
Inflow = 0.20 cfs @ 12.09 hrs, Volume= 660 cf
Primary = 0.20 cfs @ 12.09 hrs, Volume= 660 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link PA-5:

Inflow Area = 8,825 sf, 89.09% Impervious, Inflow Depth > 4.88" for 10-Yr event
Inflow = 1.04 cfs @ 12.09 hrs, Volume= 3,587 cf
Primary = 1.04 cfs @ 12.09 hrs, Volume= 3,587 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment POST 1.0: Runoff Area=138,301 sf 75.24% Impervious Runoff Depth>5.77"
Flow Length=1,005' Tc=8.4 min CN=89 Runoff=18.59 cfs 66,502 cf

Subcatchment POST 1.1: Runoff Area=53,635 sf 1.00% Impervious Runoff Depth>2.65"
Flow Length=75' Slope=0.0350 '/' Tc=5.0 min CN=60 Runoff=3.74 cfs 11,849 cf

Subcatchment POST 2.1: Runoff Area=211,390 sf 68.31% Impervious Runoff Depth>5.43"
Flow Length=745' Tc=9.2 min CN=86 Runoff=26.33 cfs 95,587 cf

Subcatchment POST 2.2: Runoff Area=42,134 sf 69.19% Impervious Runoff Depth>5.54"
Flow Length=215' Tc=6.2 min CN=87 Runoff=5.89 cfs 19,462 cf

Subcatchment POST 2.3: Runoff Area=58,185 sf 9.83% Impervious Runoff Depth>3.05"
Flow Length=115' Slope=0.0200 '/' Tc=6.3 min CN=64 Runoff=4.61 cfs 14,795 cf

Subcatchment POST 3.0: Runoff Area=158,759 sf 73.04% Impervious Runoff Depth>5.66"
Flow Length=635' Slope=0.0150 '/' Tc=7.2 min CN=88 Runoff=21.91 cfs 74,834 cf

Subcatchment POST 3.1: Runoff Area=39,638 sf 0.00% Impervious Runoff Depth>2.75"
Flow Length=150' Tc=5.7 min CN=61 Runoff=2.84 cfs 9,083 cf

Subcatchment POST 3.2: Runoff Area=3,338 sf 0.00% Impervious Runoff Depth>2.75"
Flow Length=115' Tc=5.0 min CN=61 Runoff=0.24 cfs 765 cf

Subcatchment POST 4.0: Runoff Area=4,581 sf 0.00% Impervious Runoff Depth>2.75"
Tc=5.0 min CN=61 Runoff=0.33 cfs 1,050 cf

Subcatchment POST 5.0: Runoff Area=8,825 sf 89.09% Impervious Runoff Depth>6.35"
Flow Length=230' Slope=0.0200 '/' Tc=6.2 min CN=94 Runoff=1.34 cfs 4,672 cf

Subcatchment POST-3.10: Runoff Area=79,527 sf 84.38% Impervious Runoff Depth>6.12"
Tc=5.0 min CN=92 Runoff=12.23 cfs 40,564 cf

Pond PDMH11: PDMH11 Peak Elev=61.56' Inflow=18.59 cfs 66,502 cf
Primary=8.92 cfs 57,836 cf Secondary=9.67 cfs 8,666 cf Outflow=18.59 cfs 66,502 cf

Pond PDMH20: PDMH20 Peak Elev=58.62' Inflow=26.33 cfs 95,587 cf
Primary=7.05 cfs 70,587 cf Secondary=19.29 cfs 25,000 cf Outflow=26.33 cfs 95,587 cf

Pond PDMH3: PDMH3 Peak Elev=62.79' Inflow=33.64 cfs 115,398 cf
Primary=9.92 cfs 88,385 cf Secondary=23.72 cfs 27,012 cf Outflow=33.64 cfs 115,398 cf

Pond RG-1: Peak Elev=53.91' Storage=23,738 cf Inflow=26.33 cfs 95,587 cf
Outflow=14.87 cfs 95,236 cf

Pond RG-2: Peak Elev=60.51' Storage=3,150 cf Inflow=5.89 cfs 19,462 cf
Outflow=2.53 cfs 19,462 cf

Link PA-1: Inflow=22.17 cfs 78,351 cf
Primary=22.17 cfs 78,351 cf

Link PA-2: Inflow=19.65 cfs 129,493 cf
Primary=19.65 cfs 129,493 cf

Link PA-3: Inflow=36.72 cfs 125,246 cf
Primary=36.72 cfs 125,246 cf

Link PA-4: Inflow=0.33 cfs 1,050 cf
Primary=0.33 cfs 1,050 cf

Link PA-5: Inflow=1.34 cfs 4,672 cf
Primary=1.34 cfs 4,672 cf

Total Runoff Area = 798,313 sf Runoff Volume = 339,163 cf Average Runoff Depth = 5.10"
40.53% Pervious = 323,523 sf 59.47% Impervious = 474,790 sf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment POST 1.0: Runoff Area=138,301 sf 75.24% Impervious Runoff Depth>7.13"
Flow Length=1,005' Tc=8.4 min CN=89 Runoff=22.71 cfs 82,186 cf

Subcatchment POST 1.1: Runoff Area=53,635 sf 1.00% Impervious Runoff Depth>3.68"
Flow Length=75' Slope=0.0350 '/' Tc=5.0 min CN=60 Runoff=5.27 cfs 16,445 cf

Subcatchment POST 2.1: Runoff Area=211,390 sf 68.31% Impervious Runoff Depth>6.77"
Flow Length=745' Tc=9.2 min CN=86 Runoff=32.48 cfs 119,254 cf

Subcatchment POST 2.2: Runoff Area=42,134 sf 69.19% Impervious Runoff Depth>6.89"
Flow Length=215' Tc=6.2 min CN=87 Runoff=7.23 cfs 24,203 cf

Subcatchment POST 2.3: Runoff Area=58,185 sf 9.83% Impervious Runoff Depth>4.15"
Flow Length=115' Slope=0.0200 '/' Tc=6.3 min CN=64 Runoff=6.31 cfs 20,108 cf

Subcatchment POST 3.0: Runoff Area=158,759 sf 73.04% Impervious Runoff Depth>7.01"
Flow Length=635' Slope=0.0150 '/' Tc=7.2 min CN=88 Runoff=26.83 cfs 92,771 cf

Subcatchment POST 3.1: Runoff Area=39,638 sf 0.00% Impervious Runoff Depth>3.80"
Flow Length=150' Tc=5.7 min CN=61 Runoff=3.97 cfs 12,537 cf

Subcatchment POST 3.2: Runoff Area=3,338 sf 0.00% Impervious Runoff Depth>3.80"
Flow Length=115' Tc=5.0 min CN=61 Runoff=0.34 cfs 1,056 cf

Subcatchment POST 4.0: Runoff Area=4,581 sf 0.00% Impervious Runoff Depth>3.80"
Tc=5.0 min CN=61 Runoff=0.47 cfs 1,449 cf

Subcatchment POST 5.0: Runoff Area=8,825 sf 89.09% Impervious Runoff Depth>7.73"
Flow Length=230' Slope=0.0200 '/' Tc=6.2 min CN=94 Runoff=1.61 cfs 5,688 cf

Subcatchment POST-3.10: Runoff Area=79,527 sf 84.38% Impervious Runoff Depth>7.50"
Tc=5.0 min CN=92 Runoff=14.81 cfs 49,674 cf

Pond PDMH11: PDMH11 Peak Elev=61.91' Inflow=22.71 cfs 82,186 cf
Primary=9.59 cfs 69,225 cf Secondary=13.11 cfs 12,961 cf Outflow=22.71 cfs 82,186 cf

Pond PDMH20: PDMH20 Peak Elev=59.61' Inflow=32.48 cfs 119,254 cf
Primary=7.99 cfs 84,977 cf Secondary=24.49 cfs 34,277 cf Outflow=32.48 cfs 119,254 cf

Pond PDMH3: PDMH3 Peak Elev=63.19' Inflow=41.03 cfs 142,444 cf
Primary=10.59 cfs 105,329 cf Secondary=30.44 cfs 37,116 cf Outflow=41.03 cfs 142,444 cf

Pond RG-1: Peak Elev=54.26' Storage=26,161 cf Inflow=32.48 cfs 119,254 cf
Outflow=23.36 cfs 118,868 cf

Pond RG-2: Peak Elev=60.70' Storage=3,674 cf Inflow=7.23 cfs 24,203 cf
Outflow=4.27 cfs 24,203 cf

Link PA-1: Inflow=27.73 cfs 98,631 cf
Primary=27.73 cfs 98,631 cf

Link PA-2: Inflow=31.67 cfs 163,180 cf
Primary=31.67 cfs 163,180 cf

Link PA-3: Inflow=45.35 cfs 156,038 cf
Primary=45.35 cfs 156,038 cf

Link PA-4: Inflow=0.47 cfs 1,449 cf
Primary=0.47 cfs 1,449 cf

Link PA-5: Inflow=1.61 cfs 5,688 cf
Primary=1.61 cfs 5,688 cf

Total Runoff Area = 798,313 sf Runoff Volume = 425,371 cf Average Runoff Depth = 6.39"
40.53% Pervious = 323,523 sf 59.47% Impervious = 474,790 sf

Section 4
Peak Rate Comparison

The following table summarizes and compares the pre- and post-development peak runoff rates from the 2-year, 10-year, 25-year and 50-year storm events at the point of analysis. The 1-year event has been included in order to demonstrate compliance with the Channel Protection requirements of Env-Wq 1507.05 for select points of analysis.

Table 4.1

Comparison of Pre- and Post-Development Flows (CFS)

	1-Year Storm	2-Year Storm	10-Year Storm	25-Year Storm	50-Year Storm
Pre-Development Watershed					
PA-1	7.56	10.36	19.19	26.26	32.86
PA-2	7.74	10.04	16.81	25.58	38.42
PA-3	12.32	16.62	30.22	41.10	51.37
PA-4	0.81	1.06	1.83	2.44	2.99
PA-5	0.57	0.69	1.06	1.35	1.61
Post-Development Watershed					
PA-1	6.82	9.09	16.30	22.17	27.73
PA-2	4.37	5.28	10.57	19.65	31.67
PA-3	12.23	15.96	27.51	36.72	45.35
PA-4	0.03	0.06	0.20	0.33	0.47
PA-5	0.53	0.66	1.04	1.34	1.61

Each of the points of analysis meets the channel protection requirements of Env-Wq 105.05 as follows:s

PA-1: The 2-year, 24-hour post-development runoff volume (31,782 cf) has not increased over the 2-year, 24 hour pre-development runoff volume (33,388 cf)by more than 0.1 ac-ft (or 4,356 cf).

PA-2: The 2-year, 24-hour post-development peak flow rate (5.28 cfs) is less than or equal to the 1-year, 24-hour pre-development peak flow rate (7.74 cfs).

PA-3: The 2-year, 24-hour post-development runoff volume (53,113 cf) has not increased over the 2-year, 24 hour pre-development runoff volume (61,093 cf) by more than 0.1 ac-ft (or 4,356 cf).

PA-4: The 2-year, 24-hour post-development peak flow rate (0.06 cfs) is less than or equal to the 1-year, 24-hour pre-development peak flow rate (0.81 cfs).

PA-5: The 2-year, 24-hour post-development runoff volume (2,213 cf) has not increased over the 2-year, 24 hour pre-development runoff volume (2,409 cf) by more than 0.1 ac-ft (or 4,356 cf).

Section 5
Mitigation Description

The stormwater management system has been designed to provide stormwater treatment as required by the City of Portsmouth Site Review Regulations and NHDES AoT Regulations (Env-Wq 1500).

5.1 Pre-Treatment Methods for Protecting Water Quality

Pre-treatment for the stormwater filtration systems consists of off-line deep sump catch basins, sediment forebays, Rain Guardian turrets, and Contech CDS units.

5.2 Treatment Methods for Protecting Water Quality.

The runoff from proposed impervious areas will be treated by Contech Jellyfish stormwater filtration systems as well as a Rain Garden bioretention systems. These Jellyfish and Rain Garden systems are sized to treat the Water Quality Flow of their respective sub catchment areas. The BMP worksheets for the treatment practices have been included in Section 6 of this report.

The proposed stormwater management system is required to remove 80% of the annual Total Suspended Soils (TSS) loads and 50% of the annual Total Nitrogen (TN) loads per the City of Portsmouth's Site Plan regulations, Section 7.6.2.1.a.i. As shown in Table 5.1 the pollutant removal efficiencies for the proposed treatment systems exceed the City of Portsmouth's removal requirements.

Table 5.1 – Pollutant Removal Efficiencies

BMP	Total Suspended Solids	Total Nitrogen	Total Phosphorus
Jellyfish Filter w/Pretreatment[1]	85%	50%	55%
Rain Garden w/ Pretreatment[2]	90%	65%	65%

1. Pollutant removal efficiencies from Contech Engineered Solutions, Jellyfish Filter Stormwater Treatment standard performance specifications. Pre-treatment upstream of the unit is assumed to be accounted for.
2. Pollutant removal efficiencies from NH Stormwater Manual Volume 2, Appendix E. Per the descriptions listed in the Appendix, pre-treatment is already accounted for in the efficiencies cited.

Section 6
BMP Worksheets

FILTRATION PRACTICE DESIGN CRITERIA
(Env-Wq 1508.07)

Type/Node Name: **RG-1**

Enter the type of filtration practice (e.g., bioretention system) and the node name in the drainage analysis, if applicable.

		Check if you reviewed the restrictions on unlined systems outlined in Env-Wq 1508.07(a).	
4.85	ac	A = Area draining to the practice	
3.31	ac	A_I = Impervious area draining to the practice	
0.68	decimal	I = Percent impervious area draining to the practice, in decimal form	
0.66	unitless	Rv = Runoff coefficient = 0.05 + (0.9 x I)	
3.22	ac-in	WQV= 1" x Rv x A	
11,694	cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")	
2,924	cf	25% x WQV (check calc for sediment forebay volume)	
8,771	cf	75% x WQV (check calc for surface sand filter volume)	
CDS Unit		Method of Pretreatment? (not required for clean or roof runoff)	
	cf	V_{SED} = Sediment forebay volume, if used for pretreatment	**≥ 25%WQV**
Calculate time to drain if system IS NOT underdrained:			
	sf	A_{SA} = Surface area of the practice	
	iph	$Ksat_{DESIGN}$ = Design infiltration rate[1]	
		If Ksat (prior to factor of safety) is < 0.50 iph, has an underdrain been provided?	
	Yes/No	(Use the calculations below)	
-	hours	T_{DRAIN} = Drain time = V / (A_{SA} * I_{DESIGN})	**≤ 72-hrs**
Calculate time to drain if system IS underdrained:			
52.25	ft	E_{WQV} = Elevation of WQV (attach stage-storage table)	
3.28	cfs	Q_{WQV} = Discharge at the E_{WQV} (attach stage-discharge table)	
1.98	hours	T_{DRAIN} = Drain time = 2WQV/Q_{WQV}	**≤ 72-hrs**
48.50	feet	E_{FC} = Elevation of the bottom of the filter course material[2]	
47.40	feet	E_{UD} = Invert elevation of the underdrain (UD), if applicable	
See Notes	feet	E_{SHWT} = Elevation of SHWT (if none found, enter the lowest elevation of the test pit)	
See Notes	feet	E_{ROCK} = Elevation of bedrock (if none found, enter the lowest elevation of the test pit)	
1.10	feet	$D_{FC\ to\ UD}$ = Depth to UD from the bottom of the filter course	**≥ 1'**
#VALUE!	feet	$D_{FC\ to\ ROCK}$ = Depth to bedrock from the bottom of the filter course	**≥ 1'**
#VALUE!	feet	$D_{FC\ to\ SHWT}$ = Depth to SHWT from the bottom of the filter course	**≥ 1'**
54.26	ft	Peak elevation of the 50-year storm event (infiltration can be used in analysis)	
55.00	ft	Elevation of the top of the practice	
YES		50 peak elevation ≤ Elevation of the top of the practice	**← yes**
If a surface sand filter or underground sand filter is proposed:			
YES	ac	Drainage Area check.	**< 10 ac**
	cf	V = Volume of storage[3] (attach a stage-storage table)	**≥ 75%WQV**
	inches	D_{FC} = Filter course thickness	**18", or 24" if within GPA**
Sheet		Note what sheet in the plan set contains the filter course specification.	
	Yes/No	Access grate provided?	**← yes**

If a bioretention area is proposed:			
YES	ac	Drainage Area no larger than 5 ac?	**← yes**
16,197	cf	V = Volume of storage[3] (attach a stage-storage table)	**≥ WQV**
18.0	inches	D_{FC} = Filter course thickness	**18", or 24" if within GPA**
Sheet		Note what sheet in the plan set contains the filter course specification	
3.0	:1	Pond side slopes	**≥ 3:1**
Sheet		Note what sheet in the plan set contains the planting plans and surface cover	
If porous pavement is proposed:			
		Type of pavement proposed (Concrete? Asphalt? Pavers? Etc.)	
	acres	A_{SA} = Surface area of the pervious pavement	
	:1	Ratio of the contributing area to the pervious surface area	**≤ 5:1**
	inches	D_{FC} = Filter course thickness	**12", or 18" if within GPA mod. 304.1 (see spec)**
Sheet		Note what sheet in the plan set contains the filter course spec.	

1. Rate of the limiting layer (either the filter course or the underlying soil). $Ksat_{design}$ includes factor of safey. See Env-Wq 1504.14 for guidance on determining the infiltration rate.

2. See lines 34, 40 and 48 for required depths of filter media.

3. Volume without depending on infiltration. The volume includes the storage above the filter (but below the invert of the outlet stucture, if any), the filter media voids, and the pretreatment area. The storage above the filter media shall not include the volume above the outlet structure, if any.

Designer's Notes:

Limited test pit information available due to existing site test pit access and location constraints, as described in the test pit data and logs included under Appendix B. Rain garden is proposed to be underdrained by a 6" perforated PVC, and no exfiltration to subgrade soils has been carried in the drainage design or model.

Stage-Area-Storage for Pond RG-1:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
47.40	3,709	0
47.45	3,709	74
47.50	3,709	148
47.55	3,709	223
47.60	3,709	297
47.65	3,709	371
47.70	3,709	445
47.75	3,709	519
47.80	3,709	593
47.85	3,709	668
47.90	3,709	742
47.95	3,709	816
48.00	3,709	890
48.05	3,709	964
48.10	3,709	1,039
48.15	3,709	1,113
48.20	3,709	1,187
48.25	3,709	1,261
48.30	3,709	1,335
48.35	3,709	1,409
48.40	3,709	1,484
48.45	3,709	1,558
48.50	3,709	1,632
48.55	3,709	1,688
48.60	3,709	1,743
48.65	3,709	1,799
48.70	3,709	1,854
48.75	3,709	1,910
48.80	3,709	1,966
48.85	3,709	2,021
48.90	3,709	2,077
48.95	3,709	2,133
49.00	3,709	2,188
49.05	3,709	2,244
49.10	3,709	2,300
49.15	3,709	2,355
49.20	3,709	2,411
49.25	3,709	2,466
49.30	3,709	2,522
49.35	3,709	2,578
49.40	3,709	2,633
49.45	3,709	2,689
49.50	3,709	2,745
49.55	3,709	2,800
49.60	3,709	2,856
49.65	3,709	2,912
49.70	3,709	2,967
49.75	3,709	3,023
49.80	3,709	3,078
49.85	3,709	3,134
49.90	3,709	3,190
49.95	3,709	3,245
50.00	3,709	3,301
50.05	3,745	3,487
50.10	3,781	3,676
50.15	3,818	3,866
50.20	3,854	4,057
50.25	3,890	4,251
50.30	3,926	4,446
50.35	3,962	4,644
50.40	3,999	4,843
50.45	4,035	5,043
50.50	4,071	5,246
50.55	4,107	5,450
50.60	4,143	5,657
50.65	4,180	5,865
50.70	4,216	6,075
50.75	4,252	6,286
50.80	4,288	6,500
50.85	4,324	6,715
50.90	4,361	6,932
50.95	4,397	7,151
51.00	4,433	7,372
51.05	4,472	7,595
51.10	4,511	7,819
51.15	4,550	8,046
51.20	4,589	8,274
51.25	4,628	8,505
51.30	4,667	8,737
51.35	4,706	8,971
51.40	4,745	9,208
51.45	4,784	9,446
51.50	4,824	9,686
51.55	4,863	9,928
51.60	4,902	10,172
51.65	4,941	10,418
51.70	4,980	10,666
51.75	5,019	10,916
51.80	5,058	11,168
51.85	5,097	11,422
51.90	5,136	11,678
51.95	5,175	11,936
52.00	5,214	12,196
52.05	5,256	12,457
52.10	5,298	12,721
52.15	5,340	12,987
52.20	5,382	13,255
52.25	5,424	13,525
52.30	5,465	13,797
52.35	5,507	14,072
52.40	5,549	14,348
52.45	5,591	14,627
52.50	5,633	14,907
52.55	5,675	15,190

Bottom of Filter Course

Ewqv (excluding volume below filter course

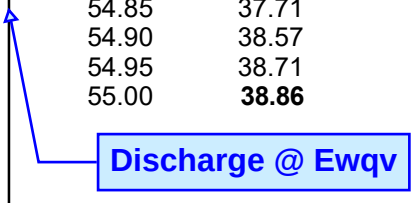
Stage-Area-Storage for Pond RG-1: (continued)

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
52.60	5,717	15,475
52.65	5,759	15,762
52.70	5,801	16,051
52.75	5,843	16,342
52.80	5,884	16,635
52.85	5,926	16,930
52.90	5,968	17,227
52.95	6,010	17,527
53.00	6,052	17,829
53.05	6,097	18,132
53.10	6,141	18,438
53.15	6,186	18,746
53.20	6,231	19,057
53.25	6,276	19,369
53.30	6,320	19,684
53.35	6,365	20,001
53.40	6,410	20,321
53.45	6,454	20,642
53.50	6,499	20,966
53.55	6,544	21,292
53.60	6,588	21,621
53.65	6,633	21,951
53.70	6,678	22,284
53.75	6,723	22,619
53.80	6,767	22,956
53.85	6,812	23,296
53.90	6,857	23,637
53.95	6,901	23,981
54.00	6,946	24,328
54.05	6,994	24,676
54.10	7,041	25,027
54.15	7,089	25,380
54.20	7,136	25,736
54.25	7,184	26,094
54.30	7,231	26,454
54.35	7,279	26,817
54.40	7,326	27,182
54.45	7,374	27,549
54.50	7,422	27,919
54.55	7,469	28,292
54.60	7,517	28,666
54.65	7,564	29,043
54.70	7,612	29,423
54.75	7,659	29,804
54.80	7,707	30,189
54.85	7,754	30,575
54.90	7,802	30,964
54.95	7,849	31,355
55.00	**7,897**	**31,749**

First Outlet

Stage-Discharge for Pond RG-1:

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
47.40	0.00	50.00	2.31	52.60	3.43
47.45	0.01	50.05	2.33	52.65	3.45
47.50	0.05	50.10	2.36	52.70	3.47
47.55	0.11	50.15	2.38	52.75	3.49
47.60	0.21	50.20	2.40	52.80	3.51
47.65	0.33	50.25	2.42	52.85	3.53
47.70	0.47	50.30	2.45	52.90	3.55
47.75	0.64	50.35	2.47	52.95	3.57
47.80	0.83	50.40	2.49	53.00	3.59
47.85	1.04	50.45	2.52	53.05	3.75
47.90	1.27	50.50	2.54	53.10	4.04
47.95	1.38	50.55	2.56	53.15	4.40
48.00	1.42	50.60	2.58	53.20	4.83
48.05	1.46	50.65	2.61	53.25	5.30
48.10	1.49	50.70	2.63	53.30	5.83
48.15	1.53	50.75	2.65	53.35	6.39
48.20	1.56	50.80	2.67	53.40	6.99
48.25	1.59	50.85	2.69	53.45	7.63
48.30	1.62	50.90	2.71	53.50	8.30
48.35	1.65	50.95	2.74	53.55	9.00
48.40	1.68	51.00	2.76	53.60	9.73
48.45	1.70	51.05	2.78	53.65	10.48
48.50	1.73	51.10	2.80	53.70	11.26
48.55	1.76	51.15	2.82	53.75	12.07
48.60	1.78	51.20	2.84	53.80	12.90
48.65	1.80	51.25	2.87	53.85	13.75
48.70	1.83	51.30	2.89	53.90	14.62
48.75	1.85	51.35	2.91	53.95	15.51
48.80	1.87	51.40	2.93	54.00	16.42
48.85	1.89	51.45	2.95	54.05	18.20
48.90	1.92	51.50	2.97	54.10	19.50
48.95	1.94	51.55	2.99	54.15	20.73
49.00	1.96	51.60	3.01	54.20	21.94
49.05	1.98	51.65	3.03	54.25	23.14
49.10	2.00	51.70	3.06	54.30	24.33
49.15	2.02	51.75	3.08	54.35	25.52
49.20	2.04	51.80	3.10	54.40	26.71
49.25	2.05	51.85	3.12	54.45	27.91
49.30	2.07	51.90	3.14	54.50	29.12
49.35	2.09	51.95	3.16	54.55	30.32
49.40	2.11	52.00	3.18	54.60	31.54
49.45	2.13	52.05	3.20	54.65	32.76
49.50	2.14	52.10	3.22	54.70	33.99
49.55	2.16	52.15	3.24	54.75	35.22
49.60	2.18	52.20	3.26	54.80	36.47
49.65	2.20	52.25	3.28	54.85	37.71
49.70	2.21	52.30	3.30	54.90	38.57
49.75	2.23	52.35	3.32	54.95	38.71
49.80	2.24	52.40	3.35	55.00	**38.86**
49.85	2.26	52.45	3.37		
49.90	2.28	52.50	3.39		
49.95	2.29	52.55	3.41		



FILTRATION PRACTICE DESIGN CRITERIA
(Env-Wq 1508.07)

Type/Node Name: **RG-2**

Enter the type of filtration practice (e.g., bioretention system) and the node name in the drainage analysis, if applicable.

		Check if you reviewed the restrictions on unlined systems outlined in Env-Wq 1508.07(a).	
0.97	ac	A = Area draining to the practice	
0.67	ac	A_I = Impervious area draining to the practice	
0.69	decimal	I = Percent impervious area draining to the practice, in decimal form	
0.67	unitless	Rv = Runoff coefficient = 0.05 + (0.9 x I)	
0.65	ac-in	WQV= 1" x Rv x A	
2,365	cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")	
591	cf	25% x WQV (check calc for sediment forebay volume)	
1,774	cf	75% x WQV (check calc for surface sand filter volume)	
Rain Guardian Turret		Method of Pretreatment? (not required for clean or roof runoff)	
N/A	cf	V_{SED} = Sediment forebay volume, if used for pretreatment	**≥ 25%WQV**
Calculate time to drain if system IS NOT underdrained:			
	sf	A_{SA} = Surface area of the practice	
	iph	$Ksat_{DESIGN}$ = Design infiltration rate[1]	
		If Ksat (prior to factor of safety) is < 0.50 iph, has an underdrain been provided?	
	Yes/No	(Use the calculations below)	
-	hours	T_{DRAIN} = Drain time = V / (A_{SA} * I_{DESIGN})	**≤ 72-hrs**
Calculate time to drain if system IS underdrained:			
60.35	ft	E_{WQV} = Elevation of WQV (attach stage-storage table)	
2.37	cfs	Q_{WQV} = Discharge at the E_{WQV} (attach stage-discharge table)	
0.55	hours	T_{DRAIN} = Drain time = 2WQV/Q_{WQV}	**≤ 72-hrs**
57.50	feet	E_{FC} = Elevation of the bottom of the filter course material[2]	
56.40	feet	E_{UD} = Invert elevation of the underdrain (UD), if applicable	
See Notes	feet	E_{SHWT} = Elevation of SHWT (if none found, enter the lowest elevation of the test pit)	
See Notes	feet	E_{ROCK} = Elevation of bedrock (if none found, enter the lowest elevation of the test pit)	
1.10	feet	$D_{FC\ to\ UD}$ = Depth to UD from the bottom of the filter course	**≥ 1'**
#VALUE!	feet	$D_{FC\ to\ ROCK}$ = Depth to bedrock from the bottom of the filter course	**≥ 1'**
#VALUE!	feet	$D_{FC\ to\ SHWT}$ = Depth to SHWT from the bottom of the filter course	**≥ 1'**
60.70	ft	Peak elevation of the 50-year storm event (infiltration can be used in analysis)	
61.00	ft	Elevation of the top of the practice	
YES		50 peak elevation ≤ Elevation of the top of the practice	**← yes**
If a surface sand filter or underground sand filter is proposed:			
YES	ac	Drainage Area check.	**< 10 ac**
	cf	V = Volume of storage[3] (attach a stage-storage table)	**≥ 75%WQV**
	inches	D_{FC} = Filter course thickness	**18", or 24" if within GPA**
Sheet		Note what sheet in the plan set contains the filter course specification.	
	Yes/No	Access grate provided?	**← yes**

If a bioretention area is proposed:			
YES	ac	Drainage Area no larger than 5 ac?	**← yes**
2,789	cf	V = Volume of storage[3] (attach a stage-storage table)	**≥ WQV**
18.0	inches	D_{FC} = Filter course thickness	**18", or 24" if within GPA**
Sheet		Note what sheet in the plan set contains the filter course specification	
3.0	:1	Pond side slopes	**≥ 3:1**
Sheet		Note what sheet in the plan set contains the planting plans and surface cover	
If porous pavement is proposed:			
		Type of pavement proposed (Concrete? Asphalt? Pavers? Etc.)	
	acres	A_{SA} = Surface area of the pervious pavement	
	:1	Ratio of the contributing area to the pervious surface area	**≤ 5:1**
	inches	D_{FC} = Filter course thickness	**12", or 18" if within GPA mod. 304.1 (see spec)**
Sheet		Note what sheet in the plan set contains the filter course spec.	

1. Rate of the limiting layer (either the filter course or the underlying soil). $Ksat_{design}$ includes factor of safey. See Env-Wq 1504.14 for guidance on determining the infiltration rate.

2. See lines 34, 40 and 48 for required depths of filter media.

3. Volume without depending on infiltration. The volume includes the storage above the filter (but below the invert of the outlet stucture, if any), the filter media voids, and the pretreatment area. The storage above the filter media shall not include the volume above the outlet structure, if any.

Designer's Notes:

Limited test pit information available due to existing site test pit access and location constraints, as described in the test pit data and logs included under Appendix B. Rain garden is proposed to be underdrained by a 6" perforated PVC, and no exfiltration to subgrade soils has been carried in the drainage design or model.

Stage-Area-Storage for Pond RG-2:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
56.40	779	0
56.45	779	16
56.50	779	31
56.55	779	47
56.60	779	62
56.65	779	78
56.70	779	93
56.75	779	109
56.80	779	125
56.85	779	140
56.90	779	156
56.95	779	171
57.00	779	187
57.05	779	203
57.10	779	218
57.15	779	234
57.20	779	249
57.25	779	265
57.30	779	280
57.35	779	296
57.40	779	312
57.45	779	327
57.50	779	343
57.55	779	354
57.60	779	366
57.65	779	378
57.70	779	389
57.75	779	401
57.80	779	413
57.85	779	425
57.90	779	436
57.95	779	448
58.00	779	460
58.05	779	471
58.10	779	483
58.15	779	495
58.20	779	506
58.25	779	518
58.30	779	530
58.35	779	541
58.40	779	553
58.45	779	565
58.50	779	576
58.55	779	588
58.60	779	600
58.65	779	612
58.70	779	623
58.75	779	635
58.80	779	647
58.85	779	658
58.90	779	670
58.95	779	682

Bottom of Filter Course

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
59.00	779	693
59.05	833	734
59.10	888	777
59.15	942	822
59.20	996	871
59.25	1,051	922
59.30	1,105	976
59.35	1,159	1,032
59.40	1,213	1,092
59.45	1,268	1,154
59.50	1,322	1,219
59.55	1,376	1,286
59.60	1,431	1,356
59.65	1,485	1,429
59.70	1,539	1,505
59.75	1,594	1,583
59.80	1,648	1,664
59.85	1,702	1,748
59.90	1,756	1,834
59.95	1,811	1,923
60.00	1,865	2,015
60.05	1,939	2,110
60.10	2,013	2,209
60.15	2,086	2,312
60.20	2,160	2,418
60.25	2,234	2,528
60.30	2,308	2,641
60.35	2,382	2,758
60.40	2,455	2,879
60.45	2,529	3,004
60.50	2,603	3,132
60.55	2,677	3,264
60.60	2,751	3,400
60.65	2,824	3,539
60.70	2,898	3,682
60.75	2,972	3,829
60.80	3,046	3,980
60.85	3,120	4,134
60.90	3,193	4,292
60.95	3,267	4,453
61.00	**3,341**	**4,618**

Ewqv (excluding volume below filter course

First Outlet

Stage-Discharge for Pond RG-2:

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
56.40	0.00	59.00	1.63
56.45	0.19	59.05	1.66
56.50	0.21	59.10	1.69
56.55	0.25	59.15	1.71
56.60	0.29	59.20	1.74
56.65	0.35	59.25	1.77
56.70	0.41	59.30	1.79
56.75	0.48	59.35	1.82
56.80	0.54	59.40	1.85
56.85	0.61	59.45	1.88
56.90	0.65	59.50	1.90
56.95	0.70	59.55	1.93
57.00	0.74	59.60	1.95
57.05	0.78	59.65	1.98
57.10	0.81	59.70	2.01
57.15	0.85	59.75	2.03
57.20	0.88	59.80	2.06
57.25	0.91	59.85	2.09
57.30	0.94	59.90	2.11
57.35	0.97	59.95	2.14
57.40	1.00	60.00	2.16
57.45	1.03	60.05	2.19
57.50	1.05	60.10	2.22
57.55	1.08	60.15	2.25
57.60	1.10	60.20	2.28
57.65	1.13	60.25	2.31
57.70	1.15	60.30	2.34
57.75	1.17	60.35	2.37
57.80	1.19	60.40	2.40
57.85	1.22	60.45	2.43
57.90	1.24	60.50	2.46
57.95	1.26	60.55	3.34
58.00	1.28	60.60	3.72
58.05	1.30	60.65	4.02
58.10	1.32	60.70	4.28
58.15	1.34	60.75	4.51
58.20	1.36	60.80	4.72
58.25	1.38	60.85	4.91
58.30	1.39	60.90	5.10
58.35	1.41	60.95	5.27
58.40	1.43	61.00	**5.44**
58.45	1.45		
58.50	1.47		
58.55	1.48		
58.60	1.50		
58.65	1.52		
58.70	1.53		
58.75	1.55		
58.80	1.57		
58.85	1.58		
58.90	1.60		
58.95	1.61		

Discharge @ Ewqv

GENERAL CALCULATIONS - WQV and WQF
(optional worksheet)

This worksheet may be useful when designing a BMP **that does not fit into one of the specific worksheets already provided** (i.e. for a technology which is not a stormwater wetland, infiltration practice, etc.)

Water Quality Volume (WQV)

3.17	ac	A = Area draining to the practice
2.39	ac	A_I = Impervious area draining to the practice
0.75	decimal	I = Percent impervious area draining to the practice, in decimal form
0.73	unitless	Rv = Runoff coefficient = 0.05 + (0.9 x I)
2.31	ac-in	WQV= 1" x Rv x A
8,383	cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")

Water Quality Flow (WQF)

1	inches	P = Amount of rainfall. For WQF in NH, P = 1".
0.73	inches	Q = Water quality depth. Q = WQV/A
97	unitless	CN = Unit peak discharge curve number. $CN = 1000/(10+5P+10Q-10*[Q^2 + 1.25*Q*P]^{0.5})$
0.3	inches	S = Potential maximum retention. S = (1000/CN) - 10
0.056	inches	Ia = Initial abstraction. Ia = 0.2S
8.4	minutes	T_c = Time of Concentration
620.0	$cfs/mi^2/in$	q_u is the unit peak discharge. Obtain this value from TR-55 exhibits 4-II and 4-III.
2.237	cfs	WQF = q_u x WQV. Conversion: to convert "$cfs/mi^2/in$ * ac-in" to "cfs" multiply by $1mi^2/640ac$.

Designer's Notes: POST 1.0 WATERSHED

JFF-1 and CDS-1

Proprietary Pretreatment device located upstream of underground detention.

Pretreatment Device - Contech CDS Model 3025-6 (designed to treat maximum 2.4 cfs)

Treatment Device - Contech Jellyfish Filter Model JFPD080812-3 (designed to treat maximum 2.41 cfs)

Upstream bypass pipe invert set to at least elevation of WQF (refer to stage-storage table)

Stage-Discharge for Pond PDHM19: PDMH19

Elevation (feet)	Discharge (cfs)	Primary (cfs)	Secondary (cfs)
58.65	0.00	0.00	0.00
58.70	0.01	0.01	0.00
58.75	0.03	0.03	0.00
58.80	0.08	0.08	0.00
58.85	0.14	0.14	0.00
58.90	0.21	0.21	0.00
58.95	0.30	0.30	0.00
59.00	0.40	0.40	0.00
59.05	0.51	0.51	0.00
59.10	0.64	0.64	0.00
59.15	0.77	0.77	0.00
59.20	0.92	0.92	0.00
59.25	1.08	1.08	0.00
59.30	1.24	1.24	0.00
59.35	1.42	1.42	0.00
59.40	1.60	1.60	0.00
59.45	1.80	1.80	0.00
59.50	1.99	1.99	0.00
59.55	2.20	2.20	0.00
59.60	2.41	2.41	0.00
59.65	2.62	2.62	0.00
59.70	2.84	2.84	0.00
59.75	3.06	3.06	0.00
59.80	3.28	3.28	0.00
59.85	3.50	3.50	0.00
59.90	3.72	3.72	0.00
59.95	3.94	3.94	0.00
60.00	4.15	4.15	0.00
60.05	4.37	4.36	0.02
60.10	4.62	4.55	0.06
60.15	4.88	4.74	0.14
60.20	5.16	4.91	0.25
60.25	5.45	5.06	0.39
60.30	5.72	5.17	0.55
60.35	6.11	5.36	0.74
60.40	6.59	5.62	0.96
60.45	7.08	5.87	1.21
60.50	7.59	6.11	1.48
60.55	8.11	6.34	1.76
60.60	8.61	6.57	2.04
60.65	9.12	6.78	2.34
60.70	9.64	6.99	2.65
60.75	10.15	7.18	2.97
60.80	10.60	7.30	3.31
60.85	11.07	7.42	3.66
60.90	11.55	7.53	4.02
60.95	12.04	7.65	4.40
61.00	12.54	7.76	4.78
61.05	13.05	7.87	5.18
61.10	13.57	7.98	5.59
61.15	14.10	8.09	6.01
61.20	14.63	8.20	6.43
61.25	15.17	8.30	6.87
61.30	15.72	8.41	7.31
61.35	16.27	8.51	7.76
61.40	16.84	8.61	8.22
61.45	17.40	8.71	8.69
61.50	17.97	8.81	9.16
61.55	18.54	8.91	9.63
61.60	19.12	9.01	10.11
61.65	19.70	9.11	10.59
61.70	20.28	9.20	11.08
61.75	20.86	9.30	11.56
61.80	21.44	9.39	12.05
61.85	22.02	9.48	12.54
61.90	22.59	9.57	13.02
61.95	23.17	9.66	13.50
62.00	23.74	9.75	13.98
62.05	24.30	9.84	14.46
62.10	24.86	9.93	14.93
62.15	25.41	10.02	15.39
62.20	25.95	10.11	15.85
62.25	26.48	10.19	16.29
62.30	27.00	10.28	16.72
62.35	27.50	10.36	17.14
62.40	27.98	10.45	17.54
62.45	28.44	10.53	17.91
62.50	28.87	10.61	18.26
62.55	29.28	10.69	18.58
62.60	29.63	10.77	18.86
62.65	29.92	10.86	19.06
62.70	30.36	10.94	19.43
62.75	30.95	11.01	19.93
62.80	31.39	11.09	20.29
62.85	31.75	11.17	20.57
62.90	32.10	11.25	20.85
62.95	32.45	11.33	21.12
63.00	32.80	11.40	21.39
63.05	33.14	11.48	21.66
63.10	33.48	11.56	21.92
63.15	33.81	11.63	22.18
63.20	34.14	11.71	22.44
63.25	34.47	11.78	22.69
63.30	34.80	11.85	22.94
63.35	35.12	11.93	23.19
63.40	35.44	12.00	23.43
63.45	35.75	12.07	23.68
63.50	36.06	12.15	23.92
63.55	36.37	12.22	24.16
63.60	36.68	12.29	24.39
63.65	36.98	12.36	24.62
63.70	37.29	12.43	24.86
63.75	37.58	12.50	25.08
63.80	37.88	12.57	25.31

Bypass @ Primary > WQF

GENERAL CALCULATIONS - WQV and WQF
(optional worksheet)

This worksheet may be useful when designing a BMP **that does not fit into one of the specific worksheets already provided** (i.e. for a technology which is not a stormwater wetland, infiltration practice, etc.)

Water Quality Volume (WQV)

4.14	ac	A = Area draining to the practice
3.07	ac	A_I = Impervious area draining to the practice
0.74	decimal	I = Percent impervious area draining to the practice, in decimal form
0.72	unitless	Rv = Runoff coefficient = 0.05 + (0.9 x I)
2.97	ac-in	WQV= 1" x Rv x A
10,781	cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")

Water Quality Flow (WQF)

1	inches	P = Amount of rainfall. For WQF in NH, P = 1".
0.72	inches	Q = Water quality depth. Q = WQV/A
97	unitless	CN = Unit peak discharge curve number. $CN = 1000/(10+5P+10Q-10*[Q^2 + 1.25*Q*P]^{0.5})$
0.3	inches	S = Potential maximum retention. S = (1000/CN) - 10
0.059	inches	Ia = Initial abstraction. Ia = 0.2S
7.2	minutes	T_c = Time of Concentration
630.0	$cfs/mi^2/in$	q_u is the unit peak discharge. Obtain this value from TR-55 exhibits 4-II and 4-III.
2.924	cfs	WQF = q_u x WQV. Conversion: to convert "$cfs/mi^2/in$ * ac-in" to "cfs" multiply by $1mi^2/640ac$.

Designer's Notes: POST 3.0 WATERSHED + POST 3.10 WATERSHED
PJFF-2 AND PCDS-2

Pretreatment Device - Contech CDS Model 3030-6 (designed to treat maximum 3.0 cfs)

Treatment Device - Contech Jellyfish Filter Model JFPD0808-15-3 (designed to treat maximum 2.94 cfs)
Upstream bypass pipe invert set to at least elevation of WQF (refer to stage-storage table)

**NOTE: POST 3.10 Watershed represents an abutting lot (the Hampton Inn).
Pre-development, the drainage from this watershed connects to a shared water quality unit
on the subject property. That water quality unit does not provide sufficient treatment to contemporary
standards. Post-development, the drainage from this abutter is proposed to reconnect to the revised
and upgraded stormwater system for sufficient treatment. However, the watershed area of POST 3.10
has been reduced to 30% of the total (for the sake of calculating applicable WQF only)
as it represents an existing off-site area that meets the general "redevelopment"
criteria listed under sections Env-Wq 1502.53 and Env-Wq 1507.03 (i)(1).

Stage-Discharge for Pond PDMH3: PDMH3

Elevation (feet)	Discharge (cfs)	Primary (cfs)	Secondary (cfs)
59.35	0.00	0.00	0.00
59.40	0.01	0.01	0.00
59.45	0.03	0.03	0.00
59.50	0.08	0.08	0.00
59.55	0.13	0.13	0.00
59.60	0.21	0.21	0.00
59.65	0.29	0.29	0.00
59.70	0.39	0.39	0.00
59.75	0.50	0.50	0.00
59.80	0.63	0.63	0.00
59.85	0.76	0.76	0.00
59.90	0.91	0.91	0.00
59.95	1.07	1.07	0.00
60.00	1.23	1.23	0.00
60.05	1.41	1.41	0.00
60.10	1.59	1.59	0.00
60.15	1.78	1.78	0.00
60.20	1.98	1.98	0.00
60.25	2.18	2.18	0.00
60.30	2.39	2.39	0.00
60.35	2.61	2.61	0.00
60.40	2.82	2.82	0.00
60.45	3.04	3.04	0.00
60.50	3.26	3.26	0.00
60.55	3.50	3.48	0.02
60.60	3.78	3.70	0.08
60.65	4.09	3.91	0.17
60.70	4.43	4.13	0.31
60.75	4.81	4.33	0.48
60.80	5.22	4.53	0.69
60.85	5.64	4.72	0.93
60.90	6.07	4.88	1.19
60.95	6.49	5.03	1.46
61.00	6.89	5.14	1.75
61.05	7.40	5.33	2.07
61.10	7.99	5.59	2.41
61.15	8.60	5.83	2.77
61.20	9.22	6.07	3.15
61.25	9.85	6.30	3.55
61.30	10.49	6.52	3.97
61.35	11.15	6.74	4.41
61.40	11.82	6.94	4.87
61.45	12.50	7.14	5.35
61.50	13.14	7.30	5.85
61.55	13.78	7.42	6.36
61.60	14.43	7.53	6.89
61.65	15.09	7.65	7.44
61.70	15.77	7.76	8.01
61.75	16.46	7.87	8.59
61.80	17.17	7.98	9.19
61.85	17.90	8.09	9.80
61.90	18.63	8.20	10.43
61.95	19.38	8.30	11.08
62.00	20.14	8.41	11.74
62.05	20.92	8.51	12.41
62.10	21.71	8.61	13.09
62.15	22.51	8.71	13.79
62.20	23.32	8.81	14.50
62.25	24.14	8.91	15.23
62.30	24.97	9.01	15.96
62.35	25.81	9.11	16.71
62.40	26.67	9.20	17.47
62.45	27.53	9.30	18.23
62.50	28.40	9.39	19.01
62.55	29.28	9.48	19.80
62.60	30.17	9.57	20.59
62.65	31.06	9.66	21.40
62.70	31.96	9.75	22.21
62.75	32.87	9.84	23.03
62.80	33.79	9.93	23.86
62.85	34.71	10.02	24.69
62.90	35.63	10.11	25.53
62.95	36.56	10.19	26.37
63.00	37.49	10.28	27.22
63.05	38.43	10.36	28.07
63.10	39.37	10.45	28.92
63.15	40.31	10.53	29.78
63.20	41.25	10.61	30.64
63.25	42.19	10.69	31.50
63.30	43.13	10.77	32.36
63.35	44.07	10.86	33.22
63.40	45.01	10.94	34.07
63.45	45.94	11.01	34.93
63.50	46.88	11.09	35.78
63.55	47.80	11.17	36.63
63.60	48.72	11.25	37.47
63.65	49.64	11.33	38.31
63.70	50.55	11.40	39.14
63.75	51.44	11.48	39.96
63.80	52.33	11.56	40.78
63.85	53.21	11.63	41.58
63.90	54.07	11.71	42.37
63.95	54.92	11.78	43.14
64.00	55.75	11.85	43.90
64.05	56.57	11.93	44.64
64.10	57.36	12.00	45.36
64.15	58.13	12.07	46.06
64.20	58.87	12.15	46.73
64.25	59.58	12.22	47.37
64.30	60.26	12.29	47.97
64.35	60.89	12.36	48.53
64.40	61.48	12.43	49.05
64.45	61.99	12.50	49.49
64.50	62.35	12.57	49.78

Bypass @ Primary > WQF

GENERAL CALCULATIONS - WQV and WQF
(optional worksheet)

This worksheet may be useful when designing a BMP **that does not fit into one of the specific worksheets already provided** (i.e. for a technology which is not a stormwater wetland, infiltration practice, etc.)

Water Quality Volume (WQV)

4.85	ac	A = Area draining to the practice
3.30	ac	A_I = Impervious area draining to the practice
0.68	decimal	I = Percent impervious area draining to the practice, in decimal form
0.66	unitless	Rv = Runoff coefficient = 0.05 + (0.9 x I)
3.21	ac-in	WQV= 1" x Rv x A
11,661	cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")

Water Quality Flow (WQF)

1	inches	P = Amount of rainfall. For WQF in NH, P = 1".
0.66	inches	Q = Water quality depth. Q = WQV/A
96	unitless	CN = Unit peak discharge curve number. CN =1000/(10+5P+10Q–10*[Q^2 + 1.25*Q*P] $^{0.5}$)
0.4	inches	S = Potential maximum retention. S = (1000/CN) - 10
0.074	inches	Ia = Initial abstraction. Ia = 0.2S
9.2	minutes	T_c = Time of Concentration
600.0	cfs/mi^2/in	q_u is the unit peak discharge. Obtain this value from TR-55 exhibits 4-II and 4-III.
3.012	cfs	WQF = q_u x WQV. Conversion: to convert "cfs/mi^2/in * ac-in" to "cfs" multiply by 1mi^2/640ac.

Designer's Notes: POST-3.1 WATERSHED

CDS-3

Proprietary Pretreatment device located upstream of underground detention.

Pretreatment Device - Contech CDS Model 3030-6 (designed to treat maximum 3.0 cfs)

Upstream bypass pipe invert set to at least elevation of WQF (refer to stage-storage table)

Stage-Discharge for Pond PDMH20: PDMH20

Elevation (feet)	Discharge (cfs)	Primary (cfs)	Secondary (cfs)
54.65	0.00	0.00	0.00
54.70	0.01	0.01	0.00
54.75	0.04	0.04	0.00
54.80	0.10	0.10	0.00
54.85	0.17	0.17	0.00
54.90	0.26	0.26	0.00
54.95	0.36	0.36	0.00
55.00	0.47	0.47	0.00
55.05	0.59	0.59	0.00
55.10	0.72	0.72	0.00
55.15	0.86	0.86	0.00
55.20	1.00	1.00	0.00
55.25	1.15	1.15	0.00
55.30	1.31	1.31	0.00
55.35	1.47	1.47	0.00
55.40	1.64	1.64	0.00
55.45	1.81	1.81	0.00
55.50	1.98	1.98	0.00
55.55	2.16	2.16	0.00
55.60	2.33	2.33	0.00
55.65	2.50	2.50	0.00
55.70	2.67	2.67	0.00
55.75	2.83	2.83	0.00
55.80	2.98	2.98	0.00
55.85	3.12	3.12	0.00
55.90	3.25	3.25	0.00
55.95	3.34	3.34	0.00
56.00	3.43	3.43	0.00
56.05	3.60	3.59	0.02
56.10	3.75	3.69	0.06
56.15	3.92	3.78	0.14
56.20	4.12	3.88	0.25
56.25	4.35	3.97	0.39
56.30	4.61	4.06	0.55
56.35	4.89	4.14	0.74
56.40	5.19	4.23	0.96
56.45	5.52	4.31	1.21
56.50	5.87	4.39	1.48
56.55	6.25	4.47	1.77
56.60	6.64	4.55	2.09
56.65	7.06	4.63	2.43
56.70	7.50	4.71	2.79
56.75	7.96	4.78	3.17
56.80	8.43	4.86	3.57
56.85	8.92	4.93	3.99
56.90	9.43	5.00	4.43
56.95	9.95	5.07	4.88
57.00	10.49	5.14	5.35
57.05	11.04	5.21	5.83
57.10	11.60	5.28	6.32
57.15	12.17	5.35	6.83
57.20	12.75	5.41	7.34
57.25	13.34	5.48	7.86
57.30	13.94	5.55	8.39
57.35	14.53	5.61	8.93
57.40	15.14	5.67	9.46
57.45	15.74	5.74	10.00
57.50	16.34	5.80	10.54
57.55	16.93	5.86	11.07
57.60	17.52	5.92	11.60
57.65	18.10	5.98	12.12
57.70	18.67	6.04	12.63
57.75	19.23	6.10	13.13
57.80	19.76	6.16	13.60
57.85	20.27	6.21	14.05
57.90	20.74	6.27	14.47
57.95	21.16	6.33	14.84
58.00	21.51	6.38	15.13
58.05	21.94	6.44	15.50
58.10	22.36	6.50	15.87
58.15	22.77	6.55	16.22
58.20	23.17	6.60	16.57
58.25	23.57	6.66	16.91
58.30	23.96	6.71	17.25
58.35	24.34	6.76	17.58
58.40	24.72	6.82	17.90
58.45	25.08	6.87	18.21
58.50	25.45	6.92	18.53
58.55	25.81	6.97	18.83
58.60	26.16	7.02	19.13
58.65	26.51	7.07	19.43
58.70	26.85	7.13	19.72
58.75	27.19	7.18	20.01
58.80	27.52	7.22	20.29
58.85	27.85	7.27	20.57
58.90	28.17	7.32	20.85
58.95	28.50	7.37	21.12
59.00	28.81	7.42	21.39
59.05	29.13	7.47	21.66
59.10	29.44	7.52	21.92
59.15	29.74	7.56	22.18
59.20	30.05	7.61	22.44
59.25	30.35	7.66	22.69
59.30	30.64	7.70	22.94
59.35	30.94	7.75	23.19
59.40	31.23	7.80	23.43
59.45	31.52	7.84	23.68
59.50	31.80	7.89	23.92
59.55	32.09	7.93	24.16
59.60	32.37	7.98	24.39
59.65	32.65	8.02	24.62
59.70	32.92	8.07	24.86
59.75	33.20	8.11	25.08
59.80	33.47	8.15	25.31

Bypass @ Primary > WQF

Section 7
Groundwater Recharge Volume Calculations

As described in the following Groundwater Recharge Volume (GRV) worksheet, additional GRV is not required for this site per Env-Wq 1504.12 as impervious surfaces are reduced within a common hydrologic soil group (HSG). However, soil infiltration testing (included under Appendix B) within the areas proximate to each proposed rain garden shows that soils may allow for some level of infiltration. To remain conservative in the site design, infiltration was not claimed in the drainage model.

GROUNDWATER RECHARGE VOLULME (GRV) CALCULATION (Env-Wq 1507.04)

-	ac	Area of HSG A soil that was replaced by impervious cover	0.40"
-	ac	Area of HSG B soil that was replaced by impervious cover	0.25"
-	ac	Area of HSG C soil that was replaced by impervious cover	0.10"
-	ac	Area of HSG D soil or impervious cover that was replaced by impervious cover	0.0"
-	inches	Rd = Weighted groundwater recharge depth	
-	ac-in	GRV = AI * Rd	
-	cf	GRV conversion (ac-in x 43,560 sf/ac x 1ft/12”)	

Provide calculations below showing that the project meets the groundwater recharge requirements (Env-Wq 1507.04):

There is an overall net reduction in impervious area in the post-development condition compared to the pre-development condition (Ai <0), and all disturbances to site occur within one hydrologic soil group, therefore no additional groundwater recharge volume is required.

Tighe&Bond

APPENDIX A

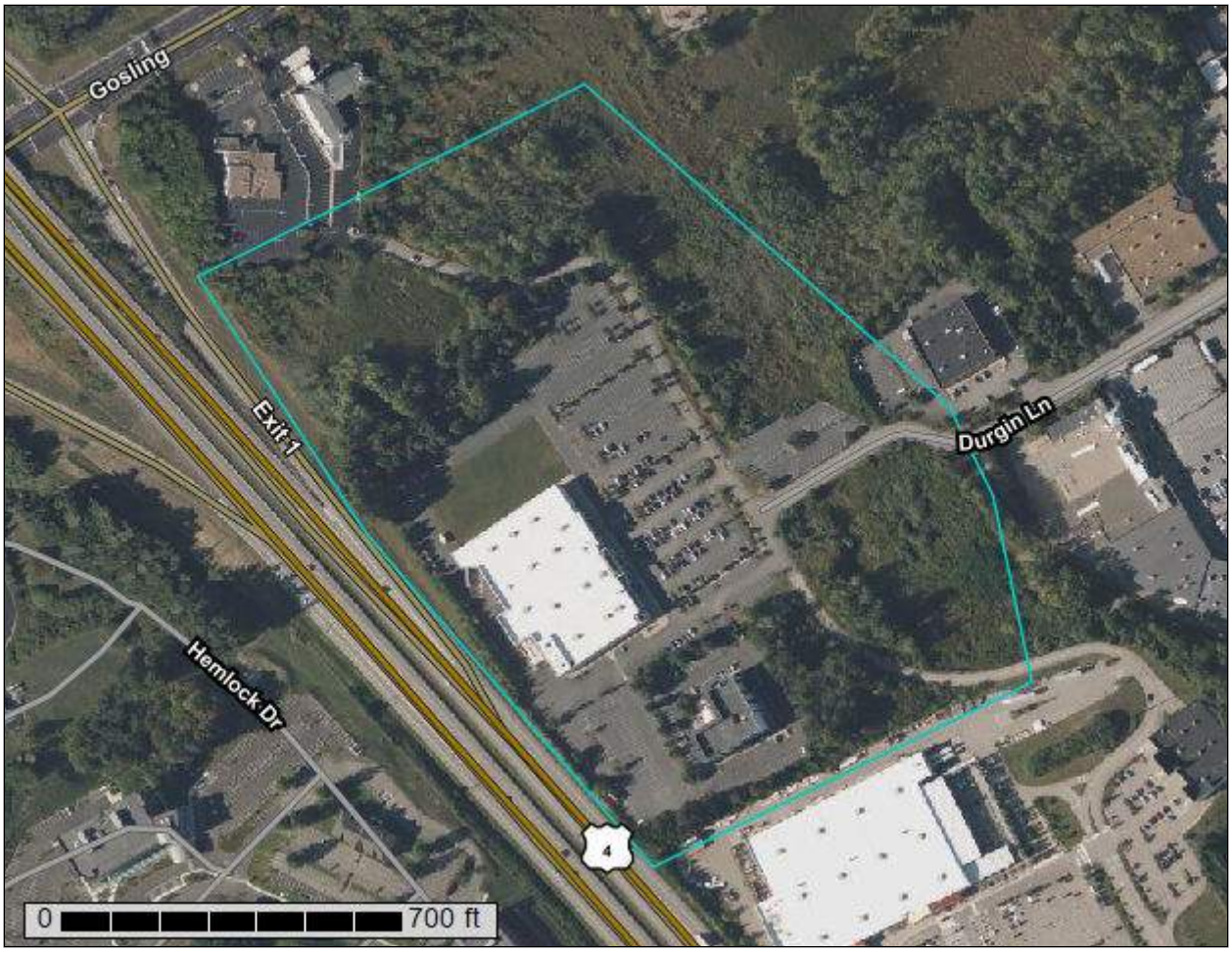
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Rockingham County, New Hampshire



April 4, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

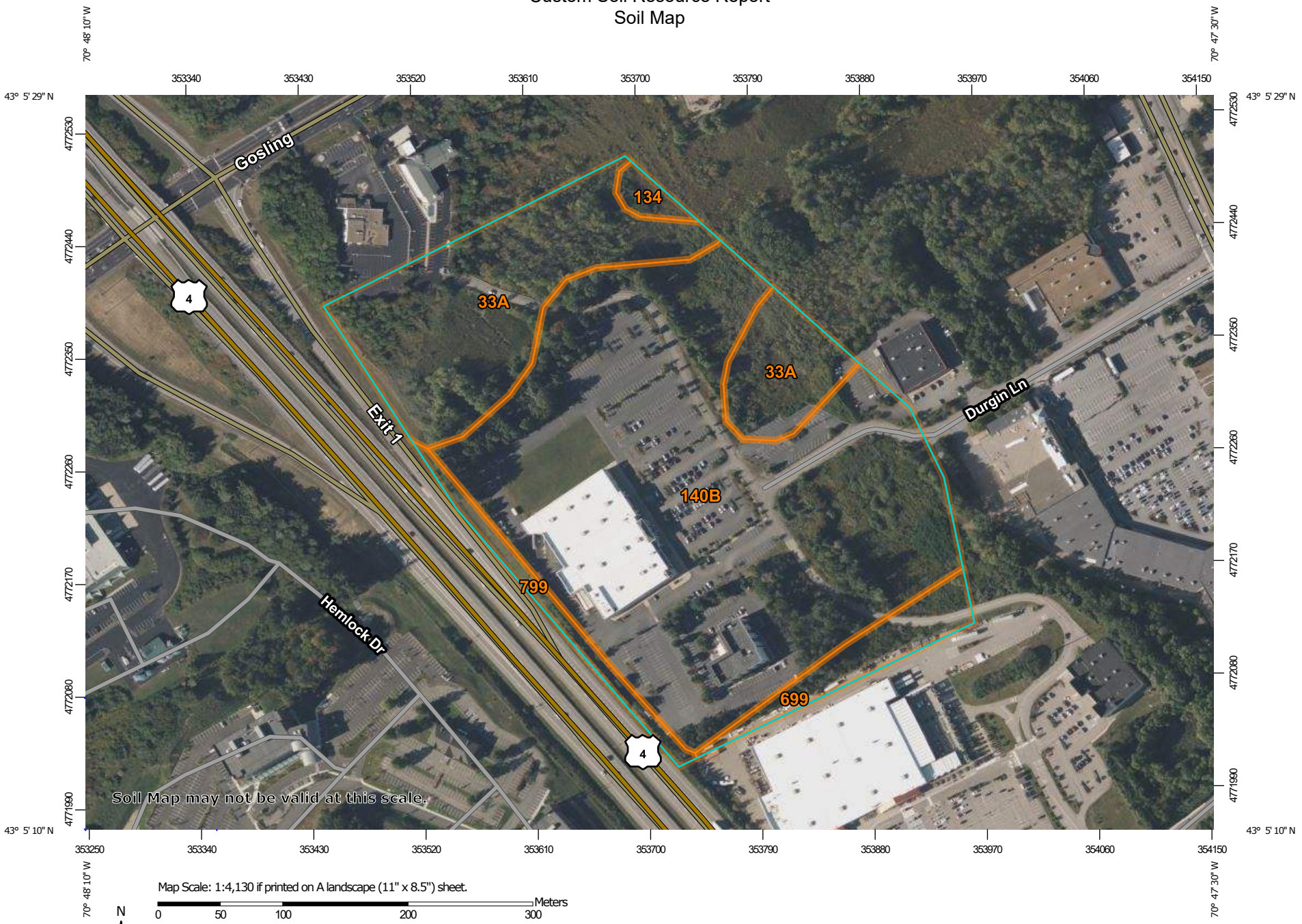
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:4,130 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire
Survey Area Data: Version 26, Aug 22, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
33A	Scitico silt loam, 0 to 5 percent slopes	8.9	25.6%
134	Maybid silt loam	0.4	1.1%
140B	Chatfield-Hollis-Canton complex, 0 to 8 percent slopes, rocky	23.0	66.0%
699	Urban land	1.6	4.5%
799	Urban land-Canton complex, 3 to 15 percent slopes	1.0	2.9%
Totals for Area of Interest		**34.9**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Rockingham County, New Hampshire

33A—Scitico silt loam, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 9cn6
Elevation: 0 to 180 feet
Mean annual precipitation: 47 to 49 inches
Mean annual air temperature: 48 degrees F
Frost-free period: 155 to 165 days
Farmland classification: Farmland of local importance

Map Unit Composition

Scitico and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Scitico

Setting

Landform: Marine terraces

Typical profile

H1 - 0 to 6 inches: silt loam
H2 - 6 to 12 inches: silty clay loam
H3 - 12 to 60 inches: silty clay

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F144AY019NH - Wet Lake Plain
Hydric soil rating: Yes

Minor Components

Maybid

Percent of map unit: 5 percent
Landform: Marine terraces
Hydric soil rating: Yes

Squamscott

Percent of map unit: 5 percent
Landform: Marine terraces

Hydric soil rating: Yes

Boxford

Percent of map unit: 5 percent
Hydric soil rating: No

134—Maybid silt loam

Map Unit Setting

National map unit symbol: 9cmg
Elevation: 0 to 180 feet
Mean annual precipitation: 47 to 50 inches
Mean annual air temperature: 48 degrees F
Frost-free period: 155 to 165 days
Farmland classification: Not prime farmland

Map Unit Composition

Maybid and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Maybid

Setting

Landform: Marine terraces
Parent material: Silty and clayey marine deposits

Typical profile

H1 - 0 to 9 inches: silt loam
H2 - 9 to 26 inches: silty clay loam
H3 - 26 to 63 inches: silty clay

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6w
Hydrologic Soil Group: C/D
Ecological site: F144AY020MA - Very Wet Coastal Lake Plain
Hydric soil rating: Yes

Minor Components

Ossipee
Percent of map unit: 10 percent
Landform: Swamps
Hydric soil rating: Yes

Scitico
Percent of map unit: 10 percent
Landform: Marine terraces
Hydric soil rating: Yes

Not named wet
Percent of map unit: 5 percent
Landform: Marine terraces
Hydric soil rating: Yes

140B—Chatfield-Hollis-Canton complex, 0 to 8 percent slopes, rocky

Map Unit Setting
National map unit symbol: 2w82m
Elevation: 380 to 1,070 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 145 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition
Chatfield, very stony, and similar soils: 35 percent
Canton, very stony, and similar soils: 25 percent
Hollis, very stony, and similar soils: 25 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chatfield, Very Stony

Setting
Landform: Hills, ridges
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, crest, nose slope
Down-slope shape: Convex
Across-slope shape: Linear, convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile
Oi - 0 to 1 inches: slightly decomposed plant material
A - 1 to 2 inches: fine sandy loam
Bw - 2 to 30 inches: gravelly fine sandy loam
2R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 0 to 8 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: 20 to 41 inches to lithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Description of Canton, Very Stony

Setting

Landform: Ridges, hills, moraines
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, crest, nose slope
Down-slope shape: Convex, linear
Across-slope shape: Convex
Parent material: Coarse-loamy over sandy melt-out till derived from gneiss, granite, and/or schist

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material
A - 2 to 5 inches: fine sandy loam
Bw1 - 5 to 16 inches: fine sandy loam
Bw2 - 16 to 22 inches: gravelly fine sandy loam
2C - 22 to 67 inches: gravelly loamy sand

Properties and qualities

Slope: 0 to 8 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: 19 to 39 inches to strongly contrasting textural stratification
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Description of Hollis, Very Stony

Setting

Landform: Hills, ridges
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, crest, nose slope
Down-slope shape: Convex
Across-slope shape: Linear, convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material
A - 2 to 7 inches: gravelly fine sandy loam
Bw - 7 to 16 inches: gravelly fine sandy loam
2R - 16 to 26 inches: bedrock

Properties and qualities

Slope: 0 to 8 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: 8 to 23 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: F144AY033MA - Shallow Dry Till Uplands
Hydric soil rating: No

Minor Components

Freetown

Percent of map unit: 5 percent
Landform: Swamps, kettles, bogs, depressions, marshes
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Newfields, very stony

Percent of map unit: 5 percent
Landform: Moraines, hills, ground moraines
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope

Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: No

Walpole, very stony

Percent of map unit: 3 percent
Landform: Outwash terraces, depressions, outwash plains, depressions, deltas
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Rock outcrop

Percent of map unit: 2 percent
Landform: Hills, ridges
Hydric soil rating: Unranked

699—Urban land

Map Unit Composition

Urban land: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Minor Components

Not named

Percent of map unit: 15 percent
Hydric soil rating: No

799—Urban land-Canton complex, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9cq0
Elevation: 0 to 1,000 feet
Mean annual precipitation: 42 to 46 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 120 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 55 percent
Canton and similar soils: 20 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Canton

Setting

Parent material: Till

Typical profile

H1 - 0 to 5 inches: gravelly fine sandy loam
H2 - 5 to 21 inches: gravelly fine sandy loam
H3 - 21 to 60 inches: loamy sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: A
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Udorthents

Percent of map unit: 5 percent
Hydric soil rating: No

Boxford and eldridge

Percent of map unit: 4 percent
Hydric soil rating: No

Squamscott and scitico

Percent of map unit: 4 percent
Landform: Marine terraces
Hydric soil rating: Yes

Scituate and newfields

Percent of map unit: 4 percent
Hydric soil rating: No

Chatfield

Percent of map unit: 4 percent
Hydric soil rating: No

Walpole

Percent of map unit: 4 percent
Landform: Depressions
Hydric soil rating: Yes

References

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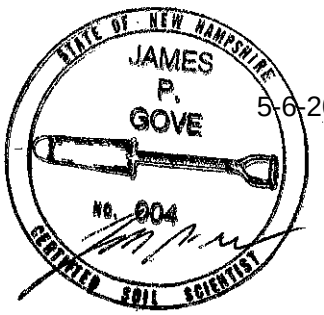
APPENDIX B

GOVE ENVIRONMENTAL SERVICES, INC

SITE-SPECIFIC SOIL SURVEY REPORT
For
100 Durgin Lane, Portsmouth, NH
By
GES, Inc.
Project # 2023156
Date:



5-6-2024

1. MAPPING STANDARDS

Site-Specific Soil Mapping Standards for New Hampshire and Vermont. SSSNNE Special Publication No. 3, Version 7.0, July, 2021.

This map product is within the technical standards of the National Cooperative Soil Survey. It is a special purpose product, intended for infiltration requirements by the NH DES Alteration of Terrain Bureau. The soil map was produced by a professional soil scientist and is not a product of the USDA Natural Resources Conservation Service. This report accompanies the soil map.

The site-specific soil map (SSSM) was produced 05-06-24; prepared by JP Gove, CSS #004, GES, Inc.

Soils were identified with the New Hampshire State-wide Numerical Soils Legend, USDA NRCS, Durham, NH. Issue # 10, January 2011.

Hydrologic Soil Group was determined using SSSNNE Special Publication No. 5, Ksat Values for New Hampshire Soils, September 2009.

High Intensity Soil Map symbols, based upon SSSNNE Special Publication 1, December 2017, were added to the Soil Legend.

Scale of soil map: Approximately 1" = 40'.

Contours Interval: 2 feet

2. LANDFORMS & EXISTING CONDITIONS:

The site is located on a flat commercial site covered with buildings and pavement, or previous surfaces are fill with the exception of the wetlands and one glacial till hill. The purpose of this soil survey is to characterize the soil conditions that lay below the pavement or buildings. A combination of test pits and borings were used to prepare the subsurface soil map.

3. DATE SOIL MAP PRODUCED

Date(s) of on-site field work: 3-22-24 and 4-30-24

Date(s) of test pits: 4-30-24 (test pits) and November-December of 2023 (borings)

Test pits recorded by: Test pits recorded by James Gove and boring by S. W. Cole Engineering, Inc.

4. GEOGRAPHIC LOCATION AND SIZE OF SITE

City or town where soil mapping was conducted: Portsmouth

Location: 100 Durgin Lane

Size of area: Approximately 23 acres

Was the map for the entire lot? No

If no, where was the mapping conducted on the parcel: The area of proposed redevelopment

5. PURPOSE OF THE SOIL MAP

Was the map prepared to meet the requirement of Alteration of Terrain? Yes

If no, what was the purpose of the map? N/A

Who was the map prepared for? Tighe & Bond

6. SOIL IDENTIFICATION LEGEND

Map Unit Symbol	Map Unit Name	HISS Symbol	Hydrologic Soil Group
42	Canton fine sandy loam	221	B
33	Scitico silt loam	353	C
299caabb	Udorthents, smoothed	261	B
	c=well drained, a=no natural soil within 60", a=no restrictive layer, b=moderate Ksat, b=Group B		
500dcabb	Udorthents, loamy	361	B
	d=moderately well drained, c=glacial till, a=no restrictive layer, b=moderate Ksat, b=Group B		

SLOPE PHASE:

0-8%	B	8-15%	C	15-25%	D
25%-50%	E	50%+	F		

7. NARRATIVE MAP UNIT DESCRIPTIONS

SITE-SPECIFIC MAP UNIT: 42

CORRELATED SOIL SERIES: Canton fine sandy loam

LANDSCAPE SETTING: Glacial till hill

CHARACTERISTIC SURFACE FEATURES: Forested and gently sloping

DRAINAGE CLASS: Well drained

PARENT MATERIAL: Loose glacial till

NATURE OF DISSIMILAR INCLUSIONS: Moderately well drained and grading.

ESTIMATED PERCENTAGE OF DISSIMILAR INCLUSIONS: 5%

SOIL PROFILE DESCRIPTIONS- horizon designation, depth, soil texture, Munsell color notation, Munsell color of redox features, soil structure, soil consistence, estimated coarse fragments, estimated seasonal high water table (ESHWT), observed water table (OBSWT), kind of water table (perched, apparent, or both), depth to lithic or paralithic contact:

A, 0-10", fine sandy loam, 10YR3/2, granular, friable, 10% gravel.

B, 10-36", fine sandy loam, 10YR4/6, granular, friable, 10% gravel.

C, 36-48", loamy sand, 2.5Y5/4, massive, friable, 10% gravel. No observed ESHWT, no observed OBSWT, kind of water table not determined, no lithic contact.

SITE-SPECIFIC MAP UNIT: 299caabb

CORRELATED SOIL SERIES: Udorthents, smoothed

LANDSCAPE SETTING: Under pavement or buildings

CHARACTERISTIC SURFACE FEATURES: Flat impervious or pervious graded edges

DRAINAGE CLASS: Well drained

PARENT MATERIAL: No natural soils in 60", but material is glacial till

NATURE OF DISSIMILAR INCLUSIONS: Sloping areas, bedrock, and created basins

ESTIMATED PERCENTAGE OF DISSIMILAR INCLUSIONS: 10%

SOIL PROFILE DESCRIPTIONS- horizon designation, depth, soil texture, Munsell color notation, Munsell color of redox features, soil structure, soil consistence, estimated coarse fragments, estimated seasonal high water table (ESHWT), observed water table (OBSWT), kind of water table (perched, apparent, or both), depth to lithic or paralithic contact:

Fill, 0-48, gravelly loamy sand, 10YR4/6, massive, friable, 20% gravel and stones, no ESHWT and no OBSWT, no kind of water table determined, no lithic.

SITE-SPECIFIC MAP UNIT: 500dcabb

CORRELATED SOIL SERIES: Udorthents, loamy

LANDSCAPE SETTING: Transition from pavement to wetlands.

CHARACTERISTIC SURFACE FEATURES: Forested or fields, and gently sloping

DRAINAGE CLASS: Moderately well drained

PARENT MATERIAL: Glacial till, graded and filled

NATURE OF DISSIMILAR INCLUSIONS: Well drained and natural.

ESTIMATED PERCENTAGE OF DISSIMILAR INCLUSIONS: 5%

SOIL PROFILE DESCRIPTIONS- horizon designation, depth, soil texture, Munsell color notation, Munsell color of redox features, soil structure, soil consistence, estimated coarse fragments, estimated seasonal high water table (ESHWT), observed water table (OBSWT), kind of water table (perched, apparent, or both), depth to lithic or paralithic contact:

Fill 1, 0-36", gravelly loamy sand, 10YR4/6, massive, friable, 20% gravel.

Fill 2, 36-48", gravelly loamy sand, 10YR4/6, 2.5Y5/3 redox, massive, friable, 20% gravel. 36" ESHWT, no OBSWT, kind of water table is perched, no lithic contact.

8. RESPONSIBLE SOIL SCIENTIST

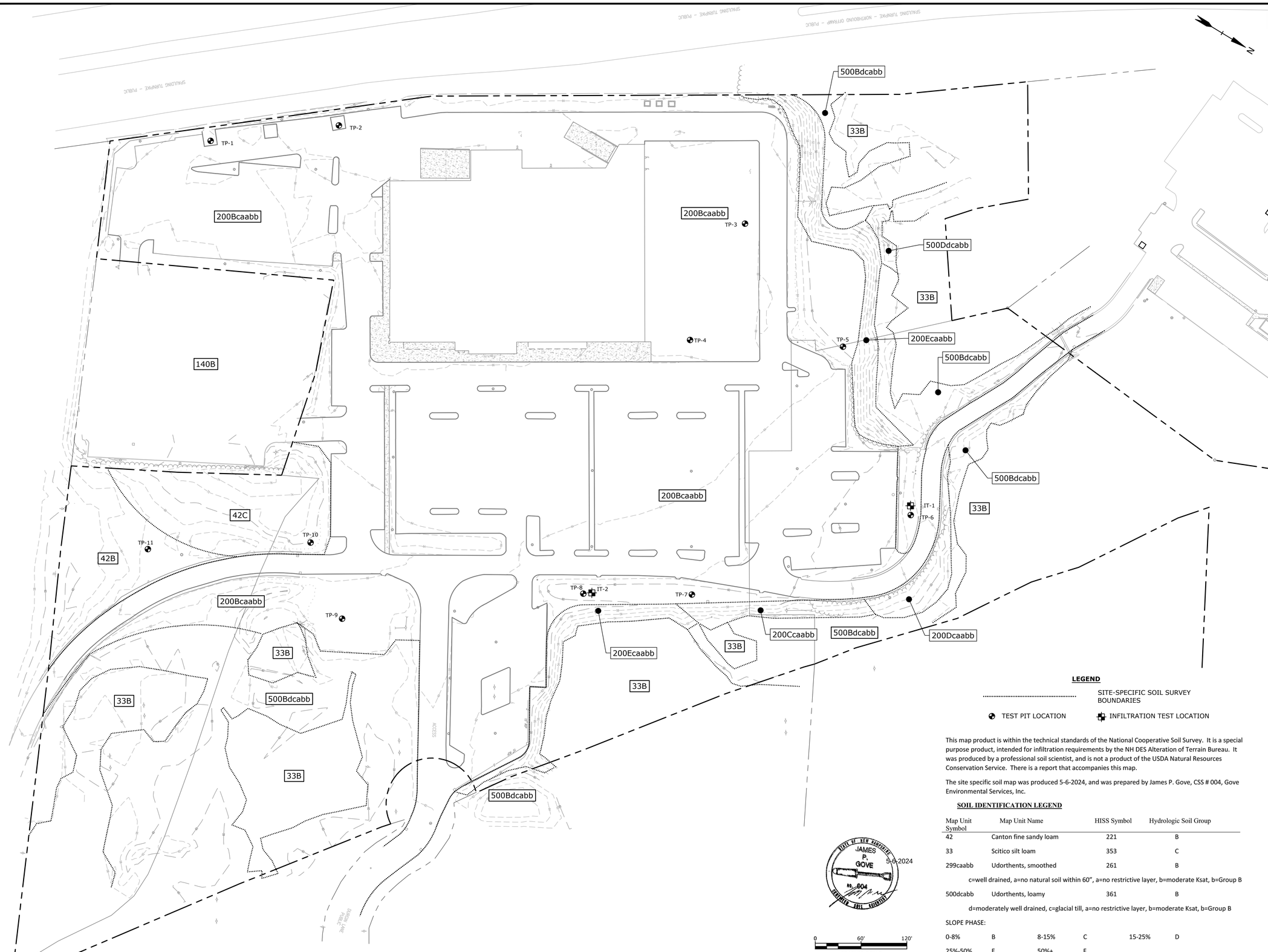
Name: James Gove

Certified Soil Scientist Number: 004

9. OTHER DISTINGUISHING FEATURES OF SITE

Is the site in a natural condition? Virtually none

If no, what is the nature of the disturbance? Filled, leveled, graded and paved.



LEGEND

SITE-SPECIFIC SOIL SURVEY BOUNDARIES

TEST PIT LOCATION

INFILTRATION TEST LOCATION

This map product is within the technical standards of the National Cooperative Soil Survey. It is a special purpose product, intended for infiltration requirements by the NH DES Alteration of Terrain Bureau. It was produced by a professional soil scientist, and is not a product of the USDA Natural Resources Conservation Service. There is a report that accompanies this map.

The site specific soil map was produced 5-6-2024, and was prepared by James P. Gove, CSS # 004, Gove Environmental Services, Inc.

SOIL IDENTIFICATION LEGEND

Map Unit Symbol	Map Unit Name	HISS Symbol	Hydrologic Soil Group
42	Canton fine sandy loam	221	B
33	Scitico silt loam	353	C
299caabb	Udorthents, smoothed	261	B
	c=well drained, a=no natural soil within 60", a=no restrictive layer, b=moderate Ksat, b=Group B		
500dcabb	Udorthents, loamy	361	B
	d=moderately well drained, c=glacial till, a=no restrictive layer, b=moderate Ksat, b=Group B		

SLOPE PHASE:

0-8%	B	8-15%	C	15-25%	D
25%-50%	E	50%+	F		

STATE OF NEW HAMPSHIRE
JAMES P. GOVE
5-6-2024
No. 004
CERTIFIED SOIL SCIENTIST

0 60' 120'
GRAPHIC SCALE

Tighe&Bond

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION

PROJECT NO:	E5071-001
DATE:	5/6/2024
FILE:	E5071-001-HYDRO.dwg
DRAWN BY:	BKC/NHW
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

SITE-SPECIFIC SOIL SURVEY PLAN

SCALE: AS SHOWN

1 OF 1

Last Saved: 6/13/2024
Printed: Jun 13, 2024 - 2:34pm By: BCurcio
Tighe & Bond: \\tighebond.com\data\Data\Projects\E5071 Eastern Real Estate\001 Portsmouth, NH 100 Durgin Lane\Drawings\AutoCAD\Sheet\E5071-001-HYDRO.dwg

GOVE ENVIRONMENTAL SERVICES, INC.

TEST PIT DATA

Project 100 Durgin Lane, Portsmouth, NH
Client Eastern
GES Project No. 2023156
MM/DD/YY Staff 04-30-2024 James Gove, CSS#004

Test Pit No.	**1**	Soils Series:	Udorthents (made land)
ESHWT::	None	Landscape:	Commercial site
Termination @	40”	Slope:	Flat
Refusal:	40”	Parent Material:	Rocky fill
Obs. Water:	None	Hydrologic Soil Group:	B

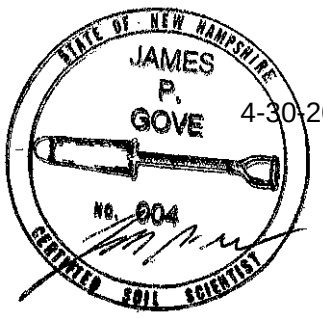
Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
F 0-40”	10YR4/4	rocky loamy sand	massive-friable-none

Dark shale bedrock at 40”. Would be similar to the Chatfield soil series.

Test Pit No.	**2**	Soils Series:	Udorthents (made land)
ESHWT::	None	Landscape:	Commercial site
Termination @	45”	Slope:	Flat
Refusal:	45”	Parent Material:	Rocky fill
Obs. Water:	None	Hydrologic Soil Group:	B

Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
F 0-45”	10YR4/3	rocky loamy sand	massive-friable-none

Shale bedrock at 45”. White pipe was exposed but no broken. Would be similar to thee Chatfield soil series.



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Test pit #2

Test Pit No.	**3**	Soils Series:	Udorthents (made land)
ESHWT::	None	Landscape:	Commercial site
Termination @	48”	Slope:	Flat
Refusal:	None	Parent Material:	Rocky fill
Obs. Water:	None	Hydrologic Soil Group:	B

Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
F 0-48”	10YR4/6	rocky loamy sand	massive-friable-none

Typical staging area of all fill from the rest of the site. Compacted surface. Buried construction debris. Rocks were angular, as if blasted during bedrock removal. Similar to the soil series Canton.

Test pit # 3.

Test Pit No.	**4**	Soils Series:	Udorthents (made land)
ESHWT::	None	Landscape:	Commercial site
Termination @	48”	Slope:	Flat
Refusal:	None	Parent Material:	Rocky fill
Obs. Water:	None	Hydrologic Soil Group:	B

Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
F1 0-24”	10YR4/6	rocky loamy sand	massive-friable-none
F2 24-48”	2.5Y5/4	gravelly sand	massive- friable- none

Typical staging area. Bricks and pipe buried in profile. Similar to a Canton soil series.

Test Pit No.	**5**	Soils Series:	Udorthents (made land)
ESHWT::	None	Landscape:	Commercial site
Termination @	48”	Slope:	Flat
Refusal:	None	Parent Material:	Rocky fill
Obs. Water:	None	Hydrologic Soil Group:	B

Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
F1 0-16”	10YR3/2	rocky loamy sand	massive-friable-none
F2 16-48”	10YR4/6	rocky sandy loam	massive-friable-none

Many angular rocks, as if blasted during bedrock removal. Some boulders. Would be similar to the Canton soil series.

Test pit #6 was not accessible. Too close to guard rail and fire hydrant.

Test Pit No.	**7**	Soils Series:	Udorthents (made land)
ESHWT::	None	Landscape:	Commercial site
Termination @	30”	Slope:	Flat
Refusal:	None	Parent Material:	Sandy fill
Obs. Water:	None	Hydrologic Soil Group:	B

Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
F 0-6”	10YR3/2	gravelly loamy sand	massive-friable-none
F2 6-18”	10YR5/6	gravelly loamy sand	massive-friable-none
F3 18-30”	10YR5/6	gravelly sand	massive-friable-none

In created detention basin/gravel wetland. Stopped at fabric that was covering drainpipe. Drainpipe was perforated and surrounded by gravelly sand.

Test pit # 7

Test Pit No.	**8**	Soils Series:	Udorthents (made land)
ESHWT::	None	Landscape:	Commercial site
Termination @	36”	Slope:	Flat
Refusal:	None	Parent Material:	Sandy fill
Obs. Water:	None	Hydrologic Soil Group:	B

Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
F 0-4”	10YR3/2	sandy loam	massive-friable-none
F2 4-24”	10YR5/6	gravelly loamy sand	massive- friable- none
F3 24-36”	10YR4/6	gravelly sand	massive-friable-none

Detention basin/gravel wetland. Stopped at perforated drainpipe.

Test Pit No.	**9**	Soils Series:	Udorthents (made land)
ESHWT::	None	Landscape:	Commercial site
Termination @	48”	Slope:	Flat
Refusal:	None	Parent Material:	Rocky and sandy fill
Obs. Water:	None	Hydrologic Soil Group:	B

Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
F 0-6”	10YR3/3	gravelly sand	massive-friable-none
F2 6-24”	10YR5/6	sand	massive-friable- none
F3 24-48”	10YR4/4	rocky loamy sand	massive-friable-none

Sandy rock-free fill placed over very rocky loamy sand fill.

Test Pit No.	**10**	Soils Series:	Udorthents (made land)
ESHWT::	None	Landscape:	Commercial site
Termination @	48”	Slope:	Flat
Refusal:	None	Parent Material:	Rocky fill
Obs. Water:	None	Hydrologic Soil Group:	B

Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
F 0-48”	10YR4/4	rocky loamy sand	massive-friable-none

Dark shale angular rocks throughout. Buried pavement. Would be similar to the Canton soil series.

Test Pit No.	**11**	Soils Series:	Canton
ESHWT::	None	Landscape:	Forested area
Termination @	48”	Slope:	Gently sloping
Refusal:	None	Parent Material:	Glacial till
Obs. Water:	None	Hydrologic Soil Group:	B

Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
A 0-10”	10YR3/2	fine sandy loam	granular-friable-none
B 10-36”	10YR5/6	fine sandy loam	granular-fraible- none
C 36-48”	2.5Y5/4	gravelly loamy sand	massive-friable- none

Only natural soil recorded.

GOVE ENVIRONMENTAL SERVICES, INC.

TEST PIT DATA

Project Durgin Lane, Portsmouth, NH
Client Eastern Location: Proposed western detention area.
GES Project No. 2023156
MM/DD/YY Staff 05-22024 James Gove, CSS#004

Test Pit No.	**Detention 1**	Soils Series:	Udorthents (made land)
ESHWT::	None	Landscape:	Slope off pavement
Termination @	67”	Slope:	D
Refusal:	no	Parent Material:	Fill over glacial till
Obs. Water:	None	Hydrologic Soil Group:	B

Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
^A 0-48”	10YR4/2	sandy loam	massive-friable-none
C 48-67”	10YR4/6	channery sandy loam	massive-friable-none

C soil layer is from the Pennichuck soil series. Topsoil and subsoil was removed and replaced with fill (^A). Pennichuck is derived from a schist glacial till.

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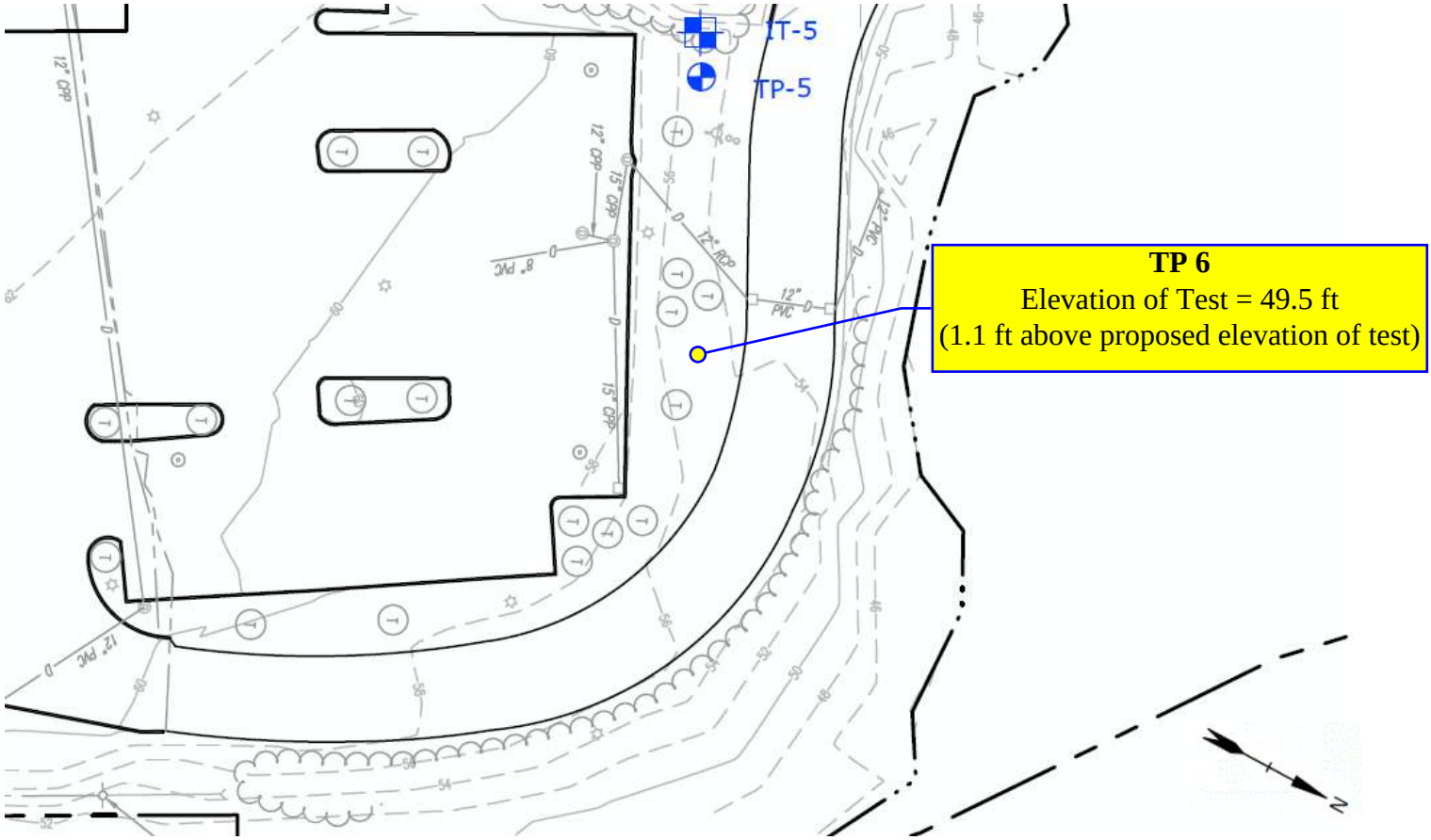
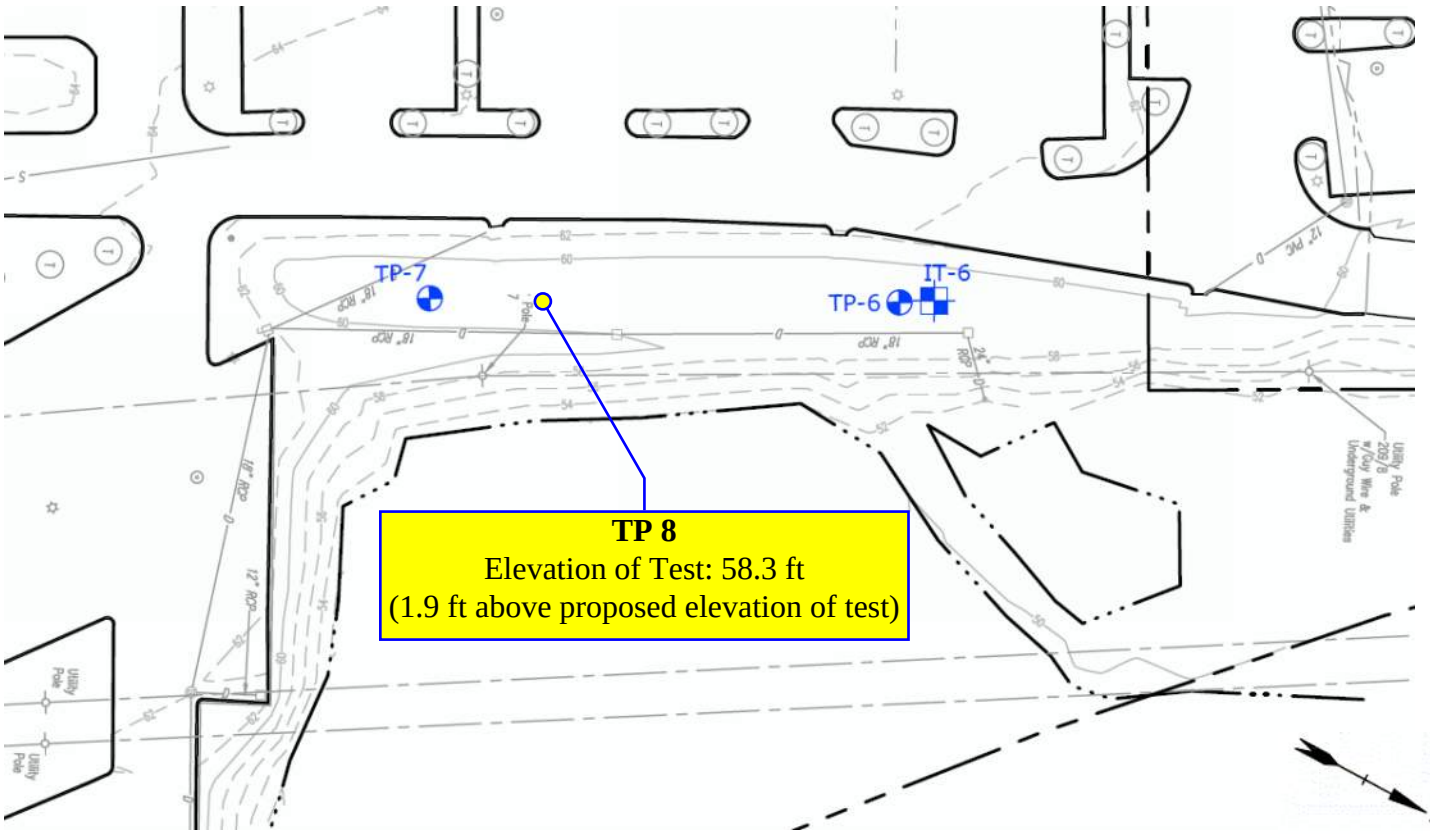


Notes: TP 6 tests were completed 1.1 ft above the proposed depth due to large stones/ fragmented fill and could not auger the proper hole needed to complete the test at the proposed depth.



Notes: TP 8 tests were completed **ABOVE** the crushed gravel. Could not go any deeper as there was crushed gravel at 24-36in. Below the gravel was large stones/fragmented fill and could not auger the proper hole needed to complete the test at the proposed depth.

INFILTRATION TEST LOCATIONS

GOVE ENVIRONMENTAL SERVICES, INC.

Amoozemeter Data Sheet

Site: 100 Durgan Lane Portsmouth

Air Temp: 74°F

Project #: 2023156

Water Source: tap water

Date: 5/29/24

Soil Moisture Content %:

Water Depth in Hole (cm)

Preformed By: BG/MM

Initial: 15 cm

Horizon: Fill

Final: 11 cm

Soil Series: Udorthents (made land)

* 15cm @ 4min

Test Location: TP 6-1

Outflow Chamber(s): Small (1on) ___ ($20.0cm^2$) Both (2on) X ($105.0cm^2$)

6-1
1 min

TP 6-1								
Time Elapsed (min)	**Water Leval Change (cm)**	**Chamber Volume (cm3)**	**min/hr**	**Q**	**H (cm)**	**A**	**Ksat (cm/hr)**	**Ksat (in/hr)**
1	1.6	105	0.0166667	10080	15	0.001056	10.64448	4.19074
2	2.5	105	0.0166667	15750	15	0.001056	16.632	6.548031
3	2.4	105	0.0166667	15120	15	0.001056	15.96672	6.28611
4	2.1	105	0.0166667	13230	15	0.001056	13.97088	5.500346
5	3.2	105	0.0166667	20160	15	0.001056	21.28896	8.38148
						Mean Ksat	15.70061	6.181342
						Std Deviation	3.896292	1.533973

Notes: Between minute 4 and 5: water in hole washes out between rocks and drops out

GOVE ENVIRONMENTAL SERVICES, INC.

Amoozemeter Data Sheet

Site: 100 Durgan Lane Portsmouth

Air Temp: 74°F

Project #: 2023156

Water Source: tap water

Date: 5/29/24

Soil Moisture Content %:

Water Depth in Hole (cm)

Preformed By: BQ/MM

Initial: 15.0 cm

Horizon: Fill

Final: 15.0 cm

Soil Series: Udorthents (made land)

Test Location: TP 6-2

Outflow Chamber(s): Small (1on) ___ (20.0cm^2) Both (2on) X (105.0cm^2)

6-2
1min

TP 6-2								
Time Elapsed (min)	**Water Leval Change (cm)**	**Chamber Volume (cm3)**	**min/hr**	**Q**	**H (cm)**	**A**	**Ksat (cm/hr)**	**Ksat (in/hr)**
1	0.7	105	0.0166667	4410	15	0.001056	4.65696	1.833449
2	0.7	105	0.0166667	4410	15	0.001056	4.65696	1.833449
3	0.7	105	0.0166667	4410	15	0.001056	4.65696	1.833449
4	0.7	105	0.0166667	4410	15	0.001056	4.65696	1.833449
5	0.7	105	0.0166667	4410	15	0.001056	4.65696	1.833449
						Mean Ksat	4.65696	1.833449
						Std Deviation	0	2.48E-16

Notes:

GOVE ENVIRONMENTAL SERVICES, INC.

Amoozemeter Data Sheet

Site: 100 Durgan Lane Portsmouth

Air Temp: 74°F

Project #: 2023156

Water Source: tap water

Date: 5/29/24

Soil Moisture Content %:

Water Depth in Hole (cm)

Preformed By: BQ/MM

Initial: 15 cm

Horizon: Fill

Final: 16 cm

Soil Series: Udorthents (made land)

Test Location: TP 6-3

Outflow Chamber(s): Small (1on)___ ($20.0cm^2$) Both (2on) X ($105.0cm^2$)

TP 6-3								
Time Elapsed (min)	**Water Leval Change (cm)**	**Chamber Volume (cm3)**	**min/hr**	**Q**	**H (cm)**	**A**	**Ksat (cm/hr)**	**Ksat (in/hr)**
1	0.4	105	0.0166667	2520	15	0.001056	2.66112	1.047685
2	0.3	105	0.0166667	1890	15	0.001056	1.99584	0.785764
3	0.3	105	0.0166667	1890	15	0.001056	1.99584	0.785764
4	0.3	105	0.0166667	1890	15	0.001056	1.99584	0.785764
5	0.3	105	0.0166667	1890	15	0.001056	1.99584	0.785764
6	0.3	105	0.0166667	1890	15	0.001056	1.99584	0.785764
7	0.4	105	0.0166667	2520	16	0.000961	2.42172	0.953433
						Mean Ksat	2.10672	0.829417
						Std Deviation	0.271599	0.106929

Notes:

GOVE ENVIRONMENTAL SERVICES, INC.

Amoozemeter Data Sheet

Site: 100 Durgan Lane Portsmouth

Air Temp: 66 °F

Project #: 2023156

Water Source: tap water

Date: 5/31/24

Soil Moisture Content %:

Water Depth in Hole (cm)

Preformed By: BQ/MM

Initial: 15.0 cm

Horizon: Fill

Final: 15.0 cm

Soil Series: Udorthents (made land)

Test Location: TP 8-1

Outflow Chamber(s): Small (1on) ___ ($20.0cm^2$) Both (2on) X ($105.0cm^2$)

TP 8-1								
Time Elapsed (min)	**Water Leval Change (cm)**	**Chamber Volume (cm3)**	**min/hr**	**Q**	**H (cm)**	**A**	**Ksat (cm/hr)**	**Ksat (in/hr)**
1	1	105	0.0166667	6300	15	0.001056	6.6528	2.6192
2	1.1	105	0.0166667	6930	15	0.001056	7.3181	2.8811
3	0.9	105	0.0166667	5670	15	0.001056	5.9875	2.3573
4	1	105	0.0166667	6300	15	0.001056	6.6528	2.6192
5	0.9	105	0.0166667	5670	15	0.001056	5.9875	2.3573
						Mean Ksat	6.5197	2.5668
						Std Deviation	0.5566	0.2191

Notes:

GOVE ENVIRONMENTAL SERVICES, INC.

Amoozemeter Data Sheet

Site: 100 Durgan Lane Portsmouth

Air Temp: 66 °F

Project #: 2023156

Water Source: tap water

Date: 5/31/24

Soil Moisture Content %:

Water Depth in Hole (cm)

Preformed By: BQ/MM

Initial: 15.0 cm

Horizon: Fill

Final: 15.0 cm

Soil Series: Udorthents (made land)

Test Location: TP 8-2

Outflow Chamber(s): Small (1on) ___ ($20.0cm^2$) Both (2on) X ($105.0cm^2$)

8-2
1min

TP 8-2								
Time Elapsed (min)	**Water Leval Change (cm)**	**Chamber Volume (cm3)**	**min/hr**	**Q**	**H (cm)**	**A**	**Ksat (cm/hr)**	**Ksat (in/hr)**
1	1.4	105	0.0166667	8820	15	0.001056	9.3139	3.6669
2	1.4	105	0.0166667	8820	15	0.001056	9.3139	3.6669
3	1.4	105	0.0166667	8820	15	0.001056	9.3139	3.6669
4	1.4	105	0.0166667	8820	15	0.001056	9.3139	3.6669
5	1.3	105	0.0166667	8190	15	0.001056	8.6486	3.4050
						Mean Ksat	9.1809	3.614513
						Std Deviation	0.2975	0.1171

Notes:

GOVE ENVIRONMENTAL SERVICES, INC.

Amoozemeter Data Sheet

Site: 100 Durgan Lane Portsmouth

Air Temp: 66°F

Project #: 2023156

Water Source: tap water

Date: 5/31/24

Soil Moisture Content %:

Water Depth in Hole (cm)

Preformed By: BQ / MM

Initial: 15.0 cm

Horizon: Fill

Final: 15.2 cm

Soil Series: Udorthents (made land)

Test Location: TP 8-3

Outflow Chamber(s): Small (1on) ___ ($20.0cm^2$) Both (2on) X ($105.0cm^2$)

TP 8-3								
Time Elapsed (min)	**Water Leval Change (cm)**	**Chamber Volume (cm3)**	**min/hr**	**Q**	**H (cm)**	**A**	**Ksat (cm/hr)**	**Ksat (in/hr)**
1	2.2	105	0.0166667	13860	15	0.001056	14.6362	5.7623
2	2.5	105	0.0166667	15750	15	0.001056	16.6320	6.5480
3	2.2	105	0.0166667	13860	15	0.001056	14.6362	5.7623
4	2.2	105	0.0166667	13860	15	0.001056	14.6362	5.7623
5	2.3	105	0.0166667	14490	15.2	0.001056	15.3014	6.0242
						Mean Ksat	15.1684	5.9718
						Std Deviation	0.8674	0.3415

Notes:

APPENDIX C

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing	Yes
State	New Hampshire
Location	Rockingham County, New Hampshire, United States
Latitude	43.088 degrees North
Longitude	70.798 degrees West
Elevation	10 feet
Date/Time	Tue Mar 05 2024 16:41:17 GMT-0500 (Eastern Standard Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day
1yr	0.26	0.40	0.50	0.65	0.81	1.04	**1yr**	0.70	0.98	1.21	1.56	2.02	2.65	2.91	**1yr**	2.35	2.80
2yr	0.32	0.50	0.62	0.81	1.02	1.30	**2yr**	0.88	1.18	1.51	1.93	2.48	3.20	3.55	**2yr**	2.83	3.42
5yr	0.37	0.58	0.73	0.97	1.24	1.60	**5yr**	1.07	1.46	1.88	2.42	3.13	4.05	4.56	**5yr**	3.59	4.38
10yr	0.41	0.64	0.81	1.11	1.44	1.88	**10yr**	1.24	1.72	2.22	2.88	3.73	4.85	5.50	**10yr**	4.29	5.29
25yr	0.47	0.75	0.96	1.32	1.76	2.32	**25yr**	1.52	2.13	2.75	3.61	4.71	6.15	7.07	**25yr**	5.44	6.80
50yr	0.53	0.85	1.09	1.52	2.05	2.73	**50yr**	1.77	2.51	3.26	4.29	5.63	7.36	8.54	**50yr**	6.52	8.22
100yr	0.59	0.95	1.23	1.75	2.39	3.22	**100yr**	2.06	2.95	3.86	5.11	6.73	8.82	10.33	**100yr**	7.80	9.94
200yr	0.66	1.08	1.40	2.01	2.78	3.78	**200yr**	2.40	3.48	4.56	6.07	8.03	10.57	12.50	**200yr**	9.35	12.02
500yr	0.78	1.29	1.68	2.44	3.42	4.69	**500yr**	2.95	4.33	5.68	7.62	10.14	13.43	16.08	**500yr**	11.88	15.46

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day
1yr	0.23	0.36	0.44	0.59	0.73	0.89	**1yr**	0.63	0.87	0.92	1.32	1.66	2.22	2.49	**1yr**	1.97	2.40
2yr	0.31	0.49	0.60	0.81	1.00	1.19	**2yr**	0.86	1.16	1.37	1.82	2.34	3.05	3.44	**2yr**	2.70	3.31
5yr	0.35	0.54	0.67	0.92	1.17	1.40	**5yr**	1.01	1.37	1.61	2.13	2.74	3.78	4.18	**5yr**	3.34	4.02
10yr	0.38	0.59	0.73	1.02	1.32	1.60	**10yr**	1.14	1.56	1.81	2.40	3.07	4.36	4.85	**10yr**	3.86	4.67
25yr	0.44	0.67	0.83	1.18	1.56	1.90	**25yr**	1.34	1.86	2.10	2.78	3.56	4.68	5.89	**25yr**	4.14	5.66
50yr	0.48	0.73	0.91	1.31	1.76	2.17	**50yr**	1.52	2.12	2.35	3.10	3.97	5.29	6.80	**50yr**	4.68	6.54
100yr	0.53	0.81	1.01	1.46	2.01	2.47	**100yr**	1.73	2.42	2.63	3.45	4.40	5.94	7.86	**100yr**	5.25	7.56
200yr	0.59	0.89	1.13	1.63	2.27	2.82	**200yr**	1.96	2.75	2.93	3.84	4.86	6.65	9.08	**200yr**	5.88	8.73
500yr	0.68	1.02	1.31	1.90	2.71	3.37	**500yr**	2.34	3.29	3.40	4.40	5.56	7.72	10.98	**500yr**	6.83	10.55

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day
1yr	0.28	0.44	0.54	0.72	0.89	1.08	**1yr**	0.76	1.06	1.25	1.75	2.21	2.99	3.14	**1yr**	2.64	3.02
2yr	0.33	0.52	0.64	0.86	1.06	1.26	**2yr**	0.92	1.24	1.48	1.96	2.51	3.42	3.68	**2yr**	3.02	3.54
5yr	0.40	0.61	0.76	1.04	1.33	1.61	**5yr**	1.15	1.58	1.88	2.53	3.24	4.32	4.93	**5yr**	3.82	4.74
10yr	0.46	0.71	0.88	1.24	1.60	1.96	**10yr**	1.38	1.92	2.27	3.10	3.93	5.32	6.16	**10yr**	4.71	5.92
25yr	0.57	0.87	1.08	1.54	2.02	2.55	**25yr**	1.75	2.49	2.94	4.05	5.11	7.75	8.27	**25yr**	6.86	7.95
50yr	0.66	1.01	1.26	1.80	2.43	3.09	**50yr**	2.10	3.02	3.57	4.97	6.25	9.70	10.36	**50yr**	8.58	9.96
100yr	0.78	1.17	1.47	2.13	2.91	3.76	**100yr**	2.52	3.67	4.34	6.11	7.66	12.13	12.98	**100yr**	10.74	12.48
200yr	0.91	1.37	1.73	2.50	3.49	4.58	**200yr**	3.01	4.48	5.29	7.51	9.38	15.21	16.28	**200yr**	13.46	15.65
500yr	1.12	1.67	2.15	3.12	4.44	5.93	**500yr**	3.83	5.80	6.86	9.91	12.30	20.54	21.96	**500yr**	18.18	21.11

Powered by ACIS Northeast Regional Climate Center

Tighe&Bond

APPENDIX D

Coastal and Great Bay Region Precipitation Increase		
	24-hr Storm Event (in.)	24-hr Storm Event + 15% (in.)
1 Year	2.65	3.05
2 Year	3.20	3.68
10 Year	4.85	5.58
25 Year	6.15	7.07
50 Year	7.36	8.46
100 Year	8.82	10.14

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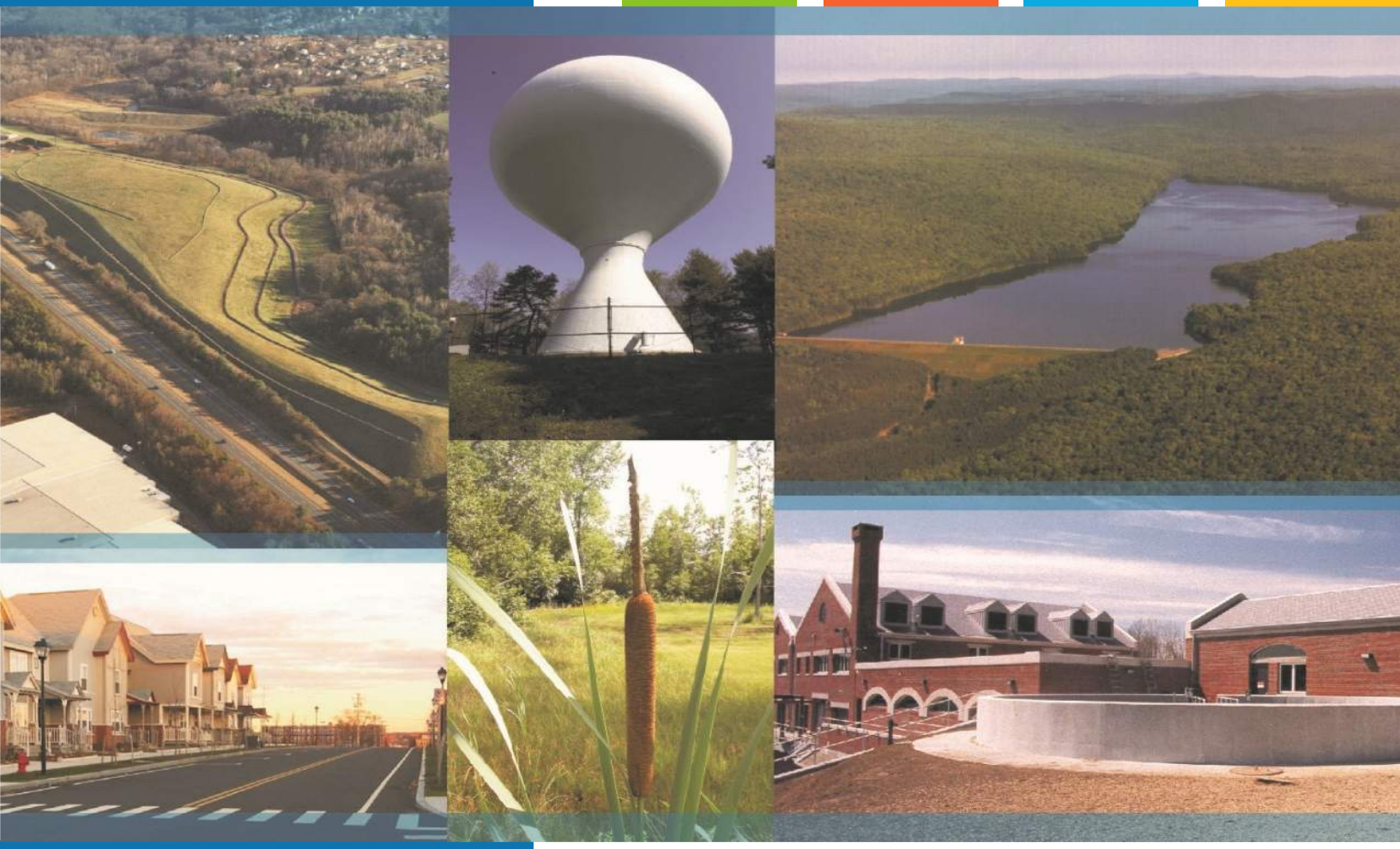


Proposed Multi-Family Development
100 Durgin Lane
Portsmouth, NH

Long-Term Operation & Maintenance Plan

100 Durgin Lane Owner, LLC

August 28, 2024

Tighe&Bond

Table of Contents

Tighe&Bond

Section 1
Long-Term Operation & Maintenance Plan

It is the intent of this Operation and Maintenance Plan to identify the areas of this site that need special attention and consideration, as well as implementing a plan to assure routine maintenance. By identifying the areas of concern as well as implementing a frequent and routine maintenance schedule the site will maintain a high-quality stormwater runoff.

1.1 Contact/Responsible Party

100 Durgin Lane Owner, LLC
1 Marina Park Drive, Suite 1500
Boston, MA 02210

(Note: The contact information for the Contact/Responsible Party shall be kept current. If ownership changes, the Operation and Maintenance Plan must be transferred to the new party.)

1.2 Maintenance Items

Maintenance of the following items shall be recorded:

- Litter/Debris Removal
- Landscaping
- Catchbasin Cleaning
- Pavement Sweeping
- Rain Gardens
- Contech Jellyfish Filtration System
- Contech CDS Units
- Rip Rap Outlets

The following maintenance items and schedule represent the minimum action required. Periodic site inspections shall be conducted, and all measures must be maintained in effective operating condition. The following items shall be observed during site inspection and maintenance:

- Inspect vegetated areas, particularly slopes and embankments for areas of erosion. Replant and restore as necessary
- Inspect catch basins for sediment buildup
- Inspect site for trash and debris

1.3 Overall Site Operation & Maintenance Schedule

Maintenance Item	Frequency of Maintenance
Litter/Debris Removal	Weekly
Pavement Sweeping - Sweep impervious areas to remove sand and litter.	Annually
Landscaping - Landscaped islands to be maintained and mulched.	Maintained as required and mulched each Spring
Catch Basin (CB) Cleaning - CB to be cleaned of solids and oils.	Annually
Rain Gardens - Trash and debris to be removed. - Any required maintenance shall be addressed.	Two (2) times annually After any rainfall event exceeding 2.5" in a 24-hr period
Contech Jelly Fish Units	In accordance with Manufacturer's Recommendations
Contech CDS Units®	In accordance with Manufacturer's Recommendations

1.3.1 Disposal Requirements

Disposal of debris, trash, sediment and other waste material should be done at suitable disposal/recycling sites and in compliance with all applicable local, state and federal waste regulations.

1.4 Rain Garden Maintenance Requirements

Rain Garden Inspection/Maintenance Requirements		
Inspection/ Maintenance	**Frequency**	**Action**
Monitor to ensure that Rain Gardens function effectively after storms	Two (2) times annually and after any rainfall event exceeding 2.5" in a 24-hr period	- Trash and debris to be removed - Any required maintenance shall be addressed
Inspect Vegetation	Annually	- Inspect the condition of all Rain Garden vegetation - Prune back overgrowth - Replace dead vegetation - Remove any invasive species
Inspect Drawdown Time - The system shall drawdown within 48-hours following a rainfall event.	Annually	- Assess the condition of the facility to determine measures required to restore the filtration function, including but not limited to removal of accumulated sediments or reconstruction of the filter.

1.5 Contech Jellyfish Filter System Maintenance Requirements

Contech Jellyfish Filter System Inspection/Maintenance Requirements		
Inspection/ Maintenance	**Frequency**	**Action**
Inspect vault for sediment build up, static water, plugged media and bypass condition	One (1) time annually and after any rainfall event exceeding 2.5" in a 24-hr period	Maintenance required for any of the following: - >4" of sediment on the vault floor - >1/4" of sediment on top of the cartridge - .4" of static water above the cartridge bottom more than 24 hours after a rain event - If pore space between media is absent. - If vault is in bypass condition during an average rainfall event.
Replace Cartridges	As required by inspection, 1–5 years.	- Remove filter cartridges per manufacturer methods. - Vacuum sediment from vault. - Install new cartridges per manufacturer methods

1.6 Contech CDS Unit Maintenance Requirements

Contech Cascade Separator® Inspection/Maintenance Requirements		
Inspection/ Maintenance	**Frequency**	**Action**
Visual Inspection	Twice per year at a minimum (spring and fall)	-Visually inspect for blockages or obstruction in the inlet chamber, flumes or outlet channel - Sediment removal once 50% of maximum storage has been reached

1.7 Rip Rap Maintenance Requirements

Rip Rap Inspection/Maintenance Requirements		
Inspection/ Maintenance	**Frequency**	**Action**
Visual Inspection	Annually	- Visually inspect for damage and deterioration - Repair damages immediately

1.8 Snow & Ice Management for Standard Asphalt and Walkways

Snow storage areas shall be located such that no direct untreated discharges are possible to receiving waters from the storage site (snow storage areas have been shown on the Site Plan). Salt storage areas shall be covered or located such that no direct untreated discharges are possible to receiving waters from the storage site. Salt and sand shall be used to the minimum extent practical (refer to the attached for de-icing application rate guideline from the New Hampshire Stormwater Management Manual, Volume 2,).

Deicing Application Rate Guidelines

24' of pavement (typcial two-lane road)

These rates are not fixed values, but rather the middle of a range to be selected and adjusted by an agency according to its local conditions and experience.

			Pounds per two-lane mile			
Pavement Temp. (°F) and Trend (↑↓)	Weather Condition	Maintenance Actions	Salt Prewetted / Pretreated with Salt Brine	Salt Prewetted / Pretreated with Other Blends	Dry Salt*	Winter Sand (abrasives)
> 30° ↑	Snow	Plow, treat intersections only	80	70	100*	Not recommended
	Freezing Rain	Apply Chemical	80 - 160	70 - 140	100 - 200*	Not recommended
30° ↓	Snow	Plow and apply chemical	80 - 160	70 - 140	100 - 200*	Not recommended
	Freezing Rain	Apply Chemical	150 - 200	130 - 180	180 - 240*	Not recommended
25° - 30° ↑	Snow	Plow and apply chemical	120 - 160	100 - 140	150 - 200*	Not recommended
	Freezing Rain	Apply Chemical	150 - 200	130 - 180	180 - 240*	Not recommended
25° - 30° ↓	Snow	Plow and apply chemical	120 - 160	100 - 140	150 - 200*	Not recommended
	Freezing Rain	Apply Chemical	160 - 240	140 - 210	200 - 300*	400
20° - 25° ↑	Snow or Freezing Rain	Plow and apply chemical	160 - 240	140 - 210	200 - 300*	400
20° - 25° ↓	Snow	Plow and apply chemical	200 - 280	175 - 250	250 - 350*	Not recommended
	Freezing Rain	Apply Chemical	240 - 320	210 - 280	300 - 400*	400
15° - 20° ↑	Snow	Plow and apply chemical	200 - 280	175 - 250	250 - 350*	Not recommended
	Freezing Rain	Apply Chemical	240 - 320	210 - 280	300 - 400*	400
15° - 20° ↓	Snow or Freezing Rain	Plow and apply chemical	240 - 320	210 - 280	300 - 400*	500 for freezing rain
0° - 15° ↑↓	Snow	Plow, treat with blends, sand hazardous areas	Not recommended	300 - 400	Not recommended	500 - 750 spot treatment as needed
< 0°	Snow	Plow, treat with blends, sand hazardous areas	Not recommended	400 - 600**	Not recommended	500 - 750 spot treatment as needed

* Dry salt is not recommended. It is likely to blow off the road before it melts ice.

** A blend of 6 - 8 gal/ton $MgCl_2$ or $CaCl_2$ added to NaCl can melt ice as low as -10°.

Anti-icing Route Data Form				
Truck Station:				
Date:				
Air Temperature	Pavement Temperature	Relative Humidity	Dew Point	Sky
Reason for applying:				
Route:				
Chemical:				
Application Time:				
Application Amount:				
Observation (first day):				
Observation (after event):				
Observation (before next application):				
Name:				

Section 2
Chloride Management Plan

Winter Operational Guidelines

The following Chloride Management Plan is for the 100 Durgin Lane - Multifamily Development in Portsmouth, New Hampshire. The Plan includes operational guidelines including: winter operator certification requirements, weather monitoring, equipment calibration requirements, mechanical removal, and salt usage evaluation and monitoring. Due to the evolving nature of chloride management efforts, the Chloride Management Plan will be reviewed annually, in advance of the winter season, to reflect the current management standards.

2.1 Background Information

The 100 Durgin Lane - Multifamily Development located within the Upper Hodgson Brook Watershed in Newington and Portsmouth, New Hampshire. The Upper Hodgson Brook is identified as a chloride-impaired waterbody.

2.2 Operational Guidelines – Chloride Management

All 100 Durgin Lane Owner LLC private contractors engaged at the 100 Durgin Lane premises for the purposes of winter operational snow removal and surface maintenance, are responsible for assisting in meeting compliance for the following protocols. 100 Durgin Lane Owner LLC private contractors are expected to minimize the effects of the use of de-icing, anti-icing and pretreatment materials by adhering to the strict guidelines outlined below.

The 100 Durgin Lane Owner LLC winter operational de-icing, anti-icing and pretreatment materials will adhere to the following protocols:

2.2.1 Winter Operator Certification Requirements

All private contractors engaged at the 100 Durgin Lane premises for the purpose of winter operational snow removal and surface maintenance must be current UNHT2 Green SnowPro Certified operators or equivalent and will use only pre-approved methods for spreading abrasives on private roadways and parking lots. All private contractors engaged at the 100 Durgin Lane premises for the purpose of winter operational snow removal and surface maintenance shall provide to 100 Durgin Lane Owner LLC management two copies of the annual UNHT2 Green SnowPro certificate or equivalent for each operator utilized on the 100 Durgin Lane premises. The annual UNHT2 Green SnowPro certificate or equivalent for each operator will be available on file in the 100 Durgin Lane Facilities Management office and be present in the vehicle/carrier at all times.

2.2.2 Improved Weather Monitoring

100 Durgin Lane Owner LLC will coordinate weather information for use by winter maintenance contractors. This information in conjunction with site specific air/ground surface temperature monitoring will ensure that private contractors engaged at the 100 Durgin Lane premises for the purpose of winter operational snow removal and surface maintenance will make more informed decisions as to when and to what extent de-icing, anti-icing and pretreatment materials are applied to private roadways, sidewalks, and parking lots.

2.2.3 Equipment Calibration Requirements

All equipment utilized on the 100 Durgin Lane premises for the purpose of winter operational snow removal and surface maintenance will conform to the following calibration requirements.

2.2.3.1 Annual Calibration Requirements

All private contractors engaged at the 100 Durgin Lane premises for the purpose of winter operational snow removal and surface maintenance shall provide two copies of the annual calibration report for each piece of equipment utilized on the 100 Durgin Lane premises. Each calibration report shall include the vehicle/carrier VIN number and the serial numbers for each component including, but not limited to, spreader control units, salt aggregate spreader equipment, brining/pre-wetting equipment, ground speed orientation unit, and air/ground surface temperature monitor. Annual calibration reports will be available on file in the 100 Durgin Lane Facilities Management office and be present in the vehicle/carrier at all times.

Prior to each use, each vehicle/carrier operator will perform a systems check to verify that unit settings remain within the guidelines established by the 100 Durgin Lane Owner LLC Management Team in order to accurately dispense material. All private contractors engaged at the 100 Durgin Lane premises for the purpose of winter operational snow removal and surface maintenance will be subject to spot inspections by members of the 100 Durgin Lane Owner LLC Management Team to ensure that each vehicle/carrier is operating in a manner consistent with the guidelines set herein or State and Municipal regulations. All units will be recalibrated, and the updated calibration reports will be provided each time repairs or maintenance procedures affect the hydraulic system of the vehicle/carrier.

2.2.4 Increased Mechanical Removal Capabilities

All private contractors engaged at the 100 Durgin Lane premises will endeavor to use mechanical removal means on a more frequent basis for roadways, parking lots and sidewalks. Dedicating more manpower and equipment to increase snow removal frequencies prevents the buildup of snow and the corresponding need for de-icing, anti-icing and pretreatment materials. Shortened maintenance

routes, with shorter service intervals, will be used to stay ahead of snowfall. Minimized snow and ice packing will reduce the need for abrasives, salt aggregates, and/or brining solution to restore surfaces back to bare surface states after winter precipitation events.

After storm events the 100 Durgin Lane Owner LLC management team will be responsible for having the streets swept to recapture un-melted de-icing materials, when practical.

2.3 Salt Usage Evaluation and Monitoring

All private contractors engaged at the 100 Durgin Lane premises for the purpose of winter operational snow removal and surface maintenance shall provide two copies of a storm report, which includes detailed information regarding treatment areas and the use of de-icing, anti- icing and pretreatment materials applied for the removal of snow and surface maintenance on the 100 Durgin Lane premises. 100 Durgin Lane Owner LLC will maintain copies of Summary Documents, including copies of the Storm Reports, operator certifications, equipment used for roadway and sidewalk winter maintenance, calibration reports and amount of de-icing materials used.

2.4 Summary

The above-described methodologies are incorporated into the 100 Durgin Lane Operational Manual and are to be used to qualify and retain all private contractors engaged at the 100 Durgin Lane premises for the purpose of winter operational snow removal and surface maintenance. This section of the Manual, is intended to be an adaptive management document that is modified as required based on experience gained from past practices and technological advancements that reflect chloride BMP standards. All 100 Durgin Lane Owner LLC employees directly involved with winter operational activities are required to review this document and the current standard Best Management Practices published by the UNH Technology Transfer (T2) program annually. All 100 Durgin Lane Owner LLC employees directly involved with winter operational activities, and all private contractors engaged at the 100 Durgin Lane premises for the purposes of winter operational snow removal and surface maintenance, must be current UNHT2 Green SnowPro Certified operators or equivalent and undergo the necessary requirements to maintain this certification annually.

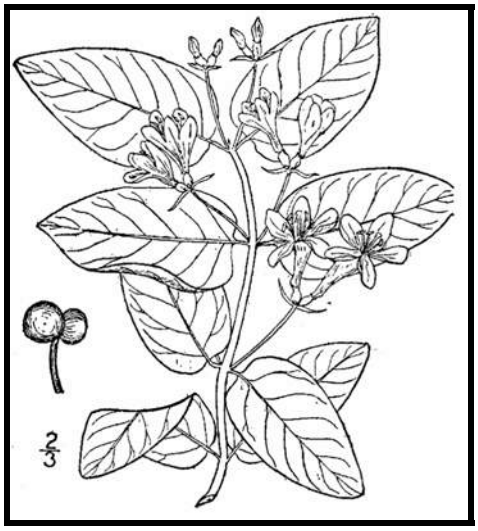
Section 3
Invasive Species

With respect to a particular ecosystem, any species, including its seeds, eggs, spores, or other biological material capable of propagating that species, that is not native to that ecosystem is classified as an invasive species. Refer to the following fact sheet prepared by the University of New Hampshire Cooperative Extension entitled Methods for Disposing Non-Native Invasive Plants for recommended methods to dispose of invasive plant species.

UNIVERSITY of NEW HAMPSHIRE COOPERATIVE EXTENSION

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle
Lonicera tatarica
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

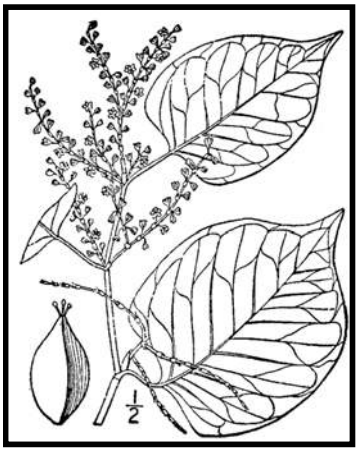
Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag "head first" at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.

Be diligent looking for seedlings for *years* in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

<table>
<tr><th>Woody Plants</th><th>Method of Reproducing</th><th>Methods of Disposal</th></tr>
<tr><td rowspan="2">Norway maple
(Acer platanoides)
European barberry
(Berberis vulgaris)
Japanese barberry
(Berberis thunbergii)
autumn olive
(Elaeagnus umbellata)
burning bush
(Euonymus alatus)
Morrow's honeysuckle
(Lonicera morrowii)
Tatarian honeysuckle
(Lonicera tatarica)
showy bush honeysuckle
(Lonicera x bella)
common buckthorn
(Rhamnus cathartica)
glossy buckthorn
(Frangula alnus)</td><td rowspan="2">Fruit and Seeds
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Use as firewood.
▪ Make a brush pile.
▪ Chip.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip once all fruit has dropped from branches.
▪ Leave resulting chips on site and monitor.</td></tr>
<tr><td rowspan="2">oriental bittersweet
(Celastrus orbiculatus)
multiflora rose
(Rosa multiflora)</td><td rowspan="2">Fruits, Seeds, Plant Fragments
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Make a brush pile.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.</td></tr>
</table>

<table>
<tr><th>Non-Woody Plants</th><th>Method of Reproducing</th><th>Methods of Disposal</th></tr>
<tr><td rowspan="2">garlic mustard
(Alliaria petiolata)
spotted knapweed
(Centaurea maculosa)
▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling.
black swallow-wort
(Cynanchum nigrum)
▪ May cause skin rash. Wear gloves and long sleeves when handling.
pale swallow-wort
(Cynanchum rossicum)
giant hogweed
(Heracleum mantegazzianum)
▪ Can cause major skin rash. Wear gloves and long sleeves when handling.
dame’s rocket
(Hesperis matronalis)
perennial pepperweed
(Lepidium latifolium)
purple loosestrife
(Lythrum salicaria)
Japanese stilt grass
(Microstegium vimineum)
mile-a-minute weed
(Polygonum perfoliatum)</td><td rowspan="2">Fruits and Seeds
  </td><td>Prior to flowering
Depends on scale of infestation
Small infestation
▪ Pull or cut plant and leave on site with roots exposed.

Large infestation
▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting).
▪ Monitor. Remove any re-sprouting material.</td></tr>
<tr><td>During and following flowering
Do nothing until the following year or remove flowering heads and bag and let rot.

Small infestation
▪ Pull or cut plant and leave on site with roots exposed.

Large infestation
▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting).
▪ Monitor. Remove any re-sprouting material.</td></tr>
<tr><td>common reed
(Phragmites australis)
Japanese knotweed
(Polygonum cuspidatum)
Bohemian knotweed
(Polygonum x bohemicum)</td><td>Fruits, Seeds, Plant Fragments
Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn’t materially influence disposal activities.</td><td>Small infestation
▪ Bag all plant material and let rot.
▪ Never pile and use resulting material as compost.
▪ Burn.

Large infestation
▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile.
▪ Monitor and remove any sprouting material.
▪ Pile, let dry, and burn.</td></tr>
</table>

January 2010

Managing Invasive Plants
Methods of Control

by Christopher Mattrick

They're out there. The problem of invasive plants is as close as your own backyard.

Maybe a favorite dogwood tree is struggling in the clutches of an Oriental bittersweet vine. Clawlike canes of multiflora rose are scratching at the side of your house. That handsome burning bush you planted few years ago has become a whole clump in practically no time … but what happened to the azalea that used to grow right next to it?

If you think controlling or managing invasive plants on your property is a daunting task, you're not alone. Though this topic is getting lots of attention from federal, state, and local government agencies, as well as the media, the basic question for most homeowners is simply, "How do I get rid of the invasive plants in my own landscape?" Fortunately, the best place to begin to tackle this complex issue is in our own backyards and on local conservation lands. We hope the information provided here will help you take back your yard. We won't kid you—there's some work involved, but the payoff in beauty, wildlife habitat, and peace of mind makes it all worthwhile.

PLAN OF ATTACK

Three broad categories cover most invasive plant control: mechanical, chemical, and biological. Mechanical control means physically removing plants from the environment through cutting or pulling. Chemical control uses herbicides to kill plants and inhibit regrowth. Techniques and chemicals used will vary depending on the species. Biological controls use plant diseases or insect predators, typically from the targeted species' home range. Several techniques may be effective in controlling a single species, but there is usually one preferred method—the one that is most resource efficient with minimal impact on non-target species and the environment.

Spraying chemicals to control invasive plants.

MECHANICAL CONTROL METHODS

Mechanical treatments are usually the first ones to look at when evaluating an invasive plant removal project. These procedures do not require special licensing or introduce chemicals into the environment. They do require permits in some situations, such as wetland zones. [See sidebar on page 23.] Mechanical removal is highly labor intensive and creates a significant amount of site disturbance, which can lead to rapid reinvasion if not handled properly.

Pulling and digging

Many herbaceous plants and some woody species (up to about one inch in diameter), if present in limited quantities, can be pulled out or dug up. It's important to remove as much of the root system as possible; even a small portion can restart the infestation. Pull plants by hand or use a digging fork, as shovels can shear off portions of the root system, allowing for regrowth. To remove larger woody stems (up to about three inches in diameter), use a Weed Wrench™, Root Jack, or Root Talon. These tools, available from several manufacturers, are designed to remove the aboveground portion of the plant as well as the entire root system. It's easiest to undertake this type of control in the spring or early summer when soils are moist and plants come out more easily.

Using tools to remove woody stems.

Volunteers hand pulling invasive plants.

Suffocation

Try suffocating small seedlings and herbaceous plants. Place double or triple layers of thick UV-stabilized plastic sheeting, either clear or black (personally I like clear), over the infestation and secure the plastic with stakes or weights. Make sure the plastic extends at least five feet past the edge of infestation on all sides. Leave the plastic in place for at least two years. This technique will kill everything beneath the plastic—invasive and non-invasive plants alike. Once the plastic is removed, sow a cover crop such as annual rye to prevent new invasions.

Cutting or mowing

This technique is best suited for locations you can visit and treat often. To be effective, you will need to mow or cut infested areas three or four times a year for up to five years. The goal is to interrupt the plant's ability to photosynthesize by removing as much leafy material as possible. Cut the plants at ground level and remove all resulting debris from the site. With this treatment, the infestation may actually appear to get worse at first, so you will need to be as persistent as the invasive plants themselves. Each time you cut the plants back, the root system gets slightly larger, but must also rely on its energy reserves to push up new growth. Eventually, you will exhaust these reserves and the plants will die. This may take many years, so you have to remain committed to this process once you start; otherwise the treatment can backfire, making the problem worse.

CHEMICAL CONTROL METHODS

Herbicides are among the most effective and resource-efficient tools to treat invasive species. Most of the commonly known invasive plants can be treated using only two herbicides—glyphosate (the active ingredient in Roundup™ and Rodeo™) and triclopyr (the active ingredient in Brush-B-Gone™ and Garlon™). Glyphosate is non-selective, meaning it kills everything it contacts. Triclopyr is selective and does not injure monocots (grasses, orchids, lilies, etc.). Please read labels and follow directions precisely for both environmental and personal safety. These are relatively benign herbicides, but improperly used they can still cause both short- and long-term health and environmental problems. Special aquatic formulations are required when working in wetland zones. You are required to have a state-issued pesticide applicator license when applying these chemicals on land you do not own. To learn more about the pesticide regulations in your state, visit or call your state's pesticide control division, usually part of the state's Department of Agriculture. In wetland areas, additional permits are usually required by the Wetlands Protection Act. [See sidebar on page 23.]

Foliar applications

When problems are on a small scale, this type of treatment is usually applied with a backpack sprayer or even a small handheld spray bottle. It is an excellent way to treat large monocultures of herbaceous plants, or to spot-treat individual plants that are difficult to remove mechanically, such as goutweed, swallowwort, or purple loosestrife. It is also an effective treatment for some woody species, such as Japanese barberry, multiflora rose, Japanese honeysuckle, and Oriental bittersweet that grow in dense masses or large numbers over many acres. The herbicide mixture should contain no more than five percent of the active ingredient, but it is important to follow the instructions on the product label. This treatment is most effective when the plants are actively growing, ideally when they are flowering or beginning to form fruit. It has been shown that plants are often more susceptible to this type of treatment if the existing stems are cut off and the regrowth is treated. This is especially true for Japanese knotweed. The target plants should be thoroughly wetted with the herbicide on a day when there is no rain in the forecast for the next 24 to 48 hours.

Cut stem treatments

There are several different types of cut stem treatments, but here we will review only the one most commonly used. All treatments of this type require a higher concentration of the active ingredient than is used in foliar applications. A 25 to 35 percent solution of the active ingredient should be used for cut stem treatments, but read and follow all label instructions. In most cases, the appropriate herbicide is glyphosate, except for Oriental bittersweet, on which triclopyr should be used. This treatment can be used on all woody stems, as well as phragmites and Japanese knotweed.

For woody stems, treatments are most effective when applied in the late summer and autumn—between late August and November. Stems should be cut close to the ground, but not so close that you will lose track of them. Apply herbicide directly to the cut surface as soon as possible after cutting. Delaying the application will reduce the effectiveness of the treatment. The herbicide can be applied with a sponge, paintbrush, or spray bottle.

Cut stem treatment tools.

For phragmites and Japanese knotweed, treatment is the same, but the timing and equipment are different. Plants should be treated anytime from mid-July through September, but the hottest, most humid days of the summer are best for this method. Cut the stems halfway between two leaf nodes at a comfortable height. Inject (or squirt) herbicide into the exposed hollow stem. All stems in an infestation should be treated. A wash bottle is the most effective application tool, but you can also use an eyedropper, spray bottle, or one of the recently developed high-tech injection systems.

It is helpful to mix a dye in with the herbicide solution. The dye will stain the treated surface and mark the areas that have been treated, preventing unnecessary reapplication. You can buy a specially formulated herbicide dye, or use food coloring or laundry dye.

There is not enough space in this article to describe all the possible ways to control invasive plants. You can find other treatments, along with more details on the above-described methods, and species-specific recommendations on The Nature Conservancy Web site (tncweeds.ucdavis.edu). An upcoming posting on the Invasive Plant Atlas of New England (www.ipane.org) and the New England Wild Flower Society (www.newfs.org) Web sites will also provide further details.

Hollow stem injection tools.

Biological controls—still on the horizon

Biological controls are moving into the forefront of control methodology, but currently the only widely available and applied biocontrol relates to purple loosestrife. More information on purple loosestrife and other biological control projects can be found at www.invasiveplants.net.

DISPOSAL OF INVASIVE PLANTS

Proper disposal of removed invasive plant material is critical to the control process. Leftover plant material can cause new infestations or reinfest the existing project area. There are many appropriate ways to dispose of invasive plant debris. I've listed them here in order of preference.

1. **Burn it**—Make a brush pile and burn the material following local safety regulations and restrictions, or haul it to your town's landfill and place it in their burn pile.

2. **Pile it**—Make a pile of the woody debris. This technique will provide shelter for wildlife as well.

3. **Compost it**—Place all your herbaceous invasive plant debris in a pile and process as compost. Watch the pile closely for resprouts and remove as necessary. Do not use the resulting compost in your garden. The pile is for invasive plants only.

Injecting herbicide into the hollow stem of phragmites.

4. **Dry it/cook it**—Place woody debris out on your driveway or any asphalt surface and let it dry out for a month. Place herbaceous material in a doubled-up black trash bag and let it cook in the sun for one month. At the end of the month, the material should be non-viable and you can dump it or dispose of it with the trash. The method assumes there is no viable seed mixed in with the removed material.

Care should be taken in the disposal of all invasive plants, but several species need extra attention. These are the ones that have the ability to sprout vigorously from plant fragments and should ideally be burned or dried prior to disposal: Oriental bittersweet, multiflora rose, Japanese honeysuckle, phragmites, and Japanese knotweed.

Christopher Mattrick is the former Senior Conservation Programs Manager for New England Wild Flower Society, where he managed conservation volunteer and invasive and rare plant management programs. Today, Chris and his family work and play in the White Mountains of New Hampshire, where he is the Forest Botanist and Invasive Species Coordinator for the White Mountain National Forest.

Controlling Invasive Plants in Wetlands

Special concerns; special precautions

Control of invasive plants in or around wetlands or bodies of water requires a unique set of considerations. Removal projects in wetland zones can be legal and effective if handled appropriately. In many cases, herbicides may be the least disruptive tools with which to remove invasive plants. You will need a state-issued pesticide license to apply herbicide on someone else's property, but all projects in wetland or aquatic systems fall under the jurisdiction of the Wetlands Protection Act and therefore require a permit. ***Yes, even hand-pulling that colony of glossy buckthorn plants from your own swampland requires a permit.*** Getting a permit for legal removal is fairly painless if you plan your project carefully.

1. Investigate and understand the required permits and learn how to obtain them. The entity charged with the enforcement of the Wetlands Protection Act varies from state to state. For more information in your state, contact:

   ME: Department of Environmental Protection
   www.state.me.us/dep/blwq/docstand/nrpapage.htm

   NH: Department of Environmental Services
   www.des.state.nh.us/wetlands/

   VT: Department of Environmental Conservation
   www.anr.state.vt.us/dec/waterq/permits/htm/pm_cud.htm

   MA: Consult your local town conservation commission

   RI: Department of Environmental Management
   www.dem.ri.gov/programs/benviron/water/permits/fresh/index.htm

   CT: Consult your local town Inland Wetland and Conservation Commission

2. Consult an individual or organization with experience in this area. Firsthand experience in conducting projects in wetland zones and navigating the permitting process is priceless. Most states have wetland scientist societies whose members are experienced in working in wetlands and navigating the regulations affecting them. A simple Web search will reveal the contact point for these societies. Additionally, most environmental consulting firms and some nonprofit organizations have skills in this area.

3. Develop a well-written and thorough project plan. You are more likely to be successful in obtaining a permit for your project if you submit a project plan along with your permit application. The plan should include the reasons for the project, your objectives in completing the project, how you plan to reach those objectives, and how you will monitor the outcome.

4. Ensure that the herbicides you plan to use are approved for aquatic use. Experts consider most herbicides harmful to water quality or aquatic organisms, but rate some formulations as safe for aquatic use. Do the research and select an approved herbicide, and then closely follow the instructions on the label.

5. If you are unsure—research, study, and most of all, ask for help. Follow the rules. The damage caused to aquatic systems by the use of an inappropriate herbicide or the misapplication of an appropriate herbicide not only damages the environment, but also may reduce public support for safe, well-planned projects.

Section 4
Annual Updates and Log Requirements

The Owner and/or Contact/Responsible Party shall review this Operation and Maintenance Plan once per year for its effectiveness and adjust the plan and deed as necessary.

A log of all preventative and corrective measures for the stormwater system shall be kept on-site and be made available upon request by any public entity with administrative, health environmental or safety authority over the site including NHDES.

Copies of the Stormwater Maintenance report shall be submitted to the City of Portsmouth on an annual basis.

Stormwater Management Report						
Multifamily Development		**100 Durgin Lane**				
BMP Description	**Date of Inspection**	**Inspector**	**BMP Installed and Operating Properly?**	**Cleaning / Corrective Action Needed**	**Date of Cleaning / Repair**	**Performed By**
Deep Sump CB's			❑Yes ❑No			
Jellyfish Filter 1			❑Yes ❑No			
Jellyfish Filter 2			❑Yes ❑No			
CDS Unit 1			❑Yes ❑No			
CDS Unit 2			❑Yes ❑No			
CDS Unit 3			❑Yes ❑No			
Rain Garden 1			❑Yes ❑No			
Rain Garden 2			❑Yes ❑No			

CONTECH®
ENGINEERED SOLUTIONS

Jellyfish® Filter
Owner's Manual

Jellyfish® Filter

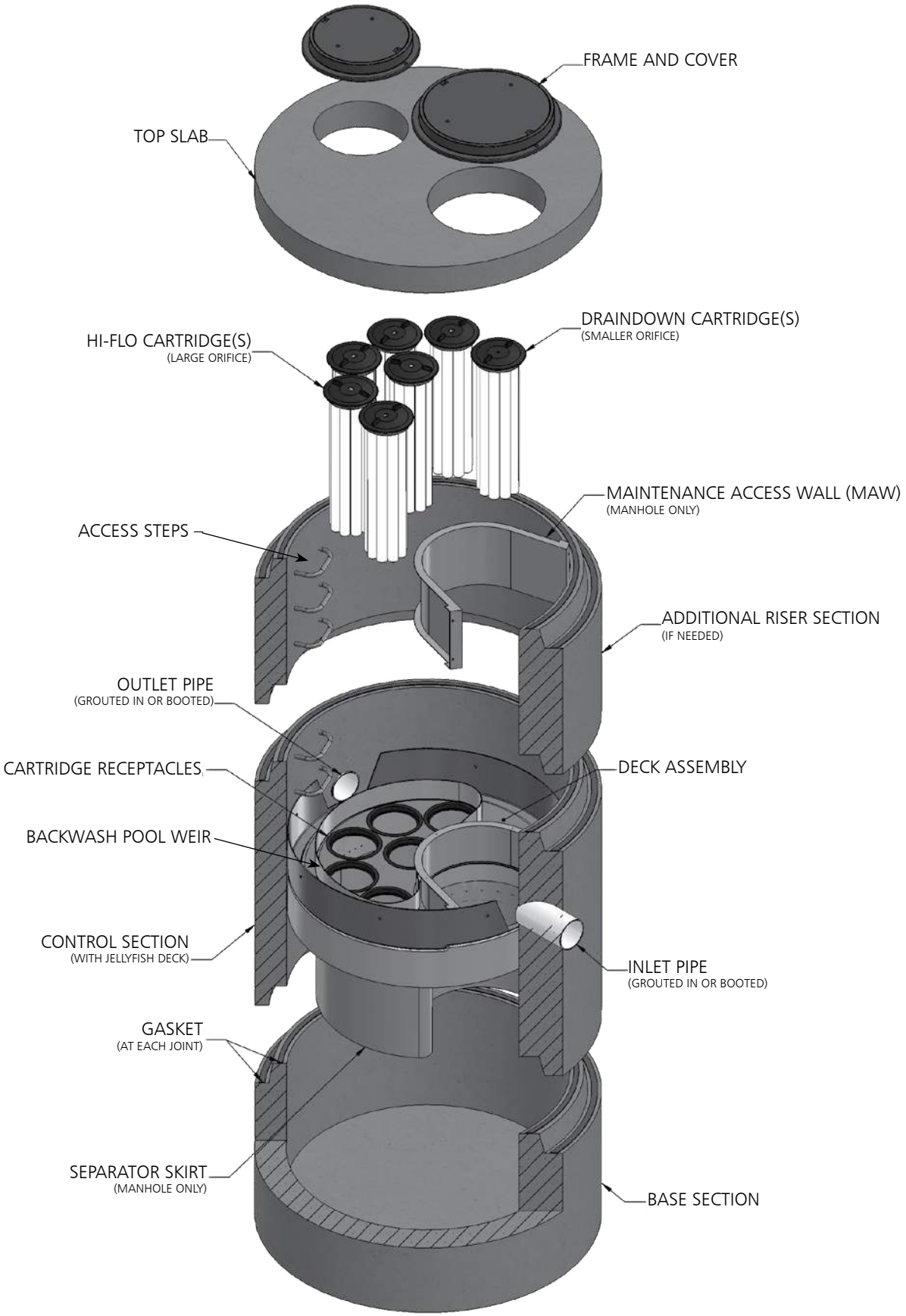
Table of Contents

THANK YOU FOR PURCHASING THE JELLYFISH® FILTER!

Contech Engineered Solutions would like to thank you for selecting the Jellyfish Filter to meet your project's stormwater treatment needs. With proper inspection and maintenance, the Jellyfish Filter is designed to deliver ongoing, high levels of stormwater pollutant removal.

If you have any questions, please feel free to call us or e-mail us:

Contech Engineered Solutions
9025 Centre Pointe Drive, Suite 400 | West Chester, OH 45069
513-645-7000 | 800-338-1122
www.ContechES.com
info@conteches.com


FRAME AND COVER
TOP SLAB
HI-FLO CARTRIDGE(S)
(LARGE ORIFICE)
DRAINDOWN CARTRIDGE(S)
(SMALLER ORIFICE)
MAINTENANCE ACCESS WALL (MAW)
(MANHOLE ONLY)
ACCESS STEPS
ADDITIONAL RISER SECTION
(IF NEEDED)
OUTLET PIPE
(GROUTED IN OR BOOTED)
CARTRIDGE RECEPTACLES
DECK ASSEMBLY
BACKWASH POOL WEIR
CONTROL SECTION
(WITH JELLYFISH DECK)
INLET PIPE
(GROUTED IN OR BOOTED)
GASKET
(AT EACH JOINT)
SEPARATOR SKIRT
(MANHOLE ONLY)
BASE SECTION

WARNINGS / CAUTION

1. FALL PROTECTION may be required.
2. WATCH YOUR STEP if standing on the Jellyfish Filter Deck at any time; Great care and safety must be taken while walking or maneuvering on the Jellyfish Filter Deck. Attentive care must be taken while standing on the Jellyfish Filter Deck at all times to prevent stepping onto a lid, into or through a cartridge hole or slipping on the deck.
3. The Jellyfish Filter Deck can be SLIPPERY WHEN WET.
4. If the Top Slab, Covers or Hatches have not yet been installed, or are removed for any reason, great care must be taken to NOT DROP ANYTHING ONTO THE JELLYFISH FILTER DECK. The Jellyfish Filter Deck and Cartridge Receptacle Rings can be damaged under high impact loads. This type of activity voids all warranties. All damaged items to be replaced at owner's expense.
5. Maximum deck load 2 persons, total weight 450 lbs.

Safety Notice

Jobsite safety is a topic and practice addressed comprehensively by others. The inclusions here are intended to be reminders to whole areas of Safety Practice that are the responsibility of the Owner(s), Manager(s) and Contractor(s). OSHA and Canadian OSH, and Federal, State/Provincial, and Local Jurisdiction Safety Standards apply on any given site or project. The knowledge and applicability of those responsibilities is the Contractor's responsibility and outside the scope of Contech Engineered Solutions.

Confined Space Entry

Secure all equipment and perform all training to meet applicable local and OSHA regulations regarding confined space entry. It is the Contractor's or entry personnel's responsibility to proceed safely at all times.

Personal Safety Equipment

Contractor is responsible to provide and wear appropriate personal protection equipment as needed including, but not limited to safety boots, hard hat, reflective vest, protective eyewear, gloves and fall protection equipment as necessary. Make sure all equipment is staffed with trained and/or certified personnel, and all equipment is checked for proper operation and safety features prior to use.

- Fall protection equipment
- Eye protection
- Safety boots
- Ear protection
- Gloves
- Ventilation and respiratory protection
- Hard hat
- Maintenance and protection of traffic plan

Chapter 1

1.0 – Owner Specific Jellyfish Filter Product Information

Below you will find a reference page that can be filled out according to your Jellyfish Filter specification to help you easily inspect, maintain and order parts for your system.

Owner Name:	
Phone Number:	
Site Address:	
Site GPS Coordinates/unit location:	
Unit Location Description:	
Jellyfish Filter Model No.:	
Contech Project & Sequence Number	
No. of Hi-Flo Cartridges	
No. of Cartridges:	
Length of Draindown Cartridges:	
No. of Blank Cartridge Lids:	
Bypass Configuration (Online/Offline):	

Notes:

_____

_____

_____

_____

Chapter 2

2.0 – Jellyfish Filter System Operations and Functions

The Jellyfish Filter is an engineered stormwater quality treatment technology that removes a high level and wide variety of stormwater pollutants. Each Jellyfish Filter cartridge consists of eleven membrane - encased filter elements ("filtration tentacles") attached to a cartridge head plate. The filtration tentacles provide a large filtration surface area, resulting in high flow and high pollutant removal capacity.

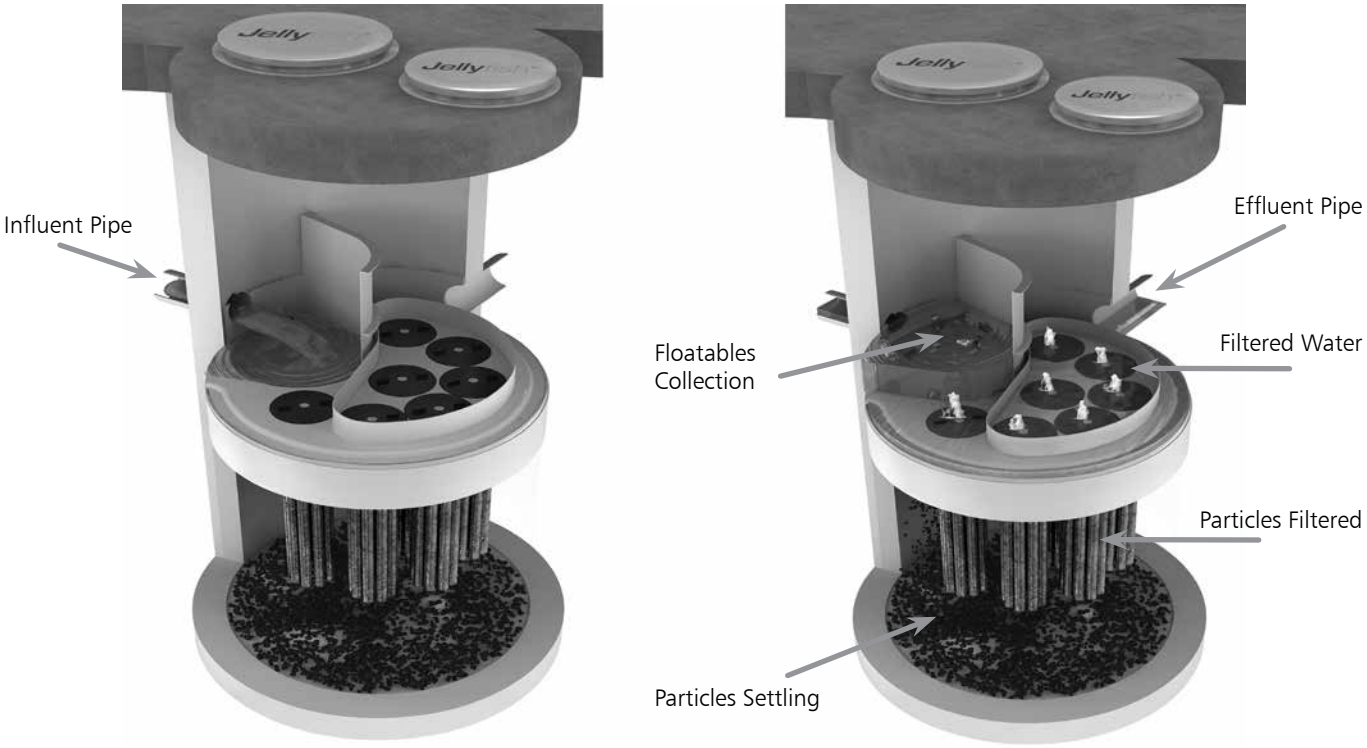
The Jellyfish Filter functions are depicted in Figure 1 below.

FIGURE 1

Jellyfish Filter Treatment Functions

Membrane Filtration

Section View with Maintenance Access Wall (MAW) Cutaway



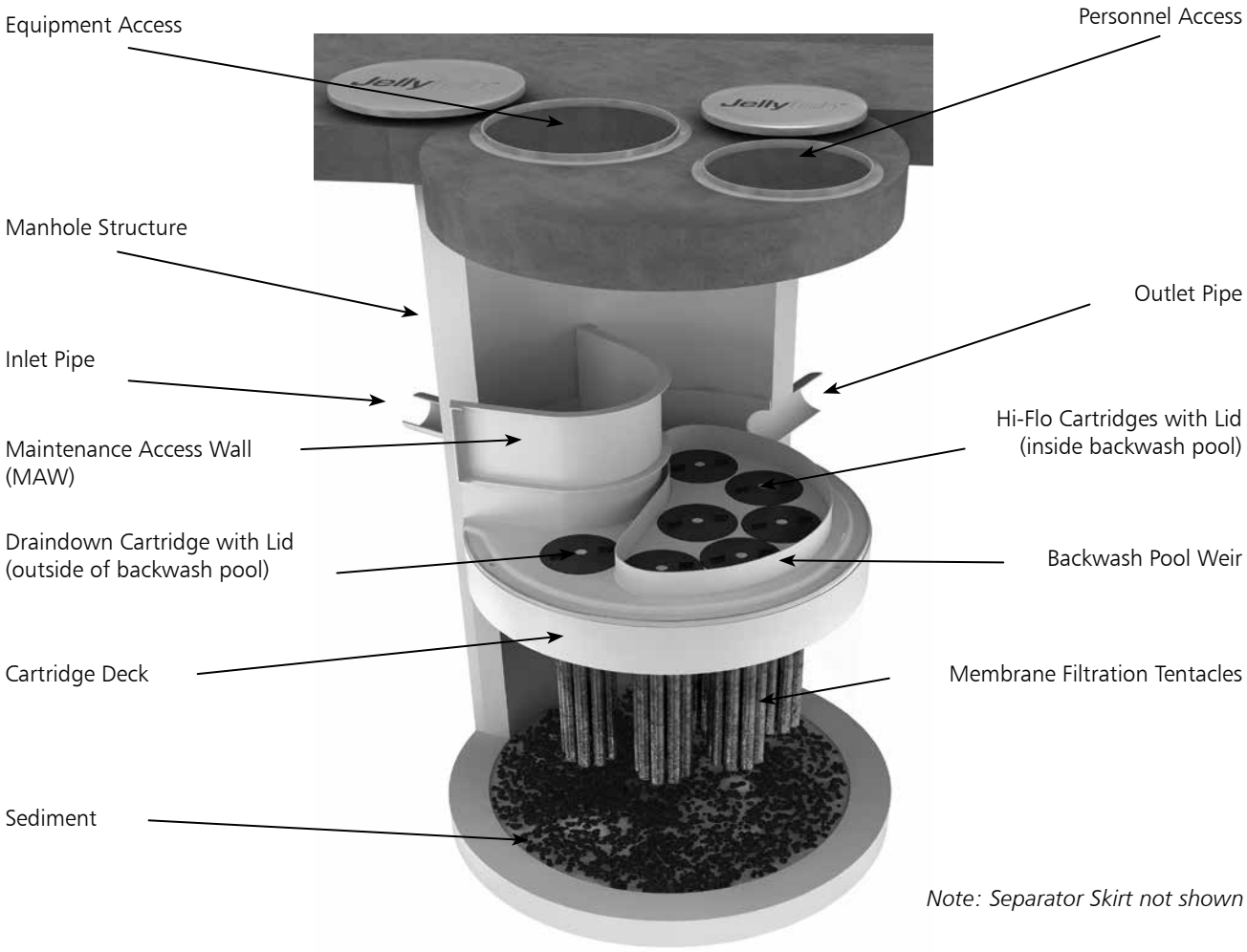
Jellyfish Filter cartridges are backwashed after each peak storm event, which removes accumulated sediment from the membranes. This backwash process extends the service life of the cartridges and increases the time between maintenance events.

For additional details on the operation and pollutant capabilities of the Jellyfish Filter please refer to additional details on our website at www.ContechES.com.

2.1 – Components and Cartridges

The Jellyfish Filter and components are depicted in Figure 2 below.

FIGURE 2 **Jellyfish Filter Components**



Tentacles are available in various lengths as depicted in Table 1 below.

Table 1 – Cartridge Lengths / Weights and Cartridge Lid Orifice Diameters

Cartridge Lengths	Dry Weight	Hi-Flo Orifice Diameter	Draindown Orifice Diameter
15 inches (381 mm)	10 lbs (4.5 kg)	35 mm	20 mm
27 inches (686 mm)	14.5 lbs (6.6 kg)	45 mm	25 mm
40 inches (1,016 mm)	19.5 lbs (8.9 kg)	55 mm	30 mm
54 inches (1,372 mm)	25 lbs (11.4 kg)	70 mm	35 mm

2.2 – Jellyfish Membrane Filtration Cartridge Assembly

The Jellyfish Filter utilizes multiple membrane filtration cartridges. Each cartridge consists of removable cylindrical filtration "tentacles" attached to a cartridge head plate. Each filtration tentacle has a threaded pipe nipple and o-ring. To attach, insert the top pipe nipples with the o-ring through the head plate holes and secure with locking nuts. Hex nuts to be hand tightened and checked with a wrench as shown below.

2.3 – Jellyfish Membrane Filtration Cartridge Installation

- Cartridge installation will be performed by trained individuals and coordinated with the installing site Contractor. Flow diversion devices are required to be in place until the site is stabilized (final paving and landscaping in place). Failure to address this step completely will reduce the time between required maintenance.
- Descend to the cartridge deck (see Safety Notice and page 3).
- Refer to Contech's submittal drawings to determine proper quantity and placement of Hi-Flo, Draindown and Blank cartridges with appropriate lids. Lower the Jellyfish membrane filtration cartridges into the cartridge receptacles within the cartridge deck. It is possible that not all cartridge receptacles will be filled with a filter cartridge. In that case, a blank headplate and blank cartridge lid (no orifice) would be installed.

Cartridge Assembly

Do not force the tentacles down into the cartridge receptacle, as this may damage the membranes. Apply downward pressure on the cartridge head plate to seat the lubricated rim gasket (thick circular gasket surrounding the circumference of the head plate) into the cartridge receptacle. (See Figure 3 for details on approved lubricants for use with rim gasket.)

- Examine the cartridge lids to differentiate lids with a small orifice, a large orifice, and no orifice.
  - Lids with a small orifice are to be inserted into the Draindown cartridge receptacles, outside of the backwash pool weir.
  - Lids with a large orifice are to be inserted into the Hi-Flo cartridge receptacles within the backwash pool weir.
  - Lids with no orifice (blank cartridge lids) and a blank headplate are to be inserted into unoccupied cartridge receptacles.
- To install a cartridge lid, align both cartridge lid male threads with the cartridge receptacle female threads before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation.

3.0 Inspection and Maintenance Overview

The primary purpose of the Jellyfish® Filter is to capture and remove pollutants from stormwater runoff. As with any filtration system, these pollutants must be removed to maintain the filter's maximum treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system.
Maintenance frequencies and requirements are site specific and vary depending on pollutant loading. Additional maintenance activities may be required in the event of non-storm event runoff, such as base-flow or seasonal flow, an upstream chemical spill or due to excessive sediment loading from site erosion or extreme runoff events. It is a good practice to inspect the system after major storm events.
Inspection activities are typically conducted from surface observations and include:

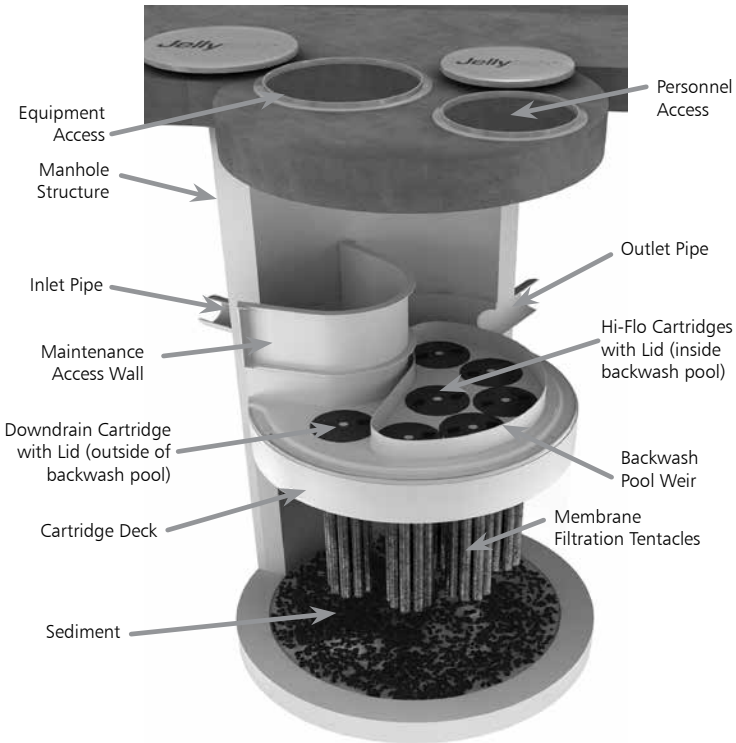
- Observe if standing water is present
- Observe if there is any physical damage to the deck or cartridge lids
- Observe the amount of debris in the Maintenance Access Wall (MAW) or inlet bay for vault systems

Maintenance activities include:

- Removal of oil, floatable trash and debris
- Removal of collected sediments
- Rinsing and re-installing the filter cartridges
- Replace filter cartridge tentacles, as needed

4.0 Inspection Timing

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of, the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below; *or per the approved project stormwater quality documents (if applicable), whichever is more frequent*.



Note: Separator Skirt not shown

1. A minimum of quarterly inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure proper functioning of the system.
2. Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year.
3. Inspection is recommended after each major storm event.
4. Inspection is required immediately after an upstream oil, fuel or other chemical spill.

5.0 Inspection Procedure

The following procedure is recommended when performing inspections:

1. Provide traffic control measures as necessary.
2. Inspect the MAW or inlet bay for floatable pollutants such as trash, debris, and oil sheen.
3. Measure oil and sediment depth in several locations, by lowering a sediment probe until contact is made with the floor of the structure. Record sediment depth, and presences of any oil layers.
4. Inspect cartridge lids. Missing or damaged cartridge lids to be replaced.
5. Inspect the MAW (where appropriate), cartridge deck and receptacles, and backwash pool weir, for damaged or broken components.

5.1 Dry weather inspections

- Inspect the cartridge deck for standing water, and/or sediment on the deck.
- No standing water under normal operating conditions.
- Standing water inside the backwash pool, but not outside the backwash pool indicates, that the filter cartridges need to be rinsed.

Inspection Utilizing Sediment Probe

- Standing water outside the backwash pool is not anticipated and may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream infrastructure.
- Any appreciable sediment (≥1/16") accumulated on the deck surface should be removed.

5.2 Wet weather inspections

- Observe the rate and movement of water in the unit. Note the depth of water above deck elevation within the MAW or inlet bay.
- Less than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool).
- Greater than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
- 18 inches or greater and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges need to be rinsed.

6.0 Maintenance Requirements

Required maintenance for the Jellyfish Filter is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan; whichever is more frequent. In general, maintenance requires some combination of the following:

1. Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.
2. Floatable trash, debris, and oil removal.
3. Deck cleaned and free from sediment.
4. Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs sooner.
5. Replace tentacles if rinsing does not restore adequate hydraulic capacity, remove accumulated sediment, or if damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
6. Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
7. The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged or compromised by the spill.

7.0 Maintenance Procedure

The following procedures are recommended when maintaining the Jellyfish Filter:

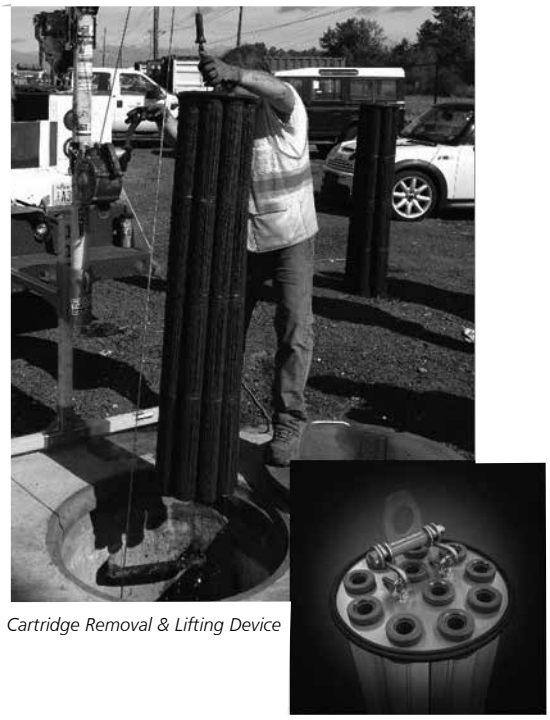
1. Provide traffic control measures as necessary.
2. Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures. *Caution: Dropping objects onto the cartridge deck may cause damage*.
3. Perform Inspection Procedure prior to maintenance activity.
4. To access the cartridge deck for filter cartridge service, descend into the structure and step directly onto the deck. Caution: Do not step onto the maintenance access wall (MAW) or backwash pool weir, as damage may result. Note that the cartridge deck may be slippery.
5. Maximum weight of maintenance crew and equipment on the cartridge deck not to exceed 450 lbs.

7.1 Filter Cartridge Removal

1. Remove a cartridge lid.
2. Remove cartridges from the deck using the lifting loops in the cartridge head plate. Rope or a lifting device (available from Contech) should be used. *Caution: Should a snag occur, do not force the cartridge upward as damage to the tentacles may result. Wet cartridges typically weigh between 100 and 125 lbs*.
3. Replace and secure the cartridge lid on the exposed empty receptacle as a safety precaution. Contech does not recommend exposing more than one empty cartridge receptacle at a time.

7.2 Filter Cartridge Rinsing

1. Remove all 11 tentacles from the cartridge head plate. Take care not to lose or damage the O-ring seal as well as the plastic threaded nut and connector.
2. Position tentacles in a container (or over the MAW), with the threaded connector (open end) facing down, so rinse water is flushed through the membrane and captured in the container.



Cartridge Removal & Lifting Device

3. Using the Jellyfish rinse tool (available from Contech) or a low-pressure garden hose sprayer, direct water spray onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. *Caution: Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane*.
4. Collected rinse water is typically removed by vacuum hose.

5. Reassemble cartridges as detailed later in this document. Reuse O-rings and nuts, ensuring proper placement on each tentacle.

7.3 Sediment and Flotables Extraction

1. Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning only through the maintenance access wall (MAW) opening. Be careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck on manhole systems. Do not lower the vacuum wand through a cartridge receptacle, as damage to the receptacle will result.
2. Vacuum floatable trash, debris, and oil, from the MAW opening or inlet bay. Alternatively, floatable solids may be removed by a net or skimmer.
3. Pressure wash cartridge deck and receptacles to remove all

Rinsing Cartridge with Contech Rinse Tool

sediment and debris. Sediment should be rinsed into the sump area. Take care not to flush rinse water into the outlet pipe.

4. Remove water from the sump area. Vacuum or pump equipment should only be introduced through the MAW or inlet bay.
5. Remove the sediment from the bottom of the unit through the MAW or inlet bay opening.
6. For larger diameter Jellyfish Filter manholes (≥8-ft) and some

Vacuuming Sump Through MAW

vaults complete sediment removal may be facilitated by removing a cartridge lid from an empty receptacle and inserting a jetting wand (not a vacuum wand) through the receptacle. Use the sprayer to rinse loosened sediment toward the vacuum hose in the MAW opening, being careful not to damage the receptacle.

7.4 Filter Cartridge Reinstallation and Replacement

1. Cartridges should be installed after the deck has been cleaned. It is important that the receptacle surfaces be free from grit and debris.
2. Remove cartridge lid from deck and carefully lower the filter cartridge into the receptacle until head plate gasket is seated squarely in receptacle. *Caution: Do not force the cartridge downward; damage may occur.*
3. Replace the cartridge lid and check to see that both male threads are properly seated before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation. See next page for additional details.
4. If rinsing is ineffective in removing sediment from the tentacles, or if tentacles are damaged, provisions must be made to replace the spent or damaged tentacles with new tentacles. Contact Contech to order replacement tentacles.

7.5 Chemical Spills

Caution: If a chemical spill has been captured, do not attempt maintenance. Immediately contact the local hazard response agency and contact Contech.

7.6 Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.

Jellyfish Filter Components & Filter Cartridge Assembly and Installation

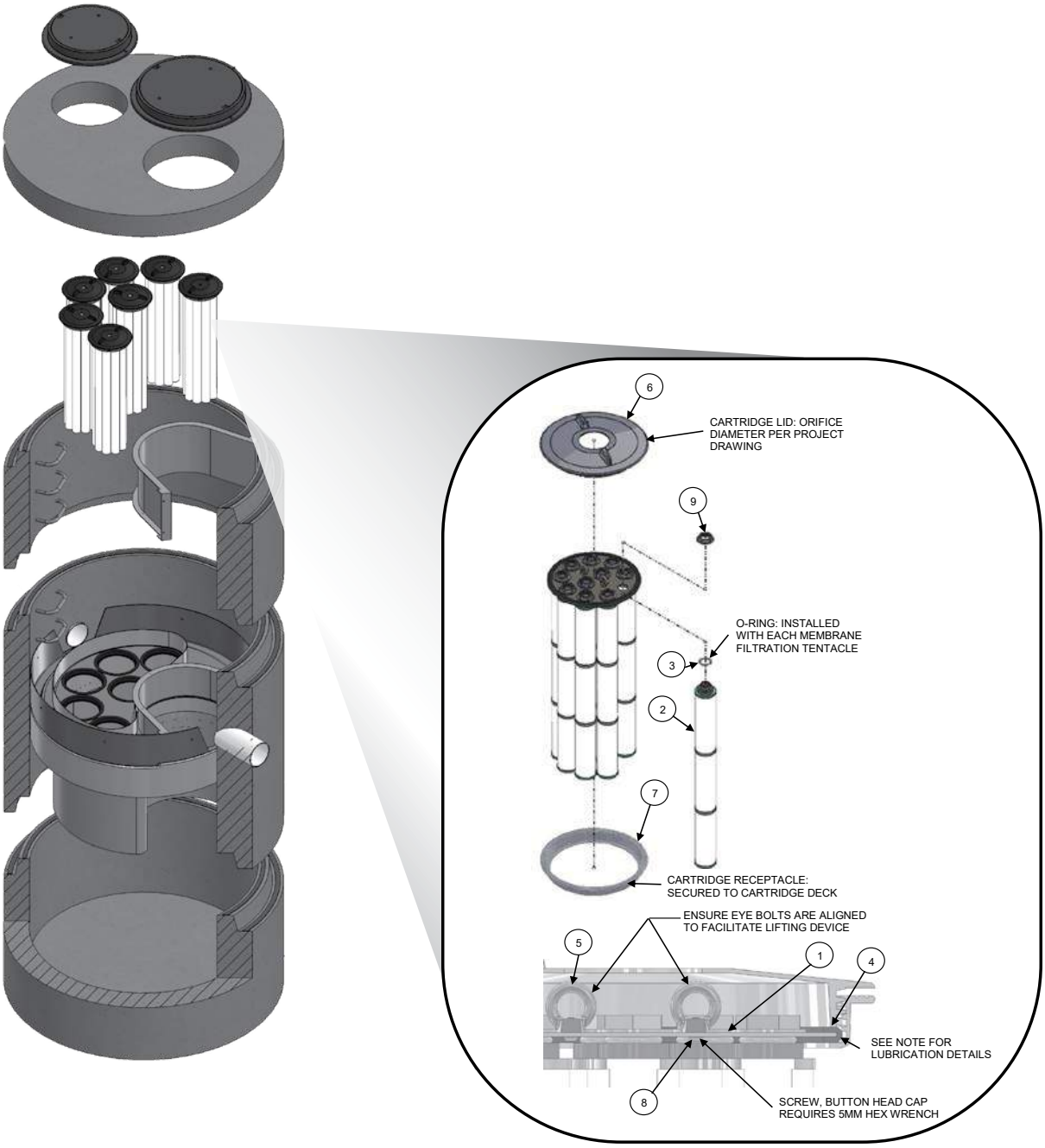


TABLE 1: BOM

ITEM NO.	DESCRIPTION
1	JF HEAD PLATE
2	JF TENTACLE
3	JF O-RING
4	JF HEAD PLATE GASKET
5	JF CARTRIDGE EYELET
6	JF 14IN COVER
7	JF RECEPTACLE
8	BUTTON HEAD CAP SCREW M6X14MM SS
9	JF CARTRIDGE NUT

TABLE 2: APPROVED GASKET LUBRICANTS

PART NO.	MFR	DESCRIPTION
78713	LA-CO	LUBRI-JOINT
40501	HERCULES	DUCK BUTTER
30600	OATEY	PIPE LUBRICANT
PSLUBXL1Q	PROSELECT	PIPE JOINT LUBRICANT

NOTES:

Head Plate Gasket Installation:
Install Head Plate Gasket (Item 4) onto the Head Plate (Item 1) and liberally apply a lubricant from Table 2: Approved Gasket Lubricants onto the gasket where it contacts the Receptacle (Item 7) and Cartridge Lid (Item 6). Follow Lubricant manufacturer's instructions.

Lid Assembly:
Rotate Cartridge Lid counter-clockwise until both male threads drop down and properly seat. Then rotate Cartridge Lid clock-wise approximately one-third of a full rotation until Cartridge Lid is firmly secured, creating a watertight seal.

Jellyfish Filter Inspection and Maintenance Log

Owner: _____ Jellyfish Model No.:_____

Location: _____ GPS Coordinates: _____

Land Use: Commercial:_____ Industrial: _____ Service Station:_____

Road/Highway:____ Airport: _____ Residential: _____ Parking Lot:_____

Date/Time:					
Inspector:					
Maintenance Contractor:					
Visible Oil Present: (Y/N)					
Oil Quantity Removed					
Floatable Debris Present: (Y/N)					
Floatable Debris removed: (Y/N)					
Water Depth in Backwash Pool					
Cartridges externally rinsed/re-commissioned: (Y/N)					
New tentacles put on Cartridges: (Y/N)					
Sediment Depth Measured: (Y/N)					
Sediment Depth (inches or mm):					
Sediment Removed: (Y/N)					
Cartridge Lids intact: (Y/N)					
Observed Damage:					
Comments:					

CONTECH®
ENGINEERED SOLUTIONS

CDS® Inspection and Maintenance Guide

CDS TECHNOLOGIES

Maintenance

The CDS system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects pollutants will depend more heavily on site activities than the size of the unit. For example, unstable soils or heavy winter sanding will cause the grit chamber to fill more quickly but regular sweeping of paved surfaces will slow accumulation.

Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant transport and deposition may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (e.g. spring and fall) however more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment washdown areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

The visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet and separation screen. The inspection should also quantify the accumulation of hydrocarbons, trash, and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection. A simple form for doing so is provided.

Access to the CDS unit is typically achieved through two manhole access covers. One opening allows for inspection and cleanout of the separation chamber (cylinder and screen) and isolated sump. The other allows for inspection and cleanout of sediment captured and retained outside the screen. For deep units, a single manhole access point would allows both sump cleanout and access outside the screen.

The CDS system should be cleaned when the level of sediment has reached 75% of capacity in the isolated sump or when an appreciable level of hydrocarbons and trash has accumulated. If absorbent material is used, it should be replaced when significant discoloration has occurred. Performance will not be impacted until 100% of the sump capacity is exceeded however it is recommended that the system be cleaned prior to that for easier removal of sediment. The level of sediment is easily determined by measuring from finished grade down to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Particles at the top of the pile typically offer less resistance to the end of the rod than consolidated particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the as-built drawing for the unit to determine weather the height of the sediment pile off the bottom of the sump floor exceeds 75% of the total height of isolated sump.

Cleaning

Cleaning of a CDS systems should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole covers and insert the vacuum hose into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The area outside the screen should also be cleaned out if pollutant build-up exists in this area.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill should be cleaned out immediately. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. The screen should be power washed to ensure it is free of trash and debris.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and also to ensure that proper safety precautions have been followed. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the CDS system should be done in accordance with local regulations. In many jurisdictions, disposal of the sediments may be handled in the same manner as the disposal of sediments removed from catch basins or deep sump manholes.

CDS Model	Diameter		Distance from Water Surface to Top of Sediment Pile		Sediment Storage Capacity	
	ft	m	ft	m	y^3	m^3
CDS1515	3	0.9	3.0	0.9	0.5	0.4
CDS2015	4	1.2	3.0	0.9	0.9	0.7
CDS2015	5	1.3	3.0	0.9	1.3	1.0
CDS2020	5	1.3	3.5	1.1	1.3	1.0
CDS2025	5	1.3	4.0	1.2	1.3	1.0
CDS3020	6	1.8	4.0	1.2	2.1	1.6
CDS3025	6	1.8	4.0	1.2	2.1	1.6
CDS3030	6	1.8	4.6	1.4	2.1	1.6
CDS3035	6	1.8	5.0	1.5	2.1	1.6
CDS4030	8	2.4	4.6	1.4	5.6	4.3
CDS4040	8	2.4	5.7	1.7	5.6	4.3
CDS4045	8	2.4	6.2	1.9	5.6	4.3
CDS5640	10	3.0	6.3	1.9	8.7	6.7
CDS5653	10	3.0	7.7	2.3	8.7	6.7
CDS5668	10	3.0	9.3	2.8	8.7	6.7
CDS5678	10	3.0	10.3	3.1	8.7	6.7

Table 1: CDS Maintenance Indicators and Sediment Storage Capacities

Support

- Drawings and specifications are available at www.contechstormwater.com.
- Site-specific design support is available from our engineers.

Contech Engineered Solutions LLC provides site solutions for the civil engineering industry. Contech's portfolio includes bridges, drainage, sanitary sewer, stormwater, earth stabilization and wastewater treament products. For information, visit www.ContechES.com or call 800.338.1122

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CDS Inspection & Maintenance Log

CDS Model: _____ Location: _____

Date	Water depth to sediment[1]	Floatable Layer Thickness[2]	Describe Maintenance Performed	Maintenance Personnel	Comments

1. The water depth to sediment is determined by taking two measurements with a stadia rod: one measurement from the manhole opening to the top of the sediment pile and the other from the manhole opening to the water surface. If the difference between these measurements is less than the values listed in table 1 the system should be cleaned out. **Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the top of the sediment pile.**

2. For optimum performance, the system should be cleaned out when the floating hydrocarbon layer accumulates to an appreciable thickness. In the event of an oil spill, the system should be cleaned immediately.

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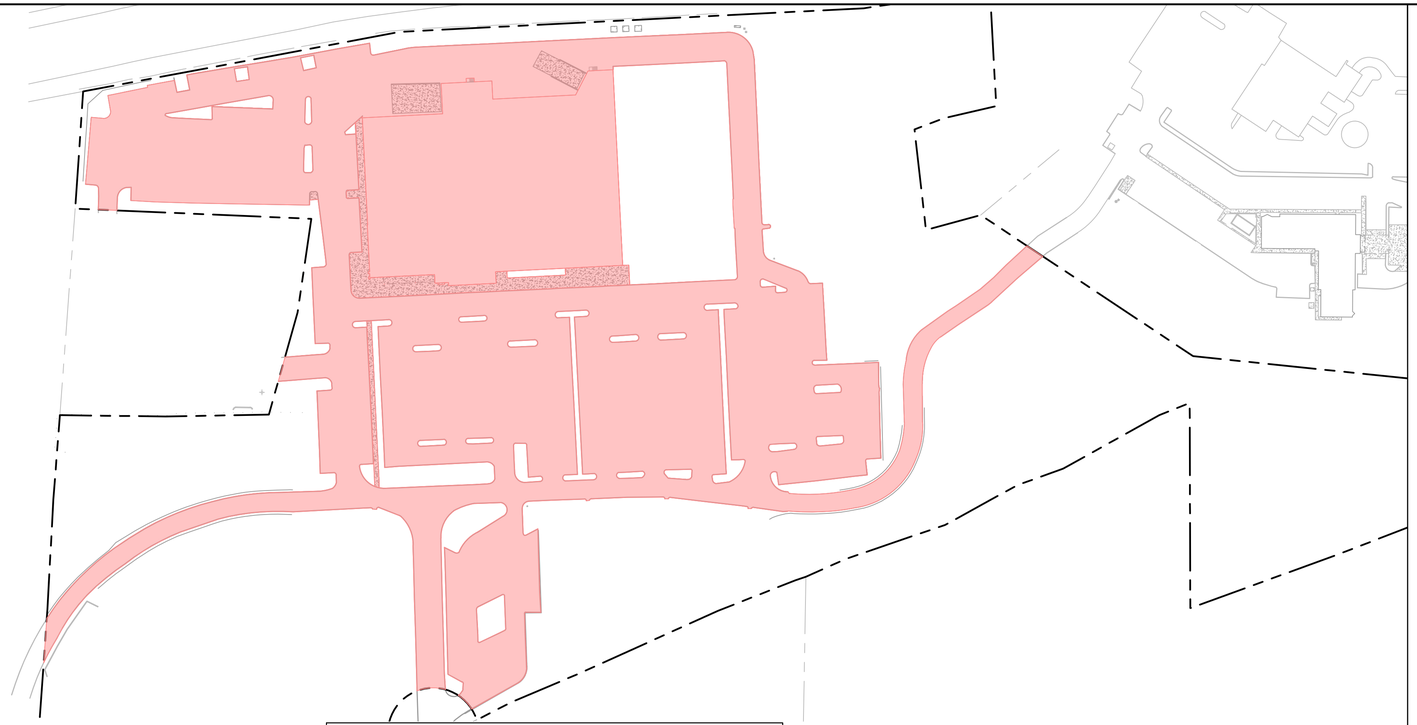
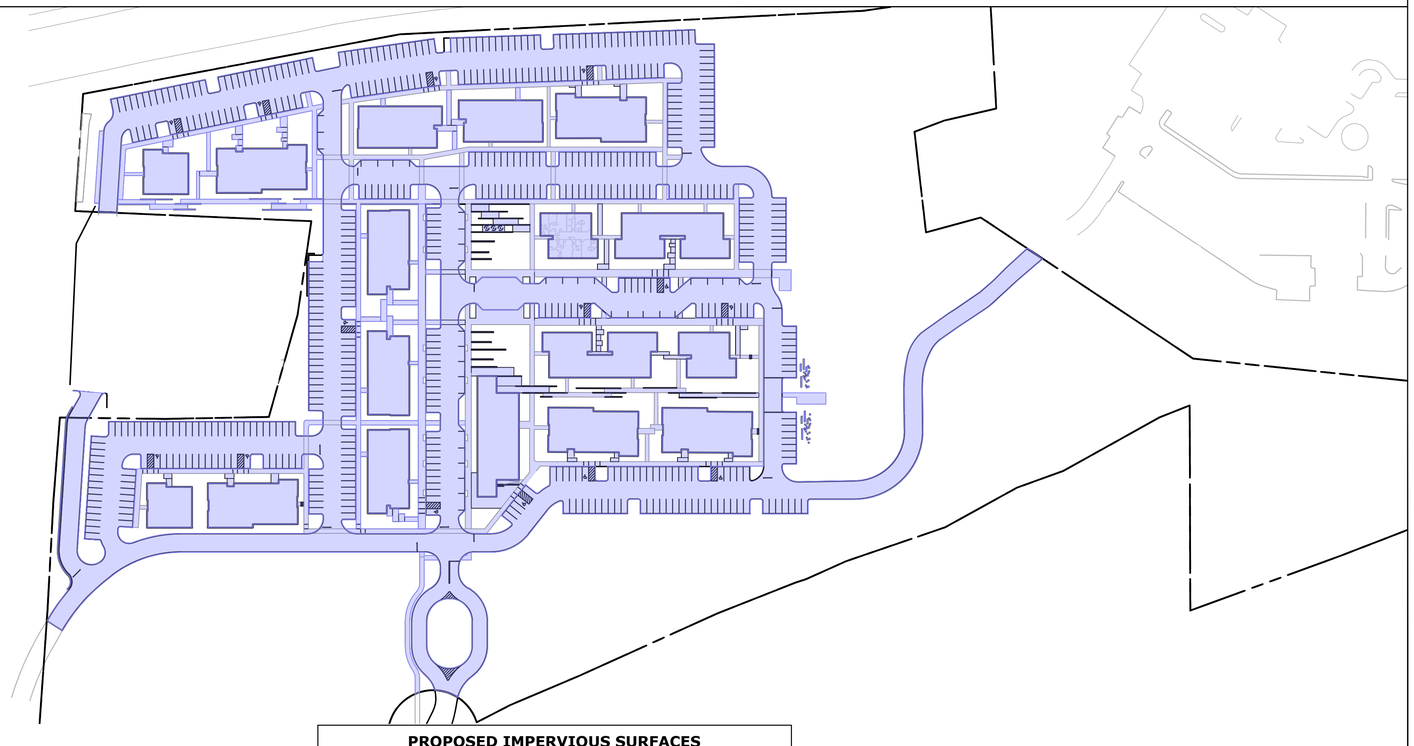
PROPOSED MULTI-FAMILY DEVELOPMENT
DURGIN LANE
PORTSMOUTH, NEW HAMPSHIRE

IMPERVIOUS SURFACE REDUCTION EXHIBIT



EXISTING IMPERVIOUS SURFACES
SCALE 1" = 100'



PROPOSED IMPERVIOUS SURFACES
SCALE 1" = 100'

Impervious Surface Within Site	
Existing Conditions	434,787 sf
Proposed Development	414,095 sf
Net Impervious Cover	-20,692 sf

0 100' 200'
GRAPHIC SCALE

Tighe&Bond

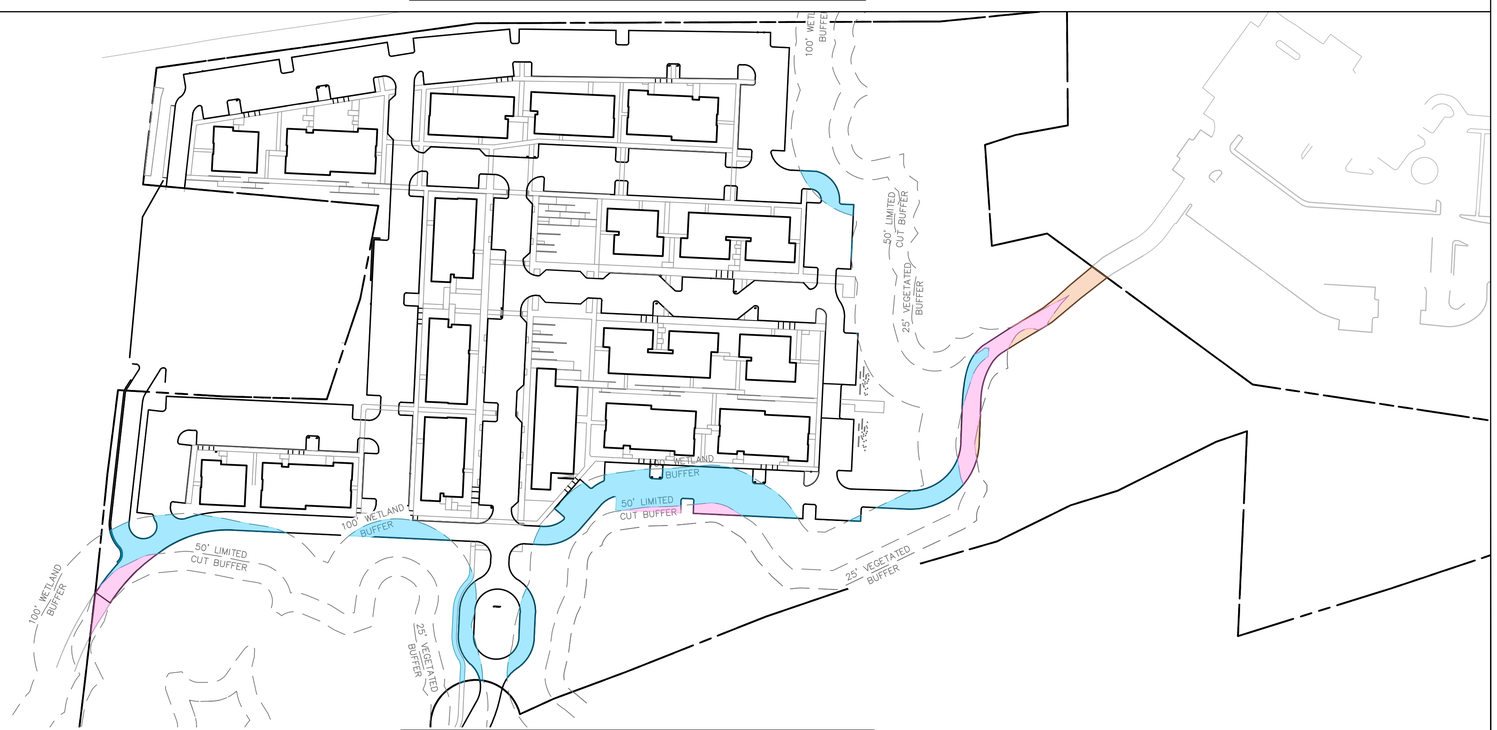
AUGUST 28, 2024
E5071-001-FIGS.dwg

Last Save Date: August 23, 2024 8:48 AM By: BCURCIO
Plot Date: Friday, August 23, 2024 Plotted By: Noah Wilcox
TGB File Location: F:\Projects\E5071 Eastern Real Estate\001 Portsmouth, NH 100 Durgin Lane\Drawings\AutoCAD\Sheet\E5071-001-FIGS.dwg Layout Tab: IMPERV-COMP

PROPOSED MULTI-FAMILY DEVELOPMENT
DURGIN LANE
PORTSMOUTH, NEW HAMPSHIRE

WETLAND BUFFER IMPERVIOUS SURFACE EXHIBIT

EXISTING WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 100'



PROPOSED WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 100'

Impervious Surface Within Buffer Area		
Local Wetland Buffer Setback	Impervious Surface	
	Existing Condition	Proposed Development
0 - 25 FT	3,114 SF	2,467 SF
25 - 50 FT	12,156 SF	8,526 SF
50 - 100 FT	45,975 SF	32,929 SF
Total Impervious Surface	**61,245 SF**	**43,922 SF**
Net Impervious Surface	**-17,323 SF**	

N

0 100' 200'
GRAPHIC SCALE

Tighe&Bond

AUGUST 28, 2024
E5071-001-FIGS.dwg

Last Save Date: August 23, 2024 8:48 AM By: BCURCIO
Plot Date: Friday, August 23, 2024 Plotted By: Noah Wilcox
TBE File Location: F:\Projects\E5071 Eastern Real Estate\001 Portsmouth, NH 100 Durgin Lane\Drawings\AutoCAD\Sheet\E5071-001-FIGS.dwg Layout Tab: BUFFER PRE & POST

PROPOSED MULTI-FAMILY DEVELOPMENT
DURGIN LANE
PORTSMOUTH, NEW HAMPSHIRE

WETLAND BUFFER IMPERVIOUS COMPARISON EXHIBIT

Wetland Buffer Impervious Surface Comparsion	
Impervious Surface Removed	31,076 SF
Impervious Surface Added	13,753 SF
Net Impervious Surface	-17,323 SF

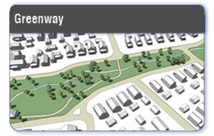
N

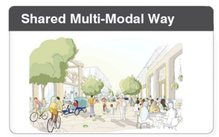
0 60' 120'
GRAPHIC SCALE

Tighe&Bond

AUGUST 28, 2024
E5071-001-FIGS.dwg

POTENTIAL COMMUNITY SPACE





PROPOSED COMMUNITY SPACE

- POTENTIAL RESIDENT SOCIAL SPACES
- POTENTIAL COMMUNITY SPACE (ACTIVE)
- POTENTIAL COMMUNITY SPACE (PASSIVE)
- TOTAL DEVELOPMENT LOT 1,139,156 SF (26.15 ACRES)

	REQUIRED	PROVIDED
	113,915 SF (10%) (2.62 ACRES)	124,251 SF (10.9%) (2.85 ACRES)

- COMMUNITY SPACE CONNECTOR
- WETLAND BUFFER: 50'-100'
- WETLAND BUFFER: 25'-50'
- WETLAND BUFFER: 0'-25'

0 30 60 120

ACETO LANDSCAPE ARCHITECTS
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SEAL

PROJECT TITLE:

100 Durgin Ln

PREPARED FOR:

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH, NH

REVISIONS DATE

ISSUE DATE:

August 28, 2024

SHEET TITLE:

COMMUNITY SPACE EXHIBIT

SHEET INFORMATION

100 Durgin Lane - Landscape Operations and Maintenance Manual

August 28, 2024

Completed By:
Aceto Landscape Architects

Completed For:
100 Durgin Lane Owner

Overview

The intent of this plan is to help guide the management and maintenance of the Mercy-Nightingale Redevelopment Site & Landscape. This plan is intended to help preserve the original design intent of the landscape architect. This document is to be used as guidelines for the grounds maintenance staff to adhere to and reference for all surficial site and landscape related maintenance and/or replacement procedures. Refer to Civil Engineers instructions for any subsurface and/or stormwater related infrastructure.

Weekly Tasks – May 15th to September 15th

1. Remove weeds from planting beds and dispose of off site and per local regulations. Weeds shall be removed manually (by hand). Invasive or noxious species should be removed or controlled according to local regulations and established best practices. Use of chemical herbicide is not permitted.
2. Replace bark mulch in any areas which have worn thin or been displaced by plowing or other operations. Mulch should be spread evenly, by hand. Mulch shall be dark brown or black, shredded, natural, shredded wood with no added colors or dyes blended to match surrounding planting beds.
3. Lawn shall be clipped and edged at regular intervals to maintain an optimal height of 3”. Use appropriate machinery, including push mower for small or steeply sloped areas. Ensure blades are sharp and clean, free of weeds and debris. Clippings may be left in place to provide natural fertilizer. Remove clippings if growth is hindered or disease is evident.
4. Inspect plantings for signs of damage or disease. Upon approval of owner, replace dead, dying, or diseased plants in kind unless directed otherwise in consultation with a landscape architect and/or certified arborist. Consult a licensed arborist for appropriate tree pruning and treatment of disease or damage.
5. Remove debris from hard surfaces, gutters, walkways, and paving areas. Sweep and/or blow clean. Patch holes as needed with in-kind materials. Rake level any soft surface pathways.
6. Inspect irrigation system and components. Adjust heads as needed to mitigate overspray and ensure efficient, full coverage. Inspect heads and manifolds to ensure proper working order. Replace parts as needed. Adjust irrigation zone timing as needed based on growing conditions and plant health.
7. Complete monthly checklist items below:

Monthly Tasks

January
Water newly planted trees when drought conditions are present. Tree bags may be used when temperatures are above freezing.

February
Perform deep-root fertilizer application using a slow-release formula. Prune shade trees as needed to remove any dead or dying limbs or those presenting visual or physical obstructions. Some shrubs may be pruned based on species. Do not shear or form shrubs into rounded or unnatural shapes unless otherwise directed.

March
Inspect bark mulch at all planting beds and replenish as needed to a minimum depth of 3". Bark mulch shall be dark brown/black with no added colors/dyes and raked level to blend with surrounding beds. Inspect irrigation heads and manifolds for damage.

April
Replace or re-apply mulch which has been displaced by spring rain and/or snow plowing operations. Remove excess de-icing agents and/or sand or other foreign debris within beds. Inspect irrigation heads and manifolds, de-winterize and resume regular, automatic irrigation system operation as long as temperatures remain consistently above freezing.

May
Inspect all plant material for damage with particular focus on areas surrounding roads, parking lots, and walkways. Prune any winter damage and, with owner approval, replace any plants which have no begun to grow by late May. Supplement automatic irrigation with hand watering for any new plantings unless rainfall is abundant. Continue regular mowing of lawn areas as ground conditions permit. Rake level any soft surface pathways and mulch areas, as needed.

June
Inspect trees for undesirable or damaged limbs and remove as needed. Provide supplemental watering to all plants as needed. Gator (tree) bags may be used to supplement irrigation for any new planting. Monitor irrigation system for coverage and inspect soil around planting areas for sufficient, consistent moisture.

July
Prune any groundcovers or other perennial plantings overhanging curbs or sidewalks. Monitor soil moisture ensuring all planting bed soils are receiving consistent irrigation coverage. Identify problem areas and adjust coverage and frequency as needed.

August
Continue watering plantings as regular intervals unless rainfall has been sufficient. Continue to monitor the health of plantings. Identify any plants showing signs of disease or deficiency and treat as required. In late August, shrubs may be pruned if desired. Young trees and shrubs may receive fertilizer.

September

Aerate, top-dress and over-seed lawns as needed. Treat any evident nutrient deficient or diseased areas as needed. Check all plantings for any signs of water stress and adjust irrigation coverage and frequency as needed.

October

Remove fallen leaves and plant litter from parking lots, walkways, and lawn. Leaves may be mulched into lawn using mulching mower if desired. Winterize irrigation system; check conditions of heads, evidence of leaks or blown pipes. Drain the system and re-program automatic controller as necessary.

November

Remove fallen leaves from planting beds and lawn areas. Prune dead or unsightly limbs from trees and shrubs as needed. Remove any dead or diseased plant material from landscape and dispose off site. Re-stake young trees as needed to provide stability through winter months. Place snow stake markers along edges of paved areas and walkways in preparation from winter snow plowing as needed.

December

Prune any trees or shrubs in and adjacent to parking lots and walkways to remove potential obstructions. Continue leaf removal as needed. Avoid spreading de-icing salt or other chemicals in planting beds or lawn areas to the greatest extent possible. Sweep and/or remove sand or other debris within walkways.

June 14th, 2024

Portsmouth Planning Board

100 Durgin Lane
Portsmouth, NH

utile

Green Building Statement

Site / Landscape: This project is a redevelopment of an existing large chain "big box" retail use and associated parking lot, in proximity to additional shops and services along Durgin Lane and Woodbury Ave. The site design features footpaths and bike connections to and through the project to facilitate alternative transportation and provides distributed surface vehicle parking and indoor bike parking that meets the Portsmouth zoning code requirements.

Currently the site is predominantly impervious surface parking and building footprint. The proposed site plan reduces the impervious surface by approximately 9,500 SF, and distributes the required parking into smaller parcels separated by vegetated buffers. Stormwater will be managed by localized rain gardens near each parking zone. The landscape plan will be supportive of the existing ecosystem, utilizing swaths of low/no irrigation grasses and regionally appropriate shade and shrub trees. Additionally the project provides two acres of publicly accessible community green space.

Exterior Wall Systems: Although the final specifications of the exterior wall systems are still being developed, it will meet or exceed the 2018 IECC standards for energy efficiency utilizing either a continuous applied weather barrier or integral system with taped seams to provide excellent air sealing capabilities with cavity insulation and continuous exterior insulation outboard of the weather barrier. The exterior cladding will be a mix of cement board panel and board and batten siding with portions of clear finish wood siding installed over a drainage mat in a ventilated rain screen system.

Window Systems: All window systems in the project will meet or exceed 2018 IECC standards for u-value, shading coefficient and solar heat gain coefficient, carefully selected and sized to provide ample daylight to the residents.

Roofing Systems: The roofing will primarily be a light colored, low-slope TPO membrane roofing system over continuous exterior insulation that meets or exceeds the code requirements.

General Systems: The proposed project will be an entirely electric project with no fossil fuels on site. Infrastructure will be provided for future electric vehicle charging and the project team will continue studying if some of these elements can be delivered "Day 1."

June 14th, 2024

Portsmouth Planning Board

100 Durgin Lane
Portsmouth, NH

utile

HVAC Systems: The dwelling units will be provided with individualized split electric heat pump systems for space heating and cooling which will be supplemented with individualized ERVs to provide filtered, pre-conditioned makeup air for improved indoor air quality.

Plumbing Systems: Domestic hot water heating will be provided by efficient air source heat pump water heaters. The project will utilize low-flow plumbing fixtures.

Lighting Systems: Interior lighting systems will use LED fixtures and Occupancy sensors where required. Exterior lighting will be selected and located to minimize light trespass onto adjacent properties and will be energy efficient LED fixtures.

Appliances: All appliances for the project will be EnergyStar rated whenever possible.

Sincerely,

Brett Benston, AIA
Principal
Utile, Inc.

WETLAND DELINEATION REPORT

100 Durgin Lane
Portsmouth, NH
May 8, 2024

As requested, I am pleased to provide the following report documenting the wetland delineation performed by Gove Environmental Services, Inc. in connection with the above referenced property. This is an update to my February 28th report which includs a functional assessment of the identified wetland areas. The work was conducted on three lots, referenced on the City of Portsmouth assessors' maps as lots 239-13-2, 239-16, and 239-18 which together total approximately 26.15 acres (the Site). The resource areas discussed in this report are depicted on the enclosed sketch.

WETLAND DELINEATION

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

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

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

Table 1—Wetland Descriptions

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

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

OTHER REGULATED WETLAND RESOURCES

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

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

PORTSMOUTH WETLAND PROTECTION ORDINANCE

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

WETLAND FUNCTION & VALUE ASSESSMENT

A wetland function and value assessment was conducted using the US Army Corps Highway Methodology guidelines. Functions are self-sustaining properties of wetlands, which exist in the absence of human involvement. Values refers to the benefits gained by society from a given wetland or ecosystem and their inherent functions. Functions and values identified as "primary" have been determined to be significant features of the wetland being evaluated. An important distinction is that the primary functions and values of a particular wetland does not necessarily indicate the wetland supports them at a significant *level* in comparison to other wetlands in the region or even near the site.

[2] Section 10.1013.10

The Highway Methodology considers 13 functions and values:

1. **Groundwater recharge/discharge:** This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where ground water can be discharged to the surface.
2. **Floodflow Alteration:** This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.
3. **Fish and Shellfish Habitat:** This function considers the effectiveness of seasonal or permanent water bodies associated with the wetland in question for fish and shellfish habitat.
4. **Sediment/Toxicant/Pathogen Retention:** This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants or pathogens.
5. **Nutrient Removal/Retention/Transformation:** This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers or estuaries.
6. **Production Export:** This function relates to the effectiveness of the wetland to produce food or usable products for human, or other living organisms.
7. **Sediment/Shoreline Stabilization:** This function relates to the effectiveness of a wetland to stabilize stream banks and shorelines against erosion.
8. **Wildlife Habitat:** This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and or migrating species must be considered.
9. **Recreation:** This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting and other active or passive recreational activities. Consumptive opportunities consume or diminish the plants, animals or other resources that are intrinsic to the wetland, whereas non-consumptive opportunities do not.
10. **Educational/Scientific Value:** This value considers the effectiveness of the wetland as a site for an "outdoor classroom" or as a location for scientific study or research.
11. **Uniqueness/Heritage:** This value relates to the effectiveness of the wetland or its associated water bodies to produce certain special values. Special values may include such things as archeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geological features.
12. **Visual Quality/Aesthetics:** This value relates to the visual and aesthetic qualities of the wetland.
13. **Threatened or Endangered Species Habitat:** This value relates to the effectiveness of the wetland or associated water bodies to support threatened or endangered species.

The collection of individually flagged wetlands on the Site were evaluated in two groups based on their proximity to one another, type, and connectivity. The A and C series wetlands located in the southeast corner of the site were evaluated as one since they lie directly adjacent to one another and share the same characteristics. The D and E series were grouped together with the wetland numbered 1-65 since these three areas are part of a larger wetland extending off-site to the east and separated only by an access driveway. Wetlands B and F are stormwater management features which are too small to be regulated under the Portsmouth Wetlands Protection Ordinance and were not evaluated.

Due to the character of the wetlands and the densely developed setting, several of the functions and values listed above are clearly not supported or are supported to a very limited extent. The lack of permanent or any significant surface water is the most obvious limiting factor. Functions such as fish habitat and shoreline stabilization, which require close association with surface water are not supported in these wetlands. Wetland supported recreation is also strongly linked with surface water for activities such as boating and fishing. Recreational value of this type is not supported but other more passive forms of recreation may be supported to a limited degree depending on how broadly recreation is defined. Aesthetic value is even more subjective, as is value for scientific or educational pursuits. These are traditionally associated with more diverse, unique, and accessible wetlands than those present in this area. In the context of the densely developed area, however, these wetlands provide notable value by providing readily viewable green space amongst developed areas. They may also offer unique educational or scientific opportunities for the study of wetlands in a developed landscape. These values have therefore been considered secondary values supported by all the wetlands on the Site.

The densely developed setting also highlights the importance of certain wetland functions and strongly influences the *Principal Functions* of the wetlands. The most important function of the larger interconnected wetland system (#1-62/D/E) is protection of water quality. This area receives significant runoff from the surrounding developed areas and drains through dense emergent wetlands and restricted outlets. This arrangement provides both sediment trapping, retention, and nutrient transformation function. This is also likely to provide an important flood attenuation function, not as a floodplain, but by intercepting and storing runoff. The smaller wetland areas (A/C) supports these functions to a much lesser degree or not at all due to their limited connectivity.

The long-term effects of performing these water quality functions and overall fragmentation of the wetland in this area does degrade their ecological integrity and suitability for functions as wildlife habitat. However, considering the limited habitat in this developed landscape and the fact that some of the wetlands are quite large, they function as important habitat islands. These areas are likely to be used by numerous avian species and small mammals with limited habitat requirements. The wetter areas in the larger wetlands (#1-62/D/E) may also provide habitat for amphibian and retile species but this is limited by general lack of permanent water.

The table below summarizes all the identified principle and secondary functions of the two groups of wetlands evaluated. The Highway Methodology data forms are attached.

Table 2—Wetland Function & Value Summary

Wetland ID	Principle Functions/Values	Secondary Functions/Values	Justification/Discussion
A & C	Export/Production Wildlife Habitat	Sediment Retention Nutrient Removal Educational/Scientific Aesthetic	Principle Function is that of a habitat island in the context of a developed landscape. Production for wildlife food sources is enhanced by the dense cover of berry producing shrubs and nectar producing herbaceous vegetation. Water quality has been considered secondary due to lack of connectivity and lack of emergent wetland. Limited Educational/Scientific and Aesthetic value supported in the context of densely developed area.
	Wildlife Habitat Sediment Retention Nutrient Removal Floodflow Alteration	Groundwater Educational/Scientific Aesthetic	Principal water quality function is based on significant urban runoff and diffuse and constricted flow through dense mostly emergent vegetation. Floodflow attenuation by way of storage is derived in a similar way. Principal Wildlife habitat functions is as a habitat island in context of developed landscape. Production for wildlife food sources is considered secondary due to significant areas of invasive or uniform vegetation (Phragmites and Cattail). Limited groundwater interaction in wettest areas but not located in aquafer area. Limited Educational/Scientific and Aesthetic value supported in the context of densely developed area.

Tighe&Bond

MATCH LINE
MATCH LINE

BEGIN REMOVAL OF DRAIN LINE AND DOWNSTREAM STRUCTURES

DRAINAGE TO REMAIN

ELECTRICAL UTILITY POLES TO REMAIN

LIMIT FOR EXISTING SEWER LINE TO BE REMOVED

LIMIT OF GAS LINE TO BE REMOVED

APPROXIMATE EXISTING GAS LINE TO REMAIN (VERIFY LOCATION IN FIELD)

DRAINAGE PIPE AND STRUCTURE TO BE REMOVED

DRAINAGE STRUCTURE TO REMAIN

EXISTING SEWER LINE TO REMAIN

END SILT SOCK

EXISTING TREE TO BE REMOVED (TYP)

EXISTING BUILDING TO BE REMOVED

ALL EXISTING DRAINAGE STRUCTURES, PIPES, AND UTILITIES WITHIN THE LIMITS OF WORK SHALL BE REMOVED UNLESS SPECIFICALLY IDENTIFIED TO REMAIN (TYP.)

APPROXIMATE LIMITS OF SAWCUT (TYP.)

PROPERTY LINE (TYP.)

UTILITY POLE TO REMAIN

APPROXIMATE LOCATION OF EXISTING WATER LINE TO REMAIN (1) 12" CLDI LINE PER CITY OF PORTSMOUTH GIS DEPARTMENT (VERIFY SIZE AND LOCATION IN FIELD)

LIMIT OF EXISTING WATER LINE TO BE REMOVED

LIMIT OF EXISTING GAS LINE TO BE REMOVED

LIMIT OF WATER LINE TO BE REMOVED

PROPOSED SILT SOCK (TYP.)

EXISTING GAS LINE TO REMAIN

BEGIN SILT SOCK

PROPERTY LINE (TYP.)

APPROXIMATE LIMIT OF WORK (TYP.)

APPROXIMATE LIMITS OF CLEARING

EXISTING DRAIN MANHOLE TO REMAIN

SEWER LINE TO BE REMOVED

EXISTING SEWER MANHOLE TO REMAIN

APPROXIMATE LIMITS OF SAWCUT (TYP.)

EXISTING PAVEMENT TO BE REMOVED (TYP.)

EXISTING CULVERT TO BE REMOVED

APPROXIMATE LIMITS OF CLEARING

EXISTING PAVEMENT TO BE REMOVED (TYP.)

50' WETLAND BUFFER

50' LIMITED CUT BUFFER

25' VEGETATED BUFFER

MAP 239 LOT 15

MAP 239 LOT 16
3.08 ACRES
134,252 SF

BEGIN REMOVAL OF EXISTING GUARDRAIL

END SILT SOCK

APPROXIMATE LIMITS OF SAWCUT (TYP.)

APPROXIMATE LIMITS OF SAWCUT (TYP.)

APPROXIMATE LIMITS OF SAWCUT (TYP.)

MAP 238 LOT 20

A

B

C

0 40' 80'
GRAPHIC SCALE

SEE SHEET C-101 FOR DEMOLITION PLAN NOTES & LEGEND

STATE OF NEW HAMPSHIRE
PATRICK CUMMINS
No. 12378
LICENSED
PROFESSIONAL ENGINEER
4/22/24

STATE OF NEW HAMPSHIRE
NEIL A HANSEN
No. 15227
LICENSED
PROFESSIONAL ENGINEER
04/22/2024

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
A	4/22/2024	TAC SUBMISSION

PROJECT NO:	E5071-001
DATE:	4/22/2024
FILE:	E5071-001-C-DSGN.dwg
DRAWN BY:	BKC/NHW
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

DEMOLITION PLAN

SCALE: AS SHOWN

C-202

Last Saved: 4/19/2024
Plotted On: Apr 19, 2024 - 12:02pm By: BCurcio
T:\Site & Civil\Projects\Data\Data\Projects\E5071 Eastern Real Estate\001 Portsmouth, NH 100 Durgin Lane\Drawings\AutoCAD\Sheets\E5071-001-C-DSGN.dwg

BEGIN SILT SOCK

GUARDRAIL TO REMAIN

APPROXIMATE LIMITS OF SAWCUT (TYP.)

EXISTING PAVEMENT TO BE REMOVED (TYP.)

END SILT SOCK

APPROXIMATE LOCATION OF EXISTING SEWER FORCE MAIN TO REMAIN (VERIFY LOCATION IN FIELD)

LIMIT OF SEWER FORCE MAIN TO BE REMOVED (VERIFY LOCATION IN FIELD)

LIMIT OF GUARDRAIL TO BE REMOVED

DRAINAGE STRUCTURES TO REMAIN

MAP 239 LOT 13

PROPERTY LINE (TYP.)

APPROXIMATE LOCATION OF EXISTING WATER LINE TO REMAIN (VERIFY LOCATION IN FIELD)

LIMIT OF EXISTING WATER LINE TO BE REMOVED (VERIFY LOCATION AND SIZE IN FIELD)

MAP 239 LOT 8

MAP 239 LOT 13-2
6.33 ACRES
275,630 SF

25' VEGETATED BUFFER

APPROXIMATE LIMIT OF WORK (TYP.)

50' LIMITED CUT BUFFER

APPROXIMATE LIMITS OF CLEARING

50' LIMITED CUT BUFFER

PROPOSED SILT SOCK (TYP.)

100' WETLAND BUFFER

BEGIN SILT SOCK

EXISTING PAVEMENT TO BE REMOVED (TYP.)

MAP 239 LOT 7

100' WETLAND BUFFER

ALL EXISTING DRAINAGE STRUCTURES, PIPES, AND UTILITIES WITHIN THE LIMITS OF WORK SHALL BE REMOVED UNLESS SPECIFICALLY IDENTIFIED TO REMAIN (TYP.)

MAP 239 LOT 18
16.74 ACRES
729,279 SF

50' VEGETATED BUFFER

MATCH LINE
MATCH LINE

ELECTRICAL UTILITY POLES TO REMAIN

BEGIN REMOVAL OF DRAIN LINE AND DOWNSTREAM STRUCTURES

DRAINAGE TO REMAIN

SEE SHEET C-101 FOR DEMOLITION PLAN NOTES & LEGEND

0 40' 80'
GRAPHIC SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE
PATRICK CRIMMINS
No. 12378
LICENSED PROFESSIONAL ENGINEER
4/22/24

STATE OF NEW HAMPSHIRE
NEIL A HANSEN
No. 15227
LICENSED PROFESSIONAL ENGINEER
04/22/2024

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
A	4/22/2024	TAC SUBMISSION

PROJECT NO:	ES071-001
DATE:	4/22/2024
FILE:	ES071-001-C-DSGN.dwg
DRAWN BY:	BKC/NHW
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

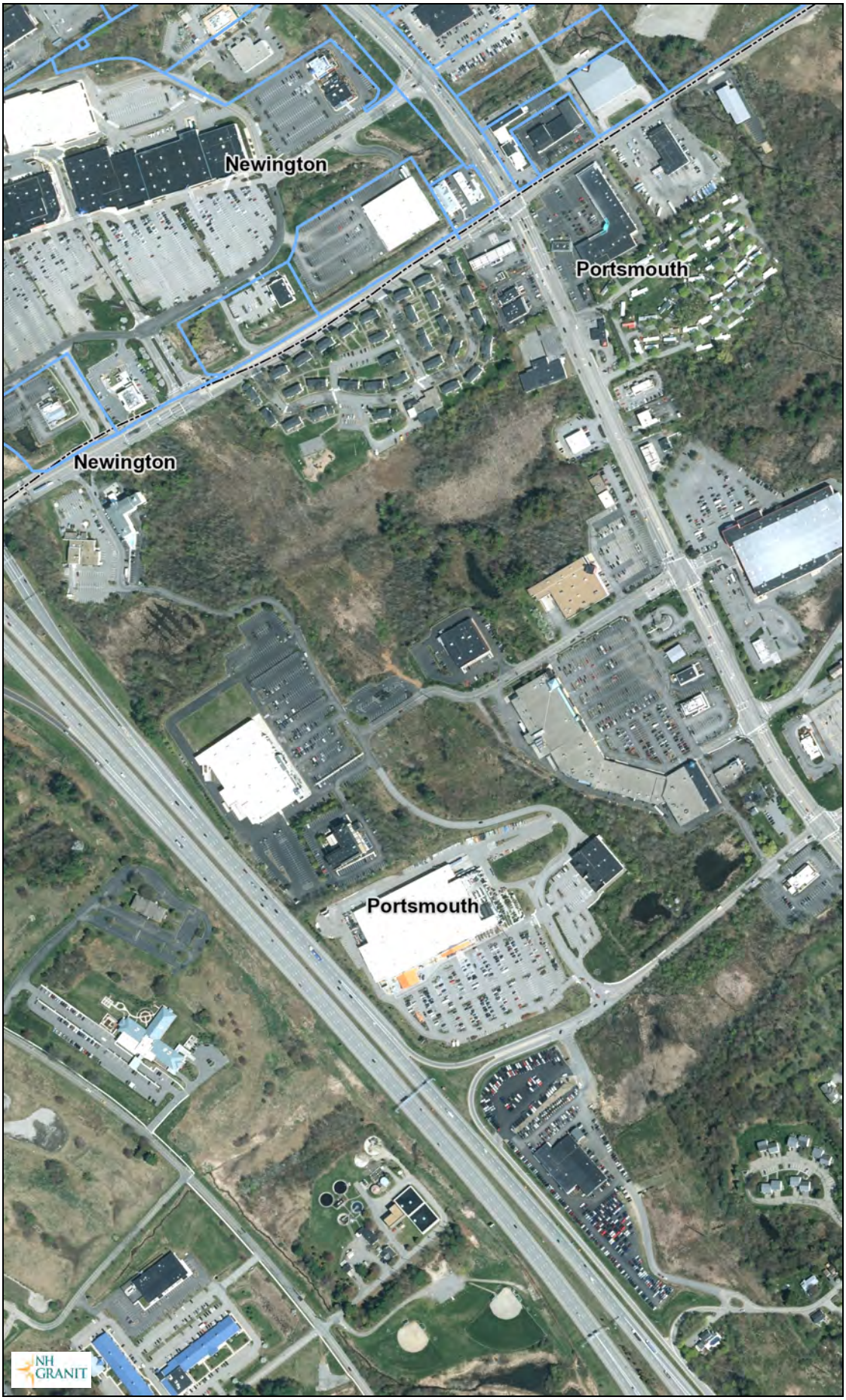
DEMOLITION PLAN

SCALE: AS SHOWN

C-201

Last Saved: 4/19/2024
Plotted On: Apr 19, 2024 - 12:01pm By: BCurrie
Xref: C:\Users\bcurrie\Tighe & Bond, Inc\Tighe & Bond Projects\ES071 Eastern Real Estate\001 Portsmouth, NH 100 Durgin Lane\Drawings\AutoCAD\Sheet\ES071-001-C-DSGN.dwg

Burgin Lane
WPPT



Legend

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

Map Scale

1: 6,494

Map Generated: 2/29/2024

Notes

Wetland Function-Value Evaluation Form

Total area of wetland ~1.1 ac Human made? No Is wetland part of a wildlife corridor? NO or a "habitat island"? YES

Adjacent land use Commercial Development, Elec. Transmission Distance to nearest roadway or other development >100 ft

Dominant wetland systems present PSS1B Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? Yes If not, where does the wetland lie in the drainage basin?

How many tributaries contribute to the wetland? isolated Wildlife & vegetation diversity/abundance (see wetland report)

Wetland I.D. A & C

Latitude see report Longitude

Prepared by: BJQ Date 5/2/24

Wetland Impact:
Type Buffer Area see plans

Evaluation based on:
Office Yes Field Yes

Corps manual wetland delineation completed? Y X N

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	N			wetland is characteristic of perched GW
Floodflow Alteration	N			isolated
Fish and Shellfish Habitat	N	N/A		No permanent surface water
Sediment/Toxicant Retention	Y	1,2,5		potential sources but limited connectivity, minimal function
Nutrient Removal	Y	3,4,8,9		potential sources but limited connectivity, minimal function
Production Export	Y	1,7,12	X	wildlife food sources in dense berry bearing shrubs and nectar prod. species
Sediment/Shoreline Stabilization	N			not associated with surface water
Wildlife Habitat	Y	8,19,21	X	limited habitat island for songbirds and small mammal
Recreation	N			Common wetland, subject to transmission line maintenance; low diversity
Educational/Scientific Value	Y			limited potential for study of fragmentation and development
Uniqueness/Heritage	N			Common wetland, subject to transmission line maintenance; low diversity
Visual Quality/Aesthetics	Y			minimal, open space in context of developed landscape
ES Endangered Species Habitat	N			None identified
Other		N/A		N/A

Notes:

* Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland ~20 ac Human made? No Is wetland part of a wildlife corridor? NO or a "habitat island"? YES

Adjacent land use Commercial Development, Elec. Transmission Distance to nearest roadway or other development >100 ft

Dominant wetland systems present PEM1/5E/PSS1E Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? NO If not, where does the wetland lie in the drainage basin? LOW

How many tributaries contribute to the wetland? UNK Wildlife & vegetation diversity/abundance (see wetland report)

Wetland I.D. #1-62/E/D

Latitude see report Longitude

Prepared by: BJQ Date 5/2/24

Wetland Impact:
Type none Area see plans

Evaluation based on:
Office Yes Field Yes

Corps manual wetland delineation completed? Y X N

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	Y			some potential in very poorly drained areas
Floodflow Alteration	Y	4,5,6,7,15	X	significant urban runoff, constricted outlet, large area of storage relative to its watershed
Fish and Shellfish Habitat	N	N/A		No permanent surface water
Sediment/Toxicant Retention	Y	1,2,3,4,5,10,12,14,16	X	Significant sources, diffuse flow though dense vegetation
Nutrient Removal	Y	1,3,5,6,7,8,9,11,13,14,15	X	Significant sources, diffuse flow, long retention time, dense emergent vegetation
Production Export	Y	1,2,7,12,14		high production but limited export, berry and nectar wildlife food sources, low divertsity
Sediment/Shoreline Stabilization	N			not associated with surface water
Wildlife Habitat	Y	8,19,21	X	part of a larger habitat island for songbirds and small sp. tolerant of proximate devel.
Recreation	N			disturbed wetland, densely developed area
Educational/Scientific Value	Y			limited potential for study of fragmentation and development
Uniqueness/Heritage	N			disturbed wetland, densely developed area
Visual Quality/Aesthetics	Y			minimal, open space in context of developed landscape
ES Endangered Species Habitat	N			None identified
Other		N/A		N/A

Notes:

* Refer to backup list of numbered considerations.

AUTHORIZATION
100 Durgin Lane, Portsmouth
Map 239, Lots 13, 16 & 18

The undersigned owner and applicant of the above referenced property hereby authorize representatives of Bosen & Associates, PLLC, and Tighe & Bond Civil Engineering to represent their interests before the Portsmouth land use boards and to submit any and all applications and materials related thereto on their behalf solely in connection with the multifamily development thereof.

Oak Street Investment Grade Net Lease Fund Series 2021-2, LLC

Date: April 23, 2024

By: _____
Name: Ryan Phelan
Title: Managing Director - Delegatee

100 Durgin Lane Owner, LLC

Date: 4/24/24

By: _____
Name: ANDREW HAHEJ
Title: AUTHORIZED SIGNER

ROCKINGHAM COUNTY CONSERVATION DISTRICT

110 North Road, Brentwood, NH 03833-6614
Tel: 603-679-2790 ● Fax: 603-679-2860
www.rockinghamccd.org

May 14, 2024

Mr. Peter Britz, Planning Director
City of Portsmouth Planning Department
1 Jenkins Ave
Portsmouth, NH 03801

RE: 100 Durgin Lane Proposed Multi-Family Development, Wetland Review

Dear Peter:

As requested by the City of Portsmouth, the Rockingham County Conservation District (RCCD) conducted a wetland review at the 100 Durgin Lane project site. This 26.15-acre site includes City tax map lots 239-13-2, 239-16, and 239-18. The scope of work provided by the City included confirmation of the wetland boundary, hanging new wetland flags in areas of disagreement, determination of the size and location of any wetland revisions, determination if any vernal pools are present, and reviewing the wetland function and value assessment.

Supporting reference documents for the review included:

- *Corps of Engineers Wetlands Delineation Manual* (Technical Report Y-87-1, US Army Corps of Engineers, January 1987)
- *Regional Supplement to the Wetlands Delineation Manual: Northcentral and Northeast Region, Version 2.0* (US Army Corps of Engineers, January 2012)
- *US Army Corps National Wetland Plant List*, *Version 3.5* (US Army Corps of Engineers, 2020)
- *Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 8.2* (US Department of Agriculture, 2018)
- *Field Indicators for Identifying Hydric Soils in New England, Version 4* (New England Hydric Soil Technical Committee, June 2020)
- *US Army Corps of Engineers New England District Highway Methodology Workbook Supplement* (1993)
- *Identifying and Documenting Vernal Pools in New Hampshire, Third Edition* (NH Fish and Game, 2016)
- City of Portsmouth Zoning Ordinance (As amended August 2023)

Associated project documents reviewed include:

- *Wetland Delineation Report* (Gove Environmental Services, Inc. February 28, 24, updated May 8, 2024)
- *Topographic Plan* (Holden Survey and Engineering, Inc.)
- *Wetland Buffer Impervious Surface Exhibit* (Tighe & Bond, March 5, 2024)

The on-site portion of this review was conducted May 1 and May 2, 2024. All proposed delineation adjustments described below were marked in the field with sequentially numbered blue plastic flagging in the event they need to be surveyed or GPS located. A sketch of the adjustments is

attached. The eastern end of Wetland C had not been delineated at the time of this review and was, therefore, not evaluated.

Wetland Delineation

The scope of the wetland delineation review included confirmation of the accuracy of the wetland delineations and sizes of the wetlands. The sizes of the wetlands are important as they relate to City of Portsmouth regulations, with inland wetlands other than vernal pools having a minimum jurisdictional area of 10,000 square feet (Zoning Sec. 10.1013.10). Wetland boundary placements also affect the locations of associated buffers (Zoning Sec. 10.1014.20 and 10.1018.22).

Most of the wetlands on the site were found to have been disturbed in the past, with ongoing periodic mowing and maintenance occurring within a power line easement that runs through the site.

Proposed wetland area adjustments noted during the review are as follows:

Wetland A: A small upland inclusion was noted in the eastern corner of the delineation between wetland flags A37-A39 and A28-A33. Vegetation in this area is dominated by upland indicators including quaking aspen (*Populus tremuloides*), multiflora rose (*Rosa multiflora*), dogtooth violet (*Erythronium americanum*), evening primrose (*Oenothera biennis*), and oriental bittersweet (*Celastrus orbiculatus*). Removal of this area from Wetland A would reduce its size by approximately 1,700 square feet, leaving a small, isolated wetland of approximately 450 square feet along the property line (A33-A37). This adjustment to Wetland A would not reduce its size to under 10,000 square feet.

Wetland C: Two small upland inclusions were noted near the middle of Wetland C—one extending downslope of wetland flags C6-C8 and one downslope of wetland flags C28-C33. These areas are dominated by upland vegetation that includes quaking aspen, multiflora rose, and Allegheny blackberry (*Rubus allegheniensis*). Removal of those areas would reduce the size of Wetland C by approximately 1,700 square feet, which would not reduce its overall size to under 10,000 square feet. The eastern end of Wetland C had not been delineated at the time of this review and was not assessed. From Wetland Flag C-1, the wetland appears to turn to the southeast, roughly paralleling the internal property line of Parcel 239-16, possibly wrapping back to the south and southwest toward Wetland Flag C-34.

Wetland F: Wetland F appears to be an old detention basin. A small, unflagged area that meets wetland criteria was noted along the northwestern edge of the delineation between Wetland Flags 6 and 7. This portion of the wetland had been excavated in the distant past and meets disturbed site hydric soil indicator EX-2. A perched, free water table and restrictive layer were observed at 11 inches from the soil surface in this area. Hydrophytic vegetation was dominant and included tussock sedge (*Carex stricta*) and silky dogwood (*Cornus amomum*). There were also many seedlings that were not mature enough to identify at the time of the review. Addition of this area would increase the size of Wetland F by approximately 250 square feet, from a reported 2,442 square feet to approximately 2,692 square feet.

Off-Site Wetlands: No off-site wetlands were noted within 100 feet of property lines that would have buffers extending onto the property.

A sketch of the wetland adjustments is attached; however, based on the project documents reviewed, it does not appear that any of the adjustments would affect City of Portsmouth jurisdiction, or any of the proposed buffer impacts. Therefore, it may not be necessary to survey or GPS locate the flagged adjustments in the field.

Vernal Pools

No vernal pools were noted on-site or off-site within 100 feet of property lines.

Functions and Values

The applicant's wetland function and value assessment was found to be an accurate portrayal of wetland conditions on the site. Of minor note, it appears that the label in the lower left corner of **Table 2–Wetland Function and Value Summary** was accidentally omitted. It is presumed this row describes Wetland 1-62/D/E and it is recommended this be updated.

SUMMARY

- Four minor wetland adjustments were noted in three of the wetlands. These adjustments were flagged in the field and are shown on the attached sketches. However, it does not appear that any of these changes would affect City of Portsmouth jurisdiction or proposed buffer impacts.

- The eastern end of Wetland C had not been delineated at the time of this review and was, therefore, not evaluated. It does not appear that this wetland boundary would affect the proposed project based on the documents reviewed.

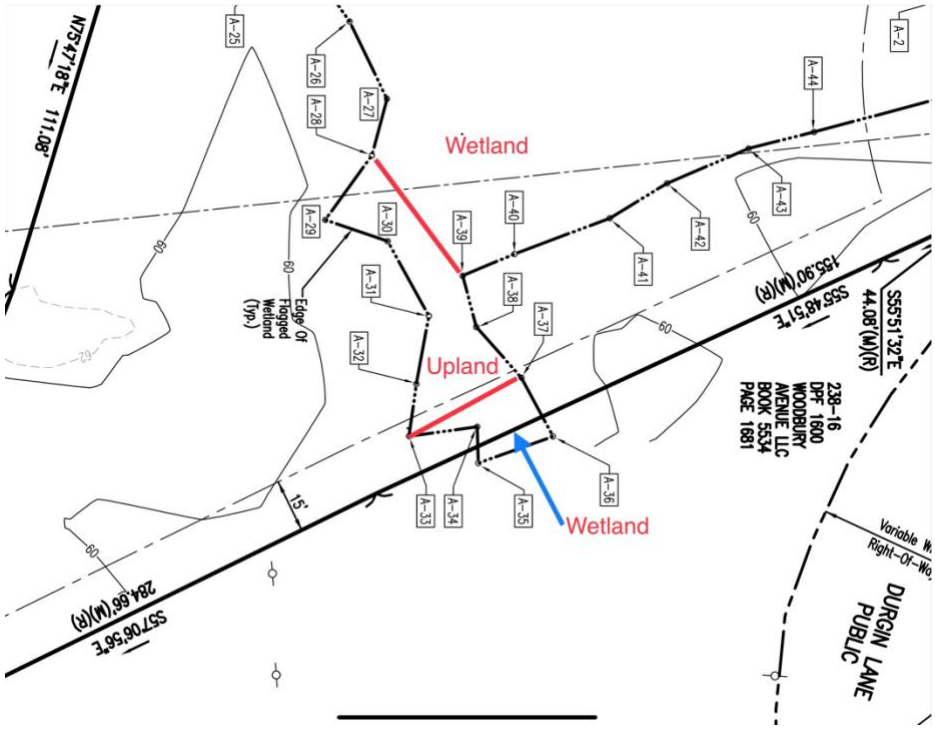
- No off-site wetlands were noted that would have buffers extending into the site.

- The wetland function and value assessment was found to be an accurate portrayal of wetland conditions on the site.

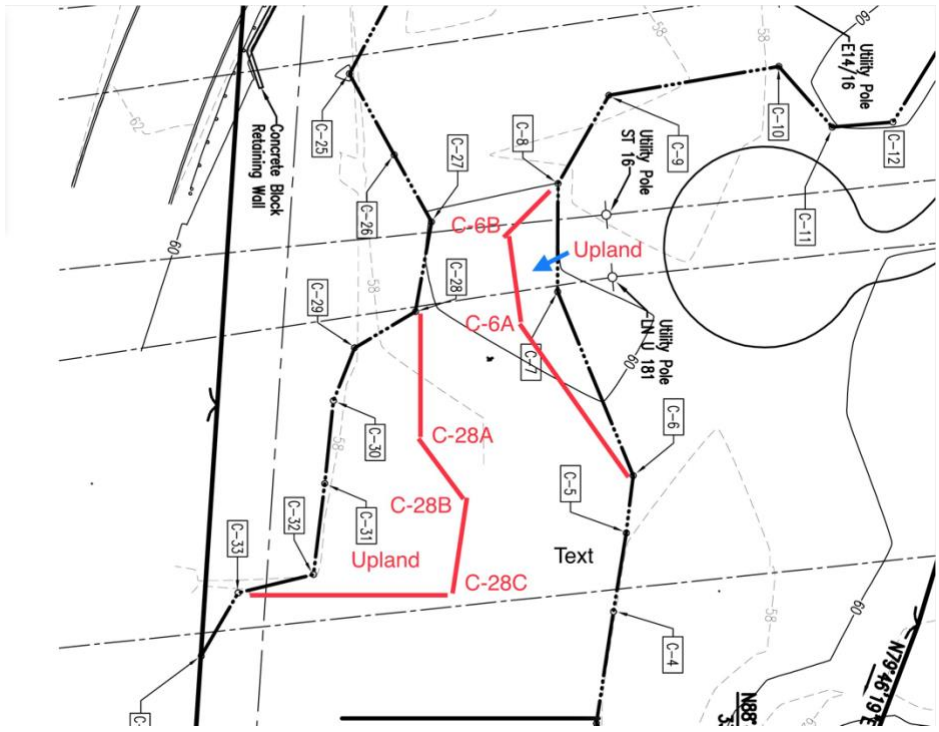
Please let me know if you have any questions or concerns.

Sincerely,

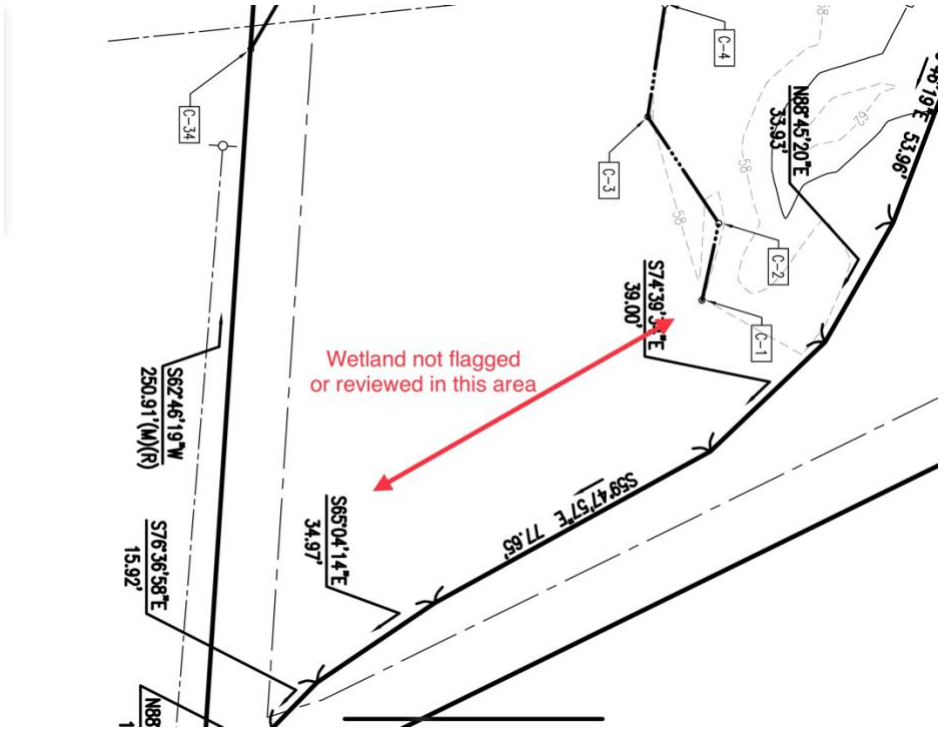
Leonard A Lord, PhD, CWS#14, CSS#19
RCCD Natural Resource Scientist



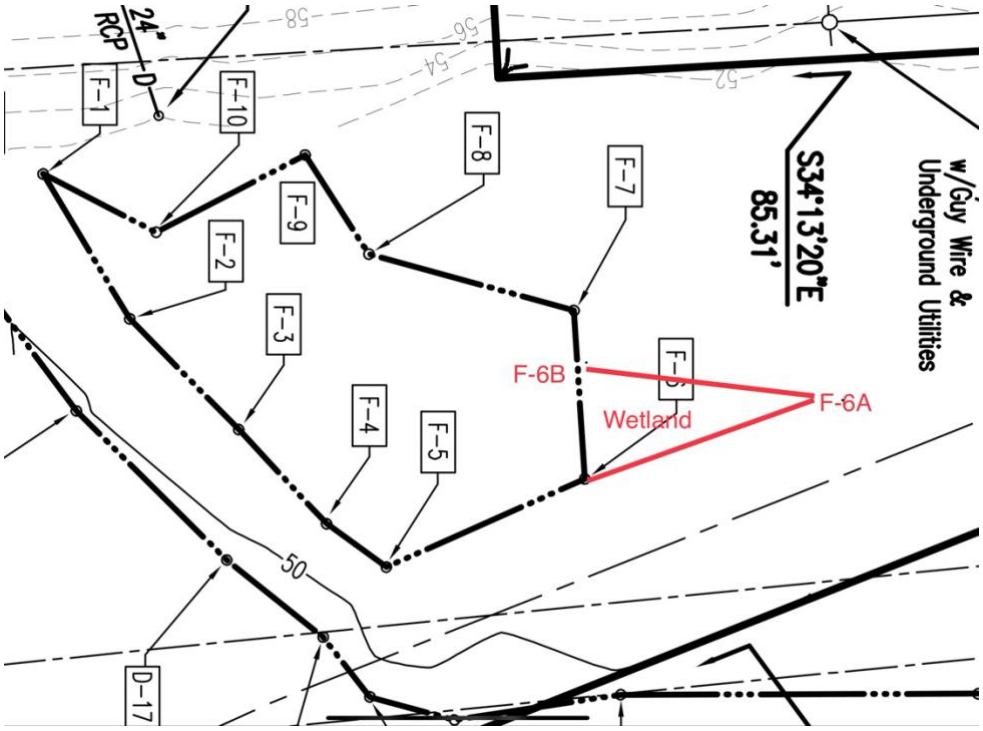
Wetland A Adjustment (not to scale)



Wetland C Adjustment (not to scale



Wetland C—Unflagged Wetland Boundary



Wetland F Adjustment (not to scale)

31 July 2024

Samantha Collins, Chair
City of Portsmouth Conservation Commission
1 Junkins Avenue
Portsmouth, NH 03801

Re: City of Portsmouth Wetland Conditional Use Permit Request | Tax Map 159, Lot 2 | 89 Sparhawk Street, Portsmouth, New Hampshire

Dear Ms. Collins:

This letter transmits a City of Portsmouth Wetland Conditional Use Permit request for 7,988 square feet of disturbance within the 100' City of Portsmouth Wetland Buffer for residential re-development including demolition of the existing residential structure, construction of a new home, re-configuration of the existing gravel driveway, pervious paver patio, deck, removal of impervious surfaces, grading, utility connections and associated landscaping (see attached plan set).

The property currently contains a single-family residential structure, a wooden deck, a patio, a gravel driveway, a tidal docking structure, a detached garage and associated landscaping.

The proposed pervious technology being used for the construction of the proposed patio combined with the proposed stone drip aprons will allow for collection and infiltration of the stormwater from the proposed home, providing a stormwater treatment component that does not exist under current conditions. It is also worth noting that the project includes the removal of approximately 3,329 sq. ft. of impervious surface (42% of the total proposed disturbance outlined above) located within the 100' wetland buffer.

Per the City of Portsmouth Zoning Ordinance, *Article 10.1017.22 (3),* approximately 18% (3,579 sq. ft.) of the wetland buffer area that occurs on the subject lot (20,255 sq. ft.) is vegetated and occurs in a natural state.

Also, per the City of Portsmouth Zoning Ordinance, *Article 10.1017.24 the application shall include removal of* ***impervious surfaces*** *at least equal in area to the area of* ***impervious surface*** *impact.* The proposed project proposes a 2,054 sq. ft. decrease of impervious surface within the City wetland buffer. Although not required under Article 10.1017.24, the project also includes a 460 sq. ft. wetland buffer enhancement area, located directly adjacent to Sagamore Creek which includes the planting of 28 native shrubs to provide a naturally vegetated buffer where one does not currently exist (see Buffer Planting Area and Buffer Planting Schedule on Permit Plan-Sheet C102). In addition to the Buffer Planting Area, the plan also provides for 10 native trees within the wetland buffer which

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will aid in habitat connectivity and provide a stabilization component to areas where impervious surfaces will be removed.

Per the City of Portsmouth Zoning Ordinance, *Article 10.1017.25 (2), where the vegetated buffer strip contains grass or non-native plantings, or is otherwise not intact, the first priority of the **wetland buffer** enhancement plan shall include revegetation of the vegetated buffer strip with native, low-maintenance shrubs and other woody vegetation.* A portion of the existing vegetated buffer strip currently **does not** exist in a natural vegetated state (see attached photo log). The proposed 460 sq. ft. buffer planting area is located in an area that is currently maintained lawn, directly adjacent to Sagamore Creek.

According to the City of Portsmouth Zoning Ordinance, *Article 10.1017.50 Criteria for Approval*, the proposal shall comply with the following criteria:

1. **The land is reasonably suited to the use, activity or alteration.**

The proposal is to construct a new home on the existing lot where a residential structure currently exists. Other site improvements include the removal of impervious surfaces, construction of a new pervious patio, re-configuration of the existing gravel driveway, installation of a stone drip aprons, addition of steps, walkways, retaining walls and associated landscaping. Only a portion of the proposed structure and landscape components are located within the 100' City of Portsmouth Wetland Buffer. Given that the existing lot currently contains a residential structure and provides a residential use, and the proposed structure is not located in the Flood Hazard Zone (base flood elevation 9), the land is reasonably suited to the use, activity, or alteration.

2. **There is no alternative location outside of the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.**

Due to the configuration of the lot, the location of nearby wetlands and buffers, and the presence of exposed or shallow depth to bedrock, there does not exist an area to propose the building addition and achieve a reasonable use while avoiding the 100' City of Portsmouth Wetland Buffer. Locating the proposed home further north on the lot would require significant removal of bedrock to accommodate construction. In general, the lot slopes from north to south and contains a "bluff" approximately at elevation 20. However, this bluff exists as exposed and/or shallow depth to bedrock. We believe the most reasonable use is to construct the proposed home in a location where it fits best into the existing landscape while using a portion of the bluff and also utilizing the existing foundation hole for the proposed home. The proposed home would occupy the existing foundation hole while providing for expansion no closer to, and also further away from the wetland resource. Construction of a new home of the same footprint but not utilizing the existing footprint (foundation hole) results in a cumulative impact associated with additional disturbance adjacent to existing disturbed area, also located in the wetland buffer. We believe that the proposed new home, in the proposed location provides a reasonable use and minimizes cumulative impacts to the wetland buffer and the overall property.

3. **There will be no adverse impact on the wetland functional values of the site or surrounding properties.**

We believe the proposal will not significantly impact the existing wetland resource located adjacent to the site and its current functions and values. The proposed project removes a significant amount of impervious surfaces within the wetland buffer, provides

a pervious technology for the proposed patio, proposes stone drip aprons which will serve to improve stormwater quality, treatment, and infiltration on the subject parcel. Lastly, the project also provides a buffer planting area and additional tree plantings which will increase function the wetland buffer on the lot that providing additional protections that do not currently exist on the site. With the above measures being taken, it is my belief that the above project will improve water quality entering the nearby wetland resource, and therefore have no adverse impact on the wetland functional values and the surrounding properties.

4. **Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.**

The proposed project does not include alteration of any naturally vegetated area to accommodate the construction of the new home.

5. **The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.**

The project represents the alternative with the least adverse impacts to areas and environments while allowing reasonable use of the property. The proposal avoids the wetland buffer to the greatest extent practicable, and avoids bedrock removal to accommodate construction while providing a reasonable use for the property owner. The project also provides numerous components which will serve to improve stormwater quality, treatment, and infiltration on the subject parcel.

6. **Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.**

There are no areas within the vegetated buffer strip that will be impacted or altered by this project.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

Cc: Hogswave LLC-Owners/Applicant
Portsmouth Conservation Commission

913 Sagamore Avenue
Portsmouth, NH

Photo No. 1 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly along existing gravel driveway toward existing home. **Photo By:** SDR	

Photo No. 2 **Photo Date:7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southwesterly toward existing home. **Photo By:** SDR	

Photo No. 3 **Photo Date: 7/26/24** 4/19/2024 **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly down existing paved area toward Sagamore Creek. **Photo By:** SDR	

Photo No. 4 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing westerly toward existing home. **Photo By:** SDR	

Photo No. 5 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly toward existing tidal docking structure and Sagamore Creek. **Photo By:** SDR	

Photo No. 6 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing westerly toward existing home and detached garage. **Photo By:** SDR	

Photo No. 7 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southwesterly toward existing detached garage and Sagamore Creek. **Photo By:** SDR	

Photo No. 8 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northwesterly toward existing home and detached garage. **Photo By:** SDR	

Photo No. 9 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northerly toward existing home and detached garage. **Photo By:** SDR	

Photo No. 10 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northerly toward tree to be removed and exposed bedrock. **Photo By:** SDR	

Photo No. 11 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northeasterly toward existing gravel driveway. **Photo By:** SDR	

Photo No. 12 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing easterly toward existing home. **Photo By:** SDR	

STORMWATER MANAGEMENT
INSPECTION & MAINTENANCE PLAN
FOR
Hogswave LLC
PROPERTY LOCATED AT
913 Sagamore Avenue, Portsmouth, NH
July 30, 2024

Introduction

The intent of this plan is to provide Hogswave LLC, owner of property located at 913 Sagamore Avenue, Portsmouth, NH, with a list of procedures that cover the inspection and maintenance requirements of the stormwater management components for the proposed construction at the site.

The following inspection and maintenance program is necessary to keep the stormwater management system functioning properly. These measures will also help minimize potential environmental impacts. By following the enclosed procedures, Hogswave LLC will be able to maintain the functional design of the stormwater management components and maximize their ability to remove sediment and other contaminants from site generated stormwater runoff.

Stormwater Management System Components

The Stormwater Management System design components are Stone Drip Aprons, Pervious Paver Patio and Buffer Planting Areas.

The project proposes residential re-development including demolition of the existing residential structure, construction of a new home, re-configuration of the existing gravel driveway, pervious paver patio, deck, removal of impervious surfaces, grading, utility connections and associated landscaping. Since a portion of the construction is within the City of Portsmouth's 100 foot wetland buffer, the proposed stormwater structures will provide treatment for the proposed improvements under this application.

The Stone Drip Aprons will capture runoff from the proposed residential structure. The Pervious Paver Patio will capture runoff and provide percolation into the soil, and the Buffer Planting Area will serve as a natural vegetative filtration component that will improve stormwater quality leaving the site and entering the adjacent wetland resource.

Inspection & Maintenance Checklist/Log

The following pages contain maintenance specifications, a Stormwater Management System Inspection & Maintenance Checklist, and a blank copy of the Stormwater Management System Inspection & Maintenance Log. The forms are provided to

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Hogswave LLC and should be transferred to future homeowners and will serve as a guideline for performing the inspection and maintenance of the Stormwater Management System. This is a guideline and should be periodically reviewed for conformance with current practice and standards.

Stone Drip Apron Design

The intent of the Stone Drip Apron is to provide for storage and percolation of roof runoff from the proposed residential structure. Stone Drip Aprons are meant to provide a porous medium (stone, 2" depth) that can withstand water velocity from the roof above, eliminating erosion at the point of contact. The base (24"-36" depth) of the drip edge is backfilled with coarse sand or gravel which allows the stormwater to quickly infiltrate into the ground where it is stored and slowly percolated into the surrounding subsoil. Stone Drip Aprons typically extend 2 feet from the edge of the building foundation to effectively capture runoff from the roof edge above.

Stone Drip Apron Maintenance

In order to keep the Stone Drip Aprons functioning properly, it is important to keep the filter surface porous and unplugged by debris.

Remove any debris that may clog the stone surface.

After leaf fall (i.e. in November), remove large accumulations of leaves. It is not necessary to remove every leaf but at the same time it is not desirable to have the stone surface completely covered with leaves to the point of plugging the stone surface.

Replace the stone surface with new stone as needed. Ponding of water on the surface of the drip apron would indicate that the stone needs to be replaced.

Pervious Paver Patio Maintenance

In order to keep the pervious paver surface functioning properly, it is important to keep the surface porous and unplugged by debris. After installation of the pervious pavers, perform the following inspections on a semi-annual basis:

Monitor for excessive or concentrated accumulations of debris, or excessive erosion. Remove debris as required.

Remove debris from the paver void space twice annually. This will remove organic buildup within the void space and restore/maintain permeability. Replace void space aggregate as needed.

Buffer Planting Area Design

The intent of the buffer planting area is to provide a vegetative matrix that will aid in the filtering of nutrients, sediments, and toxicants before they enter an adjacent wetland

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resource. Root structures of the native plants not only provide excellent stabilization for the surrounding soils, but also provide a natural filtration mechanism for stormwater as it passes through the buffer planting area. The buffer planting area will be planted with native shrubs.

Buffer Planting Area Maintenance

All planting and landscaping shall be monitored bi-monthly during the first year to insure viability and vigorous growth. Replace dead or dying vegetation with new stock and make adjustments to the conditions that caused the dead or dying vegetation. Make the necessary adjustments to ensure long-term health of the vegetated covers, i.e. provide more permanent mulch or compost or other means of protection. Also monitor the planting areas for signs of invasive species growth. If caught early enough, their eradication is much easier. The most likely places where invasions start are in wetter, disturbed soils. Species such as phragmites and purple loose-strife are common invaders in the wetter areas. Young shoots of invasive species can physically be pulled by hand as a method of control. The planting areas should be inspected monthly during the growing season for the presence of invasive species. The planting areas should not be mowed and allowed to grow naturally, increasing their function.

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Stormwater Management System
Jonathan M. & Lisa B. Morse

Inspection & Maintenance Checklist

BMP/System Component	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance/Cleanout Threshold
Stone Drip Aprons	Twice Yearly	*Remove leaves / debris from surface*	*Clean and/or replace stone as needed*
Planting Areas	Bi-Monthly during first growing season (Apr-Oct). Routinely after heavy rain	*Inspect for damage and erosion.* *Inspect for viability and growth.* *Inspect for invasive species, pull young shoots by hand and dispose in household trash bags.*	Replace top soil and mulch as needed. Replace dead or dying plants with new stock. Make adjustments to conditions to promote plant growth.
Pervious Paver Patio/Walkways	Twice annually	Monitor for excessive accumulation of debris and remove as needed.	Replace void space aggregate as needed.

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BMP/System Component	Date Inspected	Inspector	Cleaning/Repair Needed *(List Items/Comments)*	Date of Cleaning/Repair	Performed By

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19 July, 2024

To Whom It May Concern

RE: New Hampshire Department of Environmental Services Wetlands Bureau Applications and City of Portsmouth Applications for residential site re-development for Hogswave LLC., 912 Sagamore Ave, Portsmouth, NH.

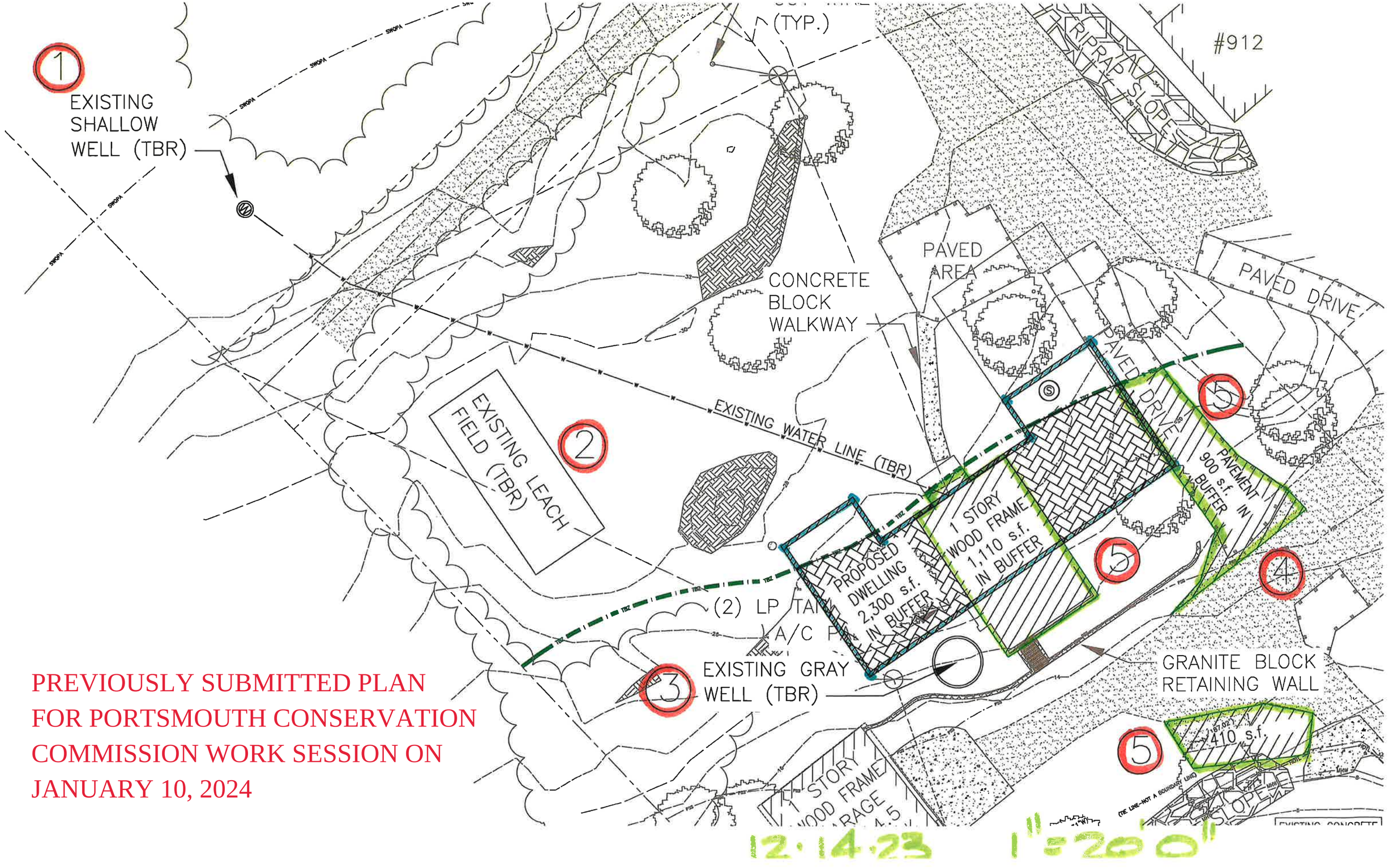
This letter is to inform the New Hampshire Department of Environmental Services and the City of Portsmouth, in accordance with State Law that Haley Ward is authorized to represent me as my agent in the approval process.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

Heidi Ricci

Heidi Ricci – Manager
Hogswave LLC
912 Sagamore Ave
Portsmouth, NH 03801



PREVIOUSLY SUBMITTED PLAN FOR PORTSMOUTH CONSERVATION COMMISSION WORK SESSION ON JANUARY 10, 2024

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE & WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 7/26/24 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. NEIWPCC 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) WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.

PLAN REFERENCES:

1) DIVISION OF LAND, PORTSMOUTH, N.H. FOR HARRISON H. & FRANCIS E. WORKMAN. PREPARED BY JOHN W. DURGIN ASSOCIATES. DATED DECEMBER 1953, REVISED MARCH 1979. NOT RECORDED.

2) PLAN OF LOTS, PORTSMOUTH, N.H. FOR GARLAND W. PATCH, JR. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. DATED MAY 1963. NOT RECORDED.

3) BOUNDARY SURVEY LOCATED IN PORTSMOUTH, NH PREPARED FOR TIDEWATCH ASSOCIATES INC. PREPARED BY KIMBALL CHASE COMPANY, INC. DATED MARCH 13, 1986. R.C.R.D. PLAN D-14771.

4) SUBDIVISION PLAN FOR HARRISON & FRANCES WORKMAN PORTSMOUTH, N.H. PREPARED BY BARRY W. KIMBALL, LAND SURVEYOR. DATED SEPTEMBER 1979. R.C.R.D. PLAN C-9014.

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 223 AS LOT 27.

2) OWNERS OF RECORD:
   HOGSWAVE, LLC
   912 SAGAMORE AVENUE
   PORTSMOUTH, NH 03801
   6053/421

3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA, ZONE AE(EL. 9) AS SHOWN ON FIRM PANEL 33015C0270E. EFFECTIVE DATE MAY 17, 2005.

4) EXISTING LOT AREA:
   135,427± S.F. TO MEAN HIGH WATER
   3.1090± ACRES TO MEAN HIGH WATER

5) PARCEL IS LOCATED IN THE WATERFRONT BUSINESS (WB) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		20,000 S.F.
FRONTAGE:		100 FEET
DEPTH:		100 FEET
SETBACKS:	FRONT	30 FEET
	SIDE	30 FEET
	REAR	20 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		30%
MINIMUM OPEN SPACE:		20%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF ASSESSOR'S MAP 223 LOT 27 IN THE CITY OF PORTSMOUTH AND THE PROPOSED DEMOLITION ASSOCIATED WITH THE REPLACEMENT OF THE RESIDENTIAL STRUCTURE..

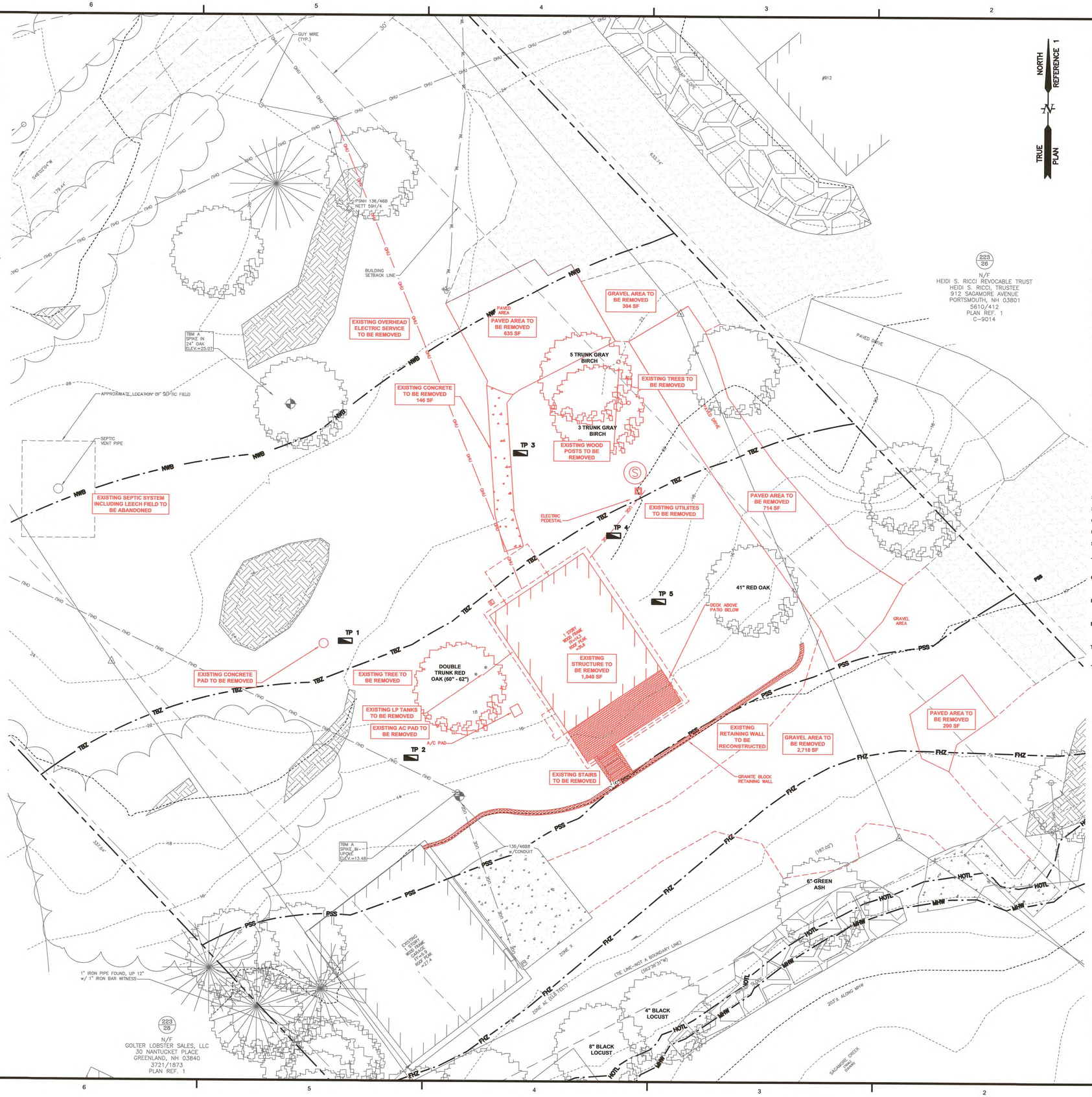
8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').

9) MEAN HIGH WATER LINE SHOWN AT ELEVATION 3.81 PER NOAA STATION 8419870 SEAVEY ISLAND, PORTSMOUTH HARBOR.

10) PROPERTY IS SUBJECT TO AND BENEFITS FROM A 25 FOOT WIDE RIGHT-OF-WAY IN COMMON WITH OTHERS FROM SAGAMORE AVENUE.

11) PROPERTY IS SUBJECT TO A 25 FOOT WIDE RIGHT-OF-WAY FOR THE BENEFIT OF ASSESSOR'S MAP 223 LOTS 28 & 29.

TP #	DEPTH TO LEDGE
1	5'
2	4'
3	2'
4	9'
5	7'



REV.	DATE	DESCRIPTION	BY	CHK.
1	08/27/24	ADD TEST PIT/ LEDGE PROBES	SJR	SDR

DRAWING ISSUE STATUS

PERMIT PLAN

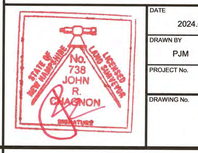
HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

PROJECT

HOGSWAVE, LLC REDEVELOPMENT
913 SAGAMORE AVENUE, PORTSMOUTH, NH

TITLE

EXISTING CONDITIONS AND DEMOLITION PLAN



DATE	SCALE
2024.07.31	1"=10'

DRAWN BY	DESIGNED BY	CHECKED BY
PJM	PJM	SDR

PROJECT No. 5010372.3116-913

DRAWING No. **C100** REV. **1**

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 223 AS LOT 27.

2) OWNERS OF RECORD:
HOGSWAVE, LLC
912 SAGAMORE AVENUE
PORTSMOUTH, NH 03801
6053/421

3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA, ZONE AE(EL. 9) AS SHOWN ON FIRM PANEL 33015C0270E. EFFECTIVE DATE MAY 17, 2005.

4) EXISTING LOT AREA:
136,427± S.F. TO MEAN HIGH WATER
3.1090± ACRES TO MEAN HIGH WATER

5) PARCEL IS LOCATED IN THE WATERFRONT BUSINESS (WB) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		20,000 S.F.
FRONTAGE:		100 FEET
DEPTH:		100 FEET
SETBACKS:	FRONT	30 FEET
	SIDE	30 FEET
	REAR	20 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		30%
MINIMUM OPEN SPACE:		20%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED RE-DEVELOPMENT OF ASSESSOR'S MAP 223 LOT 27 IN THE CITY OF PORTSMOUTH AND SITE IMPROVEMENTS.

8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATION (± 0.2').

9) MEAN HIGH WATER LINE SHOWN AT ELEVATION 3.81 PER NOAA STATION 8419870 SEAVEY ISLAND, PORTSMOUTH HARBOR.

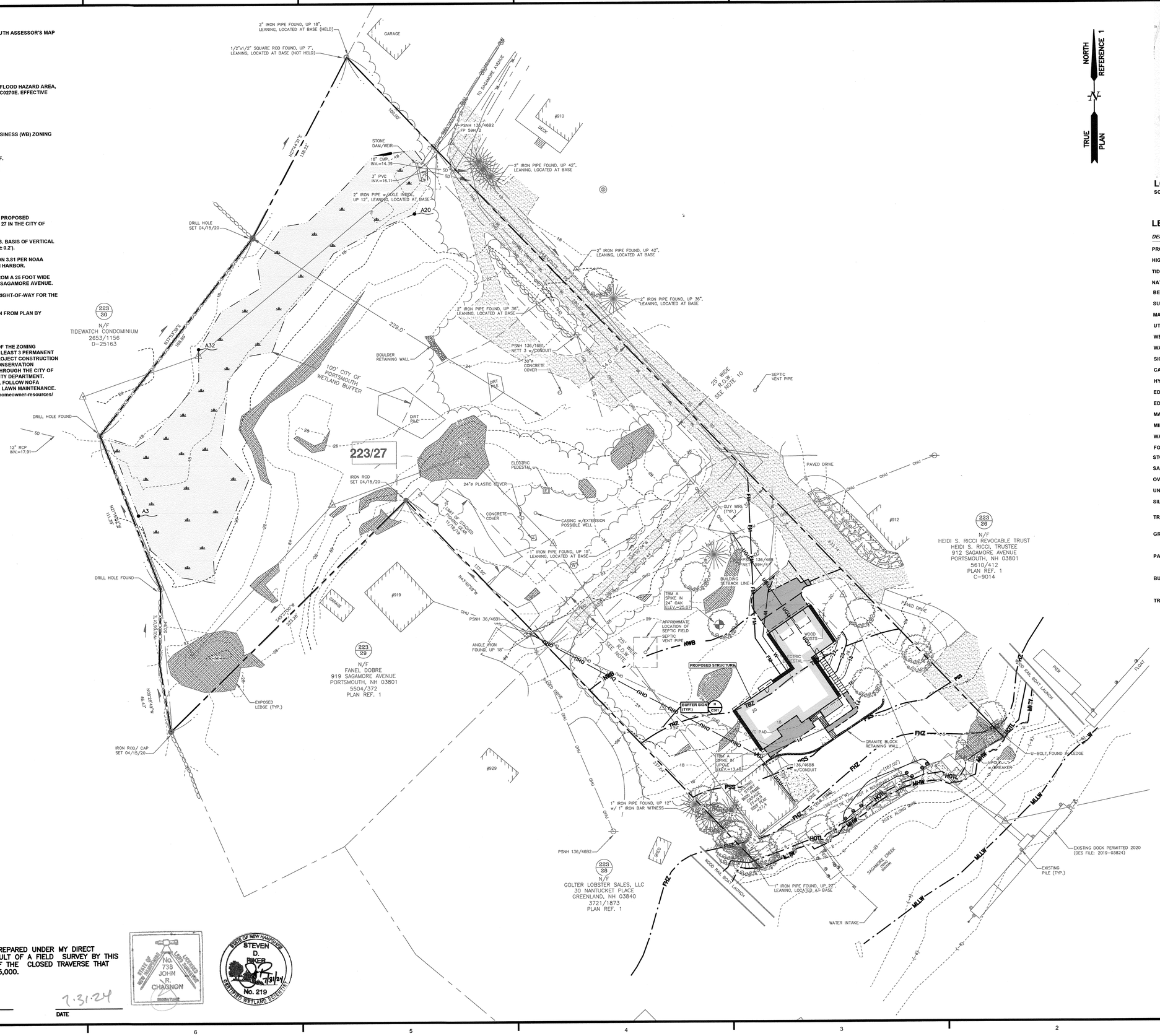
10) PROPERTY IS SUBJECT TO AND BENEFITS FROM A 25 FOOT WIDE RIGHT-OF-WAY IN COMMON WITH OTHERS FROM SAGAMORE AVENUE.

11) PROPERTY IS SUBJECT TO A 25 FOOT WIDE RIGHT-OF-WAY FOR THE BENEFIT OF ASSESSOR'S MAP 223 LOTS 28 & 29.

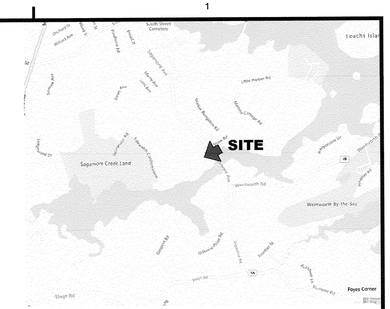
12) PROPOSED RESIDENTAIL STRUCTURE DESIGN FROM PLAN BY ABRIGO HOME DATED JUNE 7, 2024.

CONDITIONS OF APPROVAL:

1. IN ACCORDANCE WITH SECTION 10.1018.40 OF THE ZONING ORDINANCE, APPLICANT SHALL INSTALL AT LEAST 3 PERMANENT WETLAND BOUNDARY MARKERS DURING PROJECT CONSTRUCTION IN THE LOCATIONS DISCUSSED WITH THE CONSERVATION COMMISSION. THESE CAN BE PURCHASED THROUGH THE CITY OF PORTSMOUTH PLANNING AND SUSTAINABILITY DEPARTMENT.
2. APPLICANT AND PROPERTY OWNERS SHALL FOLLOW NOFA STANDARDS FOR ORGANIC LAND CARE FOR LAWN MAINTENANCE. PLEAS VISIT https://nofa.organiclandcare.net/homeowner-resources/ FOR DETAILS.



NORTH REFERENCE 1
TRUE PLAN



LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
SCALE: 1"=2000'
MAPTECH® USGS TOPOGRAPHIC SERIES™, @MAPTECH®, INC. 978-933-3000
WWW.MAPTECH.COM/TOPO

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
HIGHEST OVBSERVABLE TIDE	HOTL	
TIDAL BUFFER ZONE	TBZ	
NATURAL WOODLAND BUFFER	NWB	
BENCHMARK		
SURVEY STATION		
MANHOLE	S	S
UTILITY POLE		
WELL	W	W
WATER VALVE	WV	
SIGN		
CATCH BASIN		
HYDRANT		
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	W	W
FORCE MAIN	FM	FM
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGE	UGU
SILTSOXX FENCE		X
TREE LINE		
GRAVEL SURFACE		
PAVED SURFACE		
BUILDING		
TREE		

GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)
1 inch = 30 ft.

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R CHAGNON, LLS 738

DATE 7.31.24

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON SIGNATURE

STATE OF NEW HAMPSHIRE STEVEN D. PIKER 7/31/24 No. 219 CERTIFIED WETLAND SCIENTIST

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS
PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

PROJECT
HOGSWAVE, LLC REDEVELOPMENT
913 SAGAMORE AVENUE, PORTSMOUTH, NH

TITLE
OVERALL SITE PLAN

DATE	SCALE
2024.07.31	1"=30'

DRAWN BY	DESIGNED BY	CHECKED BY
PJM	PJM	SDR

PROJECT No. 5010372.3116-913

DRAWING No. **C101** REV.

BUFFER PLANTING SCHEDULE

SYMBOL	ITEM	SIZE	QTY
	CREEPING JUNIPER JUNIPERUS HORIZONTALIS	1 GALLON	7
	LOW BUSH BLUEBERRY VACCINIUM ANGUSTIFOLIUM	1 GALLON	16
	NORTHERN BAYBERRY MYRICA PENNSYLVANIA	2 GALLON	5
	NORTHERN RED OAK QUERCUS RUBRA	0'–2"	4
	WITCH HAZEL HAHAMELIS VIRGINIANA	3 GALLON	6
	SERVICEBERRY AMALANCHIER SPP.	3 GALLON	6

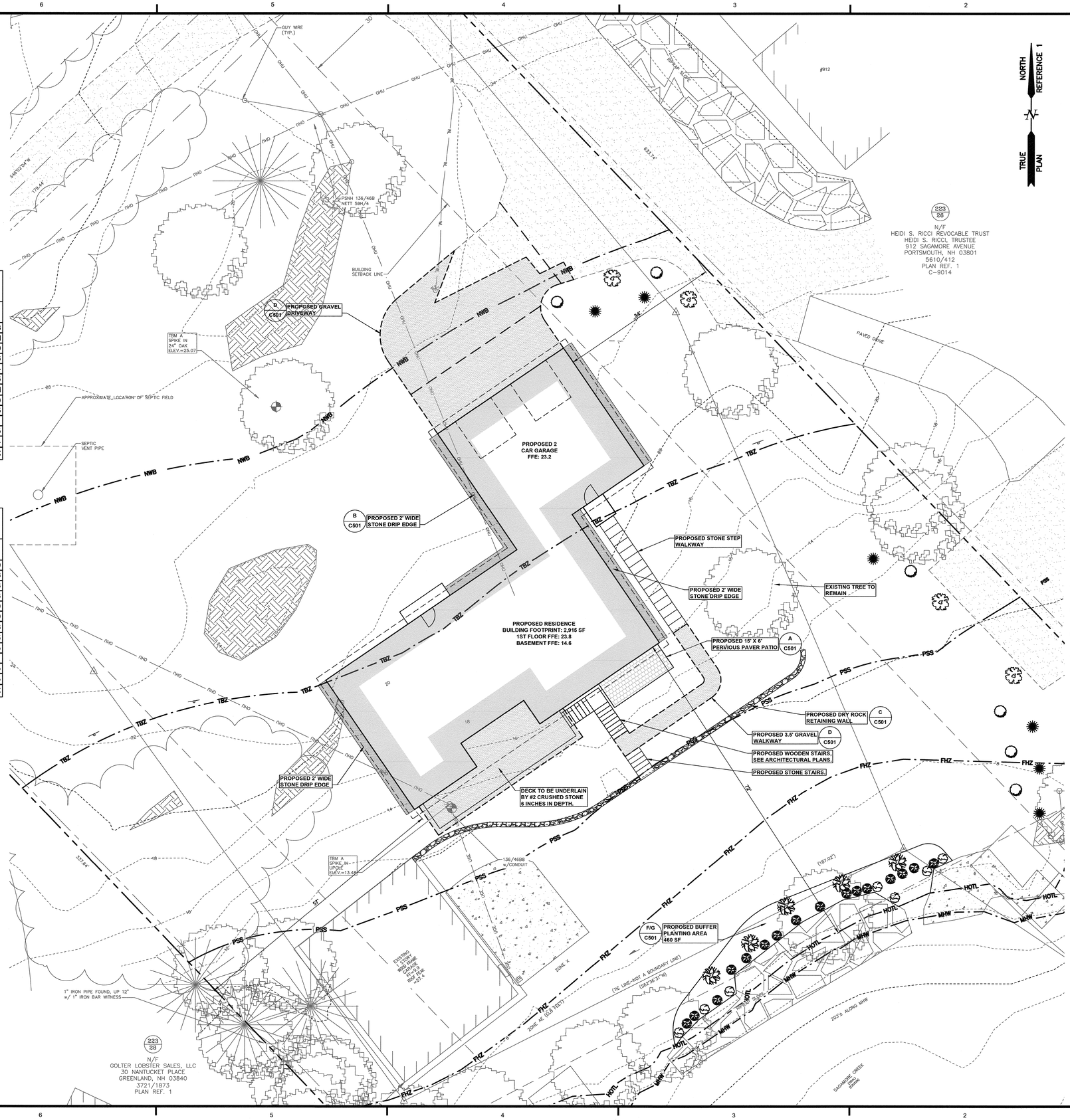
- PLANT SPECIES CAN BE SUBSTITUTED WITH APPROVAL FROM HALEY WARD, INC.
- BUFFER PLANTING MATRIX PROVIDES A GENERAL SPATIAL REPRESENTATION OF A WELL DISTURBED BUFFER AREA, EXACT LOCATION OF PLANTINGS CAN BE ADJUSTED AT TIME OF INSTALLATION.
- MULCHING AND/OR EROSION CONTROL MATTING MAY BE USED IN BUFFER PLANTING AREA TO PREVENT EROSION UNTIL PLANTS AND VEGETATION BECOME ESTABLISHED.

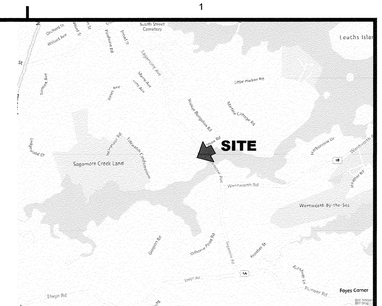
IMPERVIOUS SURFACE AREAS
(WITHIN THE 250' SWQPA ZONE)

STRUCTURE	PRE–CONSTRUCTION IMPERVIOUS (S.F.)	POST–CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	734	1958
GARAGE	1,098	2051
DECK	299	439
STEPS	46	176
PAVEMENT	2,332	334
GRAVEL	7,111	5423
CONCRETE/PADS/LIDS	710	721
WALKWAY	146	0
RETAINING WALLS	93	93
TOTAL	12,569	11195
AREA WITHIN 250' SWQPA	48,844	48844
% LOT COVERAGE	25.7%	22.9%

IMPERVIOUS SURFACE AREAS
(WITHIN THE 100' TIDAL BUFFER ZONE)

STRUCTURE	PRE–CONSTRUCTION IMPERVIOUS (S.F.)	POST–CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	734	1729
GARAGE	1,098	1,098
DECK	260	406
STEPS	46	176
PAVEMENT	914	0
GRAVEL	3,075	660
CONCRETE/PADS/LIDS	704	708
RETAINING WALLS	93	93
PIER	115	115
TOTAL	7,039	4985
AREA WITHIN 100' TBZ	20,255	20255
% LOT COVERAGE	34.8%	24.6%





LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
SCALE: 1"=2000' MAPTECH® USGS TOPOGRAPHIC SERIES™, ©MAPTECH®, INC. 978-933-3000 WWW.MAPTECH.COM/TOPO

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
HIGHEST OVBSERVABLE TIDE	HOTL	
TIDAL BUFFER ZONE	TBZ	
NATURAL WOODLAND BUFFER	NWB	
BENCHMARK		
SURVEY STATION		
MANHOLE	S	S
UTILITY POLE		
WELL	W	W
WATER VALVE	WV	
SIGN		
CATCH BASIN		
HYDRANT		
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	W	W
FORCE MAIN	FM	FM
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGE	UGU
SILTSOXX FENCE		X
TREE LINE		
GRAVEL SURFACE		
PAVED SURFACE		
BUILDING		
TREE		

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

REV.	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS
PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

PROJECT
HOGSWAVE, LLC REDEVELOPMENT
913 SAGAMORE AVENUE, PORTSMOUTH, NH

TITLE
DETAILED SITE PLAN

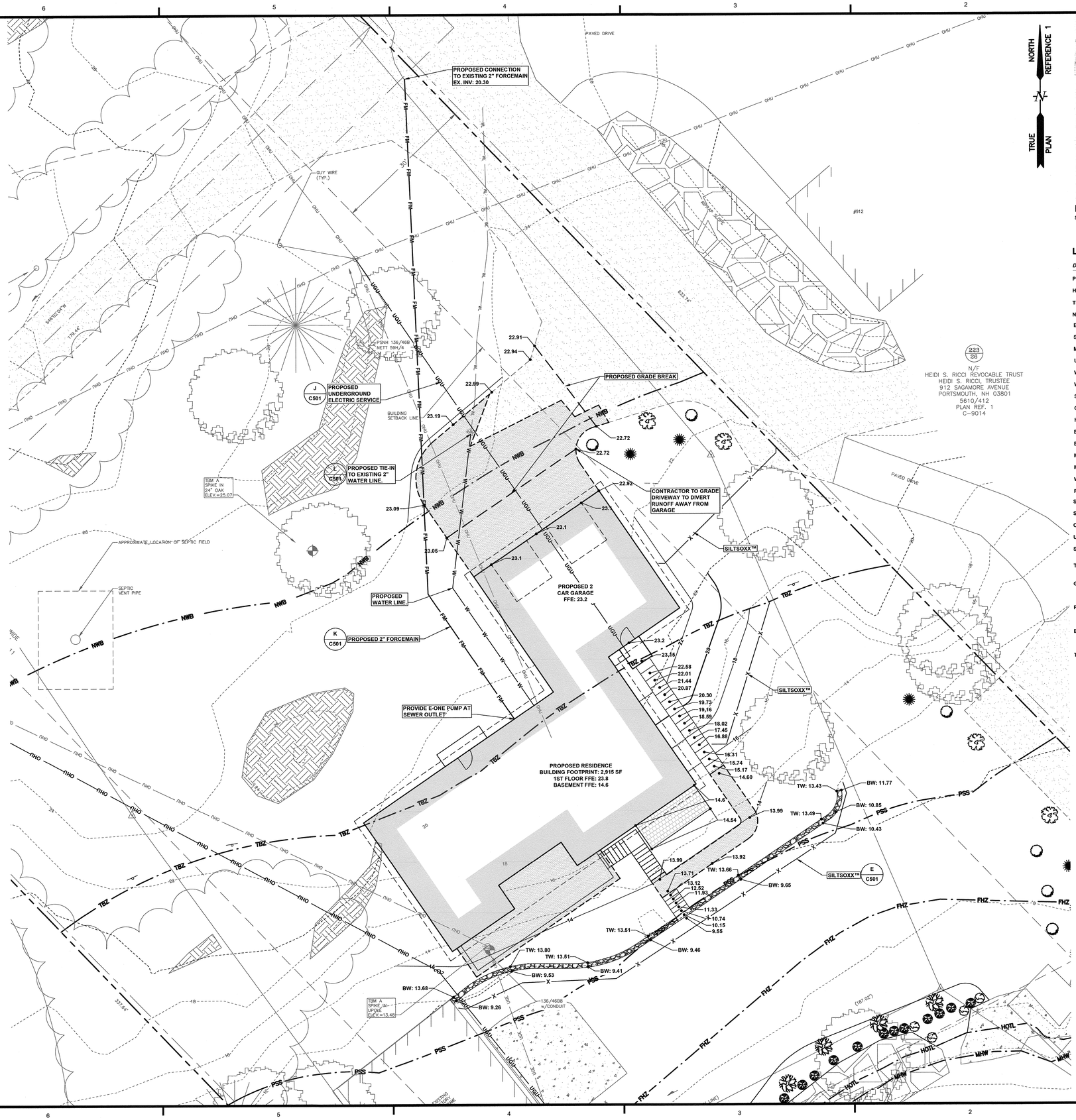
STATE OF NEW HAMPSHIRE STEVEN D. PACER 7/31/24 No. 219 CERTIFIED WETLAND SCIENTIST

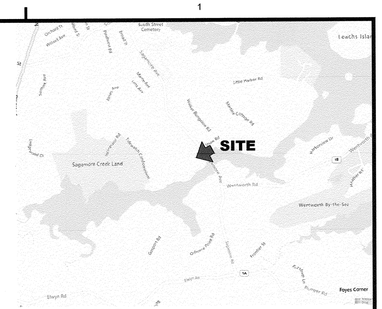
DATE	SCALE
2024.07.31	1"=10'
DRAWN BY: PJM	DESIGNED BY: PJM
CHECKED BY: SDR	
PROJECT No.: 5010372.3116-913	
DRAWING No.: C102	REV.

STATE OF NEW HAMPSHIRE LEVI WARD No. 738 JOHN R. CHAGNON

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 7891 LICENSED PROFESSIONAL ENGINEER

FILE LOCATION: P:\NH\5010372-HOGSWAVE\3116-913 SAGAMORE AVE., PORTSMOUTH-SDR\02-CAD_FILES\CIVIL\5010372.3116-913-C-SP.dwg, 7/31/2024 2:45:59 PM, 3WG 16 P2P.pc3





LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
SCALE: 1"=2000'
MAPTECH® USGS TOPOGRAPHIC SERIES™, ©MAPTECH®, INC. 978-933-3000
WWW.MAPTECH.COM/TOPO

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
HIGHEST OVBSERVABLE TIDE	HOTL	
TIDAL BUFFER ZONE	TBZ	
NATURAL WOODLAND BUFFER	NWB	
BENCHMARK		
SURVEY STATION		
MANHOLE	S	S
UTILITY POLE		
WELL	W	W
WATER VALVE	WV	
SIGN		
CATCH BASIN		
HYDRANT		
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	W	W
FORCE MAIN	FM	FM
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGE	UGU
SILT SOXX FENCE		X
TREE LINE		
GRAVEL SURFACE		
PAVED SURFACE		
BUILDING		
TREE		

GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)
1 inch = 10 ft.

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

PROJECT

HOGSWAVE, LLC REDEVELOPMENT
913 SAGAMORE AVENUE, PORTSMOUTH, NH

TITLE

GRADING AND UTILITY PLAN

DATE	SCALE:
2024.07.31	1"=10'

DRAWN BY	DESIGNED BY	CHECKED BY
PJM	PJM	SDR

PROJECT No.
5010372.3116-913

DRAWING No.
C103

REV.

STATE OF NEW HAMPSHIRE
STEVEN D. PIKER
7/31/24
No. 219
CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE
JOHN R. CHAGNON
NO. 7851
LICENSED PROFESSIONAL ENGINEER

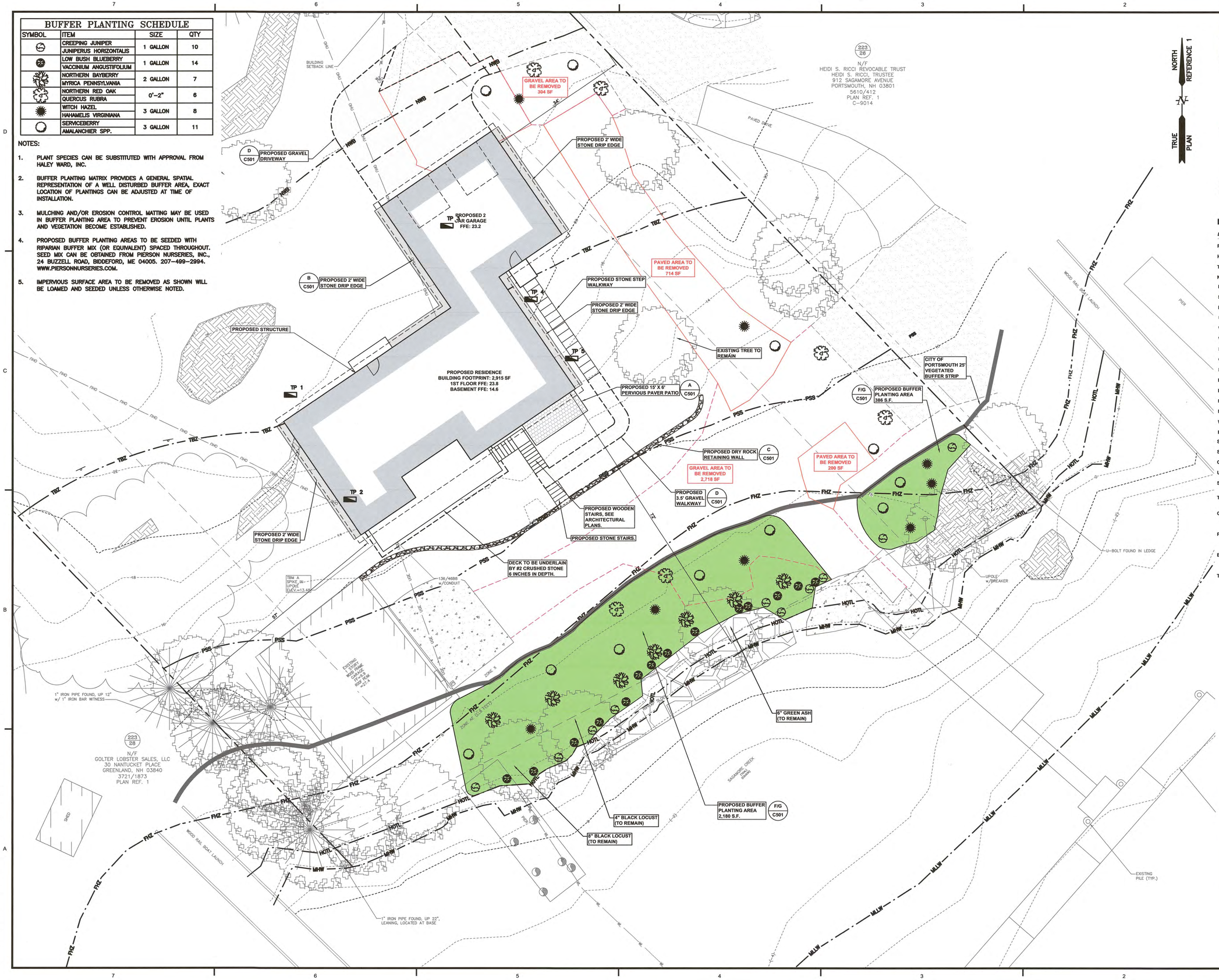
FILE LOCATION: P:\NH\5010372-Hogswave\3116-913 Sagamore Ave, Portsmouth-SDR\03-CAD_Files\Civil\5010372.3116-913-C-SP.dwg, 7/31/2024 2:50:08 PM, JWG To PDF.pc3

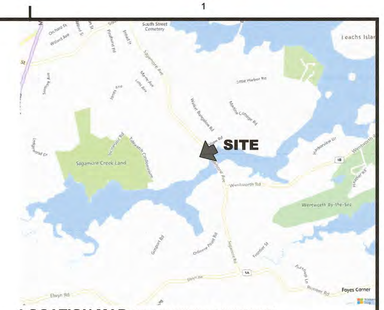
BUFFER PLANTING SCHEDULE

SYMBOL	ITEM	SIZE	QTY
	CREEPING JUNIPER JUNIPERUS HORIZONTALIS	1 GALLON	10
	LOW BUSH BLUEBERRY VACCINIUM ANGUSTIFOLIUM	1 GALLON	14
	NORTHERN BAYBERRY MYRICA PENNSYLVANIA	2 GALLON	7
	NORTHERN RED OAK QUERCUS RUBRA	0'–2"	6
	WITCH HAZEL HAHAMELIS VIRGINIANA	3 GALLON	8
	SERVICEBERRY AMALANCHIER SPP.	3 GALLON	11

NOTES:

1. PLANT SPECIES CAN BE SUBSTITUTED WITH APPROVAL FROM HALEY WARD, INC.
2. BUFFER PLANTING MATRIX PROVIDES A GENERAL SPATIAL REPRESENTATION OF A WELL DISTURBED BUFFER AREA, EXACT LOCATION OF PLANTINGS CAN BE ADJUSTED AT TIME OF INSTALLATION.
3. MULCHING AND/OR EROSION CONTROL MATTING MAY BE USED IN BUFFER PLANTING AREA TO PREVENT EROSION UNTIL PLANTS AND VEGETATION BECOME ESTABLISHED.
4. PROPOSED BUFFER PLANTING AREAS TO BE SEEDED WITH RIPARIAN BUFFER MIX (OR EQUIVALENT) SPACED THROUGHOUT. SEED MIX CAN BE OBTAINED FROM PIERSON NURSERIES, INC., 24 BUZZELL ROAD, BIDDEFORD, ME 04005. 207–499–2994. WWW.PIERSONNURSERIES.COM.
5. IMPERVIOUS SURFACE AREA TO BE REMOVED AS SHOWN WILL BE LOAMED AND SEEDED UNLESS OTHERWISE NOTED.





LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
SCALE: 1"=2000'
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WWW.MAPTECH.COM/TOPO

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
HIGHEST OVBSERVABLE TIDE	HOTL	
TIDAL BUFFER ZONE	TBZ	
NATURAL WOODLAND BUFFER	NWB	
BENCHMARK		
SURVEY STATION		
MANHOLE	S	S
UTILITY POLE		
WELL	W	W
WATER VALVE	WV	
SIGN		
CATCH BASIN		
HYDRANT		
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	W	W
FORCE MAIN	FM	FM
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGE	UGU
SILTSOXX FENCE		X
TREE LINE		
GRAVEL SURFACE		
PAVED SURFACE		
BUILDING		
TREE		

GRAPHIC SCALE

10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

PROJECT

HOGSWAVE, LLC REDEVELOPMENT
913 SAGAMORE AVENUE, PORTSMOUTH, NH

TITLE

LANDSCAPE PLAN

STATE OF NEW HAMPSHIRE
STEVEN D. PIKER
No. 219
CERTIFIED WETLAND SCIENTIST
9/27/24

DATE	SCALE
2024.07.31	1"=10'

DRAWN BY	DESIGNED BY	CHECKED BY
PJM	PJM	SDR

PROJECT No. 5010372.3116-913

DRAWING No. **C104** REV.

FILE LOCATION: P:\NH\5010372-Hogswave\3116-913 Sagamore Ave, Portsmouth-SDR\02-CAD_Files\Civil\5010372.3116-913-C-SP.dwg, 8/27/2024 1:30:19 PM, Portsmouth Plotter Canon TX3000 (temporary).pc3

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

IF REQUIRED THE CONTRACTOR SHALL OBTAIN AN NPDES PHASE II STORMWATER PERMIT AND SUBMIT A NOTICE OF INTENT (N.O.I) BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE S.W.P.P.P. AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

INSTALL PERIMETER CONTROLS, i.e., SILTSOXX AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED.

PERFORM DEMOLITION.

BULLDOZE TOPSOIL INTO STOCKPILES, AND CIRCLE WITH SILT FENCING OR SILTSOXX. IF EROSION IS EXCESSIVE, THEN COVER WITH MULCH.

INSTALL FOUNDATION

LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

CONSTRUCT SITE IMPROVEMENTS

AFTER BUILDING IS COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". 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.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILT FENCES AND SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS--CONSTRUCT SILT FENCE OR SILTSOXX AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. 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 AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

GENERAL COVER	PROPORTION	SEEDING RATE
CREEPING RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	
SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)		
CREEPING RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDSFOOT TREFOIL	16%	

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
PERENNIAL RYE: 0.7 LBS/1,000 S.F.
MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE SILT FENCE OR SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

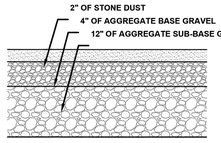
SILT FENCING AND SILTSOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

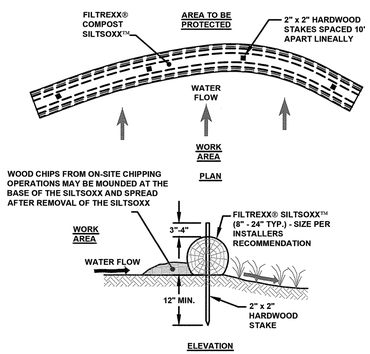
ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED 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% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

AFTER NOVEMBER 15TH, 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.

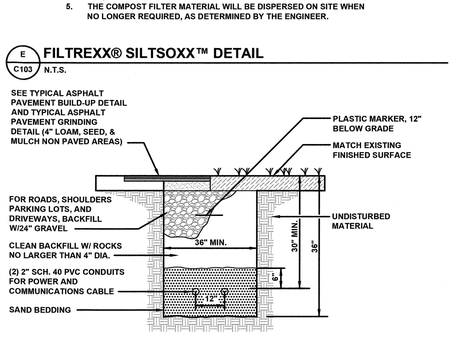


D C102 **TYPICAL GRAVEL BUILDUP DETAIL** N.T.S.



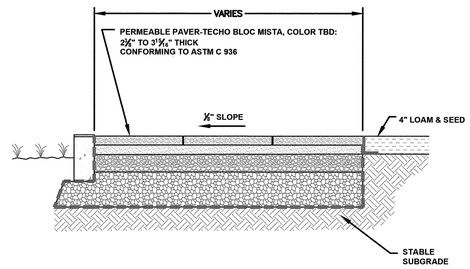
NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

E C103 **FILTREXX® SILTSOXX™ DETAIL** N.T.S.



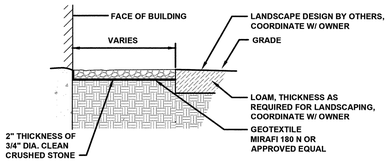
NOTES:
1. SIZE, NUMBER, MATERIAL, AND ARRANGEMENT OF CONDUIT SHALL BE COORDINATED WITH INDIVIDUAL UTILITIES.
2. ALL ELECTRICAL CONDUIT AND STRUCTURES SHALL BE WATER TIGHT.
3. CONDUITS SHALL EXCLUSIVELY SERVE EITHER POWER OR COMMUNICATIONS.

J C103 **TYPICAL UNDERGROUND UTILITY TRENCH DETAIL** N.T.S.

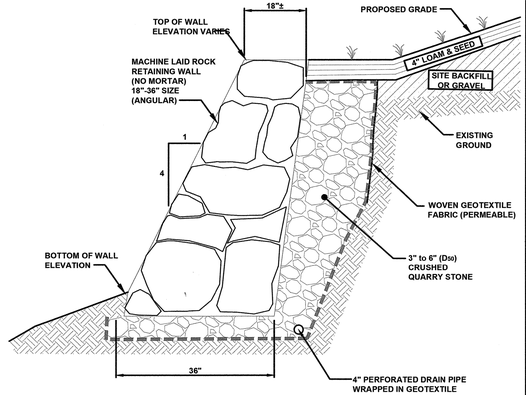


NOTES:
1) TECHO-BLOC (OR APPROVED EQUAL).
2) INSTALLED PER MANUFACTURERS INSTRUCTIONS.
3) PEDESTRIAN TRAFFIC ONLY.

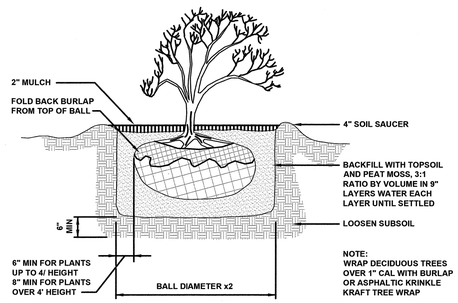
A C102 **TECHO-BLOC® POROUS PATIO/WALKWAY** NTS
HARDSCAPE DESIGN & INSTALLATION
1-410-969-9260



B C102 **DRIP EDGE DETAIL** NTS

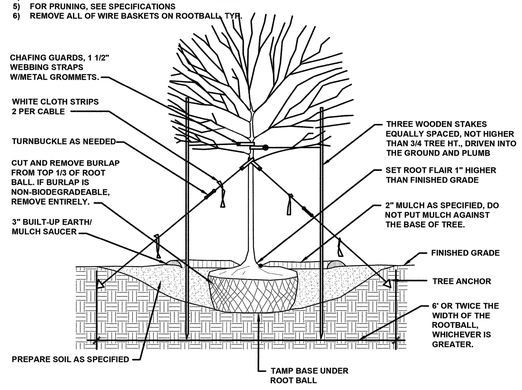


C C102 **DRY ROCK RETAINING WALL DETAIL** NTS



F C102 **SHRUB PLANTING DETAIL** NTS

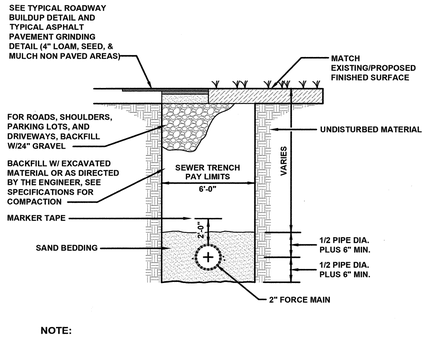
NOTES:
1) STAKING AT CONTRACTOR'S DISCRETION
2) ON TREES BELOW 3" CAL. USE WOOD STAKES
3) ON TREES 4" CAL. OR GREATER USE GUYING CABLES
4) IF GUYING CABLES USE 3 PER TREE MIN. AS NEEDED
5) FOR PRUNING, SEE SPECIFICATIONS
6) REMOVE ALL OF WIRE BASKETS ON ROOTBALL TYP.



G C102 **TREE PLANTING DETAIL** SCALE: NTS

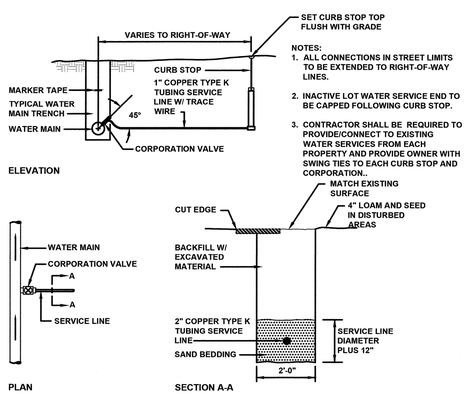
H C101 **WETLAND BUFFER SIGN** NTS

WETLAND BUFFER



NOTE:
1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

K C103 **TYPICAL FORCE MAIN TRENCH DETAIL** SCALE: NTS



L C103 **TYPICAL WATER SERVICE DETAIL** NTS

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

PROJECT

HOGSWAVE, LLC REDEVELOPMENT
913 SAGAMORE AVENUE, PORTSMOUTH, NH

TITLE

SITE DETAILS

JOHN R. CHAGNON NO. 7851 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

DATE	SCALE
2024.07.31	NTS
DRAWN BY: PJM	DESIGNED BY: PJM
CHECKED BY: SDR	
PROJECT No. 5010372.3116-913	
DRAWING No. **C501**	REV.

STATE OF NEW HAMPSHIRE
STEVEN D. PIKER
7/31/24
No. 219
CERTIFIED WETLAND SCIENTIST

NHDES IMPACT AREAS
IN S.F.

	IMPACT TYPES	IMPACT AREAS
100' PREVIOUSLY DEVELOPED TIDAL BUFFER ZONE	PERMANENT	2719
100' PREVIOUSLY DEVELOPED TIDAL BUFFER ZONE	TEMPORARY	5269
250' PROTECTED SHORELAND ZONE	PERMANENT	2274
250' PROTECTED SHORELAND ZONE	TEMPORARY	3172
	TOTAL:	13434

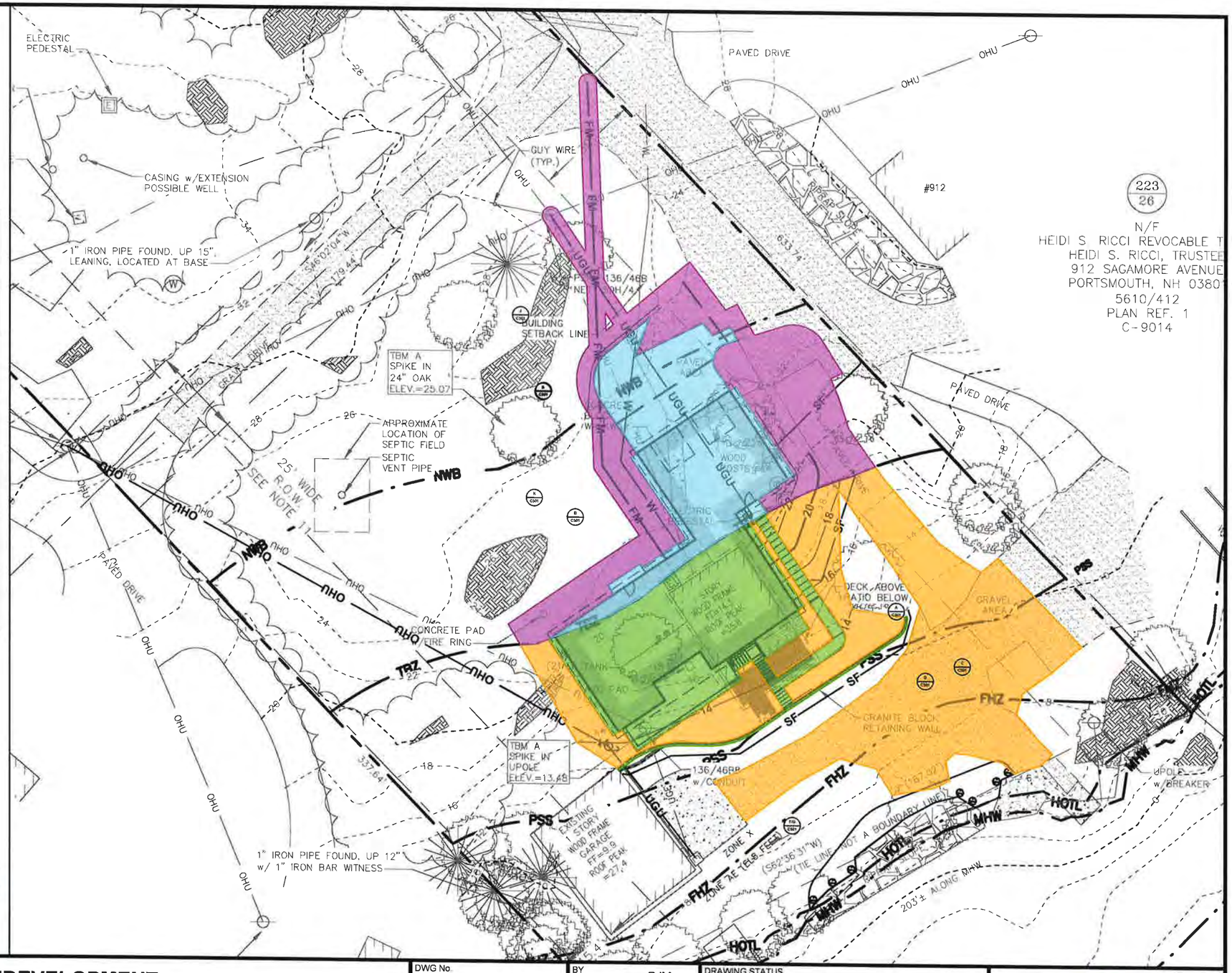
OWNERS OF RECORD:

HOGSWAVE, LLC
912 SAGAMORE AVENUE
PORTSMOUTH, NH 03801
6053/421

GRAPHIC SCALE

10 0 5 10 20 30

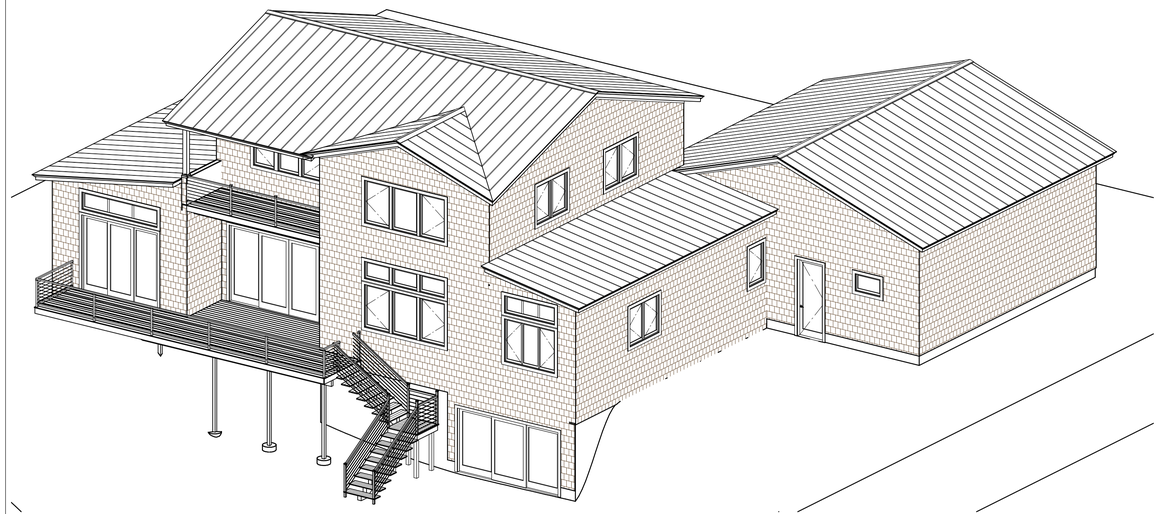
(IN FEET)
1 inch = 10 ft.

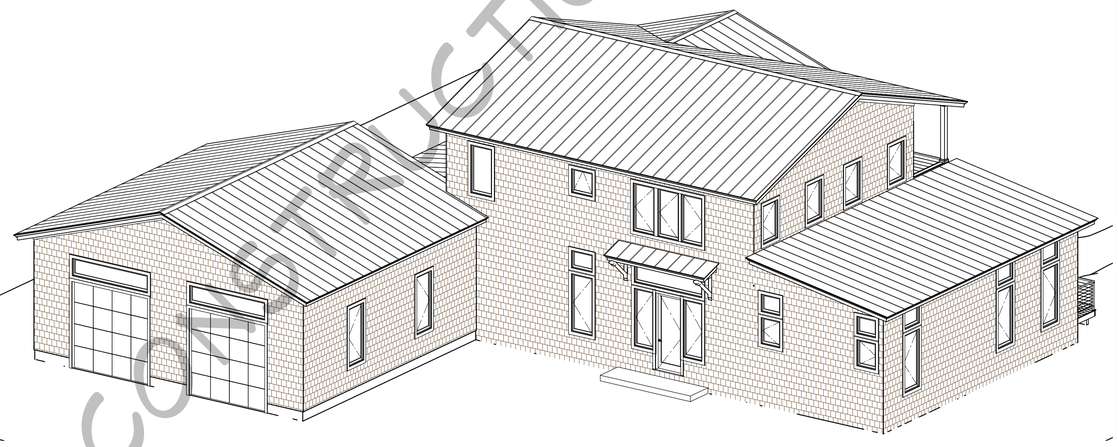


PROJECT	DWG No.	BY	DRAWING STATUS
HOGSWAVE, LLC REDEVELOPMENT **913 SAGAMORE AVENUE, PORTSMOUTH, NH**	**1**	PJM	**NOT FOR CONSTRUCTION**
		DATE 2024.07.29	
TITLE	JN 5010372.3116-913	REV.	
NHDES IMPACT EXHIBIT	SCALE N.T.S.	REV. DATE	

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

P:\NH\5010372-HOGSWAVE\3116-913 SAGAMORE AVE., PORTSMOUTH-SDR\02-CAD_FILES\CIVIL\5010372.3116-913-C-SP.DWG





PERSPECTIVE

SCALE: NTS

SPECIFICATIONS + NOTES

*ROOFING MATERIAL
*ALL TRIM PACKAGE: PVC OR BORAL
*SIDING:
*BRACKETS:ProWood Market - Bracket 02T9 - P 32", H:42", T: 5.5" (Ptd: WHITE)
*COLUMNS:
*STAIR SYSTEM:
- _EXTERIOR:
  - *BROSCO: Liberty Extruded Rail System
  - *RISER: AZEC- WHITE
  - *TREAD: SELECTWOOD, ZURI "Weathered Grey"
- _INTERIOR:
  - *NEWEL
  - *HANDRAIL
  - *BALUSTERS
  - *RISER FINISH
  - *TREAD

*WINDOWS:
- _MANUFRACTURER:
- _EXT. FINISH:
- _INT. FINISH:

*DOORS:
- _MANUFRACTURER:
- _EXT. FINISH:
- _INT. FINISH:

*BATHROOMS:
- _FLOORING
- _TUB DESIGN
- _SHOWER FLOOR
- _SHOWER WALLS
- _SHOWER HEADS
- _SHOWER NICHE VS. SHELVES
- _SHOWER DOOR
- _NOTE: MAJOR PLUMBING CHANGES

*FLOORING:
- _1ST FLOOR:
- _2ND FLOOR:
- _HEATED FLOOR:
- _REFINISH AREAS:

*KITCHEN:
- _CABINETRY NOTES: Specs to be prepared on 11 x 17 doc.
- _BUILT-IN NOTES:
- _APPLIANCES

*MANTLE:
*FIREPLACE:
- _GAS
- _WOOD: INT. FIREBOX: RED BRICK VS. YELLOW BRICK
- _HEARTH: RAISED VS. FLUSH
  - *MATERIAL:

NOTES:
*CEILING HEIGHTS: 1ST FLOOR: _____| 2ND FLOOR: _____
*CORNER BOARDS: 6" TYP
*WATER TABLE: 10" W/ COPPER FLASHING TYP.
*RAKE BOARD: 8" TYP. PVC OR BORAL. (FILLED & PAINTED)
*SOFFIT - BEADBOARD AZEC OR EQ.
*ROOF VENT - RIDGE VENT VS. BROSCO LOUVERED VENT VS. SOFFIT VENT
*ARCHITECTURAL DETAIL:
*WINDOW TRIM: 4-1/2" TYP. PVC

TOTAL SQUARE FOOTAGE:
- _NEW
- _RENOVATED SF
- _TOTAL

@ABRIGO HOME
DRAWINGS USED EXPRESSIVELY FOR DESIGN ONLY FOR NOTED CLIENT. ALL STRUCTURAL ENGINEERING PROVIDED BY OTHER.

Building contractor / home owner to review and verify all dimensions, specs and connections before construction begins.
ELECTRICAL SYSTEM CODE: IEC 2017
MECHANICAL SYSTEM CODE: IMC 2015
PLUMBING SYSTEM CODE: 2021 Uniform Plumbing Code

FINAL CD SET DATE: 06.06.23

LIVING AREA

MAIN FLOOR	sqft
TOTAL	sqft
GARAGE	sqft
FRONT PORCH	sqft
DECK	sqft

@ABRIGO HOME
DRAWINGS USED EXPRESSIVELY FOR DESIGN ONLY FOR NOTED CLIENT. ALL STRUCTURAL ENGINEERING PROVIDED BY OTHER.

DIM DISCLAIMER

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

OVERVIEW

SCALE: NTS

Layout Page Table

Revision Table

Number	Date	Description

PERSPECTIVES

CLIENT:
RICCI RESIDENCE
913 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:

PROPOSED SINGLE FAMILY STRUCTURE

1 STORY WOOD FRAME FF=14.3 ROOF PEAK =35.8

1 STORY WOOD FRAME GARAGE FF=9.9 ROOF PEAK =27.4

PAVED AREA

WOOD POSTS

ELECTRIC PEDESTAL

(2) LP TANK W/C PAD

CONCRETE PAD W/FIRE RING

STONE WALKWAY

PAVED DRIVE

PAVED DRIVE

DECK ABOVE PATIO BELOW

GRAVEL AREA

PSS

GRANITE BLOCK RETAINING WALL

136/46B8 W/CONDUIT

TBM A SPIKE IN UPOLE ELEV.=13.48

337.64'

74'

#912

RUSTYPHEIDI S. RICCI, TR

ZONE X

ZONE AE (EL8 FEET)

(S62°36'31"W) (187.02')

(TIE LINE-NOT A BOUNDARY LINE)

RIPRAP SLOPE

203'± ALONG MHW

WOOD RAMP BOAT LAUNCH

PIER

721/1833/PLAN REF. 1" IRON PIPE LEANING

PRELIMINARY NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

SITE PLAN

CLIENT:
RICCI RESIDENCE
413 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

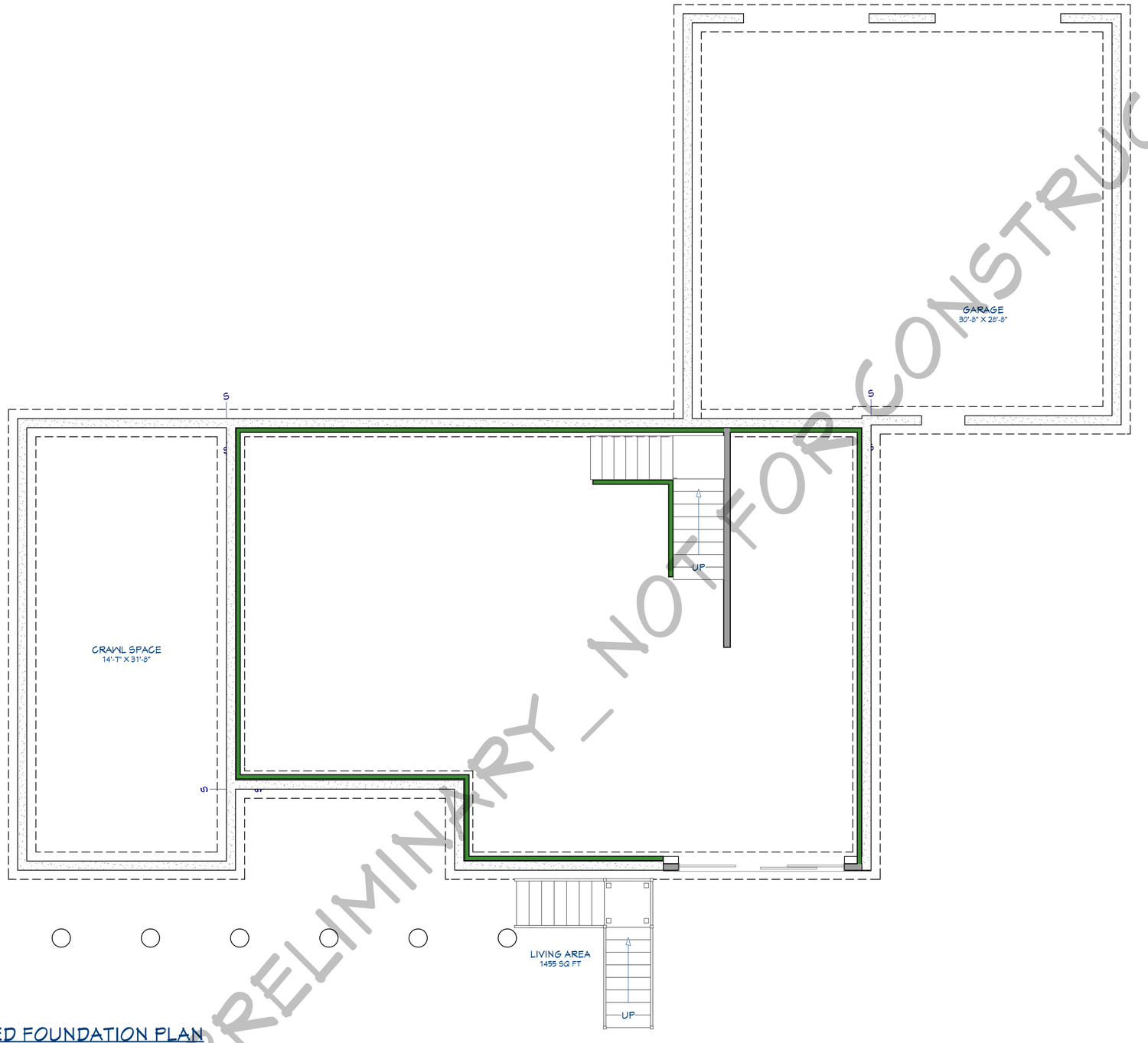
CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-1



PROPOSED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	NEW,INTERIOR-4
	NEW,SIDING-6
	INTERIOR-6
	8" CONCRETE STEM WALL
	GLASS SHOWER
	INTERIOR RAILING

Revision Table		
Number	Date	Description

FOUNDATION

CLIENT:
RIGI RESIDENCE
413 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

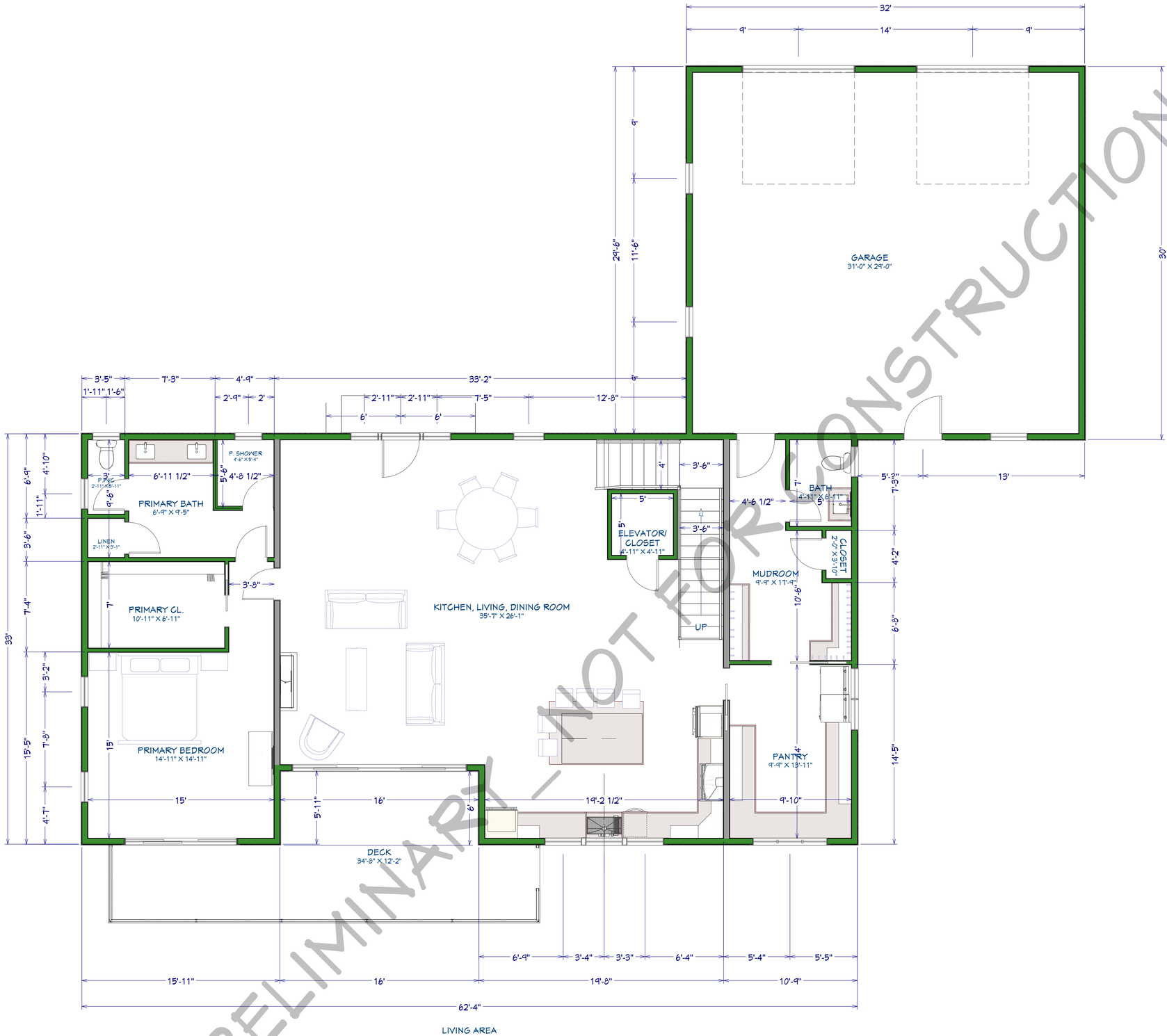
CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-2



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	NEW,INTERIOR-4
	NEW,SIDING-6
	INTERIOR-6
	8" CONCRETE STEM WALL
	GLASS SHOWER
	INTERIOR RAILING
	SIDING-6

Revision Table		
Number	Date	Description

FIRST FLOOR

CLIENT:
RICCI RESIDENCE
413 SAGAMORE AVE
PORTSMOUTH, NH. 03801

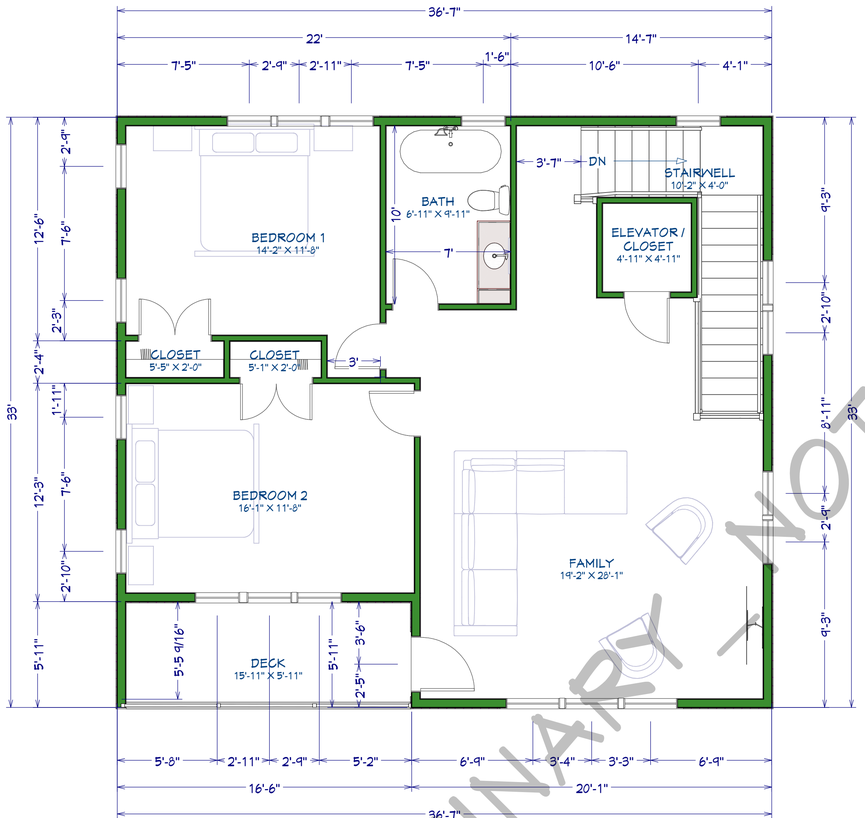
CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-3



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	NEW,INTERIOR-4
	NEW,SIDING-6
	INTERIOR-6
	8" CONCRETE STEM WALL
	GLASS SHOWER
	INTERIOR RAILING
	SIDING-6

Revision Table		
Number	Date	Description

SECOND FLOOR

CLIENT:
RIGGI RESIDENCE
413 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

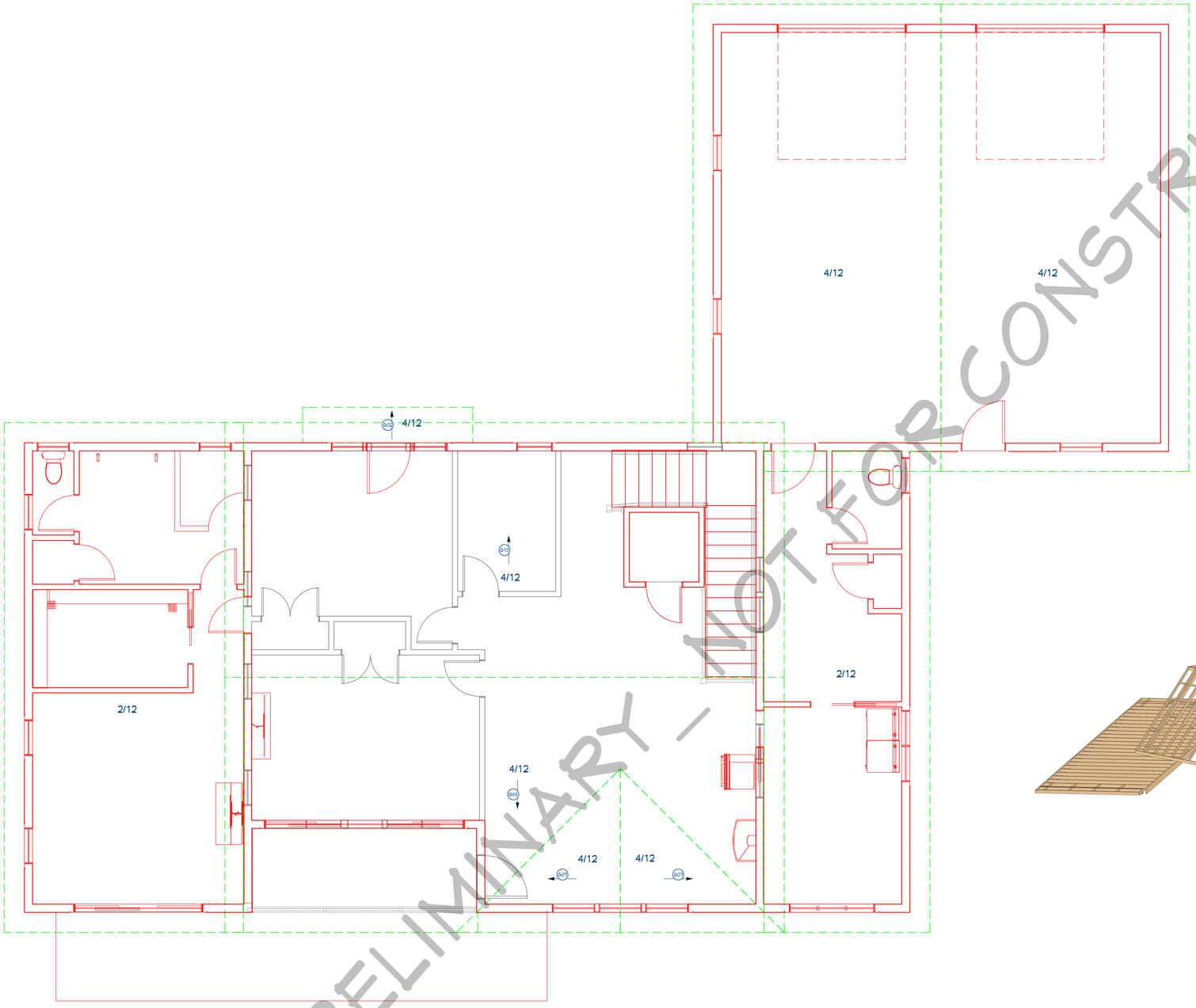
DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-4

NOTES:
1. PROVE 2 X 10 FLOOR JOISTS AT 16" o.c. TYPICAL
2. INTERIOR NON-BEARING STUD WALLS ARE 2 X 4 AT 16"o.c.
3. INTERIOR BEARING WALLS ARE 2 X 6 AT 16" o.c. #S-2 OR BETTER
4. HEADERS FOR DOORS AND WINDOWS UP TO 6 FEET ARE (2) 2 X 10's
5. ENGINEERED FLOOR BEAM TO BE DESIGNED AND SUBMITTED PRIOR TO CONSTRUCION BY STRUCTURAL ENGINEER.
6. CEILING JOISTS FOR THE SECOND FLOOR ARE 2X6.
7. ROOF PLANES ARE GREEN
8. FIRST FLOOR WALLS ARE RED
9. 2ND FLOOR WALLS ARE GREY

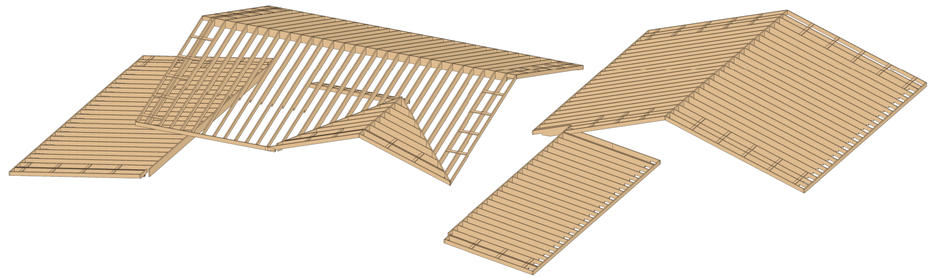


ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF SCHEDULE:

ROOF SCHEDULE

NUMBER	2D SYMBOL	LABEL	QTY	FLOOR	DESCRIPTION	AREA, SURFACE (SQ FT)
G01		4 : 12	1	1	ROOF PLANE	608.74
G02		4 : 12	1	2	ROOF PLANE	31.68
G03		2 : 12	1	1	ROOF PLANE	403.28
G04		4 : 12	1	1	ROOF PLANE	597.96
G06		2 : 12	1	1	ROOF PLANE	616.04
G07		4 : 12	2	2	ROOF PLANE	70.46
G08		4 : 12	1	2	ROOF PLANE	609.34
G13		4 : 12	1	2	ROOF PLANE	748.86
TOTAL						757.78 SQFT.



ROOF PERSPECTIVE
SCALE: NTS

Revision Table

Number	Date	Description

CLIENT:
RICCI RESIDENCE
413 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

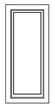
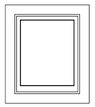
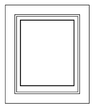
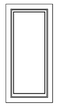
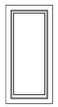
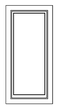
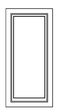
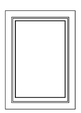
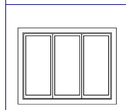
SHEET:
A-5

ROOFS

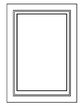
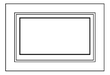
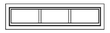
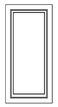
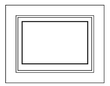
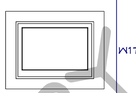
WINDOW SCHEDULE:
MFG: MANUFACTURER

FIRST FLOOR

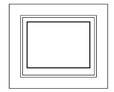
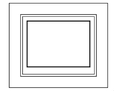
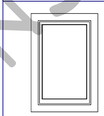
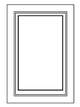
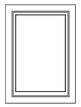
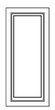
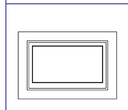
WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W01	1	28"X73"	27"	72"	KITCHEN, LIVING, DINING ROOM	SINGLE CASEMENT-HL	1
	W02	1	28"X34"	27"	33"	F.WC	SINGLE CASEMENT-HR	1
	W03	1	28"X34"	27"	33"	F. SHOWER	SINGLE CASEMENT-HL	1
	W04	1	31"X73"	30"	72"	GARAGE	SINGLE CASEMENT-HL	1
	W05	1	31"X73"	30"	72"	KITCHEN, LIVING, DINING ROOM	SINGLE CASEMENT-HL	1
	W06	1	31"X73"	30"	72"	PRIMARY BEDROOM	SINGLE CASEMENT-HL	1
	W07	1	31"X73"	30"	72"	P.WC	SINGLE CASEMENT-HL	1
	W08	1	37"X55"	36"	54"	KITCHEN, LIVING, DINING ROOM	SINGLE CASEMENT-HL	1
	W09	1	73"X55"	72"	54"	PANTRY	TRIPLE CASEMENT-LHL/RHR	1

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W10	1	37"X55"	36"	54"	KITCHEN, LIVING, DINING ROOM	SINGLE CASEMENT-HR	1
	W11	3	37"X23"	36"	22"	KITCHEN, LIVING, DINING ROOM	FIXED GLASS	1
	W12	1	169"X23"	168"	22"	KITCHEN, LIVING, DINING ROOM/ DECK	FIXED GLASS	1
	W13	1	109"X23"	108"	22"	PRIMARY BEDROOM/DECK	FIXED GLASS	1
	W14	1	73"X23"	72"	22"	PANTRY	FIXED GLASS	1
	W15	1	31"X73"	30"	72"	GARAGE	SINGLE CASEMENT-HR	1
	W16	2	31"X23"	30"	22"	PRIMARY BEDROOM	FIXED GLASS	1
	W17	1	31"X23"	30"	22"	P.WC	FIXED GLASS	1
	W18	1	31"X23"	30"	22"	KITCHEN, LIVING, DINING ROOM	FIXED GLASS	1
	W19	1	98"X23"	97"	22"	KITCHEN, LIVING, DINING ROOM	FIXED GLASS	1

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W20	1	28"X23"	27"	22"	F. SHOWER	FIXED GLASS	1
	W21	1	28"X23"	27"	22"	P.WC	FIXED GLASS	1
	W22	2	109"X23"	108"	22"	GARAGE	FIXED GLASS	1
	W23	1	31"X49"	30"	48"	PANTRY	SINGLE CASEMENT-HL	1
	W24	1	31"X49"	30"	48"	BATH	SINGLE CASEMENT-HR	1
	W25	1	37"X55"	36"	54"	KITCHEN, LIVING, DINING ROOM	FIXED GLASS	1
	W26	1	28"X73"	27"	72"	KITCHEN, LIVING, DINING ROOM	SINGLE CASEMENT-HR	1
	W27	1	31"X73"	30"	72"	PRIMARY BEDROOM	SINGLE CASEMENT-HR	1
	W28	1	37"X23"	36"	22"	GARAGE	FIXED GLASS	1

WINDOW SCHEDULE

Revision Table

Number	Date	Description

WINDOW SCHEDULE

CLIENT:
RICCI RESIDENCE
413 SAGAMORE AVE
PORTSMOUTH, NH. 03801

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

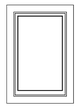
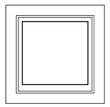
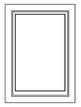
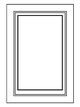
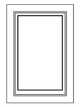
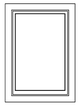
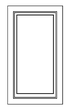
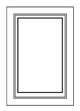
SHEET:
A-6

WINDOW SCHEDULE:

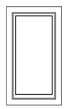
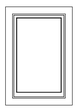
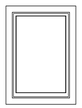
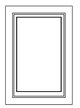
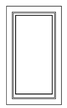
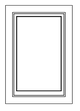
MFG: MANUFACTURER

SECOND FLOOR

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W29	1	31"X49"	30"	48"	PANTRY	SINGLE CASEMENT-HR	1
	W30	1	31"X31"	30"	30"	BATH	SINGLE AWNING	2
	W31	1	37"X55"	36"	54"	FAMILY	SINGLE CASEMENT-HL	2
	W32	1	31"X49"	30"	48"	BEDROOM 2/ DECK	SINGLE CASEMENT-HL	2
	W33	1	31"X49"	30"	48"	FAMILY	SINGLE CASEMENT-HL	2
	W34	1	37"X55"	36"	54"	FAMILY	SINGLE CASEMENT-HR	2
	W35	1	31"X61"	30"	60"	BEDROOM 1	SINGLE CASEMENT-HR	2
	W36	1	31"X49"	30"	48"	BEDROOM 2/ DECK	SINGLE CASEMENT-HR	2

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W37	1	31"X61"	30"	60"	STAIRWELL	FIXED GLASS	2
	W38	2	31"X49"	30"	48"	BEDROOM 2	SINGLE CASEMENT-HL	2
	W39	1	37"X55"	36"	54"	FAMILY	FIXED GLASS	2
	W40	1	31"X49"	30"	48"	BEDROOM 2/ DECK	FIXED GLASS	2
	W41	2	31"X61"	30"	60"	BEDROOM 1	SINGLE CASEMENT-HL	2
	W42	2	31"X49"	30"	48"	BEDROOM 1	SINGLE CASEMENT-HL	2

WINDOW NOTES:

1 WOOD INTERIOR WITH CLAD EXTERIOR
2 FULL SCREENS ON ALL WINDOWS
3 INTERIOR WINDOW COLOR: TBD
4 EXTERIOR WINDOW COLOR: TBD
5 HARDWARE MATERIAL: TBD
6 MANUFACTURER: MARVIN ELEVATE (WOOD, CLAD) ESSENTIAL (CLAD, CLAD), SIGNATURE COLLECTION
7 WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES
8 EGRESS: BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQFT WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" AS TO MEET EGRESS. SECOND FLOOR SILLS MIN. 24" A.F.F. PROVIDE MIN. ONE DOOR OR WINDOW MEETING EGRESS REQ. IN BASMEENT, IN EACH SLEEPING ROOM, IN EACH POTENTIAL SLEEPING ROOM , AND OTHER LOCATIONS REQUIRED BY LOCAL CODE, IN SIZES REQUIRED BY LOCAL CODE. NOTE THAT CASMENT WINDOWS CODED BY MANUFACTURER AS MEETING EGRESS REQUIREMENTS TYPICALLY NEED TO BE ORDERED WITH SPECIFIC HARDWARE.
9 WINDOW TEMPERING: PROVIDE TEMPERED WINDOWS WHERE REQUIRED BY LOCAL CODES OR LOCAL AUTHORITIES.
10 WINDOW RO's: 1/4" or 1/2" on each OF THE (4) SIDES ALLOWED FOR WINDOW RO, TYPICAL. REVIEW FRAMING SIZE VS. RO SIZE. ADJUST PER MANUF. REQUIRMENT AND/ OR BUILDER PREFERENCE.
11 BASMENT WINDOWS: ADD BASEMENT WINDOWS AS REQUIRED TO MEET STATE AND LOCAL CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO EGRESS AND LIGHT / VENTILATION.

**MULL WINDOWS TOGETHER WHEN APPROPRIATE

*EGRESS = SIGNIFIES EGRESS (see window notes for specs)

WINDOW SCHEDULE

Revision Table

Number	Date	Description

CLIENT:
RICCI RESIDENCE
413 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

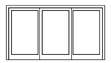
SHEET:
A-7

DOOR SCHEDULE:

MFG: MANUFACTURER

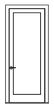
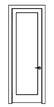
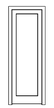
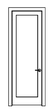
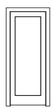
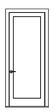
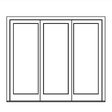
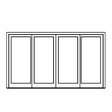
BASEMENT

DOOR SCHEDULE

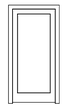
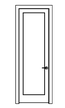
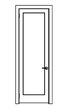
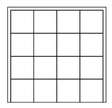
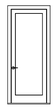
3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	D01	1	12068 R EX	144"	80"	BASEMENT	EXT. TRIPLE SLIDER-GLASS PANEL	0

FIRST FLOOR

DOOR SCHEDULE

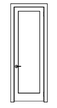
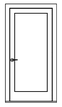
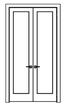
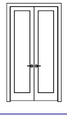
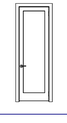
3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	D02	1	3080 R EX	36"	96"	MUDROOM/ GARAGE	EXT. HINGED-GLASS PANEL	1
	D03	1	2680 R IN	30"	96"	MUDROOM/BATH	HINGED-PANEL	1
	D04	1	2680 L	30"	96"	PANTRY/ KITCHEN, LIVING, DINING ROOM	POCKET-DOOR P01	1
	D05	1	2668 R	30"	80"	P. SHOWER/ PRIMARY BATH	SHOWER-GLASS SLAB	1
	D06	1	2680 L IN	30"	96"	PRIMARY BEDROOM/ KITCHEN, LIVING, DINING ROOM	HINGED-PANEL	1
	D07	1	2668 L	30"	80"	PRIMARY CL./ PRIMARY BEDROOM	POCKET-DOOR P01	1
	D08	1	3080 R EX	36"	96"	KITCHEN, LIVING, DINING ROOM	EXT. HINGED-GLASS PANEL	1
	D09	1	9080 L EX	108"	96"	PRIMARY BEDROOM/DECK	EXT. TRIPLE SLIDER-GLASS PANEL	1
	D10	1	14080 L/R EX	168"	96"	KITCHEN, LIVING, DINING ROOM/DECK	EXT. QUAD SLIDER-GLASS PANEL	1

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	D11	1	3068 L	36"	80"	PANTRY/ MUDROOM	POCKET-DOOR P01	1
	D12	1	2680 L IN	30"	96"	P.WC/PRIMARY BATH	HINGED-PANEL	1
	D13	1	2680 R IN	30"	96"	LINEN/PRIMARY BATH	HINGED-PANEL	1
	D14	2	9090	108"	108"	GARAGE	GARAGE-LUMINOUS SOLID 8'	1
	D15	1	3080 R EX	36"	96"	GARAGE	EXT. HINGED-GLASS PANEL	1
	D16	1	2680 R IN	30"	96"	PRIMARY BEDROOM/ PRIMARY BATH	HINGED-PANEL	1
	D17	1	2680 R IN	30"	96"	MUDROOM/ CLOSET	HINGED-PANEL	1
	D18	1	2680 L IN	30"	96"	ELEVATOR/ CLOSET/ KITCHEN, LIVING, DINING ROOM	HINGED-GLASS PANEL	1

SECOND FLOOR

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	D19	1	2668 R IN	30"	80"	FAMILY/ BEDROOM 2	HINGED-PANEL	2
	D20	1	2680 L IN	30"	96"	FAMILY/ BEDROOM 1	HINGED-PANEL	2
	D21	1	2680 L IN	30"	96"	FAMILY/BATH	HINGED-PANEL	2
	D22	1	3068 R EX	36"	80"	FAMILY/DECK	EXT. HINGED-GLASS PANEL	2
	D23	1	4080 L/R IN	48"	96"	CLOSET/ BEDROOM 2	DOUBLE HINGED-PANEL	2
	D24	1	4080 L/R IN	48"	96"	BEDROOM 1/ CLOSET	DOUBLE HINGED-PANEL	2
	D25	1	2680 L IN	30"	96"	ELEVATOR / CLOSET/FAMILY	HINGED-PANEL	2

DOOR SCHEDULE

Revision Table		
Number	Date	Description

CLIENT:
RIGGI RESIDENCE
413 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

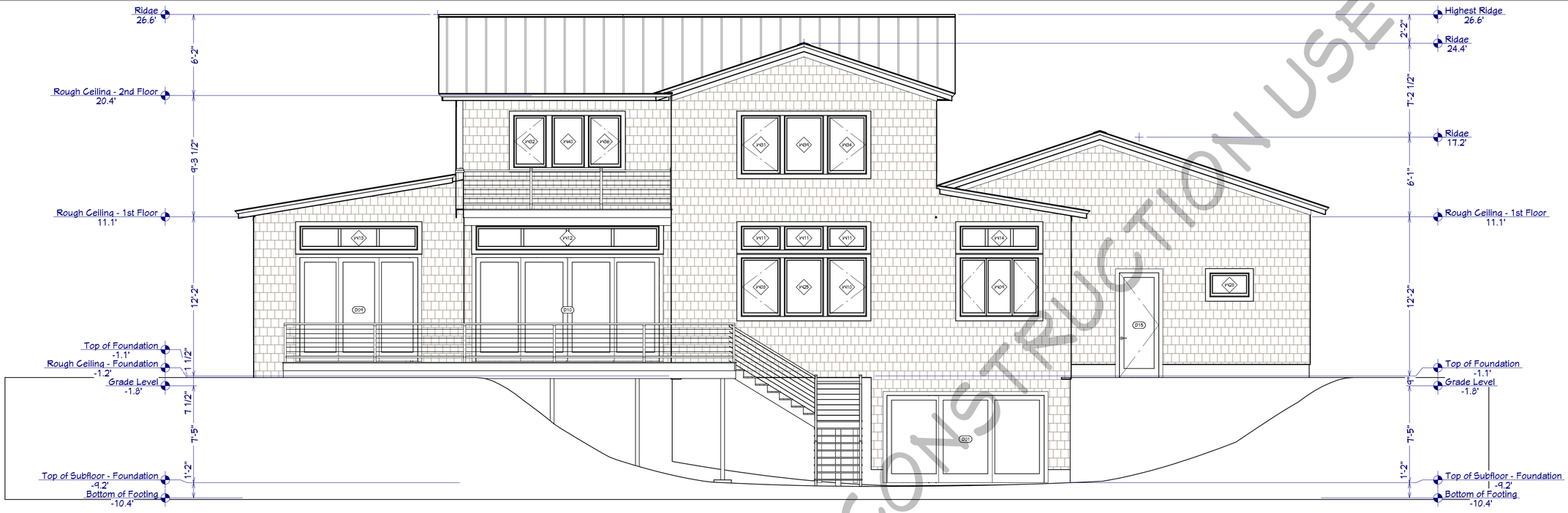
CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

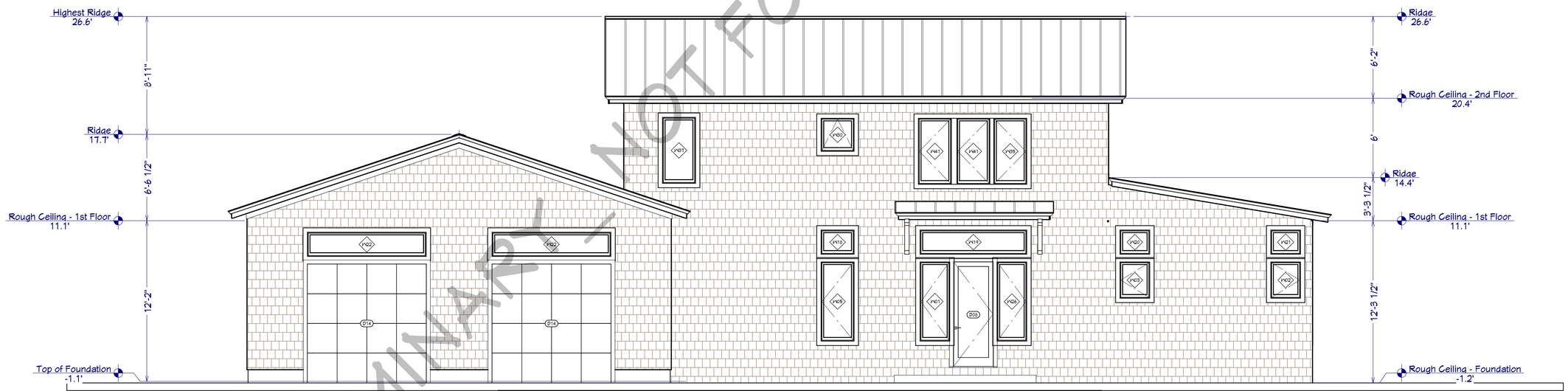
SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-8



PROPOSED NORTH ELEVATION | FRONT VIEW

SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION | REAR VIEW

SCALE: 1/4" = 1'-0"

ELEVATIONS

SCALE: 1/4" = 1'-0"

Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
RICCI RESIDENCE
413 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-9

PROPOSED EAST ELEVATION | SIDE VIEW

SCALE: 1/4" = 1'-0"

PROPOSED WEST ELEVATION | SIDE VIEW

SCALE: 1/4" = 1'-0"

ELEVATIONS

SCALE: 1/4" = 1'-0"

Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
RICCI RESIDENCE
413 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

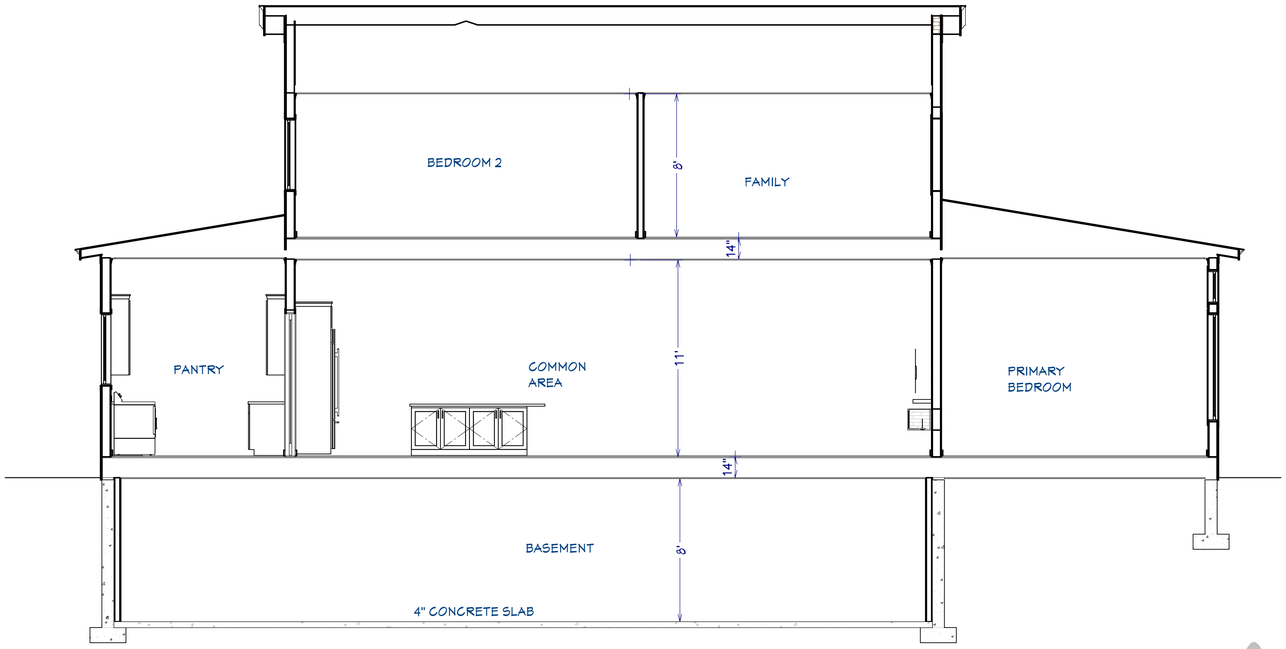
CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

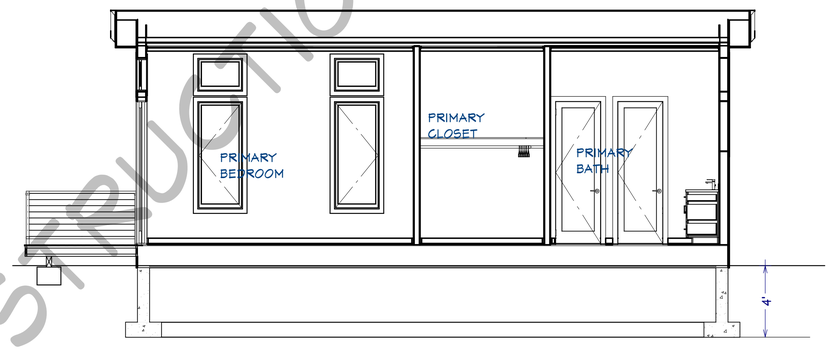
SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-10



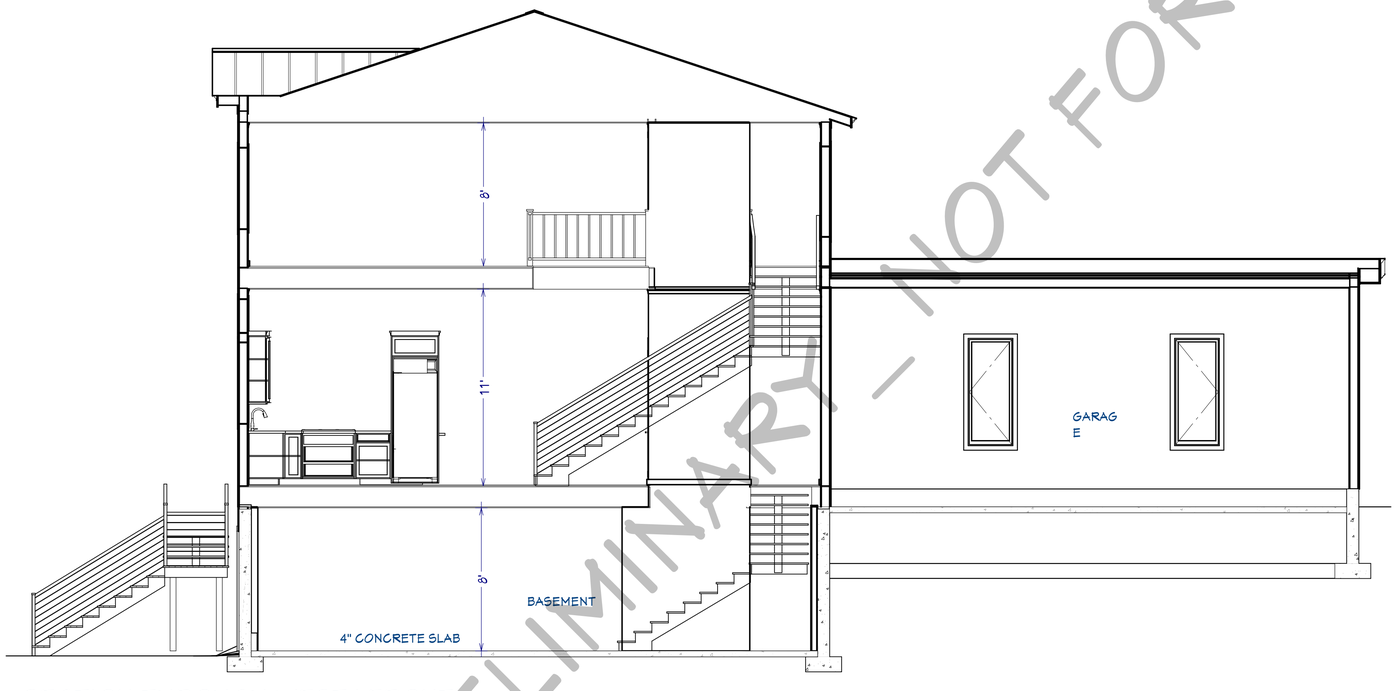
SECTION THROUGH NORTH | FRONT

SCALE: 1/4" = 1'-0"



SECTION THROUGH PRIMARY BEDROOM

SCALE: 1/4" = 1'-0"



SECTION THROUGH WEST | FRONT

SCALE: 1/4" = 1'-0"

SECTION GARAGE

SCALE: 1/4" = 1'-0"

SECTIONS

SCALE: 1/4" = 1'-0"

Revision Table

Number	Date	Description

SECTION

CLIENT:
RIGGI RESIDENCE
413 SAGAMORE AVE.
PORTSMOUTH, NH. 03801

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
6/7/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-11

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

NH DES WETLAND APPLICATION

FOR HOGSWAVE, LLC
Map 223, Lot 27 | Portsmouth, NH

Applicant:
HOGSWAVE, LLC
912 Sagamore Avenue | Portsmouth, NH 03801

July 30, 2024
JN: 5010372

Prepared By:
Haley Ward, Inc.
200 Griffin Rd., Unit 14 | Portsmouth, New Hampshire 03801

Corporate Office
One Merchants Plaza
Suite 701
Bangor, ME 04401
T: 207.989.4824
F: 207.989.4881

HALEYWARD.COM

30 July 2024

Wetland Inspector
New Hampshire Department of Environmental Services
Wetlands Bureau
29 Hazen Drive / P.O. Box 95
Concord, New Hampshire 03302

Re: NHDES Minor Impact Wetland Permit Application | Tax Map 223 Lot 27 | 913 Sagamore Avenue, Portsmouth, NH

Dear Wetland Inspector:

This letter transmits a New Hampshire Department of Environmental Services (NHDES) Minor Impact Wetland Permit Application request to permit 2,719 sq. ft. of permanent impact and 5,269 sq. ft. of temporary construction impact to the previously developed 100' Tidal Buffer Zone for residential re-development including demolition of the existing residential structure, construction of a new home, re-configuration of the existing gravel driveway, pervious paver patio, deck, removal of impervious surfaces, grading, utility connections and associated landscaping.

Attached to this application you will find a "NH DES Permit Plan-C2" which depicts the existing lot, jurisdictional areas, abutting parcels, existing structures, proposed work, temporary and permanent impact areas.

Per Env-Wt 306.05, Certified Wetland Scientist Steve Riker from Ambit Engineering, Inc. classified all jurisdictional areas and identified the predominant functions of all relevant resources. The Highest Observable Tide Line marks the reference line for the 100' TBZ, as well as the beginning of Tidal Wetland on the attached plan set. Attached to this application is a Coastal Functional Assessment as this project is subject to the requirements of Env-Wt 603.05.

The construction sequence for the proposed project is as follows:

- Mobilization of equipment and materials to the site via Sagamore Avenue.
- Installation of erosion and sediment control devices.
- Demolish and remove existing home, portions of impervious surfaces.
- Excavate for and pour new concrete foundation.
- Construct superstructure of proposed new home.

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

- Construct pervious patio and associated landscaping.
- Install buffer planting area.
- Install and connect any utilities.
- Backfill, finish grade and landscape disturbed area surrounding foundation.
- Remove sediment and erosion controls once disturbed area is stabilized.

The project does not propose any removal of vegetation within the 50' Waterfront Buffer to achieve construction goals.

The project represents the alternative with the least adverse impacts to areas and environments while allowing reasonable use of the property.

Per Env-Wt 603.02(b), attached to this application you will find a plan set which depicts the existing lot, jurisdictional areas, all natural resources in the area, abutting parcels, existing structures, proposed structures, and temporary impact areas. Also included in this application are maps created in accordance with Env-Wt 603.03 and Env-Wt 603.05.

In order to complete the application package for this project, the DES Wetlands Bureau rules in Chapter Env-Wt 306.05 (a)(2) has been evaluated and addressed below.

(2) a. Contains any documented occurrences of protected species or habitat for such species, using the NHB DataCheck tool;

Attached to this application are the results of the NHB review and it was determined that although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, NHB does not expect that it will be impacted by the proposed project.

(2) b. Is a bog;

Utilizing the NH DES WPPT, the subject property is not a bog, nor does it contain any portion of a bog.

(2) c. Is a floodplain wetland contiguous to a tier 3 or higher watercourse;

Utilizing the NH DES WPPT, the subject property does contain a floodplain wetland contiguous to a tier 3 or higher watercourse.

(2) d. Does the property contain a designated prime wetlands or a duly established 100-foot buffer; or

The property does not contain a prime wetland or duly established 100 foot buffer.

(2) e. Does the property contain a sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone;

The property does not contain a sand dune or undeveloped tidal buffer zone. The property does contain a tidal wetland and tidal waters.

The DES Wetlands Bureau rules in Chapter Env-Wt 306.05 (a)(4) and (a)(7) has been evaluated and addressed below.

(4) a. Is the subject property within LAC jurisdiction;

The property does not fall within an area of LAC jurisdiction.

(4) b. Does the subject property fall within or contain any areas that are subject to time of year restrictions under Env-Wt 307;

The property does not fall within or contain any areas that are subject to time of year restrictions.

(7) Does the project have potential to impact impaired waters, class A waters, or outstanding resource waters;

I do not believe the nature of the proposed project has the potential to impact an impaired water. The project reduces the amount of impervious surface on the lot and also provides stone drip aprons to collect and treat stormwater, which will serve to improve stormwater quality that leaves the site.

The DES Wetlands Bureau rules in Chapter Env-Wt 603.02 (e) & (f) have been evaluated and addressed below.

(e)(1) The project meets the standard conditions in Env-Wt 307;

The project meets the standard conditions in Env-Wt 307 as the proposed project meets the standards of Env-Wq 1000, RSA 483-B and Env-Wq 1400. Sediment and erosion controls will also be used and maintained during the proposed construction ensuring protection of water quality on the site. Under Env-Wt 306.05 (a)(2)a. a NHB review has been performed to ensure there are no impacts to protected species or habitats of such species. The protection of Prime Wetlands or Duly-Established 100 foot buffers does not apply as none exist on or adjacent to the subject lot.

(e)(2) The project meets the approval criteria in Env-Wt 313.01;

The project meets the approval criteria in Env-Wt 313.01 as the project requires a functional assessment (attached), meets the avoidance and minimization requirements specified in Env-Wt 313.03, does not require compensatory mitigation, meets applicable conditions specified in Env-Wt 307 (above), meets project specific criteria listed in Env-Wt 600 (above), and the project is located entirely within the boundary of the applicants property.

(f)(1) The project design narrative as described in Env-Wt 603.06;

The project design narrative is provided above.

(f)(2) Design plans that meet the requirements of Env-Wt 603.07;

The design plans meet the above standard.

(f)(3) The water depth supporting information required by Env-Wt 603.08;

The design plans do not provide water depth information as it is non-applicable to the proposed project.

(f)(4) A statement regarding impact on navigation and passage required by Env-Wt 603.09.

Navigation and passage is not applicable to the proposed project.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

Cc: Hogswave LLC-Owners/Applicant
Portsmouth Conservation Commission

19 July, 2024

To Whom It May Concern

RE: New Hampshire Department of Environmental Services Wetlands Bureau Applications and City of Portsmouth Applications for residential site re-development for Hogswave LLC., 912 Sagamore Ave, Portsmouth, NH.

This letter is to inform the New Hampshire Department of Environmental Services and the City of Portsmouth, in accordance with State Law that Haley Ward is authorized to represent me as my agent in the approval process.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

Heidi Ricci

Heidi Ricci – Manager
Hogswave LLC
912 Sagamore Ave
Portsmouth, NH 03801

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: Hogswave, LLC **TOWN NAME:** Portsmouth

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

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

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

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

Has the required planning been completed?	(●) Yes ( ) No
Does the property contain a PRA? If yes, provide the following information:	(●) Yes ( ) No
• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.	( ) Yes (●) No
• Protected species or habitat? o If yes, species or habitat name(s): o NHB Project ID #: 24-2017	(●) Yes ( ) No
• Bog?	( ) Yes (●) No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	(●) Yes ( ) No
• Designated prime wetland or duly-established 100-foot buffer?	( ) Yes (●) No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	(●) Yes ( ) No
Is the property within a Designated River corridor? If yes, provide the following information: • Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: Day: Year:	( ) Yes (●) No

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

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

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

The project proposes 2,719 sq. ft. of permanent impact and 5,269 sq. ft. of temporary construction impact to the previously developed 100' Tidal Buffer Zone for residential re-development including demolition of the existing residential structure, construction of a new home, re-configuration of the existing gravel driveway, pervious paver patio, deck, removal of impervious surfaces, grading, utility connections and associated landscaping.

SECTION 3 - PROJECT LOCATION

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

ADDRESS:	913 Sagamore Avenue
TOWN/CITY:	Portsmouth
TAX MAP/BLOCK/LOT/UNIT:	Map 223, Lot 27
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: ☐ N/A	Sagamore Creek
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	X:1,229,314.0496 Y:203,350.3311

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: Hogswave, LLC.		
MAILING ADDRESS: 912 Sagamore Avenue		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: jricci@ricciconstruction.com		
FAX:	PHONE: 603-234-9932	

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

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

☐ N/A

LAST NAME, FIRST NAME, M.I.: Riker, Steven, D.		
COMPANY NAME: Haley Ward		
MAILING ADDRESS: 200 Griffin Road, Unit 14		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: sriker@haleyward.com		
FAX:	PHONE: 603-430-9282	

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

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):

See attached narrative.

SECTION 8 - AVOIDANCE AND MINIMIZATION

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

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

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

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

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

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

(☒ N/A - Mitigation is not required)

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

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

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

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

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

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

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

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

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

JURISDICTIONAL AREA		PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested Wetland			☐			☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland			☐			☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer			☐			☐
Surface	Intermittent / Ephemeral Stream			☐			☐
	Perennial Stream or River			☐			☐
	Lake / Pond			☐			☐
	Docking - Lake / Pond			☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond			☐			☐
Tidal	Tidal Waters			☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ	2719		☐	5269		☐
	Docking - Tidal Water			☐			☐
TOTAL		2719			5269		

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): 7988	SF	× $0.40 =	$ 3195.20
Seasonal docking structure:	SF	× $2.00 =	$
Permanent docking structure:	SF	× $4.00 =	$
Projects proposing shoreline structures (including docks) add $400 =			$
		Total =	$ 3195.20
The application fee for minor or major impact is the above calculated total or $400, whichever is greater =			$

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

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)		
SIGNATURE (OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): Steven D. Riker	PRINT NAME LEGIBLY: Steven D. Riker	DATE: 7/30/24

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))	
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.	
TOWN/CITY CLERK SIGNATURE:	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”.

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.: **Hogswave, 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 proposes 2,719 sq. ft. of permanent impact and 5,269 sq. ft. of temporary construction impact to the previously developed 100' Tidal Buffer Zone for residential re-development including demolition of the existing residential structure, construction of a new home, re-configuration of the existing gravel driveway, pervious paver patio and deck, removal of impervious surfaces, grading, utility connections and associated landscaping.

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 residential re-development has been designed and located on the lot to avoid impacts to the previously deveoped 100' Tidal Buffer Zone to the greatest extent practicable while allowing reasonable use of the property. Due The presence of ledge/bedrock at or near the soil surface, placing the footprint of the proposed structure further from the reference line would require extensive bedrock removal to accommodate construction. The project does not require any removal of vegetation in the 50' Waterfront Buffer. See attached Coastal Vulnerability Assessment for project avoidance related to projected sea level rise

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 attached narrative and the project plan set, specifically the Details Sheet includes all notes demonstrating compliance with Env-Wt 307 and Env-Wt 313.01.

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.

☒ 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.

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.

See attached CVA

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.

See attached CVA

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.

See attached CVA

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

See attached CVA

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

See attached CVA

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

See attached CVA

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**

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: Hogswave, 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

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.

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.*

The project proposes the re-development of an existing lot of record. The owner/applicant does not have access to other properties that would serve as an alternative and achieve the same purpose.

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 proposed residential site re-development has been designed and located on the lot to avoid impacts to the previously deveoped 100' Tidal Buffer Zone to the greatest extent practicable while allowing reasonable use of the property. The proposed project results in a decrease of impervious surface with the 100' previously developed Tidal Buffer Zone from 34.8% to 24.6%.

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.*

The project proposes a total of 7,988 sq. ft. of impact to the previously developed 100' TBZ and qualifies as a minor impact project under Env-Wt 605.03(b)(5) and therefore a Coastal Functional Assessment is required and a Coastal Vulnerability Assessment is required and attached to this application.

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: **Hogswave, 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 PROJECT PROPOSES RESIDENTIAL RE-DEVELOPMENT ON AN EXISTING RESIDENTIAL LOT. THE OWNER/APPLICANT DOES NOT HAVE ACCESS TO OTHER PROPERTIES THAT WOULD SERVE AS AN ALTERNATIVE AND ACHIEVE THE SAME PURPOSE. THE PROPOSED PROJECT HAS BEEN DESIGNED AND LOCATED ON THE LOT TO AVOID IMPACTS TO THE PREVIOUSLY DEVEOPED 100' TIDAL BUFFER ZONE TO THE GREATEST EXTENT PRACTICABLE. DUE THE PRESENCE OF LEDGE/BEDROCK AT OR NEAR THE SOIL SURFACE, PLACING THE FOOTPRINT OF THE PROPOSED STRUCTURE FURTHER FROM THE REFERENCE LINE WOULD REQUIRE EXTENSIVE LEDGE REMOVAL AND ADDITIONAL TREE REMOVAL BOTH OF WHICH WOULD HAVE NEGATIVE EFFECTS ON THE LOT.

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 project does not propose any impacts to tidal marshes or non-tidal marshes.

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

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

Since the proposed project proposes impacts to the previously developed 100' Tidal Buffer Zone and proposes no impacts to adjacent wetland and/or streams, this is not applicable.

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 does not propose any impacts to wetlands (tidal or freshwater), exemplary natural communities, vernal pools, protected species and habitat, documented fisheries, and habitat and reproduction areas for species of special concern.

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

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

The proposed project is located on private property and proposes no impacts or interference to public commerce, navigation or recreation.

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 structures will not impact floodplains or floodplain wetlands that provide flood storage as the proposed structure has been desgined to be FEMA compliant.

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

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

The project does not propose impacts to riverine forested wetland systems and 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 wetland resources associated with the project site are not hydrologically connected to a groundwater aquifer or drinking water supply.

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 project does not propose any impacts to stream channels.

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

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

N/A

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.

N/A

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.

N/A

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.

N/A

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.

N/A

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.

N/A

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: Wetland functions and values were assessed using the Highway Methodology Workbook, Wetland Functions and Values: A Descriptive Approach. U.S. Army Corps of Engineers. 1999. The Highway Methodology Workbook Supplement, Wetland Functions and Values: A Descriptive Approach. U.S. Army Corps of Engineers. New England Division. 32pp. NAEEP-360-1-30a.
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: STEVEN D. RIKER, NH CWS 219
DATE OF ASSESSMENT: JULY 30, 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.

Map by NH GRANIT

Legend

- State
- County
- City/Town

Map Scale

1: 6,494

Map Generated: 11/5/2019

Notes

USGS Map


SITE
Lot 30
Lot 25
Lot 25-B
Sagamore Creek
34
0.342
ac
32
0.000
ac
31
1.050 ac
33
0.339 ac
26A
0.624 ac
26
1.200 ac
27
3.320
ac
29
0.750
ac
28
0.844
ac
325'
77.7'
34.8'
25'
25'
163.81'
72.5'
110'
25'
25'
264'
256'
155'
144'
130'
100'
220'
105.4'
140'
644'
544'
306.71'
466.71'
137.5'
327.5'
221.2'
192.9'
210'
114.46'
71.72'
122.84'
78.46'
217.30'
140'
145'
154.12'
190'

ABUTTER'S LIST

JN 5010372
Client: Hogswave, LLC
Project Address: 913 Sagamore Ave, Portsmouth, NH 03801

MAP	LOT	NAME(S)	PO BOX	STREET ADDRESS	CITY/STATE/ZIP
223	28	Golter Lobster Sales, LLC		30 Nantucket PL	Greenland, NH 03840
223	29	Fanel Dobre		919 Sagamore Ave	Portsmouth, NH 03801
223	30	Tidewatch Condominium		579 Sagamore Ave	Portsmouth, NH 03801
223	33	Debra M. Dupont		911 Sagamore Ave	Portsmouth, NH 03801
223	26	Heidi S. Ricci Revocable Trust		912 Sagamore Ave	Portsmouth, NH 03801
223	25B	City of Portsmouth		1 Junkins Ave	Portsmouth, NH 03801

30 July 2024

City of Portsmouth
1 Junkins Ave
Portsmouth, NH 03801

RE: New Hampshire Wetland Application for site re-development for Hogswave LLC, 913 Sagamore Ave, Portsmouth, NH.

Dear Property Owner,

Under NH RSA 482-A and RSA 483-B, this letter is to inform you in accordance with State Law that a NH DES Wetland & Shoreland Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact the previously developed 100' Tidal Buffer Zone and the 250' Protected Shoreland for residential site re-development,** on behalf of your abutter, **Hogswave LLC.**

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that **Hogswave LLC** proposes a project that requires construction in the previously developed 100 foot Tidal Buffer Zone and the 250' Protected Shoreland, both jurisdictional wetland areas.

Plans are on file at this office, and once the application is filed, that show the proposed project and wetland and other jurisdictional impacts will be available for viewing during normal business hours at the office of the **Portsmouth** clerk, **Portsmouth City offices**, or once received by DES, at the offices of the DES Wetlands Bureau, (8 a.m. to 4 p.m.) (603) 271-2147. It is suggested that you call ahead to the appropriate office to ensure the application is available for review.

Please feel free to call if you have any questions or comments.

Sincerely,

Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

30 July 2024

Fanel Dobre
919 Sagamore Ave
Portsmouth, NH 03801

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Sincerely,

Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

30 July 2024

Debra Dupont
911 Sagamore Ave
Portsmouth, NH 03801

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Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

30 July 2024

Golter Lobster Sales, LLC
30 Nantucket PL
Greenland, NH 03840

RE: New Hampshire Wetland Application for site re-development for Hogswave LLC, 913 Sagamore Ave, Portsmouth, NH.

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Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

30 July 2024

Heidi S. Ricci Revocable Trust
912 Sagamore Ave
Portsmouth, NH 03801

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Please feel free to call if you have any questions or comments.

Sincerely,

Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

30 July 2024

Tidewatch Condominium
579 Sagamore Avenue
Portsmouth, NH 03801

RE: New Hampshire Wetland Application for site re-development for Hogswave LLC, 913 Sagamore Ave, Portsmouth, NH.

Dear Property Owner,

Under NH RSA 482-A and RSA 483-B, this letter is to inform you in accordance with State Law that a NH DES Wetland & Shoreland Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact the previously developed 100' Tidal Buffer Zone and the 250' Protected Shoreland for residential site re-development,** on behalf of your abutter, **Hogswave LLC.**

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Sincerely,

Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

913 Sagamore Avenue
Portsmouth, NH

Photo No. 1 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly along existing gravel driveway toward existing home. **Photo By:** SDR	

Photo No. 2 **Photo Date:7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southwesterly toward existing home. **Photo By:** SDR	

Photo No. 3 **Photo Date: 7/26/24** 4/19/2024 **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly down existing paved area toward Sagamore Creek. **Photo By:** SDR	

Photo No. 4 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing westerly toward existing home. **Photo By:** SDR	

Photo No. 5 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly toward existing tidal docking structure and Sagamore Creek. **Photo By:** SDR	

Photo No. 6 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing westerly toward existing home and detached garage. **Photo By:** SDR	

Photo No. 7 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southwesterly toward existing detached garage and Sagamore Creek. **Photo By:** SDR	

Photo No. 8 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northwesterly toward existing home and detached garage. **Photo By:** SDR	

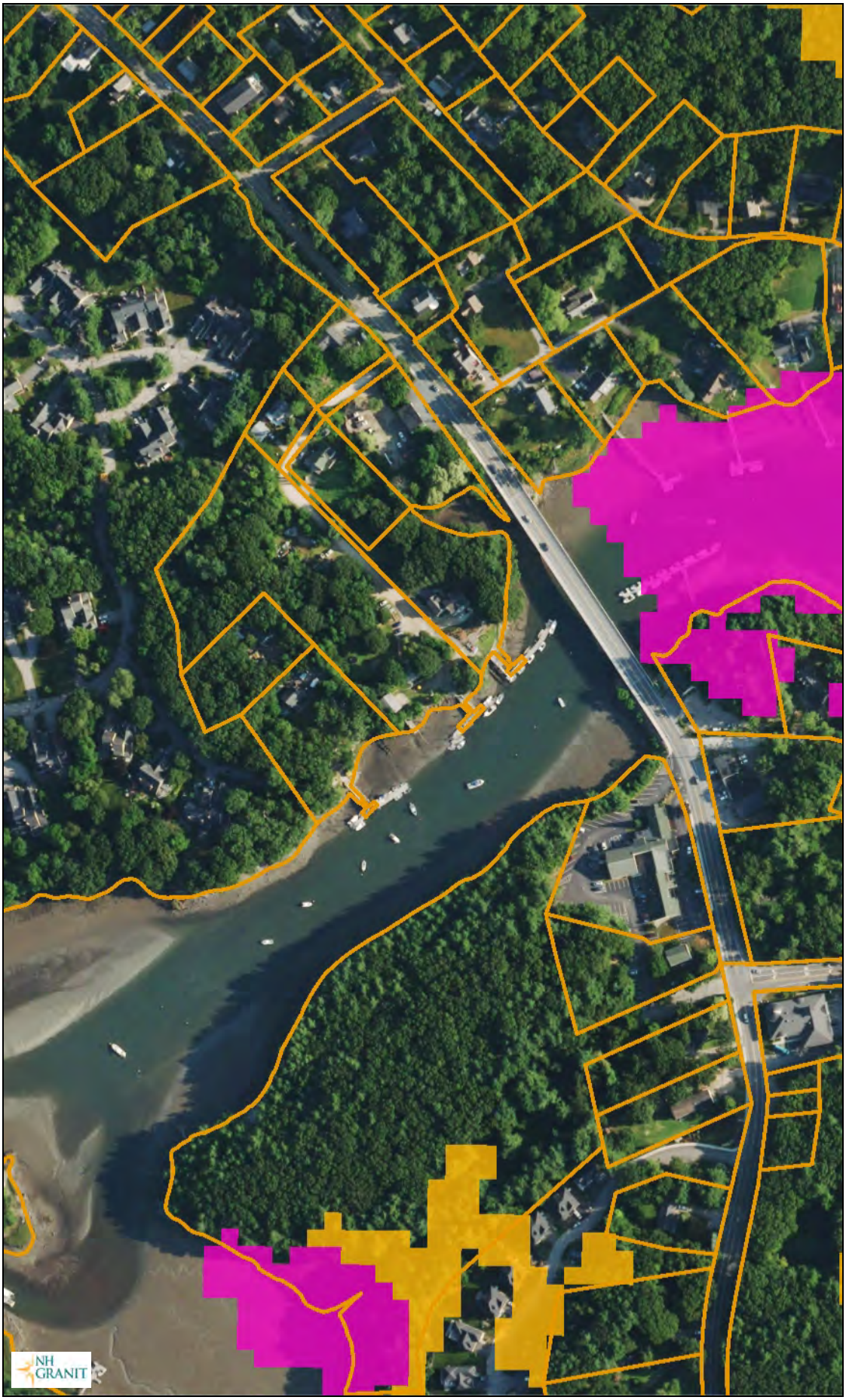
Photo No. 9 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northerly toward existing home and detached garage. **Photo By:** SDR	

Photo No. 10 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northerly toward tree to be removed and exposed bedrock. **Photo By:** SDR	

Photo No. 11 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northeasterly toward existing gravel driveway. **Photo By:** SDR	

Photo No. 12 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing easterly toward existing home. **Photo By:** SDR	

Map by NH GRANIT



Legend

- Parcels
- State
- County
- City/Town

WAP 2020: Highest Ranked Wildlife Habitat

- 1 Highest Ranked Habitat in NH
- 2 Highest Ranked Habitat in Regior
- 3 Supporting Landscape

Coastal 2019 1-foot RGB

Map Scale

1: 3,247

Map Generated: 7/26/2024

Notes

Highest Ranked Wildlife Habitat

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: John Chagnon, Ambit Engineering, Inc.
200 Griffin Road
Unit 3
Portsmouth, NH 03801

From: NH Natural Heritage Bureau
Date: 7/3/2024 (valid until 7/3/2025)
Re: Review by NH Natural Heritage Bureau of request submitted 6/26/2024
Permits: NHDES - Standard Dredge & Fill - Minor

NHB ID: **NHB24-2017** **Applicant:** Steven Riker

Location: Portsmouth
913 Sagamore Avenue

Project Description: The project proposes re-development of the property including the demolition of the existing residential structure, construction of a new home with attached garage and deck, associated driveway, removal of existing impervious (pavement & compacted gravel), installation of pervious paver patio, construction of a retaining wall, utility connections, grading and associated landscaping.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 6/26/2024 9:36:21 AM, and cannot be used for any other project.

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

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

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: **NHB24-2017**

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

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

E # 19045930 11/01/2019 11:37:52 AM
Book 6053 Page 421 Page 1 of 2
Register of Deeds, Rockingham County

Return to:
Hogswave, LLC
912 Sagamore Avenue
Portsmouth, NH 03801

LCHIP	**ROA469052**	**25.00**
TRANSFER TAX	**RO092625**	**18,750.00**
RECORDING		**14.00**
SURCHARGE		**2.00**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, John Hebert, a married person, of 54 Pioneer Road, Rye, NH 03870, for consideration paid grant(s) to Hogswave, LLC, a New Hampshire Limited Liability Company, with an address of 912 Sagamore Avenue, Portsmouth, NH 03801, with WARRANTY COVENANTS:

A certain tract of land lying westerly of Sagamore Avenue in Portsmouth, Rockingham County, New Hampshire, together with the buildings thereon, bounded and described as follows, viz:

Beginning at the northeasterly corner of said tract at a point approximately 322 feet from the westerly side of Sagamore Avenue and at the northwesterly corner of land now or formerly of Harrison H. Workman and Frances E. Workman and running S 43° 57' E, 644 feet, more or less, to a "U"-Bolt in a ledge on the northerly bank of Sagamore Creek; thence in a westerly direction by said Creek 190 feet, more or less; thence turning and running N 44° 17' W, 327.5 feet to the northwesterly corner of land now or formerly of Harrison H. Workman; thence turning at approximately a right angle and running S 45° 43' W, 221.2 feet by said Workman land to a stone wall at land now or formerly of Ralph W. Junkins and Charles H. Walker; thence N 04° 27' W, 97 feet and thence N 21° 14' W, 111.2 feet by said stone wall to a corner in the wall; thence N 37° 48' E by said stone wall, 166.6 feet to the end of said wall and thence N 28° E 140 feet to the point of beginning. Containing 3.08 acres.

Also the right to use in common with others a 25 foot right-of-way leading from Sagamore Avenue to the land herein described, the center line of said right-of-way being described as follows:

Beginning at a point on said Sagamore Avenue 160 feet, more or less, southerly from the northeasterly corner of land now or formerly of Garland W. Patch, Jr. and running S 53° 31' W, 172 feet and thence continuing S 30° 36' W, 144 feet to the easterly sideline of the property hereby conveyed, which point is approximately 100 feet southerly from land of now or formerly of one Johnston; thence S 43° 57' E, 280 feet, more or less, to a corner.
The property hereby conveyed is subject to the use of said right-of-way by other landowners so far as any part of said right-of-way lies on the land conveyed and subject also to a 25 feet right-of-way, the center line of which starts at the terminus of the above-described right-of-way line and runs S 45° 43' W, 180.7 feet to land now or formerly of Garland W. Patch, Jr. and Harrison H. Workman.

RE: 2019-1857

Said land is shown on a certain plan entitled "Division of Land, Portsmouth, N.H. for Garland W. Patch, Jr." dated December, 1953 by John W. Durgin, C.E.

The above reference property is not the homestead of the Grantor or the Grantor's spouse.

Executed this 1st day of November, 2019.

John Hebert

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 1st day of November, 2019, the said John Hebert and acknowledged the foregoing to be his voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration:

JOHN K. BOSEN
MY COMMISSION EXPIRES DEC. 2, 2020
NOTARY PUBLIC
NEW HAMPSHIRE

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

COASTAL VULNERABILITY ASSESSMENT

FOR HOGSWAVE, LLC
Map 223, Lot 27 | Portsmouth, NH

Applicant:
HOGSWAVE, LLC
912 Sagamore Avenue | Portsmouth, NH 03801

July 30, 2024
JN: 5010372

Prepared By:
Haley Ward, Inc.
200 Griffin Rd., Unit 14 | Portsmouth, New Hampshire 03801

Corporate Office
One Merchants Plaza
Suite 701
Bangor, ME 04401
T: 207.989.4824
F: 207.989.4881

HALEYWARD.COM

Introduction

This Coastal Vulnerability Assessment (CVA) is being provided in support of a New Hampshire Department of Environmental Services (NHDES) Minor Impact Wetland Permit Application for the proposed residential re-development including demolition of the existing home, construction of a new home, re-configuration of the existing gravel driveway, deck, patio, removal of impervious surfaces, grading, utility connections and associated landscaping at 913 Sagamore Avenue, Portsmouth, NH (herein referred to as "project site"). The project was designed to avoid permanent impacts to the 100' TBZ to the greatest extent practicable. The project proposes 2,719 sq. ft. of permanent impact and 5269 sq. ft. of temporary construction impact to the 100' Tidal Buffer Zone, for the proposed project. The project site is a previously developed residential lot located adjacent to Sagamore Creek. The surrounding land use is residential with similar structures and development.

Methods

On July 26, 2024, Steven D. Riker, CWS from Haley Ward, Inc. conducted a site visit to evaluate coastal characteristics of the project site. This CVA was completed utilizing the NH Coastal Flood Risk Science and Technical Advisory Panel (2019). New Hamsphire Coastal Flood Risk Summary Part: Guidance for Using Scientific Projections. Report Published by the University of New Hampshire (herein refered to as Guidance Document).

Part 1.1 – Project Type

This project proposes residential re-development on a previously developed lot adjacent to Sagamore Creek. For more details regarding the proposed re-development, please refer to the NH DES Wetlands Bureau Application Letter to the Wetlands Inspector and attached Plan Set.

Part 1.2 – Project Location

The project location is 913 Sagamore Avenue, NH, Tax Map 223, Lot 27 and consists of +/- 3.1 acres of land. Access to the project site will be from Sagamore Avenue and a Right-of -Way that provides access to the subject lot as well as other abutting parcels, for the mobilization of equipment and materials to the site.

Part 1.3 – Timeline for Desired Useful Life

This analysis will use 2100 for a timeframe, as the desired useful life for this project is considered to be approximately 50-100 years based on the projected life expectancy of a new foundation and pervious patio.

2.1 – Project Risk Tolerance

The proposed project is considered to have a high-risk tolerance considering the proposed re-development has a relatively low cost, would be relatively easy to modify, proposes little to no implications on public function and/or safety; and have relatively low sensitivity to inundation given that foundations are designed and installed in a manner that provides resiliency and protection from groundwater (estimated seasonal high water table).

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

2.2 – Risk Tolerance of Important Access and Service Areas
The risk tolerance of surrounding access and service areas would also be considered as high, as the project occurs on a residential private lot intended for private use; and the primary access to the lot would not be subject to projected sea level rise.

3.1 – Relative Sea Level Rise Scenario (RSLS)
Based on Table 3 in the Guidance Document (see table below), the RSLS for this project (based on the previously determined high risk tolerance) is considered to be on the lower magnitude, and higher probability. The following table depicts the probable see level rise from 2000 through 2150.

Table 3 from the Guidance Document:

Risk Tolerance	High	Medium	Low	Extremely Low
Example Project	Walking Trail *Foundation and pervious patio	Local Road Culvert	Wastewater Treatment Facility	Hospital
Timeframe	Manage to the following sea level rise (ft*) *Compared to the sea level in the year 2000*			
	Lower magnitude Higher probability ⟷			Higher magnitude Lower probability
2030	**0.7**	**0.9**	**1.0**	**1.1**
2050	**1.3**	**1.6**	**2.0**	**2.3**
2100	**2.9**	**3.8**	**5.3**	**6.2**
2150	**4.6**	**6.4**	**9.9**	**11.7**

*Added by Haley Ward, Inc. based on the application of the Guidance Document towards the project.

3.2 – Relative Sea Level Rise (RSLR) Impacts to the Project Evaluation
Please see the attached Figure 1 – Projected SLR's; which depicts the project site and relevant Highest Observable Tide Line (HOTL), Mean High Water (MHW), and the projected SLR's for the years 2030, 2050, 2100 and 2150. Relative to surrounding topography and considering the High-Risk Tolerance of this project; the projected RSLR is not expected to be a major consideration for this project. The HOTL associated with the project site is located approximately at elevation 10. There are no current restrictions on the project site or associated with the proposed project.

3.3 – Other Factors
Other factors were evaluated in conjunction with RSLR including surface water levels, groundwater levels, and current velocities which will increase with sediment erosion and deposition, which will also change. The project's position in the landscape was also considered relative to other infrastructure. The closest surface water to the project site is the adjacent Sagamore Creek, projections of RSLR of which have already been depicted and discussed. There are no current restrictions on the project site or associated

with the proposed project. The HOTL associated with the project site is located approximately at elevation 10. The proposed finished basement floor of the new home will be constructed at elevation 14.6 and the pervious patio sub-base extending to elevation 13, and a projected sea level rise at 2.9, the proposed home and pervious patio installation will function as intended throughout its expected useful life. In regards to the proposed foundation, given that concrete foundations are designed and constructed to be placed in areas subjected to "groundwater" and/or the seasonal high water table, we do not believe that the foundation component of this project should be a consideration in this assessment.

4.1 – RSLR and Coastal Storms
Given that the proposed finished basement floor of the new home will be constructed at elevation 14.6 and the pervious patio sub-base at elevation 13, RSLR and storm surge do not need to be considered for this project.

4.2 – Other Factors
Other factors such as surface water levels, groundwater levels, wind and current velocities have been considered. Considering the high-risk tolerance of this project, it is not anticipated that this project has a significant level of vulnerability to surface water levels, wind, current velocities, and storm surge.

5.1 – Projected RSL-Induced Groundwater Rise
The NH Granit- Coastal Viewer database does have projected groundwater rise data associated with RSLR on the project site. However, given that the proposed construction of the patio sub-base will occur at elevation 13, RSL induced groundwater rise should not be considered for this project.

5.2 – Projected Groundwater Depth at the Project Location
Projected groundwater depth on the subject site would likely rise with projected RSLR but, given the elevation of the proposed construction (approximately 13) it is not expected to be an issue. The proposed construction is designed to not be affected by the estimated seasonal high-water table.

6.1 – Best Available Precipitation Estimates
Please see the attached Extreme Precipitation Tables from the Northeast Regional Climate Center.

7.1 – Cumulative Coastal Flood Risk to the Project
Based on the high-risk tolerance of this project combined with all other factors including RSLR, coastal storms, RSLR-induced groundwater rise, extreme precipitation and/or freshwater flooding occurring together; this project is not considered to be at high risk from coastal flooding.

7.2 – Possible Actions to Mitigate Coastal Flood Risk
Given the high-risk tolerance of the proposed project, it is not anticipated that it is necessary to mitigate for coastal flood risk beyond what has already been incorporated into the design plan for the proposed foundation and patio.

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

WETLAND FUNCTIONS AND VALUES ASSESSMENT

FOR HOGSWAVE, LLC
Map 223, Lot 27 | Portsmouth, NH

Applicant:
HOGSWAVE, LLC
912 Sagamore Avenue | Portsmouth, NH 03801

July 30, 2024
JN: 5010372

Prepared By:
Haley Ward, Inc.
200 Griffin Rd., Unit 14 | Portsmouth, New Hampshire 03801

Corporate Office
One Merchants Plaza
Suite 701
Bangor, ME 04401
T: 207.989.4824
F: 207.989.4881

HALEYWARD.COM

TABLE OF CONTENTS

APPENDICES

INTRODUCTION

The applicant is proposing residential re-development including demolition of the existing residential structure, construction of a new home, re-configuration of the existing gravel driveway, pervious paver patio, deck, removal of impervious surfaces, grading, utility connections and associated landscaping. The project site is identified on Portsmouth Tax Map 223 as Lot 27 and is approximately 3.1 acres in size. As currently designed, the proposed project would require impacts to the 100' previously developed Tidal Buffer Zone (TBZ).

The purpose of this report is to present the existing functions and values of the tidal wetlands and to assess any impacts the proposed project may have on their ability to continue to perform these functions and values. The tidal wetlands being impacted were assessed with consideration to their association with Sagamore Creek and the larger marine ecosystem and was not limited to the tidal wetlands immediately on-site.

METHODS

DATA COLLECTION

The tidal wetlands associated with this project area were identified and characterized through field surveys and review of existing information. Haley Ward conducted site visits in July of 2024 to characterize the tidal wetlands and collect the necessary information to complete a functions and values assessment. In addition, Haley Ward contacted the New Hampshire Natural Heritage Bureau (NHB) regarding existing information of documented rare species or natural communities within the vicinity of the project site.

WETLAND FUNCTIONS AND VALUES ASSESSMENT

Haley Ward assessed the ability of the tidal wetlands to provide certain functions and values and analyzed the potential effects the proposed project may have on their ability to continue to provide those functions and values. Wetland functions and values were assessed using the *Highway Methodology Workbook, Wetland Functions and Values: A Descriptive Approach*. This method bases function and value determinations on the presence or absence of specific criteria for each of the 13 wetland functions and values (see definitions below). These criteria are assessed through direct field observations and a review of existing resource maps and databases. As part of the evaluation, the most important functions and values associated with the on-site wetlands are identified. In addition, the ecological integrity of the wetlands is evaluated based on the existing levels of disturbance and the overall significance of the wetlands within the local watershed.

° **Groundwater Interchange (Recharge/Discharge)**
This function considers the potential for the project area wetlands to serve as groundwater recharge and/or discharge areas. It refers to the fundamental interaction between wetlands and aquifers, regardless of the size or importance of either.

° **Floodwater Alteration (Storage and Desynchronization)**
This function considers the effectiveness of the wetlands in reducing flood damage by attenuating floodwaters for prolonged periods following precipitation and snow melt events.

° **Fish and Shellfish Habitat**
This function considers the effectiveness of seasonally or permanently flooded areas within the subject wetlands for their ability to provide fish and shellfish habitat.

° **Sediment/Toxicant Retention**
This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland to function as a trap for sediments, toxicants, or pathogens, and is generally related to factors such as the type of soils, the density of vegetation, and the position in the landscape.

° **Nutrient Removal/Retention/Transformation**
This wetland function relates to the effectiveness of the wetland to prevent or reduce the adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries.

° **Production Export (Nutrient)**
This function relates to the effectiveness of the wetland to produce food or usable products for humans or other living organisms.

° **Sediment/Shoreline Stabilization**
This function considers the effectiveness of a wetland to stabilize stream banks and shorelines against erosion, primarily through the presence of persistent, well-rooted vegetation.

° **Wildlife Habitat**
This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species must be considered.

° **Recreation (Consumptive and Non-Consumptive)**
This value considers the suitability of the wetland and associated watercourses to provide recreational opportunities such as hiking, canoeing, boating, fishing, hunting, and other active or passive recreational activities.

° **Educational/Scientific Value**
This value considers the effectiveness of the wetland as a site for an "outdoor classroom" or as a location for scientific study or research.

° **Uniqueness/Heritage**
This value relates to the effectiveness of the wetland or its associated water bodies to provide certain special values such as archaeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geologic features.

° **Visual Quality/Aesthetics**
This value relates to the visual and aesthetic qualities of the wetland.

° **Endangered Species Habitat**
This value considers the suitability of the wetland to support threatened or endangered species.

FUNCTIONS AND VALUES ASSESSMENT

Results of the wetland functions and values assessment are presented below. This assessment includes a discussion of potential changes to existing wetland functions and values that may occur as a result of the proposed project:

Groundwater Interchange (Recharge/Discharge)
Because there is no identified sand and gravel aquifer underlying the project area, and the wetlands are not underlain by sands or gravel, it is unlikely that significant groundwater recharge is occurring within the tidal wetlands.

Floodwater Alteration (Storage and Desynchronization)
The tidal wetland and Sagamore Creek receive floodwaters from the surrounding watershed and connected waterways; therefore, is considered a principal function considering the large size of the combined waterways.

Fish and Shellfish Habitat
The tidal wetland does provide fish and shellfish habitat, is associated with Sagamore Creek and the Atlantic Ocean; therefore, is considered a principal function.

Sediment/Toxicant Retention
The greater tidal wetland contains dense vegetation and a significant source of sediments or toxicants; therefore, is considered a principal function.

Nutrient Removal/Retention/Transformation
The greater tidal wetland contains dense vegetation and a significant source of sediments or toxicants; therefore, is considered a principal function.

Production Export (Nutrient)
Production export is a wetland function that typically occurs in the form of nutrient or biomass transport via watercourses, foraging by wildlife species, and removal of timber and other natural products. Because the tidal wetland provides fish and wildlife habitat, commercial and recreational fisheries opportunities, and nutrients are transferred over several trophic levels in the marine ecosystem, this is considered a principal function.

Sediment/Shoreline Stabilization
Due to the tidal nature of this wetland; sediment/shoreline stabilization is considered a principal function.

Wildlife Habitat
The greater tidal wetland and Sagamore Creek provide a variety of coastal and marine habitat, therefore would be considered a principal function.

Recreation (Consumptive and Non-Consumptive)
The greater tidal wetland and Sagamore Creek provide a variety of consumptive and non-consumptive recreational opportunities including hunting, fishing and bird watching; therefore, would be considered a principal function.

Education/Scientific Value
The tidal wetland and Sagamore Creek are part of a larger marine ecosystem with multiple areas of public access making this a principal value.

Uniqueness/Heritage
The tidal wetland and Sagamore Creek are unique to the seacoast area. Additionally, there are pre and post-colonial historical components associated with Sagamore Creek and the surrounding areas making this a principal value.

Visual Quality/Aesthetics
Sagamore Creek provides aesthetically pleasing coastal views that are viewable from surrounding uplands as well as from the water, making this a principal value.

Endangered Species Habitat
An online inquiry with the NH Natural Heritage Bureau resulted in occurrences of sensitive species near the project area although NHB determined that impacts to these sensitive species are not expected as a result of the project. Given the above factors in regards to threatened or endangered species, this is not considered a capable function.

PROPOSED IMPACTS

This report is accompanying a New Hampshire Department of Environmental Services (NHDES) Minor Impact Wetland Permit Application request to permit 2,719 sq. ft. of permanent impact and 5,269 sq. ft. of temporary construction impact to the previously developed 100' Tidal Buffer Zone for residential re-development.

SUMMARY AND CONCLUSIONS

The jurisdictional tidal wetland associated with the project site is part of a large marine system and provides eleven principal functions and values when evaluated as a whole. These functions and values include: floodflow alteration, fish and shellfish habitat, production export, sediment/shoreline stabilization, nutrient removal/retention, sediment/toxicant retention, wildlife habitat, recreation, education/scientific value, uniqueness/heritage, and visual quality aesthetics. While the entire marine system provides these principal functions and values, the proposed impacts associated with the site re-development will not have any effect on its ability to continue to provide them. As the proposed project will reduce impervious surface on the lot and the area within the previously developed 100' Tidal Buffer Zone, provides for the installation of stone drip aprons to collect and treat stormwater from the roof of the home, includes the installation of a buffer planting plan and the use of pervious technology for the proposed patio, stormwater quality leaving the site will be improved and there are no anticipated impacts to the current functions and values.

The proposed impacts have been minimized to the greatest extent practicable, while allowing reasonable use of the property. The project will not contribute to additional storm water or pollution. It is anticipated that there will be no effect on any fish or wildlife species that currently use the site for food, cover, and/or habitat. The project will not impede tidal flow or alter hydrology, it will not deter use by wildlife species that currently use the wetland area, and it will not impede any migrational fish movement.

The proposed project removes a significant amount of impervious surfaces within the wetland buffer, provides a pervious technology for the proposed patio, proposes stone drip aprons which will serve to improve stormwater quality, treatment, and infiltration on the subject parcel. Lastly, the project also provides a buffer planting area and additional tree plantings which will increase function within the wetland buffer on the lot and provides additional protections that do not currently exist on the site. With the above measures being taken, we believe that the above project will improve water quality entering the nearby wetland resource, and therefore have no adverse impact on the wetland functional values and the surrounding properties.

APPENDIX A

WETLAND FUNCTION - VALUE EVALUATION FORM

Wetland Function – Value Evaluation Form

Wetland Description: Wetland A is an un-named tidal wetland hydrologically connected to Sagamore Creek.	**File number**: 5010372
	Wetland identifier: Wetland A
	Latitude:X:1,229,314.04 Longitude:Y:203,350
	Preparer(s): Ambit Engineering, Inc.
	200 Griffin Road
	Date: July 26, 2024

Function/Value	Capability Y	Capability N	Summary	Principal Yes/No
Groundwater Recharge/Discharge		X	This wetland does not possess the characteristics needed to provide this function as there are no identified underlying sand or gravel aquifers.	—
Floodwater Alteration	X		The tidal wetland and Sagamore Creek do receive floodwater from the surrounding watershed and connected waterways; therefore, this would be considered a principal function.	Y
Fish and Shellfish Habitat	X		The tidal wetland and Sagamore Creek are part of a larger coastal marine system and provide both fish and shellfish habitat. This is considered a Principal Function.	Y
Sediment/Toxicant Retention	X		The immediate tidal wetland contains dense vegetation and a source of sediments and toxicants, therefore a principal function.	Y
Nutrient Removal	X		The immediate tidal wetland contains dense vegetation and a source of nutrients, therefore a principal function.	Y
Production Export	X		Because the tidal wetland provides fish and wildlife habitat, commercial and recreational fishing opportunities, and nutrients are transferred over several trophic levels in the marine ecosystem, this is considered a principal function.	Y
Sediment/Shoreline Stabilization	X		Due to the tidal nature of this wetland; sediment/shoreline stabilization is considered a principal function. The project proposes to stabilize the shoreline with a more structurally stable design.	Y
Wildlife Habitat	X		The greater tidal wetland and Sagamore Creek provides a variety of coastal and marine habitat, therefore would be considered a principal function.	Y
Recreation	X		The adjacent tidal wetland provides a variety of consumptive and non-consumptive recreational opportunities including hunting, fishing and bird watching; therefore, would be considered a principal function.	Y
Education/Scientific Value	X		The tidal wetland and Sagamore Creek are part of a larger marine ecosystem with multiple areas of public access making this a principal value.	Y
Uniqueness/Heritage	X		The tidal wetland and Sagamore Creek are unique to the seacoast area. Additionally, there are pre and post-colonial historical components associated with Sagamore Creek and the surrounding areas making this a principal value.	Y
Visual Quality/Aesthetics	X		Sagamore Creek provides aesthetically pleasing coastal views that are seeable from surrounding uplands as well as from the water, making this a principal function.	Y
ES Endangered Species Habitat		X	An online inquiry with the NH Natural Heritage Bureau has been performed and NHB determined that although there was a sensitive species located near the project, impacts as a result of the project are not anticipated.	—
Other				

APPENDIX B

PHOTO LOG

913 Sagamore Avenue
Portsmouth, NH

Photo No. 1 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly along existing gravel driveway toward existing home. **Photo By:** SDR	

Photo No. 2 **Photo Date:7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southwesterly toward existing home. **Photo By:** SDR	

Photo No. 3 **Photo Date: 7/26/24** 4/19/2024 **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly down existing paved area toward Sagamore Creek. **Photo By:** SDR	

Photo No. 4 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing westerly toward existing home. **Photo By:** SDR	

Photo No. 5 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly toward existing tidal docking structure and Sagamore Creek. **Photo By:** SDR	

Photo No. 6 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing westerly toward existing home and detached garage. **Photo By:** SDR	

Photo No. 7 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southwesterly toward existing detached garage and Sagamore Creek. **Photo By:** SDR	

Photo No. 8 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northwesterly toward existing home and detached garage. **Photo By:** SDR	

Photo No. 9 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northerly toward existing home and detached garage. **Photo By:** SDR	

Photo No. 10 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northerly toward tree to be removed and exposed bedrock. **Photo By:** SDR	

Photo No. 11 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northeasterly toward existing gravel driveway. **Photo By:** SDR	

Photo No. 12 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing easterly toward existing home. **Photo By:** SDR	

APPENDIX C

NATURAL HERITAGE BUREAU CORRESPONDENCE

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: John Chagnon, Ambit Engineering, Inc.
200 Griffin Road
Unit 3
Portsmouth, NH 03801

From: NH Natural Heritage Bureau
Date: 7/3/2024 (valid until 7/3/2025)
Re: Review by NH Natural Heritage Bureau of request submitted 6/26/2024
Permits: NHDES - Standard Dredge & Fill - Minor

NHB ID: **NHB24-2017** **Applicant:** Steven Riker

Location: Portsmouth
913 Sagamore Avenue

Project Description: The project proposes re-development of the property including the demolition of the existing residential structure, construction of a new home with attached garage and deck, associated driveway, removal of existing impervious (pavement & compacted gravel), installation of pervious paver patio, construction of a retaining wall, utility connections, grading and associated landscaping.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 6/26/2024 9:36:21 AM, and cannot be used for any other project.

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

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

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: **NHB24-2017**

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