



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists



September 17, 2024,

Peter Britz, Planning Director
 City of Portsmouth
 2 Junkins Avenue
 Portsmouth, NH 03801

Re: TAC - Parking Lot Expansion for 1900 Lafayette Road, Portsmouth, NH
TFMoran Project: 45407.17

Dear Peter:

On behalf of our client, Hammes Realty Services, LLC., we would like to submit the following updated plans and material for review by the Technical Advisory Committee (TAC). Included with this letter are the following materials:

- 1 Copy – Letter of Authorization;
- 1 Copy – Drainage Memo, last updated August 16, 2024
- 1 Copy – 22" x 34" copy of the Atlantic Orthopaedics Parking Expansion Plans 1900 Lafayette Road, Tax Map 267 – Lot 8, Portsmouth, New Hampshire, Owned by and Prepared for Hammes Realty Services, LLC, dated January 24, 2024, Last Revised September 17, 2024;
- 1 Copy – 11"x17" copy of the Atlantic Orthopaedics Parking Expansion Plans 1900 Lafayette Road, Tax Map 267 – Lot 8, Portsmouth, New Hampshire, Owned by and Prepared for Hammes Realty Services, LLC, dated January 24, 2024, Last Revised September 17, 2024;

The proposal is for an additional 22 Parking Spaces to meet parking demands. Per the September 10, 2024 TAC Work Session, we have added a turnaround to the end of the parking area and included an Overall Site Layout Plan showing the Open Space and Impervious Cover.

We look forward to discussing this project with you at the TAC Work Session on October 1, 2024.

Sincerely,
TFMoran, Inc.


 Jack McTigue, PE, CPESC
 Project Manager

cc: Hammes Realty Services, LLC.





Civil Engineers
 Structural Engineers
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 Scientists



Letter of Authorization

I, J. Patrick Hammes, of HPIII Boston Portsmouth, LLC hereby authorize TFMoran, Inc., 170 Commerce Way, Suite 102, Portsmouth, NH, to act on my behalf concerning property owned by HPIII Boston Portsmouth, LLC, 1900 Lafayette Road, Portsmouth, New Hampshire, known as Tax Map 267, Lot 8.

I hereby appoint TFMoran, Inc. as my agent to act on my behalf in the review process, to include any required signatures.

August 9, 2024

Date

Client
 Name: J. Patrick Hammes
 Title: Its Authorized Representative

August 9, 2024

Date

Witness
 Name: Rachael R. Lang



PROJECT NARRATIVE

The subject property is located at 1900 Lafayette Road, Portsmouth, NH, identified as Map 267, Lot 8 on the Portsmouth assessor's maps. The current owner of the lot is Hammes Realty Services. The lot's current use is Medical. The lot contains a 2 Story Medical Office and a 2 Story Ambulatory Care Center.

The HydroCAD model has the full site integrated into it (497,281 SF). This report only looks at the area that is being impacted by the parking expansions and the area of the asbuilt infiltration basin (47,764 SF).

The development includes the moving the existing Trash Enclosure and the construction of a 7,653 SF parking extension. Associated improvements include and are not limited to access, grading, utilities, stormwater management system, lighting, and landscaping. The project proposes 7,816 SF of impervious area within the property lines and approximately 21,683 SF of disturbance.

In the pre-development condition, the total impervious area in the impacted area is 5,041 SF over a total drainage analysis area of 47,764 SF. In the post-development condition, the total impervious area is 12,503 SF over a total drainage analysis area of 47,764 SF. Stormwater runoff from the site primarily infiltrates into the Udorthents, smoothed soils via an underground infiltration system. Stormwater runoff is pretreated by deep sump catch basins and the ADS isolation row, which is part of the Subsurface Storage and infiltration System (PSuS3). It either infiltrates into the soil or discharges to the (north) of the development into the As-built Infiltration Basin (ADP01) and through the As-built Headwall (HW-02). The Headwall is used as the point of Interest.

The following table summarizes the pre- and post-development peak runoff rates for the 2-year, 10-year, 25-year and 50-year 24-hour Type III storm events for all discharges:

SURFACE WATER PEAK RUNOFF RATE COMPARISON					
POINT OF INTEREST		DESIGN STORM			
		2-year	10-year	25-year	50-year
AHW02	Pre	0.62	2.56	5.36	8.23
	Post	0.62	2.28	4.98	8.10

Table 1 – Surface Water Peak Runoff Rate Comparison
 (All flow rates shown are in cubic feet per second)

The following table summarizes the pre- and post-development peak runoff volume for the 2-year 24-hour Type III storm events for all discharges:

SURFACE WATER PEAK RUNOFF VOLUME COMPARISON		
POINT OF INTEREST		DESIGN STORM
		2-year
AHW02	Pre	20,224
	Post	19,150

Table 2 – Surface Water Peak Runoff Volume Comparison
 (All flow rates shown are in cubic feet)

The proposed project reduces peak rates of runoff compared to existing conditions for all storm events, in accordance with AoT requirements. Additionally, the 2-year 24-hour storm does not result in an increased peak flow volume from the pre-development to post-development condition. There will be no adverse effects on the abutting properties from the proposed stormwater management system.

If you have any questions or concerns, please do not hesitate to contact us.

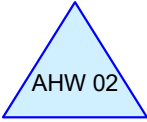
Respectfully,



Jack McTigue, FE, CPESC
Project Manager

To The City of
Portsmouth Closed
Drainage System

AS-BUILT DRAINAGE CALCULATIONS



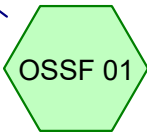
As-Built Head Wall 02



As-Built Detention /
Infiltration Pond 01 and
Outlet Control
Structure 2

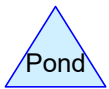
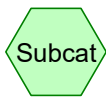


As-Built Catchment for
PDP 01



As-Built Catchment for
PSF 01

Remainder of
Site Drainage
(Unchanged)



Routing Diagram for 45407-17 Approved-Development
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45407-17_Approved-Development

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Page 2

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
32,312	61	>75% Grass cover, Good, HSG B (ASDP 01, OSSF 01)
10,411	74	>75% Grass cover, Good, HSG C (ASDP 01)
1,185	98	Paved parking, HSG B (ASDP 01)
178	98	Paved parking, HSG C (ASDP 01)
1,016	98	Paved parking, HSG D (OSSF 01)
2,662	98	Roofs, HSG D (OSSF 01)
47,764	68	TOTAL AREA

45407-17_Approved-Development

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Soil Listing (selected nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
33,497	HSG B	ASDP 01, OSSF 01
10,589	HSG C	ASDP 01
3,678	HSG D	OSSF 01
0	Other	
47,764		TOTAL AREA

45407-17_Approved-Development

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As-Built Expansion

Type III 24-hr **2-Year Rainfall=3.23"**

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Page 4

Time span=0.00-48.00 hrs, dt=0.03 hrs, 1601 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentASDP 01: As-Built Runoff Area=17,997 sf 7.57% Impervious Runoff Depth=0.90"
Flow Length=53' Slope=0.2870 '/' Tc=0.7 min CN=71 Runoff=0.46 cfs 1,344 cf

SubcatchmentOSSF 01: As-Built Runoff Area=29,767 sf 12.36% Impervious Runoff Depth=0.66"
Flow Length=326' Slope=0.0817 '/' Tc=6.7 min CN=66 Runoff=0.42 cfs 1,633 cf

Pond ADP01: As-Built Detention/ Infiltration Peak Elev=50.41' Storage=3,549 cf Inflow=1.52 cfs 20,846 cf
Primary=0.49 cfs 18,526 cf Secondary=0.00 cfs 0 cf Outflow=0.49 cfs 18,526 cf

Pond AHW 02: As-Built Head Wall 02 Peak Elev=48.24' Storage=16 cf Inflow=0.62 cfs 20,237 cf
18.0" Round Culvert x 2.00 n=0.012 L=18.0' S=0.0650 '/' **Outflow=0.62 cfs 20,224 cf**

Total Runoff Area = 47,764 sf Runoff Volume = 2,977 cf Average Runoff Depth = 0.75"
89.45% Pervious = 42,723 sf 10.55% Impervious = 5,041 sf

45407-17_Approved-Development

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As-Built Expansion

Type III 24-hr 10-Year Rainfall=4.91"

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Page 5

Time span=0.00-48.00 hrs, dt=0.03 hrs, 1601 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentASDP 01: As-Built Runoff Area=17,997 sf 7.57% Impervious Runoff Depth=2.05"
Flow Length=53' Slope=0.2870 '/' Tc=0.7 min CN=71 Runoff=1.13 cfs 3,073 cf

SubcatchmentOSSF 01: As-Built Runoff Area=29,767 sf 12.36% Impervious Runoff Depth=1.67"
Flow Length=326' Slope=0.0817 '/' Tc=6.7 min CN=66 Runoff=1.23 cfs 4,134 cf

Pond ADP01: As-Built Detention/ Infiltration Peak Elev=51.17' Storage=6,592 cf Inflow=3.39 cfs 40,112 cf
Primary=2.41 cfs 37,787 cf Secondary=0.00 cfs 0 cf Outflow=2.41 cfs 37,787 cf

Pond AHW 02: As-Built Head Wall 02 Peak Elev=48.51' Storage=20 cf Inflow=2.56 cfs 41,268 cf
18.0" Round Culvert x 2.00 n=0.012 L=18.0' S=0.0650 '/' Outflow=2.56 cfs 41,254 cf

Total Runoff Area = 47,764 sf Runoff Volume = 7,207 cf Average Runoff Depth = 1.81"
89.45% Pervious = 42,723 sf 10.55% Impervious = 5,041 sf

45407-17_Approved-Development

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As-Built Expansion

Type III 24-hr 25-Year Rainfall=6.23"

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Time span=0.00-48.00 hrs, dt=0.03 hrs, 1601 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentASDP 01: As-Built Runoff Area=17,997 sf 7.57% Impervious Runoff Depth=3.09"
Flow Length=53' Slope=0.2870 '/' Tc=0.7 min CN=71 Runoff=1.73 cfs 4,627 cf

SubcatchmentOSSF 01: As-Built Runoff Area=29,767 sf 12.36% Impervious Runoff Depth=2.61"
Flow Length=326' Slope=0.0817 '/' Tc=6.7 min CN=66 Runoff=2.00 cfs 6,479 cf

Pond ADP01: As-Built Detention/ Infiltration Peak Elev=51.43' Storage=7,817 cf Inflow=6.15 cfs 56,684 cf
Primary=4.83 cfs 54,357 cf Secondary=0.00 cfs 0 cf Outflow=4.83 cfs 54,357 cf

Pond AHW 02: As-Built Head Wall 02 Peak Elev=48.76' Storage=47 cf Inflow=5.36 cfs 59,352 cf
18.0" Round Culvert x 2.00 n=0.012 L=18.0' S=0.0650 '/' Outflow=5.36 cfs 59,339 cf

Total Runoff Area = 47,764 sf Runoff Volume = 11,106 cf Average Runoff Depth = 2.79"
89.45% Pervious = 42,723 sf 10.55% Impervious = 5,041 sf

45407-17_Approved-Development

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As-Built Expansion

Type III 24-hr 50-Year Rainfall=7.46"

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Time span=0.00-48.00 hrs, dt=0.03 hrs, 1601 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentASDP 01: As-Built Runoff Area=17,997 sf 7.57% Impervious Runoff Depth=4.11"
Flow Length=53' Slope=0.2870 '/' Tc=0.7 min CN=71 Runoff=2.31 cfs 6,170 cf

SubcatchmentOSSF 01: As-Built Runoff Area=29,767 sf 12.36% Impervious Runoff Depth=3.57"
Flow Length=326' Slope=0.0817 '/' Tc=6.7 min CN=66 Runoff=2.77 cfs 8,855 cf

Pond ADP01: As-Built Detention/ Infiltration Peak Elev=51.51' Storage=8,233 cf Inflow=8.66 cfs 74,603 cf
Primary=7.44 cfs 72,274 cf Secondary=0.00 cfs 0 cf Outflow=7.44 cfs 72,274 cf

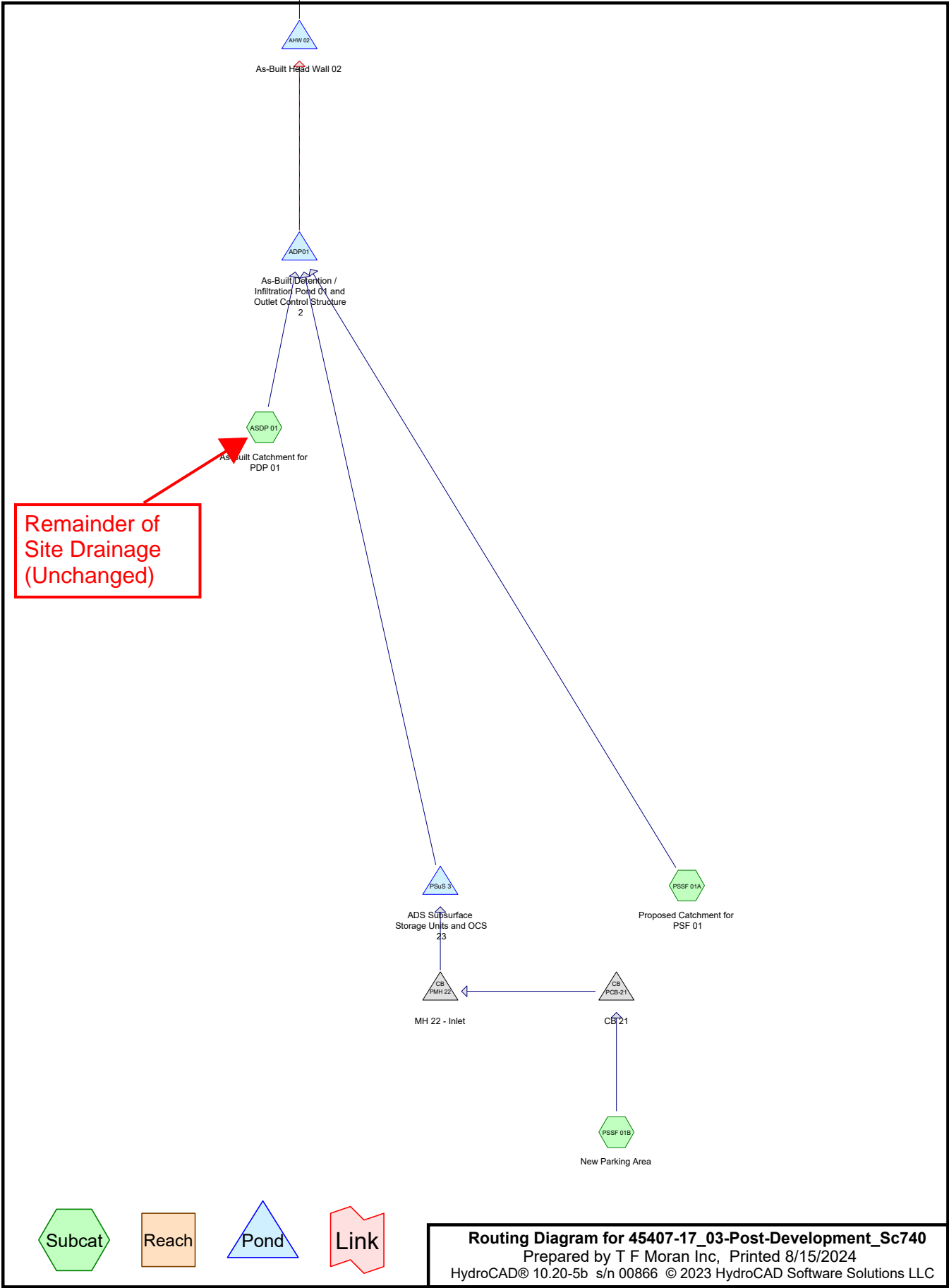
Pond AHW 02: As-Built Head Wall 02 Peak Elev=48.98' Storage=142 cf Inflow=8.24 cfs 78,737 cf
18.0" Round Culvert x 2.00 n=0.012 L=18.0' S=0.0650 '/' Outflow=8.23 cfs 78,723 cf

Total Runoff Area = 47,764 sf Runoff Volume = 15,024 cf Average Runoff Depth = 3.77"
89.45% Pervious = 42,723 sf 10.55% Impervious = 5,041 sf

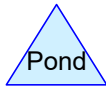
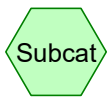
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To The City of
Portsmouth Closed
Drainage System

PROPOSED DRAINAGE
CALCULATIONS



Remainder of
Site Drainage
(Unchanged)



Routing Diagram for 45407-17_03-Post-Development_Sc740
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Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
24,850	61	>75% Grass cover, Good, HSG B (ASDP 01, PSSF 01A, PSSF 01B)
10,411	74	>75% Grass cover, Good, HSG C (ASDP 01)
8,647	98	Paved parking, HSG B (ASDP 01, PSSF 01B)
178	98	Paved parking, HSG C (ASDP 01)
1,246	98	Paved parking, HSG D (PSSF 01A, PSSF 01B)
2,432	98	Roofs, HSG D (PSSF 01B)
47,764	74	TOTAL AREA

45407-17_03-Post-Development_Sc740

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Soil Listing (selected nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
33,497	HSG B	ASDP 01, PSSF 01A, PSSF 01B
10,589	HSG C	ASDP 01
3,678	HSG D	PSSF 01A, PSSF 01B
0	Other	
47,764		TOTAL AREA

45407-17_03-Post-Development_Sc740

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Proposed Expansion

Type III 24-hr **2-Year Rainfall=3.23"**

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Page 4

Time span=0.00-48.00 hrs, dt=0.03 hrs, 1601 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentASDP 01: As-Built Runoff Area=17,997 sf 7.57% Impervious Runoff Depth=0.90"
Flow Length=53' Slope=0.2870 '/' Tc=0.7 min CN=71 Runoff=0.46 cfs 1,344 cf

SubcatchmentPSSF 01A: Proposed Runoff Area=13,611 sf 1.44% Impervious Runoff Depth=0.49"
Flow Length=326' Slope=0.1786 '/' Tc=5.0 min CN=62 Runoff=0.13 cfs 560 cf

SubcatchmentPSSF 01B: New Parking Runoff Area=16,156 sf 67.74% Impervious Runoff Depth=1.86"
Tc=5.0 min CN=86 Runoff=0.83 cfs 2,506 cf

Pond ADP01: As-Built Detention/ Infiltration Peak Elev=50.38' Storage=3,464 cf Inflow=1.35 cfs 19,773 cf
Primary=0.45 cfs 17,453 cf Secondary=0.00 cfs 0 cf Outflow=0.45 cfs 17,453 cf

Pond AHW 02: As-Built Head Wall 02 Peak Elev=48.24' Storage=16 cf Inflow=0.62 cfs 19,164 cf
18.0" Round Culvert x 2.00 n=0.012 L=18.0' S=0.0650 '/' **Outflow=0.62 cfs 19,150 cf**

Pond PCB-21: CB 21 Peak Elev=56.88' Inflow=0.83 cfs 2,506 cf
12.0" Round Culvert n=0.013 L=27.0' S=0.0074 '/' Outflow=0.83 cfs 2,506 cf

Pond PMH 22: MH 22 - Inlet Peak Elev=56.85' Inflow=0.83 cfs 2,506 cf
24.0" Round Culvert n=0.013 L=4.0' S=0.0000 '/' Outflow=0.83 cfs 2,506 cf

Pond PSuS 3: ADS Subsurface Storage Units Peak Elev=56.85' Storage=1,007 cf Inflow=0.83 cfs 2,506 cf
Discarded=0.07 cfs 2,506 cf Primary=0.00 cfs 0 cf Outflow=0.07 cfs 2,506 cf

Total Runoff Area = 47,764 sf Runoff Volume = 4,410 cf Average Runoff Depth = 1.11"
73.82% Pervious = 35,261 sf 26.18% Impervious = 12,503 sf

45407-17_03-Post-Development_Sc740

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Proposed Expansion

Type III 24-hr 10-Year Rainfall=4.91"

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Page 5

Time span=0.00-48.00 hrs, dt=0.03 hrs, 1601 points x 2
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 ASDP 01: As-Built Runoff Area=17,997 sf 7.57% Impervious Runoff Depth=2.05"
Flow Length=53' Slope=0.2870 '/' Tc=0.7 min CN=71 Runoff=1.13 cfs 3,073 cf

Subcatchment PSSF 01A: Proposed Runoff Area=13,611 sf 1.44% Impervious Runoff Depth=1.38"
Flow Length=326' Slope=0.1786 '/' Tc=5.0 min CN=62 Runoff=0.48 cfs 1,569 cf

Subcatchment PSSF 01B: New Parking Runoff Area=16,156 sf 67.74% Impervious Runoff Depth=3.38"
Tc=5.0 min CN=86 Runoff=1.49 cfs 4,555 cf

Pond ADP01: As-Built Detention/ Infiltration Peak Elev=51.09' Storage=6,203 cf Inflow=2.85 cfs 37,726 cf
Primary=2.15 cfs 35,401 cf Secondary=0.00 cfs 0 cf Outflow=2.15 cfs 35,401 cf

Pond AHW 02: As-Built Head Wall 02 Peak Elev=48.48' Storage=19 cf Inflow=2.28 cfs 38,882 cf
18.0" Round Culvert x 2.00 n=0.012 L=18.0' S=0.0650 '/' Outflow=**2.28 cfs** 38,869 cf

Pond PCB-21: CB 21 Peak Elev=59.18' Inflow=1.49 cfs 4,555 cf
12.0" Round Culvert n=0.013 L=27.0' S=0.0074 '/' Outflow=1.49 cfs 4,555 cf

Pond PMH 22: MH 22 - Inlet Peak Elev=59.18' Inflow=1.49 cfs 4,555 cf
24.0" Round Culvert n=0.013 L=4.0' S=0.0000 '/' Outflow=1.49 cfs 4,548 cf

Pond PSuS 3: ADS Subsurface Storage Units Peak Elev=59.18' Storage=2,174 cf Inflow=1.49 cfs 4,548 cf
Discarded=0.07 cfs 4,416 cf Primary=0.04 cfs 132 cf Outflow=0.11 cfs 4,548 cf

Total Runoff Area = 47,764 sf Runoff Volume = 9,196 cf Average Runoff Depth = 2.31"
73.82% Pervious = 35,261 sf 26.18% Impervious = 12,503 sf

45407-17_03-Post-Development_Sc740

Prepared by T F Moran Inc

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Proposed Expansion

Type III 24-hr **25-Year Rainfall=6.23"**

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Page 6

Time span=0.00-48.00 hrs, dt=0.03 hrs, 1601 points x 2
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 ASDP 01: As-Built Runoff Area=17,997 sf 7.57% Impervious Runoff Depth=3.09"
Flow Length=53' Slope=0.2870 '/' Tc=0.7 min CN=71 Runoff=1.73 cfs 4,627 cf

Subcatchment PSSF 01A: Proposed Runoff Area=13,611 sf 1.44% Impervious Runoff Depth=2.25"
Flow Length=326' Slope=0.1786 '/' Tc=5.0 min CN=62 Runoff=0.82 cfs 2,551 cf

Subcatchment PSSF 01B: New Parking Runoff Area=16,156 sf 67.74% Impervious Runoff Depth=4.63"
Tc=5.0 min CN=86 Runoff=2.02 cfs 6,231 cf

Pond ADP01: As-Built Detention/ Infiltration Peak Elev=51.42' Storage=7,770 cf Inflow=5.46 cfs 54,353 cf
Primary=4.58 cfs 52,025 cf Secondary=0.00 cfs 0 cf Outflow=4.58 cfs 52,025 cf

Pond AHW 02: As-Built Head Wall 02 Peak Elev=48.73' Storage=40 cf Inflow=4.98 cfs 57,021 cf
18.0" Round Culvert x 2.00 n=0.012 L=18.0' S=0.0650 '/' **Outflow=4.98 cfs** 57,007 cf

Pond PCB-21: CB 21 Peak Elev=59.42' Inflow=2.02 cfs 6,231 cf
12.0" Round Culvert n=0.013 L=27.0' S=0.0074 '/' Outflow=2.02 cfs 6,231 cf

Pond PMH 22: MH 22 - Inlet Peak Elev=59.37' Inflow=2.02 cfs 6,231 cf
24.0" Round Culvert n=0.013 L=4.0' S=0.0000 '/' Outflow=2.02 cfs 6,227 cf

Pond PSuS 3: ADS Subsurface Storage Units Peak Elev=59.37' Storage=2,220 cf Inflow=2.02 cfs 6,227 cf
Discarded=0.07 cfs 4,880 cf Primary=1.05 cfs 1,347 cf Outflow=1.12 cfs 6,227 cf

Total Runoff Area = 47,764 sf Runoff Volume = 13,410 cf Average Runoff Depth = 3.37"
73.82% Pervious = 35,261 sf 26.18% Impervious = 12,503 sf

45407-17_03-Post-Development_Sc740

Prepared by T F Moran Inc

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Proposed Expansion

Type III 24-hr 50-Year Rainfall=7.46"

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Page 7

Time span=0.00-48.00 hrs, dt=0.03 hrs, 1601 points x 2
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentASDP 01: As-Built Runoff Area=17,997 sf 7.57% Impervious Runoff Depth=4.11"
Flow Length=53' Slope=0.2870 '/' Tc=0.7 min CN=71 Runoff=2.31 cfs 6,170 cf

SubcatchmentPSSF 01A: Proposed Runoff Area=13,611 sf 1.44% Impervious Runoff Depth=3.14"
Flow Length=326' Slope=0.1786 '/' Tc=5.0 min CN=62 Runoff=1.17 cfs 3,566 cf

SubcatchmentPSSF 01B: New Parking Runoff Area=16,156 sf 67.74% Impervious Runoff Depth=5.81"
Tc=5.0 min CN=86 Runoff=2.51 cfs 7,821 cf

Pond ADP01: As-Built Detention/ Infiltration Peak Elev=51.51' Storage=8,245 cf Inflow=9.00 cfs 72,206 cf
Primary=7.53 cfs 69,876 cf Secondary=0.00 cfs 0 cf Outflow=7.53 cfs 69,876 cf

Pond AHW 02: As-Built Head Wall 02 Peak Elev=48.97' Storage=136 cf Inflow=8.16 cfs 76,339 cf
18.0" Round Culvert x 2.00 n=0.012 L=18.0' S=0.0650 '/' **Outflow=8.10 cfs** 76,326 cf

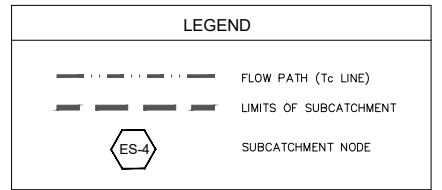
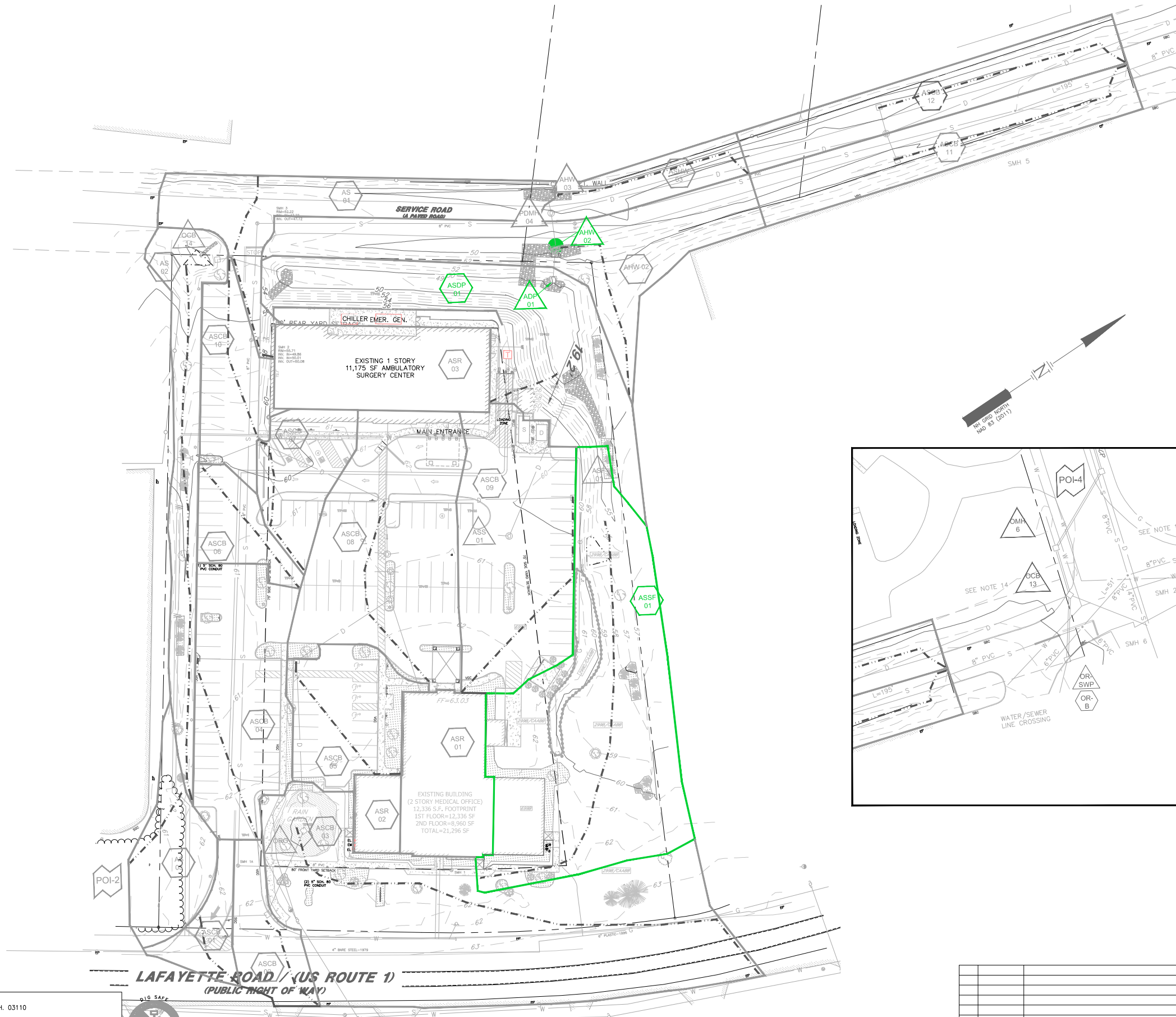
Pond PCB-21: CB 21 Peak Elev=59.91' Inflow=2.51 cfs 7,821 cf
12.0" Round Culvert n=0.013 L=27.0' S=0.0074 '/' Outflow=2.51 cfs 7,821 cf

Pond PMH 22: MH 22 - Inlet Peak Elev=59.72' Inflow=2.51 cfs 7,821 cf
24.0" Round Culvert n=0.013 L=4.0' S=0.0000 '/' Outflow=2.51 cfs 7,817 cf

Pond PSuS 3: ADS Subsurface Storage Units Peak Elev=59.70' Storage=2,270 cf Inflow=2.51 cfs 7,817 cf
Discarded=0.07 cfs 5,247 cf Primary=2.85 cfs 2,570 cf Outflow=2.92 cfs 7,817 cf

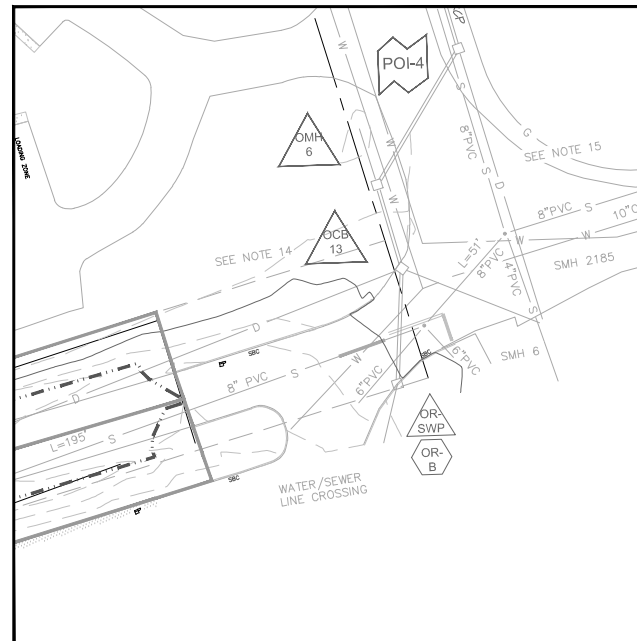
Total Runoff Area = 47,764 sf Runoff Volume = 17,556 cf Average Runoff Depth = 4.41"
73.82% Pervious = 35,261 sf 26.18% Impervious = 12,503 sf

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SOIL IDENTIFICATION LEGEND

SYMBOL	SOIL TAXONOMIC NAME	PARENT MATERIAL	HYDROLOGIC SOIL GROUP
299	UDORTMENTS, SMOOTHED	EXCAVATED, REGRADED FILL	B
900	ENDOQUENTS, SANDY	EXCAVATED, REGRADED FILL	C
900/P	ENDOQUENTS, SANDY POORLY DRAINED	EXCAVATED, REGRADED FILL	D



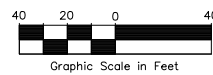
SITE DEVELOPMENT PLANS
 TAX MAP 267 LOT 8
AS-BUILT POST DEVELOPMENT DRAINAGE PLAN
PROPOSED PARKING EXPANSION
1900 LAFAYETTE ROAD, PORTSMOUTH, NH
 OWNED BY & PREPARED FOR
HAMMES REALTY SERVICES, LLC

1"=80' (11"x17')
SCALE: 1"=40' (22"x34') **JANUARY 24, 2024**

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REV	DATE	DESCRIPTION	DR	CK

Seacoast Division

TFM

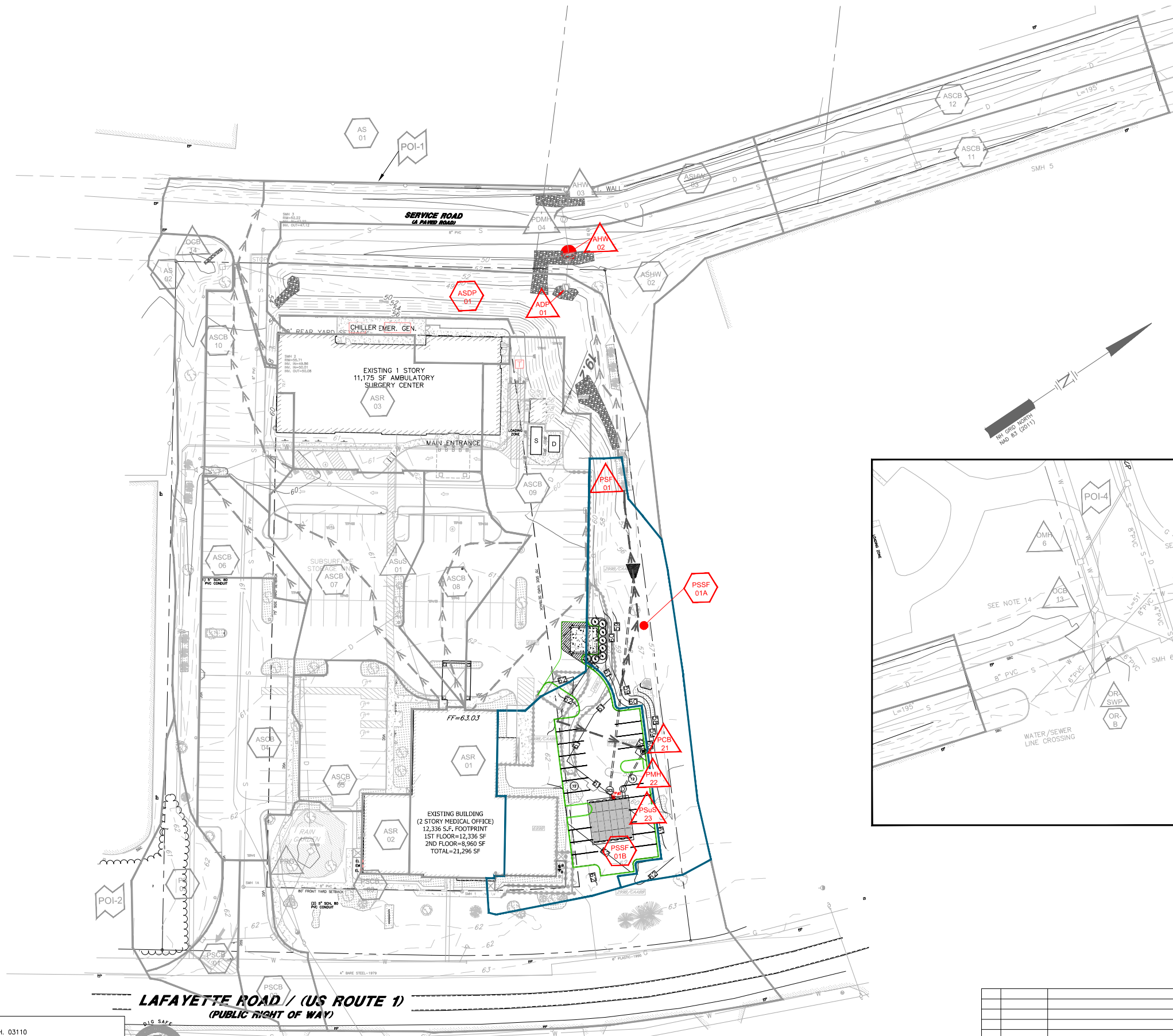
Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
 www.tfmoran.com

F 45407.17 DR JKC FB
 L CK ORR CADFILE Pre and Post Flow Conditions
 E D-01

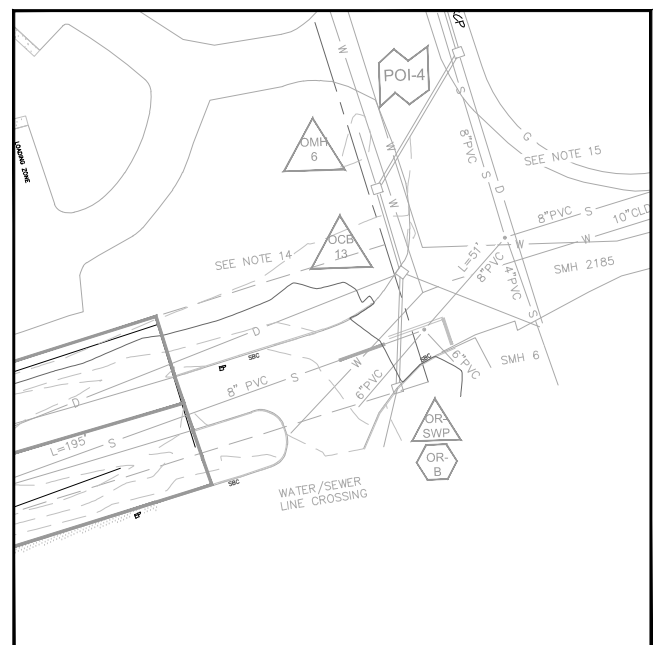
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LEGEND	
	FLOW PATH (To LINE)
	LIMITS OF SUBCATCHMENT
	SUBCATCHMENT NODE

SOIL IDENTIFICATION LEGEND			
SYMBOL	SOIL TAXONOMIC NAME	PARENT MATERIAL	HYDROLOGIC SOIL GROUP
289	UDORTMENTS, SMOOTHED	EXCAVATED, REGRADED FILL	B
900	ENDOQUENTS, SANDY	EXCAVATED, REGRADED FILL	C
900/P	ENDOQUENTS, SANDY POORLY DRAINED	EXCAVATED, REGRADED FILL	D



SITE DEVELOPMENT PLANS
 TAX MAP 267 LOT 8
PROPOSED POST DEVELOPMENT DRAINAGE PLAN
PROPOSED PARKING EXPANSION
1900 LAFAYETTE ROAD, PORTSMOUTH, NH
 OWNED BY & PREPARED FOR
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REV	DATE	DESCRIPTION	DR	CK

Seacoast Division

TFM

Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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F I L E 45407.17 DR JKC FB CK ORR CADFILE Pre and Post Flow Conditions D-02

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GENERAL INFORMATION

OWNER

HPIII BOSTON PORTSMOUTH LLC
 C/O HAMMES REALTY SERVICE LLC
 1400 N. WATER STREET, SUITE 500
 MILWAUKEE, WISCONSIN 53202

RESOURCE LIST

PLANNING/ ZONING DEPARTMENT
 1 JUNKINS AVENUE
 PORTSMOUTH, NH 03801
 (603) 610-7216
 PETER BRITS, DIRECTOR OF PLANNING AND SUSTAINABILITY

BUILDING DEPARTMENT

1 JUNKINS AVENUE
 PORTSMOUTH, NH 03801
 (603) 610-7243
 SHANTI WOLPH, CHIEF BUILDING INSPECTOR

PUBLIC WORKS

680 PEVERLY HILL ROAD
 PORTSMOUTH, NH 03801
 (603) 427-1530
 PETER RICE, DIRECTOR

POLICE DEPARTMENT

3 JUNKINS AVENUE
 PORTSMOUTH, NH 03801
 (603) 427-1500
 CHIEF MARK NEWPORT

FIRE DEPARTMENT

170 COURT STREET
 PORTSMOUTH, NH 03801
 (603) 427-1515

LIGHTING CONTRACTOR

EXPOSURE ESS
 501 ISLINGTON STREET
 PORTSMOUTH, NH 03801
 (603) 459-1043
 KEN SWEENEY, APPLICANT ENGINEER

ATLANTIC ORTHOPAEDICS PARKING EXPANSION

**1900 LAFAYETTE ROAD
 PORTSMOUTH, NH
 JANUARY 24, 2024
 LAST REVISED SEPTEMBER 17, 2024**

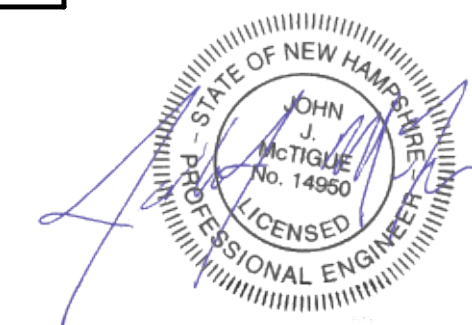
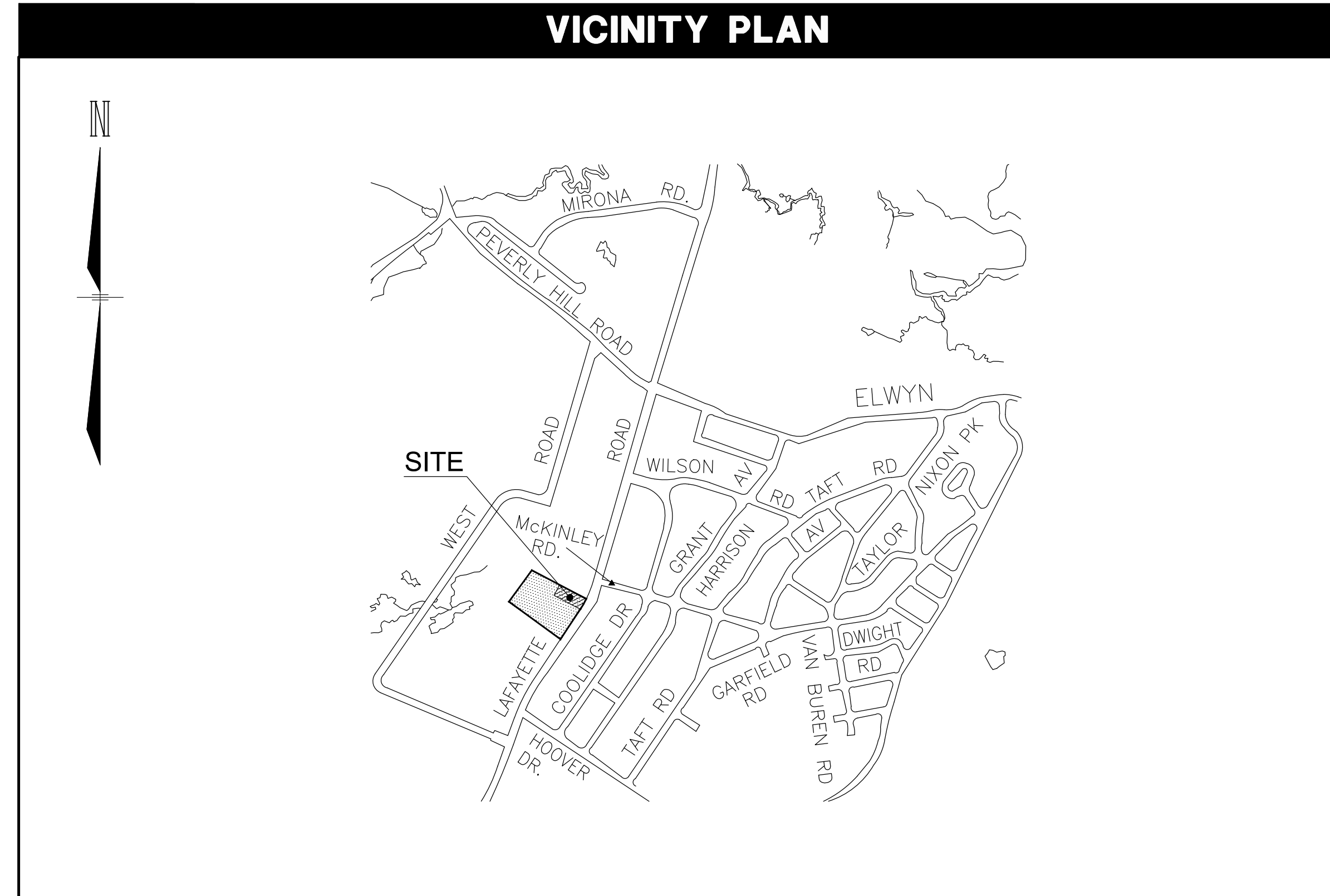
INDEX OF SHEETS

SHEET	SHEET TITLE
C-00	COVER
S-01	EXISTING CONDITIONS PLAN
C-01	NOTES & LEGEND
C-02	SITE PREPARATION PLAN
C-03	OVERALL SITE LAYOUT PLAN
C-04	SITE LAYOUT PLAN
C-05	GRADING AND DRAINAGE PLAN
C-06	LANDSCAPE PLAN
C-07	LANDSCAPE DETAILS
C-08	LIGHTING PLAN
C-09	EROSION CONTROL NOTES
C-10 to C-13	DETAIL SHEET 1S

PERMITS/APPROVALS

	NUMBER	APPROVED	EXPIRES
CITY OF PORTSMOUTH SITE PLAN APPROVAL	-	-	-
NHDES ALT. OF TERRAIN	-	-	-

VICINITY PLAN



SITE DEVELOPMENT PLANS

TAX MAP 267 LOT 8
COVER
PROPOSED PARKING EXPANSION
1900 LAFAYETTE ROAD, PORTSMOUTH, NH
 OWNED BY & PREPARED FOR
HAMMES REALTY SERVICES, LLC

SCALE: NTS **JANUARY 24, 2024**

Seacoast Division



Civil Engineers
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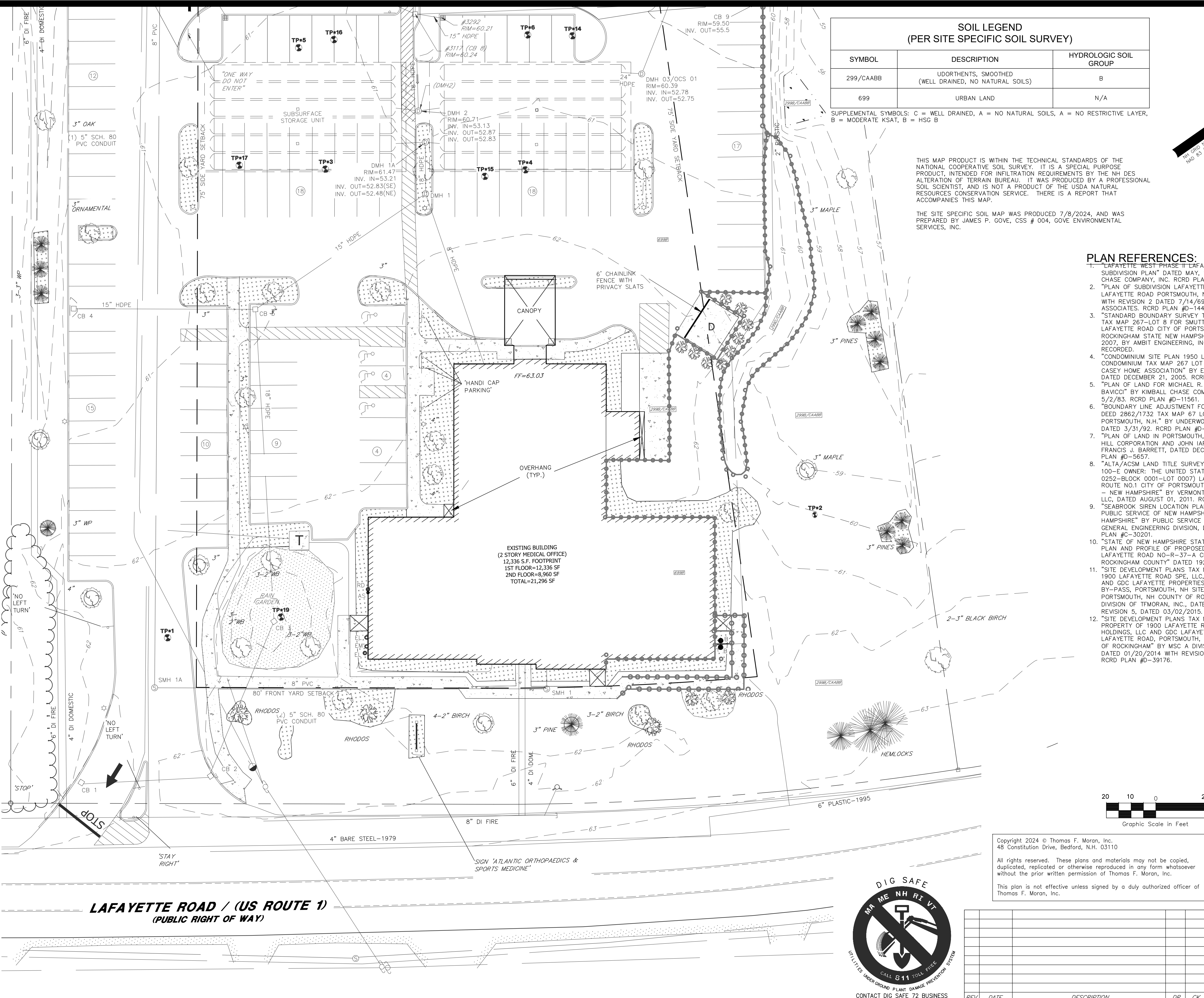
REV	DATE	DESCRIPTION	DR	CK
3	9/17/2024	UPDATE SHEET INDEX	JJM	CRR
2	9/9/2024	UPDATE DATES	JJM	
1	7/31/2024	REVISED INDEX OF SHEETS	BCH	JJM

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		CK	CRR	CADFILE	45407-17_Cover.dwg		C-00

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CONTACT DIG SAFE 12 BUSINESS HOURS PRIOR TO CONSTRUCTION

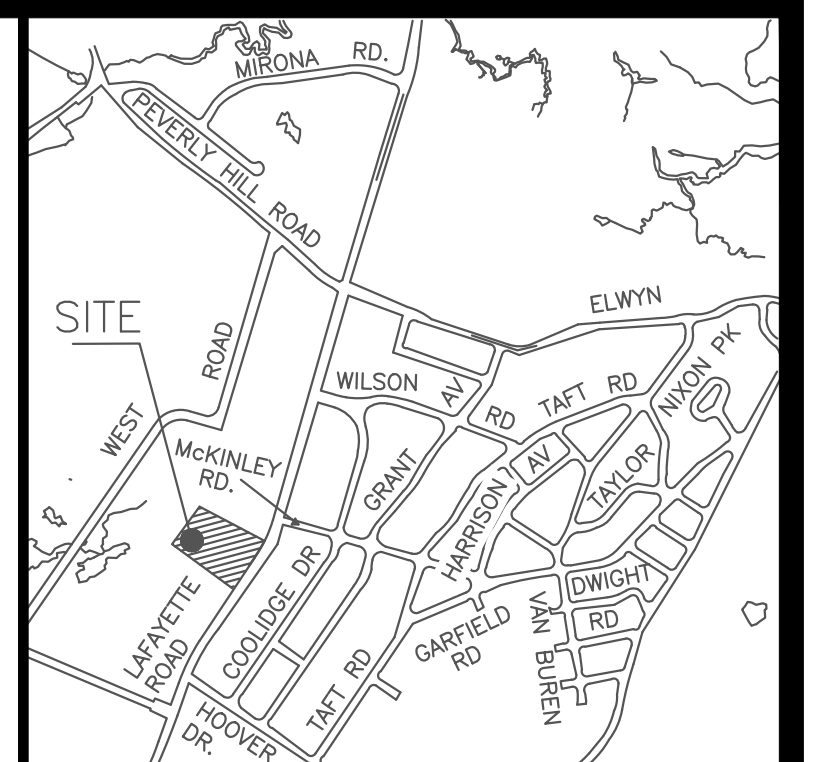


SOIL LEGEND (PER SITE SPECIFIC SOIL SURVEY)		
SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP
299/CAAB	UDORTMENTS, SMOOTHED (WELL DRAINED, NO NATURAL SOILS)	B
699	URBAN LAND	N/A

SUPPLEMENTAL SYMBOLS: C = WELL DRAINED, A = NO NATURAL SOILS, A = NO RESTRICTIVE LAYER, B = MODERATE KSAT, B = HSG B

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 7/8/2024, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC.



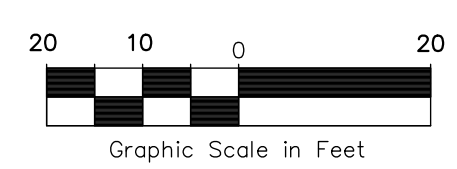
LOCATION PLAN

PLAN REFERENCES:

- "LAFAYETTE WEST PHASE II" LAFAYETTE WEST CORP. SUBDIVISION PLAN DATED MAY, 12 1983, BY KIMBALL CHASE COMPANY, INC. RCRD PLAN #D-11744.
- "PLAN OF SUBDIVISION LAFAYETTE WEST DEVELOPMENT LAFAYETTE ROAD PORTSMOUTH, N.H." DATED MAY, 1969 WITH REVISION 2 DATED 7/14/69, BY MCKENNA ASSOCIATES. RCRD PLAN #D-1446.
- "STANDARD BOUNDARY SURVEY TAX MAP 252-LOT 1-7 & TAX MAP 267-LOT 8 FOR SMUTTYNOSE BREWERY LAFAYETTE ROAD CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE NEW HAMPSHIRE" DATED JANUARY 2007, BY AMBIT ENGINEERING, INC. PLAN IS NOT RECORDED.
- "CONDOMINIUM SITE PLAN 1950 LAFAYETTE, A CONDOMINIUM TAX MAP 267 LOT 7 FOR PORTSMOUTH CASEY HOME ASSOCIATION" BY ENGINEERING ALLIANCE, INC. DATED DECEMBER 21 2005. RCRD PLAN #D-33396.
- "PLAN OF LAND FOR MICHAEL R. IAFOLLA & FERRIS G. BAVICO" BY KIMBALL CHASE COMPANY, INC. DATED 5/2/83. RCRD PLAN #D-11561.
- "BOUNDARY LINE ADJUSTMENT FOR ROBERT J. IAFOLLA DEED 2862/1732 TAX MAP 67 LOT 1-4 LAFAYETTE ROAD, PORTSMOUTH, N.H." BY UNDERWOOD ENGINEERS, INC., DATED 3/31/92. RCRD PLAN #D-21559.
- "PLAN OF LAND IN PORTSMOUTH, N.H. OWNED BY PEVERLY HILL CORPORATION AND JOHN IAFOLLA COMPANY INC." BY FRANCIS J. BARRETT, DATED DECEMBER 16, 1975. RCRD PLAN #D-5657.
- "ALTA/ACSM LAND TITLE SURVEY TRACTS NO.100 AND 100-E OWNER: THE UNITED STATES OF AMERICA (TAX MAP 0252-BLOCK 0001-LOT 0007) LAFAYETTE ROAD ~ US ROUTE NO.1 CITY OF PORTSMOUTH - ROCKINGHAM COUNTY - NEW HAMPSHIRE" BY VERMONT SURVEY CONSULTANTS, LLC, DATED AUGUST 01, 2011. RCRD PLAN #D-36925.
- "SEABROOK SIREN LOCATION PLAN TAX MAP 52 LOT 1 PUBLIC SERVICE OF NEW HAMPSHIRE PORTSMOUTH, NEW HAMPSHIRE" BY PUBLIC SERVICE OF NEW HAMPSHIRE GENERAL ENGINEERING DIVISION, DATED 5/14/2002. RCRD PLAN #D-30201.
- "STATE OF NEW HAMPSHIRE STATE HIGHWAY DEPARTMENT PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT LAFAYETTE ROAD NO-R-37-A CITY OF PORTSMOUTH ROCKINGHAM COUNTY" DATED 1929.
- "SITE DEVELOPMENT PLANS TAX MAP 267 LOT 8 OWNER: 1900 LAFAYETTE ROAD SPE, LLC, SASTRY HOLDINGS, LLC AND GDC LAFAYETTE PROPERTIES, LLC 150 US HIGHWAY 1 BY-PASS, PORTSMOUTH, NH SITE: 1900 LAFAYETTE ROAD, PORTSMOUTH, NH COUNTY OF ROCKINGHAM" BY MSC A DIVISION OF TFMORAN, INC., DATED 01/20/2014 WITH REVISION 5, DATED 03/02/2015. RCRD PLAN #D-38824.
- "SITE DEVELOPMENT PLANS TAX MAP 267 LOT 8 PROPERTY OF 1900 LAFAYETTE ROAD SPE, LLC, SASTRY HOLDINGS, LLC AND GDC LAFAYETTE PROPERTIES, LLC 150 LAFAYETTE ROAD, PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM" BY MSC A DIVISION OF TFMORAN, INC., DATED 01/20/2014 WITH REVISION 7, DATED 09/22/2015. RCRD PLAN #D-39176.

NOTES:

- THE PARCEL IS LOCATED IN THE OFFICE RESEARCH (OR) ZONE.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 267 AS LOT 8.
- THE PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 270 OF 681, MAP NUMBER 33015C0270E, EFFECTIVE DATE: MAY 17, 2005.
- OWNER OF RECORD:
WSS LAFAYETTE PROPERTIES, LLC (20%) et als
1900 LAFAYETTE ROAD
PORTSMOUTH, NH 03801
RCRD BK.#5970 PG.#1324
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS.
- FIELD SURVEY COMPLETED BY TODD C. EMERSON IN DECEMBER 2015 AND UPDATED IN APRIL 2019 USING A TOPCON DS103 AND TOPCON TESLA & FC-5000 DATA COLLECTOR.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE CURRENT SITE FEATURES OF TAX MAP 267 LOT 8.
- THE CURRENT WETLANDS BOUNDARY SHOWN ON THIS PLAN WAS DELINEATED ON APRIL 3, 2019 BY CHRISTOPHER K. DANFORTH CWS #077 OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3), NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEWPCC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013 (VER. 3.1) AND FIELD LOCATED BY MSC/TF MORAN.
- ELEVATIONS ARE BASED ON NHDOT GEODETIC CONTROL DISK Y49 RESET 1994, VERTICAL DATUM NAVD88.
- ZONING REQUIREMENTS: OFFICE RESEARCH (OR) ZONE
MINIMUM LOT DIMENSIONS:
LOT AREA: 3 ACRES
CONTINUOUS STREET FRONTAGE: 300'
LOT DEPTH: 300'
MINIMUM YARD DIMENSIONS:
FRONT: 80'
SIDE: 75'
REAR: 50'
MAXIMUM STRUCTURE DIMENSIONS:
STRUCTURE HEIGHT: 60'
ROOF APURTENANCE HEIGHT: 10'
BUILDING COVERAGE: 30%
MINIMUM OPEN SPACE: 30%
PER THE CITY OF PORTSMOUTH, NH ZONING ORDINANCE SECTION 10.531.
* SEE SECTION 10.533.
- UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE AND RECORD PLANS. THEY ARE APPROXIMATE LOCATIONS ONLY. CONTACT DIG SAFE @ 1-888-DIGSAFE TO VERIFY UTILITIES.
- C-900 SECTION OF PIPE WAS INSTALLED IN PLACE OF THE SDR 35 PIPE SHOWN ON THE APPROVED SITE PLANS AT THE WATERLINE CROSSING.
- SEWER MAIN INSULATION INSTALLED FROM SMH 2 AND EXTENDING 20'± NORTHERLY OF SMH 5 AND FROM 20'± SOUTHERLY OF SMH 6 TO SMH 2165.



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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 267 LOT 8
EXISTING CONDITIONS PLAN
1900 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
 OWNED BY
WSS LAFAYETTE PROPERTIES, LLC (20%) et als

SCALE: 1" = 20' (22x34)
1" = 40' (11x17)

JUNE 20, 2024

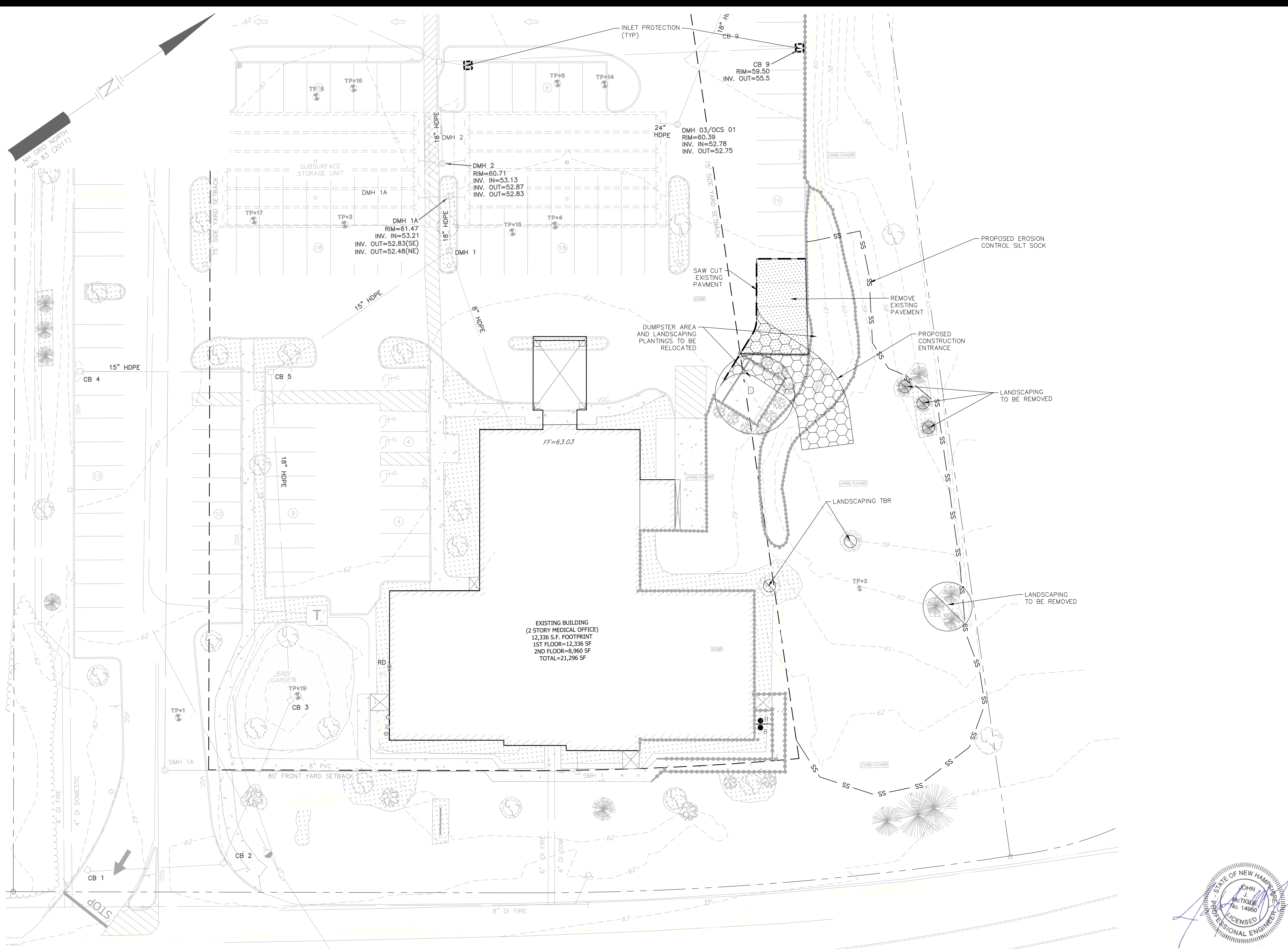
		Civil Engineers	170 Commerce Way, Suite 102
		Structural Engineers	Portsmouth, NH 03801
		Traffic Engineers	Phone (603) 431-2222
		Land Surveyors	Fax (603) 431-0910
		Landscape Architects	www.tfmoran.com
		Scientists	

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FILE	45407.17	DR	ID	FB
		CK	BMK	CADFILE

S-01

Sep 18, 2024 - 12:39pm
 F:\MISC Projects\45407 - Lafayette Road - Portsmouth\45407-17 Hammes Realty - 1900 Lafayette Road\Design\PRODUCTION DRWG\SM45407-17 Site-Prep.dwg



NOTES

- SEE NOTES ON SHEET C-01.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATIONS, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF ANY DEMOLITION. THE LOCATIONS SHOWN ON THESE PLANS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DEMOLITION TO DETERMINE APPROPRIATE ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
- THE CONTRACTOR SHALL VERIFY ALL SURVEY INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- EXISTING UTILITY SERVICES TO BE DISCONTINUED ARE TO BE CAPPED AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.
- CONSTRUCTION DEBRIS AND INVASIVE SPECIES SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.
- PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL PLACE ORANGE CONSTRUCTION FENCING AROUND EACH TREE TO BE RETAINED THROUGHOUT CONSTRUCTION. NO STOCKPILES OF MATERIAL ARE PERMITTED WITHIN THE DRIP-LINE OF THE TREES TO BE SAVED.
- CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY TREES ARE DAMAGED DURING CONSTRUCTION.

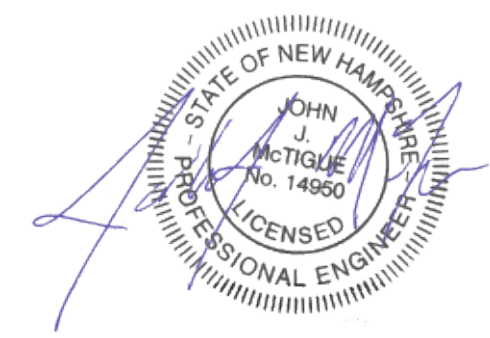
CONSTRUCTION SEQUENCE NOTES

- TO MINIMIZE EROSION AND SEDIMENTATION DUE TO CONSTRUCTION, CONSTRUCTION SHALL FOLLOW THIS GENERAL CONSTRUCTION SEQUENCE.
- MODIFICATIONS TO THE SEQUENCE NECESSARY DUE TO THE CONTRACTOR'S SCHEDULE SHALL INCLUDE APPROPRIATE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES.
- THE CONTRACTOR SHALL SCHEDULE WORK SUCH THAT ANY CONSTRUCTION AREA IS STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE EXCEPT AS NOTED BELOW. NO MORE THAN 5 ACRES OF DISTURBED LAND SHALL BE UNSTABILIZED AT ANY ONE TIME.
- THE PROJECT SHALL BE MANAGED SO THAT IT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ARG 3800 RELATIVE TO INVASIVE SPECIES.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE OF INFILTRATION SYSTEMS WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO STORMWATER BMP'S. STORMWATER RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.
- DO NOT PLACE STORMWATER BMP'S INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- AFTER THE INFILTRATION SYSTEM IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE THE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
- NOTIFY EASEMENT OWNERS PRIOR TO COMMENCEMENT OF WORK.
 - INSTALL ALL PERIMETER EROSION PROTECTION MEASURES AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - STORMWATER TREATMENT PONDS AND SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
 - DURING CONSTRUCTION EVERY EFFORT SHALL BE MADE TO MANAGE SURFACE RUNOFF QUALITY.
 - DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT BARRIERS, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED. (TEMPORARY SEED MIXTURE OF WINTER RYE APPLIED AT A RATE OF 2.5 LBS/1000 SF SHALL BE USED).
 - CONDUCT MAJOR EARTHWORK, INCLUDING CLEARING AND GRUBBING, WITHIN THE LIMITS OF WORK. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
 - ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AND WETLAND AREAS. A SILT BARRIER SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PROVIDE ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK AREA.
 - CONSTRUCT BUILDING PAD AND COMMENCE NEW BUILDING CONSTRUCTION.
 - CONSTRUCT TEMPORARY CULVERTS AND DIVERSIONS AS REQUIRED.
 - BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH.
 - PERFORM EARTHWORK NECESSARY TO ESTABLISH ROUGH GRADING AROUND PARKING FIELDS AND ACCESS DRIVES. MANAGE EXPOSED SOIL SURFACES TO AVOID TRANSPORTING SEDIMENTS INTO WETLANDS. PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 - INSTALL SUBSURFACE UTILITIES (WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS, DRAINAGE, DRAINAGE FACILITIES, ETC.).
 - CONSTRUCT PROPOSED ROADWAY, RAIN GARDENS, GRAVEL WETLANDS AND DRAINAGE SWALES. ALL DITCHES, SWALES, AND GRAVEL WETLANDS SHALL BE FULLY STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
 - COMPLETE BUILDING AND ALL OFF-SITE IMPROVEMENTS.
 - COMPLETE SEEDING AND MULCHING. SEED TO BE APPLIED WITH BROADCAST SPREADER OR BY HYDRO-SEEDING, THEN ROLLED, RAKED, OR DRAGGED TO ASSURE SEED/SOIL CONTACT.
 - REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE BECOME FIRMLY ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE.
 - DURING THE COURSE OF THE WORK AND UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS, EITHER ON OR OFF SITE, INCLUDING CATCH BASINS, AND SUMPS, DRAIN PIPES AND DITCHES, CURB LINES, ALONG SILT BARRIERS, ETC. RESULTING FROM SOIL AND/OR CONSTRUCTION OPERATIONS.
 - SEE WINTER CONSTRUCTION SEQUENCE FOR WORK CONDUCTED AFTER OCTOBER 15TH.

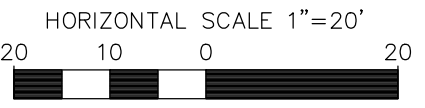
SITE DEVELOPMENT PLANS

TAX MAP 267 LOT 8
SITE PREPARATION PLAN
PROPOSED PARKING EXPANSION
1900 LAFAYETTE ROAD, PORTSMOUTH, NH
 OWNED BY & PREPARED FOR
HAMMES REALTY SERVICES, LLC

1"=40' (11'X17')
SCALE: 1"=20' (22'X34') **JANUARY 24, 2024**



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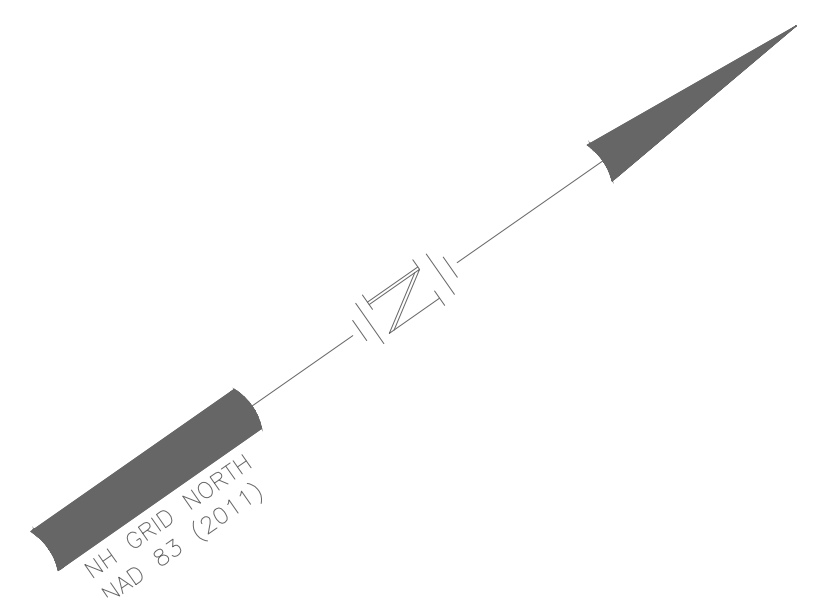


REV	DATE	DESCRIPTION	DR	CK
3	9/17/2024	NO REVISIONS THIS SHEET	JJM	
2	9/9/2024	NO REVISIONS THIS SHEET	JJM	
1	7/31/2024	No Revisions This Sheet		

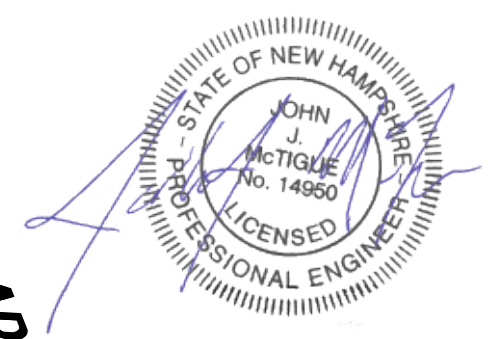
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F I L E 45407.17
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 C-02



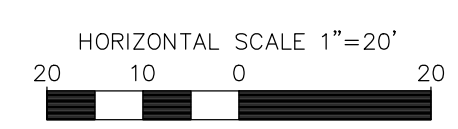
OPEN SPACE (67,500sf ± = 39%)
 IMPERVIOUS AREA (105,900sf ± = 61%)



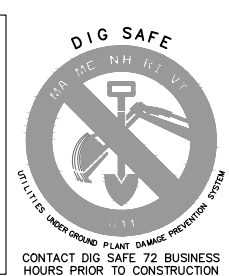
SITE DEVELOPMENT PLANS
 TAX MAP 267 LOT 8
OVERALL SITE LAYOUT PLAN
PROPOSED PARKING EXPANSION
1900 LAFAYETTE ROAD, PORTSMOUTH, NH
 OWNED BY & PREPARED FOR
HAMMES REALTY SERVICES, LLC

1"=40' (11"X17")
SCALE: 1"=20' (22"X34") **SEPTEMBER 17, 2024**

REV	DATE	DESCRIPTION	JJM	CRR
1	9/17/2024	NEW SHEET	JJM	CRR
			DR	CK



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Sep 18, 2024 - 11:34am F:\MISC Projects\45407 - Lafayette Road - Portsmouth\45407-17 Hammes Realty - 1900 Lafayette Road\Design\PRODUCTION DRWG\M45407-17_Site-Plan_Overall.dwg

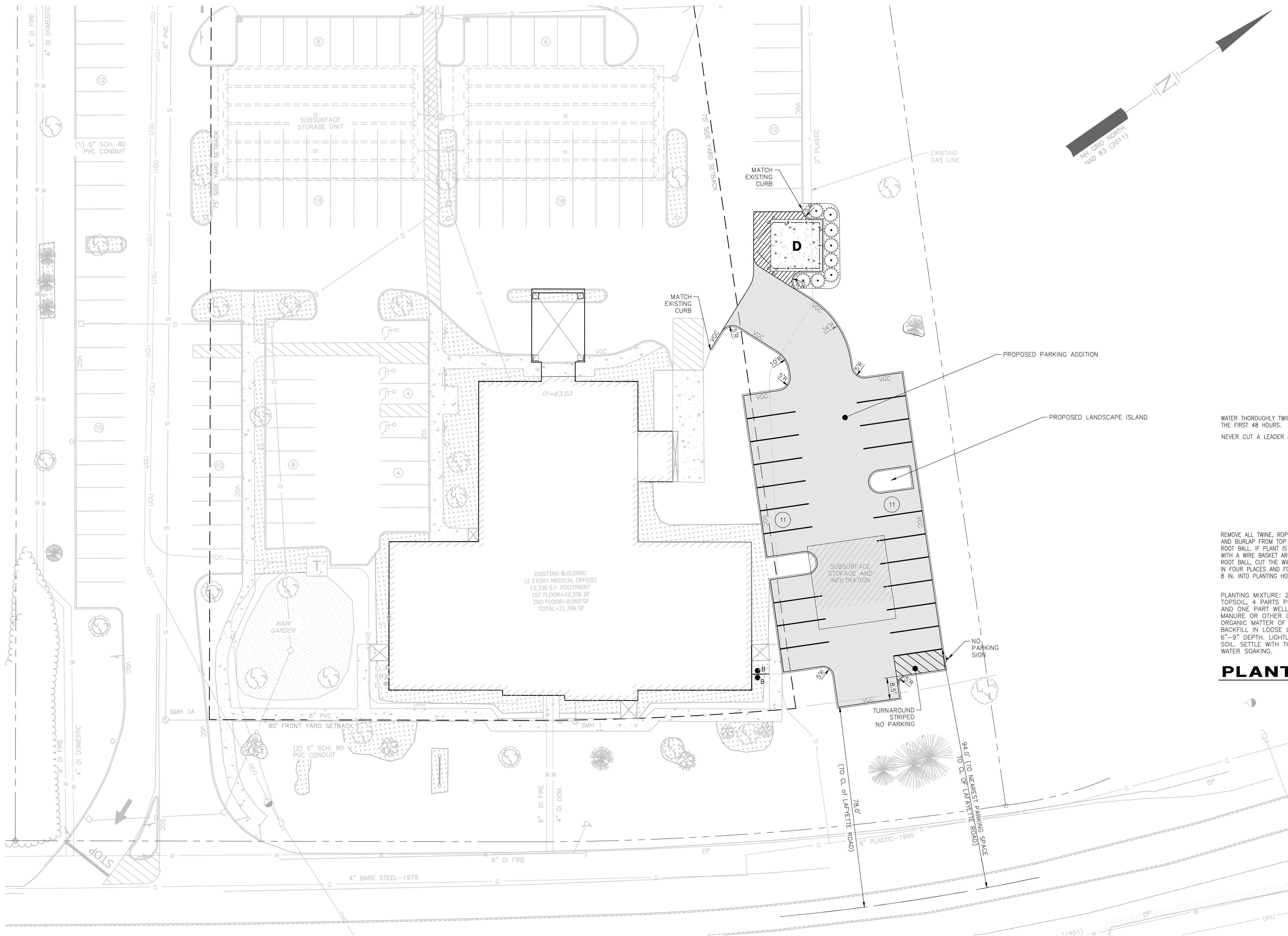
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File # 45407.17
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 C-03

Sep 18, 2024 - 12:29pm
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SITE DATA

OWNER OF RECORD OF MAP 267 LOT 8: HPIII BOSTON PORTSMOUTH LLC C/O HAMMES REALTY SERVICES LLC
 DEED REFERENCE TO PARCEL IS BK 6431 PG 1522
 AREA OF PARCEL = 173,369± SF OR 3.98± ACRES

ZONED: OFFICE RESEARCH
 EXISTING USE: MEDICAL USE
 PROPOSED USE: MEDICAL USE

	REQUIRED:	EXISTING:	PROPOSED:
MINIMUM OPEN SPACE	30%		39%

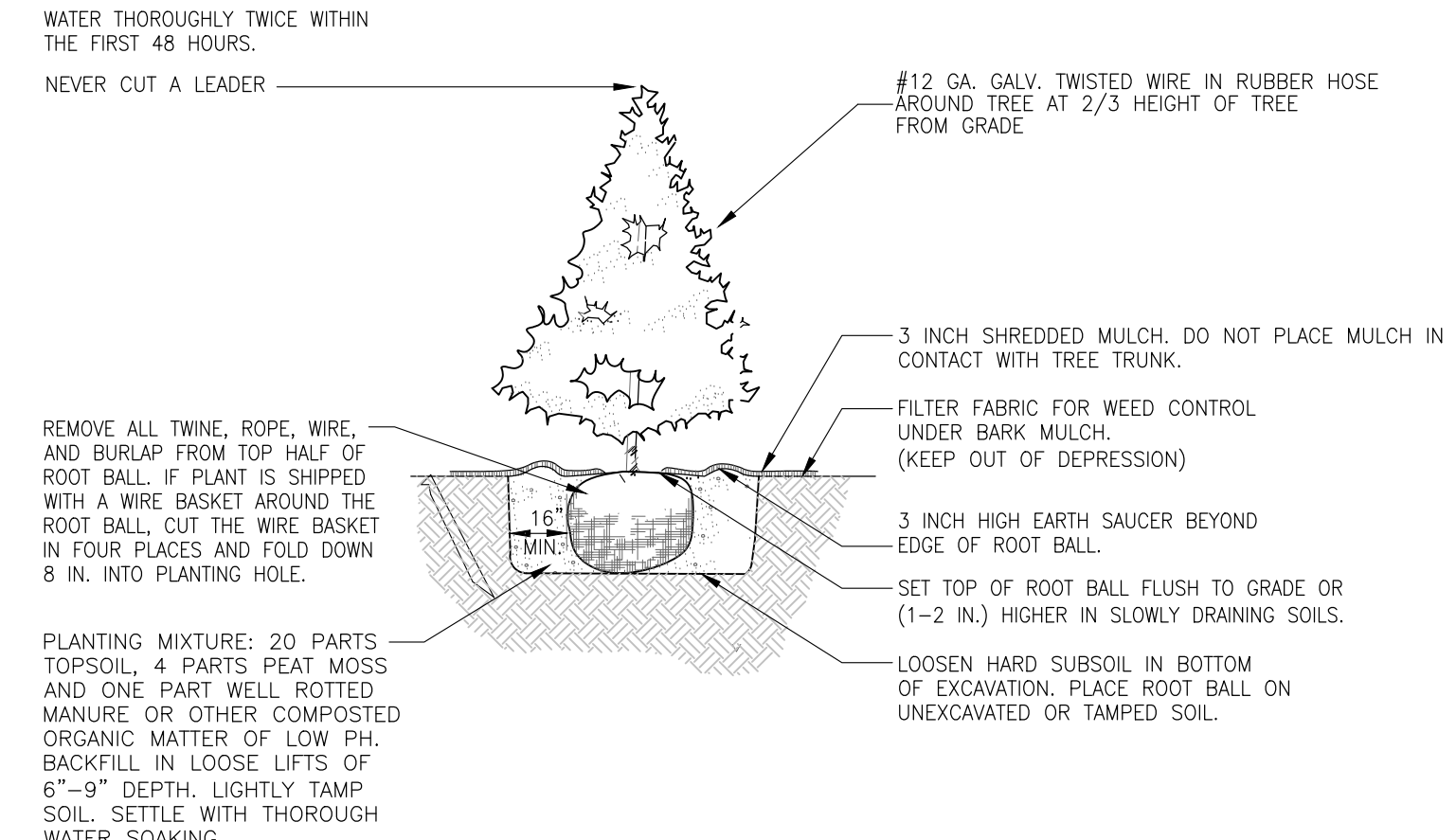
THE PURPOSE OF THIS PLAN IS TO DEPICT THE ADDITION OF PARKING TO THE EXISTING USE. ASSOCIATED IMPROVEMENTS INCLUDE AND ARE NOT LIMITED TO ACCESS, GRADING, STORMWATER MANAGEMENT SYSTEMS, UTILITIES, LIGHTING, AND LANDSCAPING.

PARKING CHANGES	REQUIRED	EXISTING:	PROPOSED:
PARKING SPACES	130-156 SPACES	139 SPACES	156 SPACES
ACCESSIBLE SPACES	6 SPACE	8 SPACES	8 SPACES
PARKING SPACE SIZE	9 FT X 19 FT	8.5 FT X 19 FT	9 FT X 19 FT
AISLE WIDTH	24 FT	24 FT	24 FT

PARKING CALCULATIONS:
 REQUIRED PARKING RATIO:
 MEDICAL OFFICE: 1 SPACE PER 250 SF GFA
 AMBULATORY MEDICAL CENTER: 1 SPACE PER 250 SF GFA

TOTAL REQUIRED:
 FRONT (2 STORY MEDICAL OFFICE): 21,296 SF * 1 SPACE / 250 SF = 85 SPACES
 REAR 1 STORY AMBUL. MED. CNTR: 11,175 SF * 1 SPACE / 250 SF = 45 SPACES
 130 SPACES

MAXIMUM NUMBER OF PARKING SPACES = 120% OF MINIMUM NUMBER OF PARKING SPACES
 120% X 130 SPACES = 156 SPACES



PLANTING DETAIL

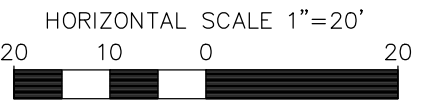
NOT TO SCALE

SITE DEVELOPMENT PLANS
 TAX MAP 267 LOT 8
SITE LAYOUT PLAN
PROPOSED PARKING EXPANSION
1900 LAFAYETTE ROAD, PORTSMOUTH, NH
 OWNED BY & PREPARED FOR
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JANUARY 24, 2024

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REV	DATE	DESCRIPTION	DR	CK
6	9/17/2024	ADD PARKING TURNAROUND	JJM	CRR
5	9/9/2024	REVISED PARKING CALCULATIONS	JJM	CRR
4	7/31/2024	ADDED PARKING CALLOUT	BCH	JJM
3	4/2/2024	REVISED PER CITY COMMENTS	JJM	CRR
2	10/30/2023	REVISED PER WETLAND SCIENTIST OBSERVATIONS	JKC	CRR
1	10/16/2023	ADDED PARKING SPACES	JKC	CRR

Seacoast Division

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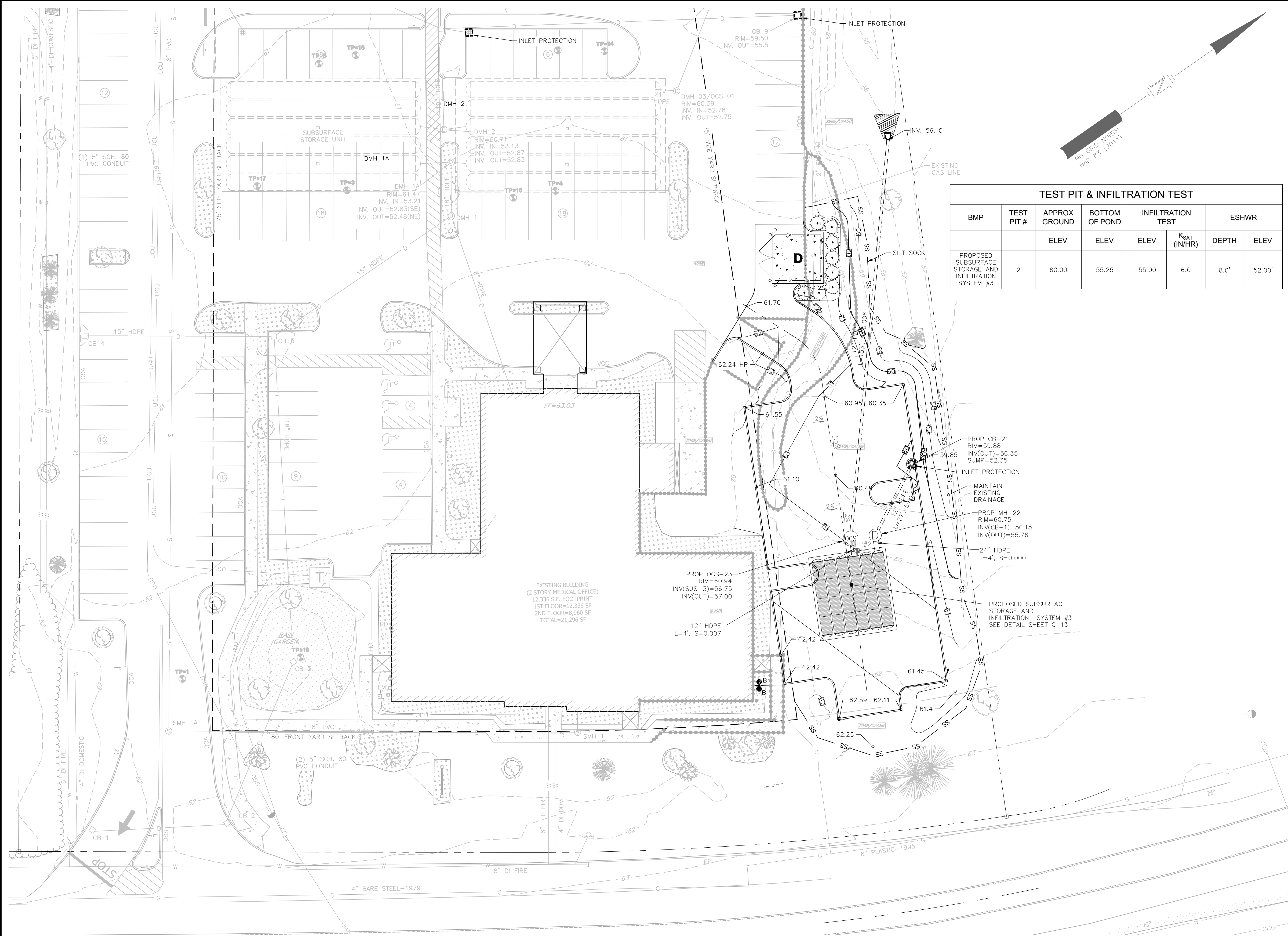
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C-04

Sep 18, 2024 - 12:41pm F:\MISC Projects\45407-17 Lafayette Road - Portsmouth\45407-17 Hammes Realty - 1900 Lafayette Road\Design\PRODUCTION DRWG\M45407-17 Grading-Drainage-Plan.dwg



GRADING AND DRAINAGE NOTES

- SEE NOTES ON SHEET C-01.
- PROPOSED SPOT GRADES ARE PROVIDED TO THE NEAREST 0.05. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE FINISHED GRADES MEET ADA STANDARDS FOR WHEEL CHAIR RAMPS, HANDICAP SPACES AND ACCESS AISLES, CROSSWALKS, SIDEWALKS, ETC.
- ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
- LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
- ALL PROPOSED DRAINAGE PIPES SHALL BE 12" AND HDPE, UNLESS OTHERWISE NOTED ON THE PLAN.
- DRAINAGE PIPES WITH LESS THAN 3' COVER SHALL BE INSULATED (SEE UTILITY TRENCH DETAIL) AND DRAINAGE CATCH BASINS WITH LESS THAN 3.5' OF COVER OVER INVERTS SHALL USE SLAB TOP CATCH BASIN (SEE DETAILS).
- THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND ARCHITECTURAL PLANS FOR SUBDRAINAGE SYSTEMS FOR THE BUILDING FOUNDATION. SUBDRAINAGE MUST DAYLIGHT OR TIE INTO THE STORMWATER MANAGEMENT SYSTEM. COORDINATE SUBDRAINAGE SYSTEM DESIGN WITH THE ENGINEER OF RECORD.

EROSION CONTROL NOTES

- SEE NOTES ON SHEET C-01, EROSION CONTROL NOTES ON SHEET C-09, EROSION CONTROL DETAILS ON SHEET C-10, AND THE APPROVED SWPPP, AS APPLICABLE.
- INSTALL SILT BARRIER ALONG THE PERIMETER OF THE AREA TO BE DISTURBED AS FIRST ORDER OF WORK.
- PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED. INLET PROTECTION BARRIERS SHALL BE IN PLACE AT ALL CATCH BASINS PRIOR TO THE DISTURBANCE OF SOIL.
- DUST CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IT SHALL BE ACCOMPLISHED BY THE UNIFORM APPLICATION OF CALCIUM CHLORIDE AT THE RATE OF 1-1/2 POUNDS PER SQUARE YARD BY MEANS OF A LIME SPREADER OR OTHER APPROVED METHOD. WATER MAY ALSO BE USED FOR DUST CONTROL, AND APPLIED BY SPRINKLING WITH WATER TRUCK DISTRIBUTORS, AS REQUIRED.
- SILT PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS CONTAINED IN THIS PLAN SET.
- EROSION CONTROL MIX, AS SPECIFIED IN THE DETAILS, CAN BE USED IN PLACE OF SILT SOCK.
- CONSTRUCT JUTE MATTING ON ALL SLOPES STEEPER THAN 3:1, DISTURBED AREAS SLOPING TOWARDS WETLANDS AND ALL LOCATIONS SHOWN ON PLAN.
- INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAIN STORM OF 0.25" OR GREATER. REPAIR/MODIFY SILT BARRIER AS NECESSARY TO MAXIMIZE FILTER EFFICIENCY. REMOVE SEDIMENT WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
- PROVIDE SILT BARRIERS AT THE BASE OF CUT AND FILL SLOPES UNTIL COMPLETION OF THE PROJECT OR UNTIL VEGETATION BECOMES ESTABLISHED ON SLOPES. EROSION PROTECTION BELOW FILL SLOPES SHALL BE PLACED IMMEDIATELY AFTER CLEARING, PRIOR TO EMBANKMENT CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS QUICKLY AS POSSIBLE. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
- ALL WORK AREAS TO BE STABILIZED AT THE END OF EACH WORK DAY AND PRIOR TO ANY PREDICTED SIGNIFICANT RAIN EVENT.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS, WHICH MEET THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2, ARE 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 RIP RAP HAS BEEN INSTALLED
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED
- ALL CATCH BASINS, MANHOLES, AND DRAIN LINES SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS AFTER ALL AREAS HAVE BEEN STABILIZED.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLOPE STABILITY DURING CONSTRUCTION.
- THE EROSION CONTROL PRACTICES SHOWN ON THESE PLANS ARE ILLUSTRATIVE ONLY AND SHALL BE SUPPLEMENTED BY THE SITE CONTRACTOR AS NEEDED.

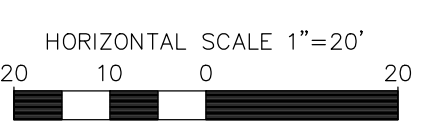
TEST PIT & INFILTRATION TEST						
BMP	TEST PIT #	APPROX	BOTTOM	INFILTRATION		ESHWR
		GROUND	OF POND	TEST	TEST	
		ELEV	ELEV	ELEV	K _{SAT} (IN/HR)	DEPTH
PROPOSED SUBSURFACE STORAGE AND INFILTRATION SYSTEM #3	2	60.00	55.25	55.00	6.0	8.0'

SOIL LEGEND (PER SITE SPECIFIC SOIL SURVEY)		
SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP
299/CAABB	UDORTMENTS, SMOOTHED (WELL DRAINED, NO NATURAL SOILS)	B
699	URBAN LAND	N/A

SITE DEVELOPMENT PLANS
 TAX MAP 267 LOT 8
GRADING AND DRAINAGE PLAN
PROPOSED PARKING EXPANSION
1900 LAFAYETTE ROAD, PORTSMOUTH, NH
 OWNED BY & PREPARED FOR
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1"=40' (11"X17')
SCALE: 1"=20' (22"X34') **JANUARY 24, 2024**

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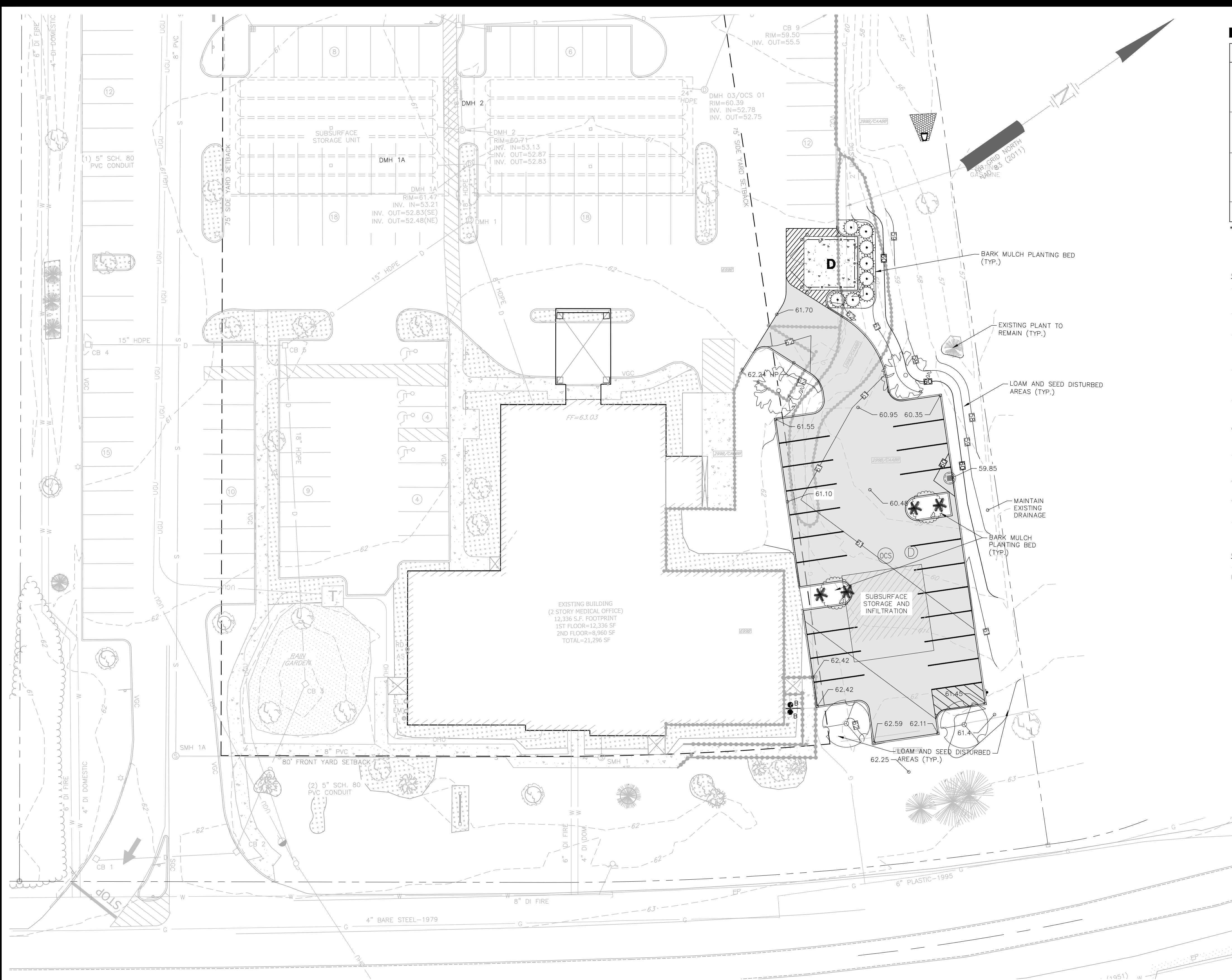
REV	DATE	DESCRIPTION	DR	CK
3	9/17/2024	UPDATE GRADING NEXT TO TURNAROUND	JJM	CRR
2	9/9/2024	NO REVISIONS THIS SHEET	JJM	
1	7/31/2024	REVISED SITE SOILS, REVISED TITLE BLOCK	BCH	JJM

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 CK CRR CADFILE 45407-17_GRADING-DRAINAGE-PLAN C-05

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LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	REMARKS	MATURE SIZE (HEIGHT/SPREAD)	GROWTH HABIT
	2	ULMUS AMERICANA 'PRINCETON' PRINCETO AMERICAN ELM	3" CAL. MIN.	B&B	60'/40'-60'	VASE
	2	CRATAEGUS C.J. 'THORNLESS' THORNLESS COCKSPUR HAWTHORN	2" CAL. MIN.	B&B	15'-20'/15'-20'	ROUNDED
	2	PLATANUS X ACREFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	3" CAL. MIN.	B&B	60'+/60'...	ROUNDED
	4	SPIRAEA X B. 'ANTHONY WATERER' ANTHONY WATERER SPIREA	3 GAL.	CONTAINER	3'-4'/4'-5'	MOUNDED

* ALL PLANTS CONTAINED IN LEGEND HAVE BEEN SELECTED FOR URBAN GROWING CONDITIONS.

LANDSCAPE NOTES

(SEE DETAILS FOR ADDITIONAL NOTES)

GENERAL

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
- THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
- ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBEROUS, COMPACT ROOT SYSTEM.
- ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
- ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
- IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST", TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1258-FN."

GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

SITE DEVELOPMENT PLANS

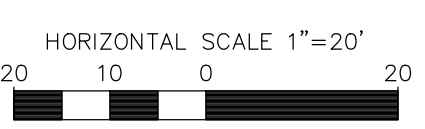
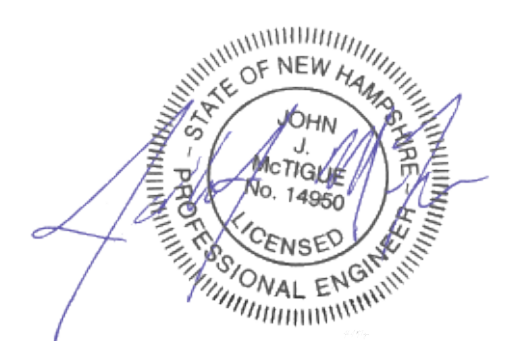
TAX MAP 267 LOT 8
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REV	DATE	DESCRIPTION	DR	CK
3	9/17/2024	UPDATED LANDSCAPE NEAR TURNAROUND	JJM	CRR
2	9/9/2024	NO REVISIONS THIS SHEET	JJM	
1	7/31/2024	No Revisions This Sheet	MK	

FILE	45407.17	DR	JJK	FB		
CK	CRR	CADFILE	45407-17_LANDSCAPE-PLAN			C-06

LANDSCAPE SPECIFICATIONS

SITE AND SOIL PREPARATION

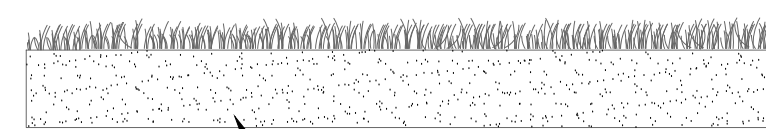
- WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR LEDGE, NOTIFY LANDSCAPE ARCHITECT/ENGINEER BEFORE PLANTING.
- ALL DISTURBED AREAS & PLANTING AREAS, INCLUDING AREAS TO BE SODDED, SHALL RECEIVE THE FOLLOWING SOIL PREPARATION PRIOR TO PLANTING: A MINIMUM OF 6 INCHES OF LIGHTLY COMPACTED TOPSOIL SHALL BE INSTALLED OVER THE SUBSOIL IF TOPSOIL HAS BEEN REMOVED OR IS NOT PRESENT.
- LOAM SHALL CONSIST OF LOOSE FRIABLE TOPSOIL WITH NO ADMIXTURE OF REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. LOAM SHALL BE FREE FROM STONES, LUMPS, STUMPS, OR SIMILAR OBJECTS LARGER THAN TWO INCHES (2") IN GREATEST DIAMETER, SUBSOIL, ROOTS, AND WEEDS. THE MINIMUM AND MAXIMUM PH VALUE SHALL BE FROM 5.5 TO 7.6. LOAM SHALL CONTAIN A MINIMUM OF THREE PERCENT (3%) AND A MAXIMUM OF TWENTY PERCENT (20%) ORGANIC MATTER AS DETERMINED BY LOSS BY IGNITION. NOT MORE THAN SIXTY-FIVE PERCENT (65%) SHALL PASS A NO. 200 SIEVE AS DETERMINED BY THE WASH TEST IN ACCORDANCE WITH ASTM D1140. IN NO INSTANCE SHALL MORE THAN 20% OF THAT MATERIAL PASSING THE #4 SIEVE CONSIST OF CLAY SIZE PARTICLES.
- NATURAL TOPSOIL NOT CONFORMING TO THE PARAGRAPH ABOVE OR CONTAINING EXCESSIVE AMOUNTS OF CLAY OR SAND SHALL BE TREATED BY THE CONTRACTOR TO MEET THOSE REQUIREMENTS.
- SUBMIT TEST RESULTS OBTAINED FROM SOURCE TO ENGINEER/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL, PRIOR TO SPREADING OPERATIONS.
- APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT TO USE THE TOPSOIL WILL DEPEND UPON THE RESULTS OF THE SOIL TESTS.
- THE BURDEN OF PROOF OF SOIL AMENDMENT INSTALLATION RESTS WITH THE CONTRACTOR. SOIL TESTS MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE IN ORDER TO CONFIRM AMENDMENT INSTALLATION.

PLANTING

- EXCAVATE PITS, PLANTERS, BEDS AND TRENCHES WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
- ANY LEDGE OR RUBBLE MATERIAL SHALL BE FRACTURED TO A DEPTH OF 3 FEET AND EXCAVATED TO A DEPTH OF 30 INCHES FOR TREE POCKETS AND 18 INCHES FOR SHRUB BEDS. THIS PROCEDURE SHALL BE HANDLED BY THE SITE CONTRACTOR. SITE TOPSOIL SHALL BE DEPOSITED IN ALL EXCAVATED POCKETS.
- DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.
- FILL EXCAVATIONS FOR TREES AND SHRUBS WITH WATER AND ALLOW TO PERCOLATE OUT BEFORE PLANTING.
- DISH TOP OF BACKFILL TO ALLOW FOR MULCH - PLANT SAUCERS SHALL BE AS SHOWN ON DETAIL SHEETS; 6" DIAMETER FOR ALL DECIDUOUS TREES, AND FOR EVERGREEN TREES A RADIUS 2' BEYOND THE OUTER MOST BRANCHES.
- MULCH TREES, SHRUBS, PLANTERS AND BEDS. PROVIDE NOT LESS THAN 3" THICKNESS OF BARK MULCH, 3/8"-2" OF WIDTH, AND WORK INTO TOP OF BACKFILL. FINISH LEVEL WITH ADJACENT FINISH GRADES AS DIRECTED IN THE FIELD.
- STAKE AND GUY TREES IMMEDIATELY AFTER PLANTING (TREE SUPPORT STAKES SHALL BE 2" X 3" X 6', WOOD STAKES, GUYING WIRE SHALL BE NO. 12 GAUGE GALVANIZED SOFT STEEL WIRE. HOSE FOR COVERING WIRE SHALL BE NEW OR USED TWO PLY RUBBER HOSE NOT LESS THAN 1/2 INCH INSIDE DIAMETER. (PLASTIC "CINCH-TIES" OR EQUIVALENT FASTENING DEVICE MAY BE AN ACCEPTABLE GUY WIRE AND HOSE PROTECTOR SUBSTITUTE.)
- TREEGATOR WATERING SYSTEM OR APPROVED EQUAL SHALL BE INSTALLED FOR ALL DECIDUOUS TREES AT TIME OF PLANTING AND REMOVED BEFORE FROST. WATERING RATE TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.
- ALL PLANT MATERIALS SHALL HAVE DEAD OR DAMAGED BRANCHES REMOVED AT TIME OF PLANTING. ALL TAGS AND RIBBONS SHALL BE REMOVED AT THIS TIME.
- TREES TO REMAIN STAKED FOR 1 FULL GROWING SEASON.
- THE CONTRACTOR SHALL REQUEST A FINAL OBSERVATION BY THE OWNER'S REPRESENTATIVE UPON COMPLETION OF INSTALLATION.

SEEDING

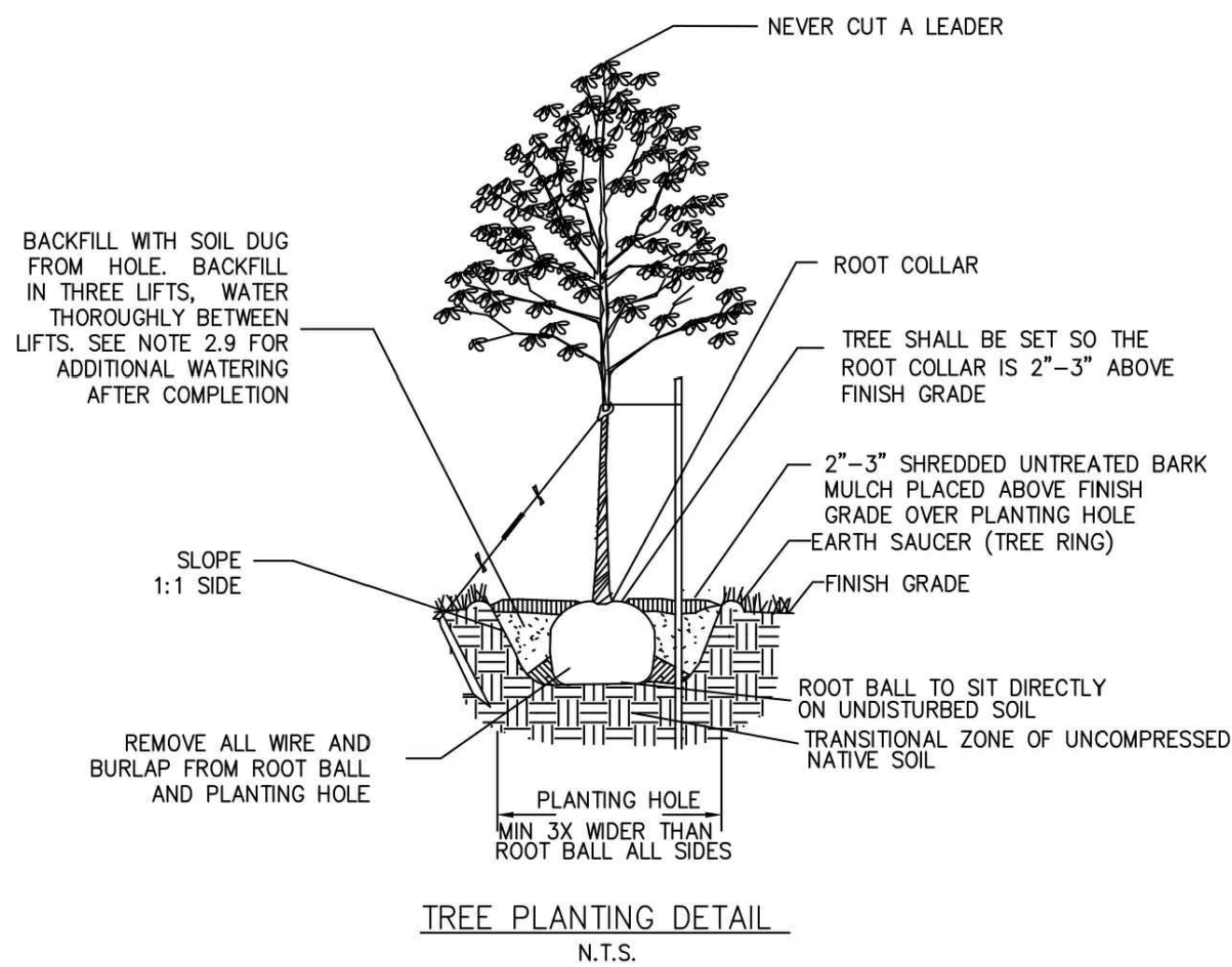
- SLOPES UP TO AND INCLUDING 3:1 GRADE, SEED WILL BE NEW ENGLAND EROSION CONTROL & RESTORATION MIX PER NEW ENGLAND WETLANDS PLANTS INC., AMHERST, MA.
- SLOPES STEEPER THAN 3:1 GRADE, SEED WILL BE NEW ENGLAND EROSION CONTROL & RESTORATION MIX PER NEW ENGLAND WETLANDS PLANTS INC., AMHERST, MA. SEE CIVIL FOR ADDITIONAL EROSION CONTROL MEASURES.
- GENERAL SEED WILL BE NHDOT SPECIFICATION SECTION 644, TABLE 644-1-PARK SEED TYPE 15, INCLUDING NOTES TO TABLE 1, 2 & 3.



6" LOAM (ITEM 641)
SEED (ITEM 644) LIMESTONE (ITEM 642) FERTILIZER (ITEM 643.11)
APPLY RATIOS OF LIMESTONE AND FERTILIZER PER MANUFACTURERS SPECIFICATION BASED ON SOIL TEST RESULTS.
STRAW MULCH SHALL BE UTILIZED FOR EROSION CONTROL AT A RATE OF 3 TONS PER ACRE. HYDROSEEDING MAYBE UTILIZED AS AN ALTERNATE METHOD. (SEE HYDROSEEDING NOTES)

LOAM & SEED

NOT TO SCALE



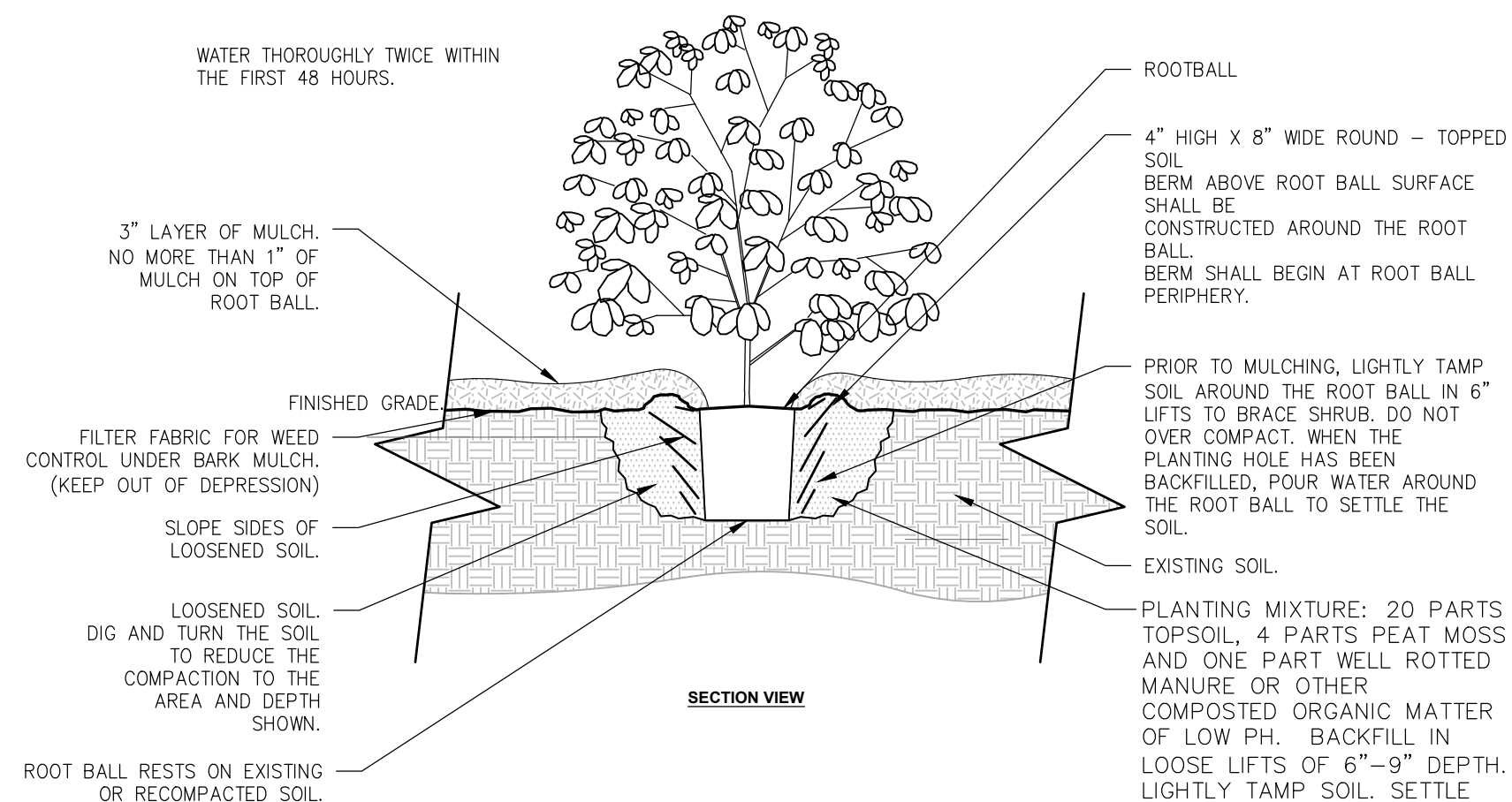
STANDARD DETAIL OF TREE PLANTING
PORTSMOUTH, NEW HAMPSHIRE
DRAWING SCALE: NTS
March, 2019

PART 1 - GENERAL:

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

PART 2 - EXECUTION:

- ALL PLANTING HOLES SHALL BE DUG BY HAND - NO MACHINES. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE NEW PLANTING PITS, PLANTING BEDS WITH GRANITE CURBING, AND PLANTING SITES WITH SILVA CELLS ARE BEING CREATED. IF A MACHINE IS USED TO DIG IN ANY OF THESE SITUATIONS AND PLANTING DEPTH NEEDS TO BE RAISED THE MATERIAL IN THE BOTTOM OF THE PLANTING HOLE MUST BE FIRMED WITH MACHINE TO PREVENT SINKING OF THE ROOT BALL.
- ALL WIRE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL AND PLANTING HOLE.
- THE ROOT BALL OF THE TREE SHALL BE WORKED SO THAT THE ROOT COLLAR OF THE TREE IS VISIBLE AND NO GIRDLING ROOTS ARE PRESENT.
- THE ROOT COLLAR OF THE TREE SHALL BE 2"-3" ABOVE GRADE OF PLANTING HOLE FOR FINISHING DEPTH.
- ALL PLANTINGS SHALL BE BACKFILLED WITH SOIL FROM THE SITE AND AMENDED NO MORE THAN 20% WITH ORGANIC COMPOST. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE ENGINEERED SOIL IS BEING USED IN CONJUNCTION WITH SILVA CELLS AND WHERE NEW PLANTING BEDS ARE BEING CREATED.
- ALL PLANTINGS SHALL BE BACKFILLED IN THREE LIFTS AND ALL LIFTS SHALL BE WATERED SO THE PLANTING WILL BE SET AND FREE OF AIR POCKETS - NO EXCEPTIONS.
- AN EARTH BERM SHALL BE PLACED AROUND THE PERIMETER OF THE PLANTING HOLE EXCEPT WHERE CURBED PLANTING BEDS OR PITS ARE BEING USED.
- 2"-3" OF MULCH SHALL BE PLACED OVER THE PLANTING AREA.
- AT THE TIME OF PLANTING IS COMPLETE THE PLANTING SHALL RECEIVE ADDITIONAL WATER TO ENSURE COMPLETE HYDRATION OF THE ROOTS, BACKFILL MATERIAL AND MULCH LAYER.
- STAKES AND GUYS SHALL BE USED WHERE APPROPRIATE AND/OR NECESSARY. GUY MATERIAL SHALL BE NON-DAMAGING TO THE TREE.
- ALL PLANTING STOCK SHALL BE SPECIMEN QUALITY, FREE OF DEFECTS, AND DISEASE OR INJURY. THE CITY OF PORTSMOUTH, NH RESERVES THE RIGHT TO REFUSE/REJECT ANY PLANT MATERIAL OR PLANTING ACTION THAT FAILS TO MEET THE STANDARDS SET FORTH IN THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPORTATION AND/OR THE CITY OF PORTSMOUTH, NH PLANTING REQUIREMENTS.



SHRUB PLANTING

NOT TO SCALE

Sep 18, 2024 - 11:35am F:\MISC Projects\45407 - Lafayette Road - Portsmouth\45407-17 Hammes Realty - 1900 Lafayette Road\Design\PRODUCTION DRWG\45407-17 Landscape-Plan.dwg

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SITE DEVELOPMENT PLANS

TAX MAP 267 LOT 8
LANDSCAPE DETAILS
PROPOSED PARKING EXPANSION
1900 LAFAYETTE ROAD, PORTSMOUTH, NH
OWNED BY & PREPARED FOR
HAMMES REALTY SERVICES, LLC

1"=40' (11'X17')
SCALE: 1"=20' (22'X34') **JANUARY 24, 2024**

REV	DATE	DESCRIPTION	DR	CK
2	9/9/2024	NO REVISIONS THIS SHEET	JJM	
1	7/31/2024	No Revisions This Sheet	MK	

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		CK	CR	CADFILE	45407-17_LANDSCAPE-PLAN	

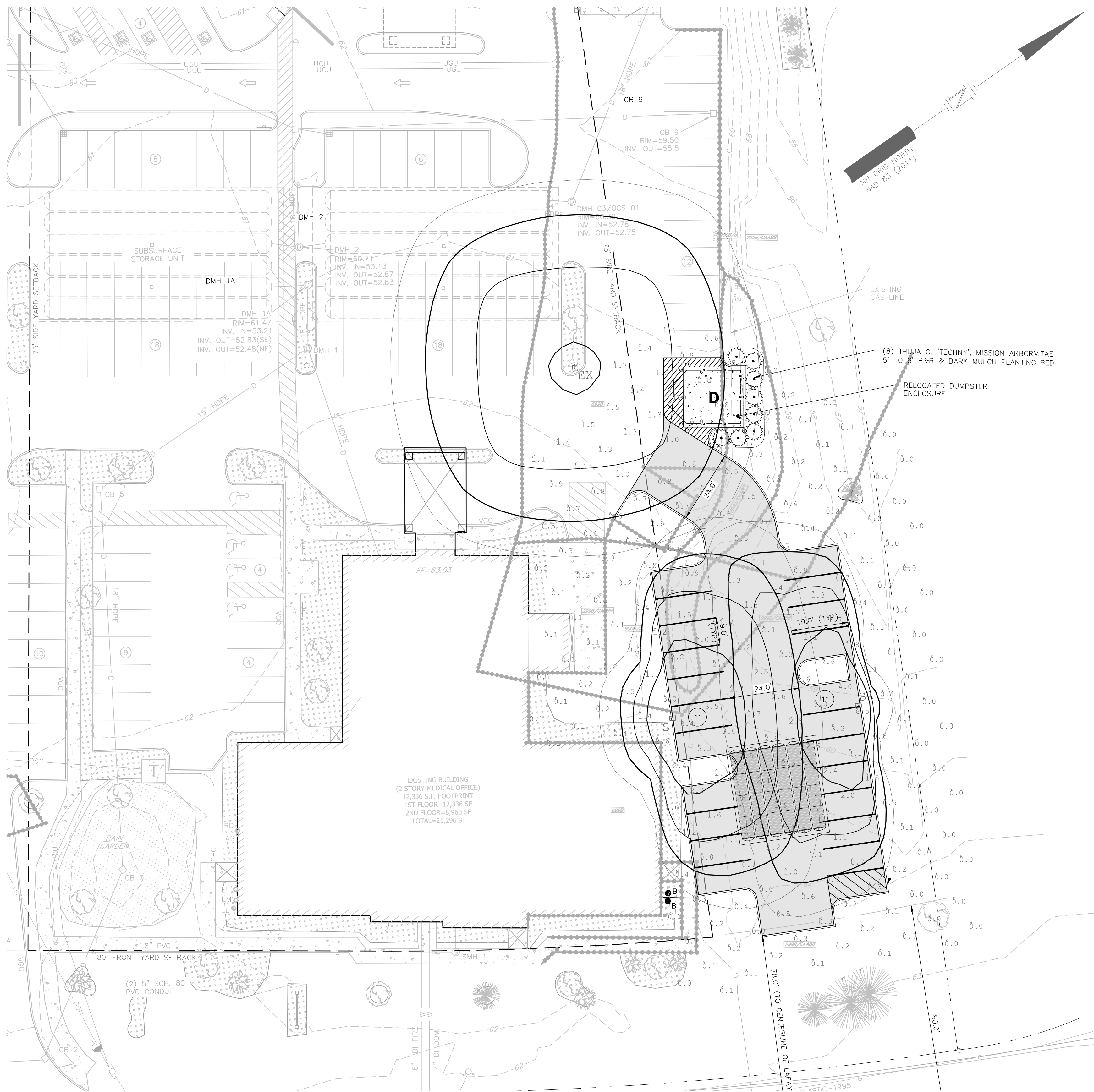
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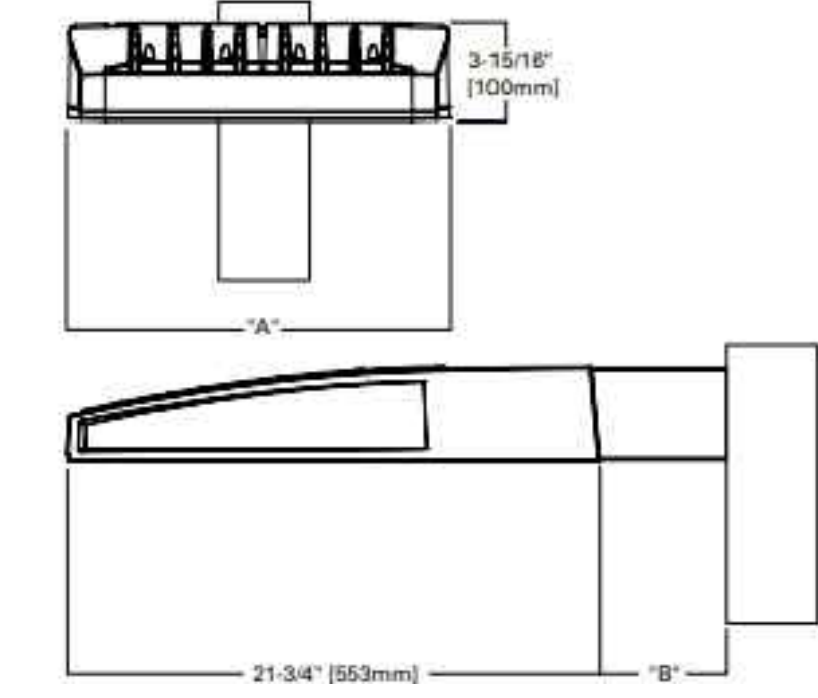
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LUMINAIRE SCHEDULE				
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION
	1	S	SINGLE	GLEON-SA2A-740-U-T3 / 20' AFG
	1	S1	SINGLE	GLEON-SA2A-740-U-SL3-HSS / 20' AFG
	1	EX	SINGLE	EXISTING FIXTURE ON 20' POLE

PARKING LOT
 ILLUMINANCE (FC)
 AVERAGE = 2.02
 MAXIMUM = 6.5
 MINIMUM = 0.6
 AVG/MIN RATIO = 3.37
 MAX/MIN RATIO = 10.83

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length ¹	"B" QM Arm Length	"B" OML Length	"B" OMEA Length
1-4	15-1/2"	7'	10'	10-5/8"	-	16-9/16"
5-6	21-5/8"	7'	10'	10-5/8"	-	16-9/16"
7-8	27-5/8"	7'	13'	10-5/8"	10-5/16"	-
9-10	33-3/4"	7'	16'	-	10-5/16"	-

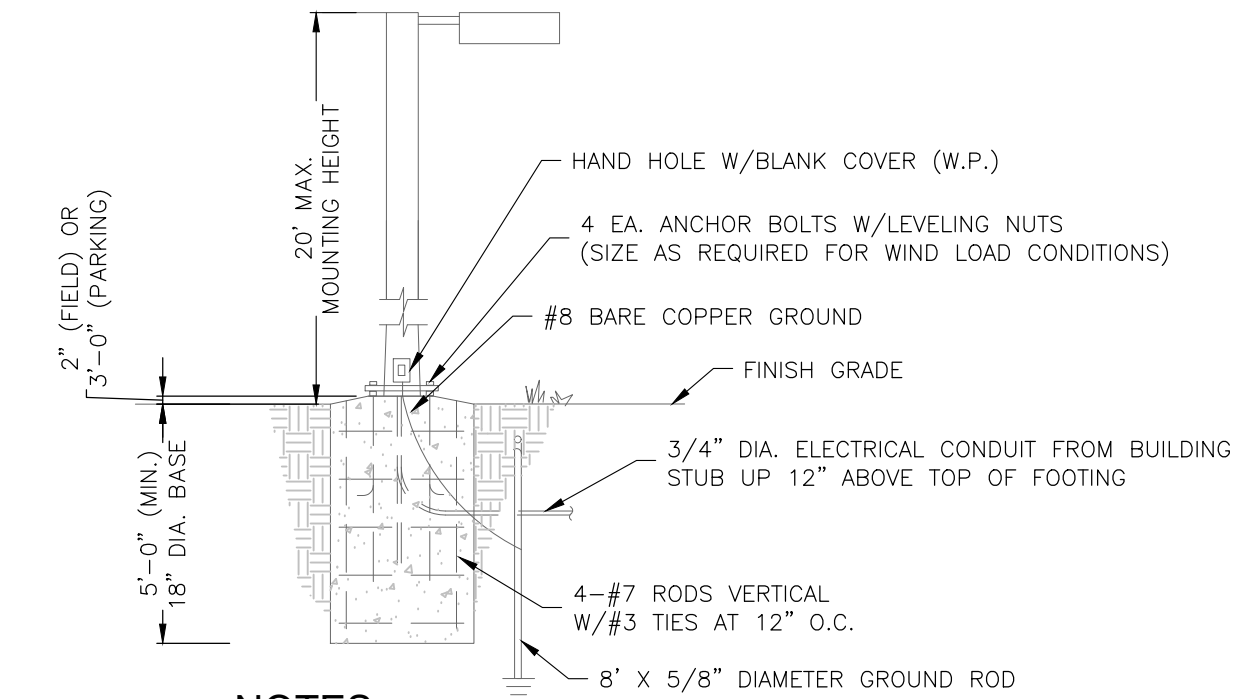
NOTES:
 For arm selection requirements and additional line art, see Mounting Details section.

NOTES

- ALL FIXTURES SHALL BE LED FIXTURES MEETING FULL CUT-OFF, DARK-SKY COMPLIANCE.
- ALL EXTERIOR CONDUITS FOR LIGHTING SHALL BE A MINIMUM 1 1/2" DIAMETER SCHEDULE 40 PVC. ALL CONDUITS UNDER ROADWAYS AND PARKING AREAS SHALL HAVE MINIMUM COVER OF 24 INCHES.
- ALL UNDERGROUND CONDUITS WILL HAVE NYLON PULL ROPE.
- ALL WORK SHALL MEET REQUIREMENTS OF NATIONAL ELECTRIC CODE.
- ALL POLE MOUNTED LIGHT FIXTURES SHALL BE RECESSED TO SHIELD THE ILLUMINATION SOURCE FROM THE VIEW OF ADJUTING PROPERTIES.
- LUMINAIRES AND FIXTURE MOUNTING HEIGHT SHALL BE SET AT A MAXIMUM OF A 20 FEET HIGH (SEE LUMINAIRE SCHEDULE).
- PROVIDE SHIMS AS REQUIRED AND SET ALL POLES PLUMB. PROVIDE FULL ANCHOR BOLT COVERS.
- POLES SHALL BE FACTORY CUT AS REQUIRED TO PROVIDE REQUIRED FIXTURE MOUNTING HEIGHT.
- ALL LIGHT BASES TO BE SQUARE.
- LIGHTING DESIGN, CALCULATIONS AND PHOTOMETRICS PROVIDED BY CHARRON, INC.



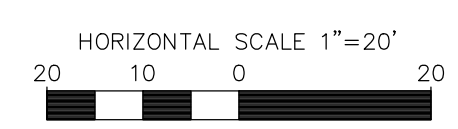
**McGRAW-EDISON
 GLEON GALLEON
 POLE FIXTURE**



NOTES

- BASE SHOWN IS PROTOTYPICAL. VERIFY THAT LIGHT POLE BASE INSTALLED MEETS LIGHT POLE MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH ELECTRICAL CONTRACTOR.
- WHERE LIGHT POLE BASES ARE PLACED IN AREAS NOT PROTECTED BY CURBING, A 3'-0" REVEAL OF BASE IS REQUIRED WITH REVEAL TO BE PAINTED SAFETY YELLOW. WHERE LIGHT POLE BASES ARE PLACED IN FIELD APPLICATIONS OR PROTECTED BY CURBING, THE BASE IS TO BE PLACED 2" ABOVE FINISHED GRADE.
- BASE CONCRETE TO BE 4,000 PSI, SMOOTH FINISH.
- POLES SHALL BE FACTORY CUT TO PROVIDE REQUIRED MOUNTING HEIGHTS.
- POLES AND LIGHT FIXTURES TO BE BRONZE.

LIGHT POLE BASE
 NOT TO SCALE



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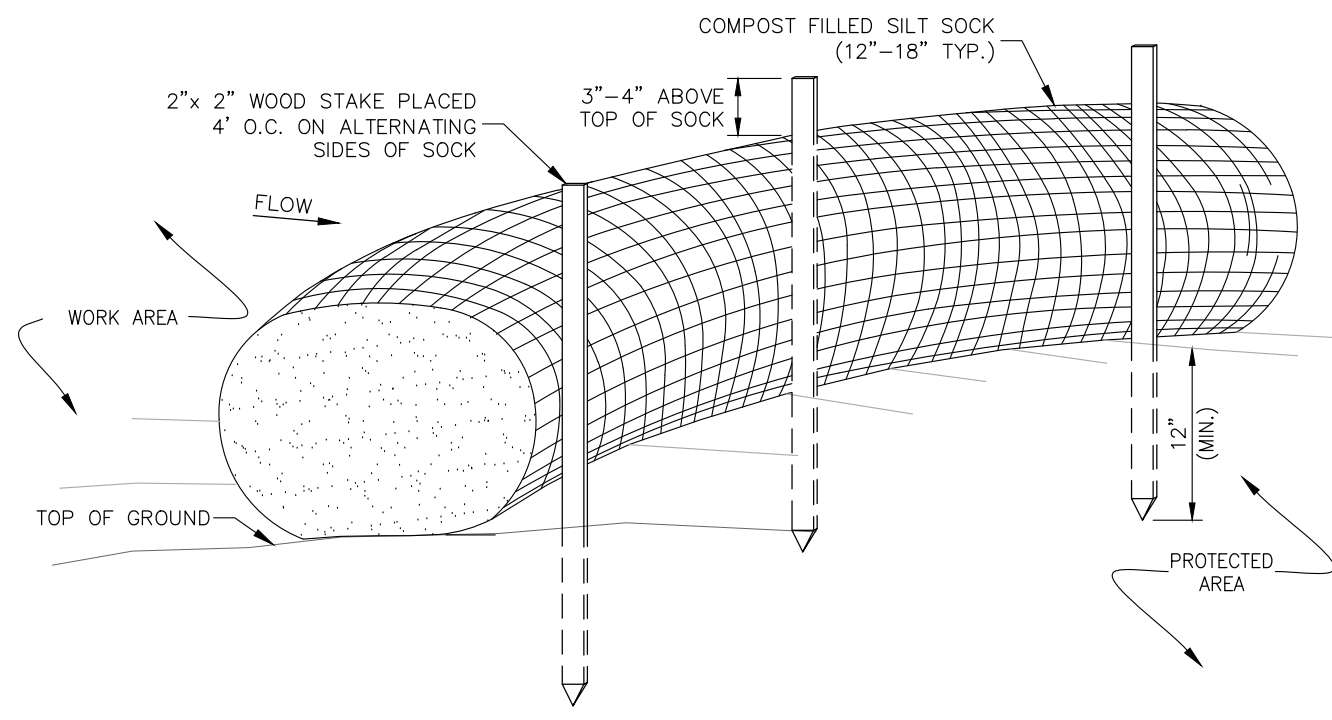
SITE DEVELOPMENT PLANS
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LIGHTING PLAN
PROPOSED PARKING EXPANSION
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Seacoast Division		Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com
TFM	DR JKC CK CRR	FB CADFILE	45407-17 LIGHTING

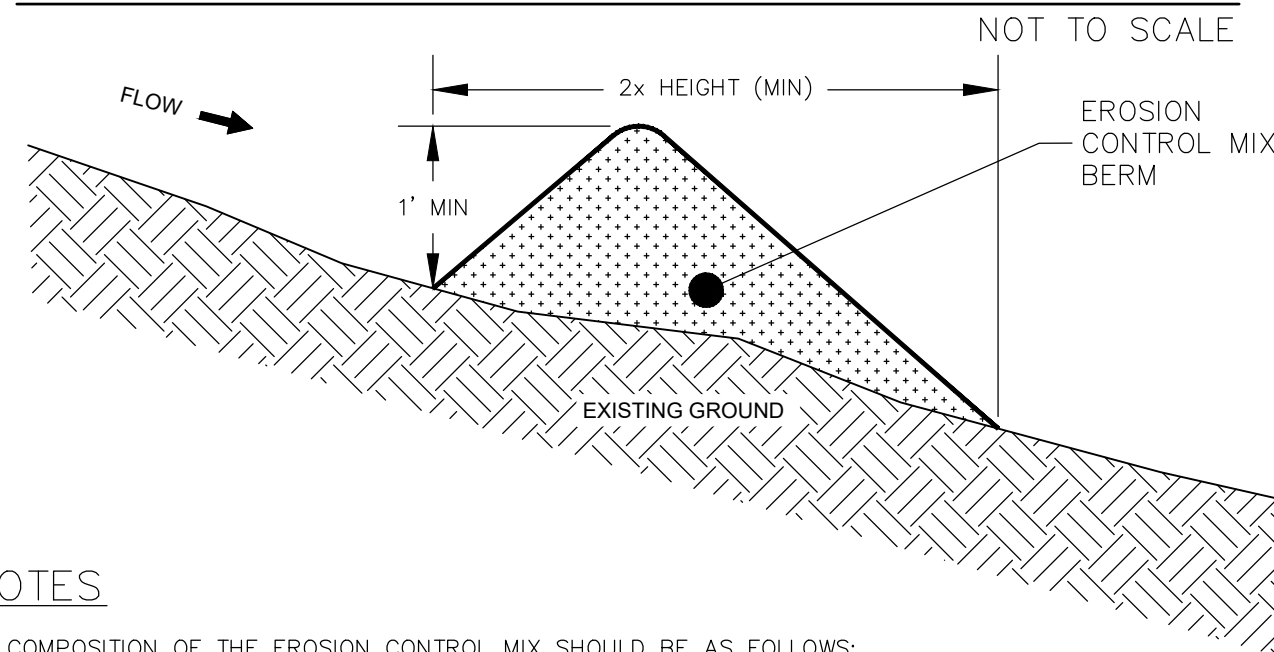
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2	9/9/2024	NO REVISIONS THIS SHEET	JJM	
1	7/31/2024	No Revisions This Sheet		



- NOTES**
- SILT SOCK SHALL BE FILTREXSM SILT SOCKSM OR APPROVED EQUIVALENT.
 - SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
- SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
- COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

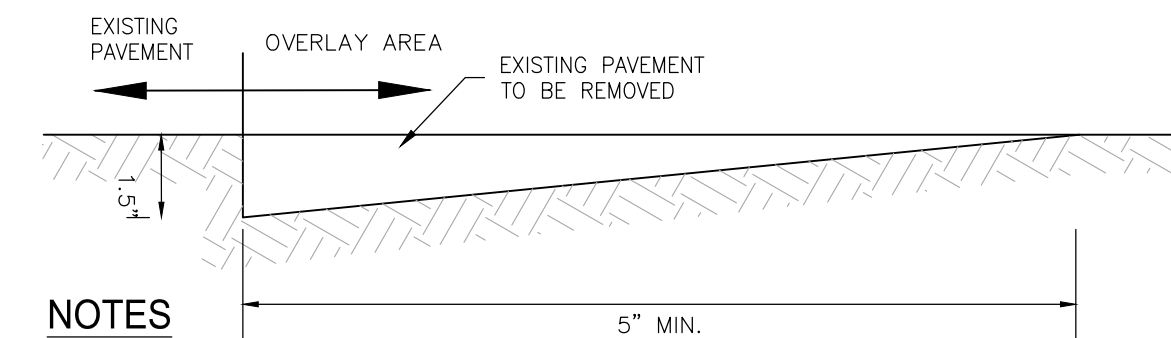
SILT SOCK



- NOTES**
- COMPOSITION OF THE EROSION CONTROL MIX SHOULD BE AS FOLLOWS:
 - EROSION CONTROL MIX SHOULD CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHOULD MEET THE FOLLOWING STANDARDS:
 - THE ORGANIC MATTER CONTENT SHOULD BE BETWEEN 25% AND 65% DRY WEIGHT BASIS.
 - PARTICLE SIZE BY WEIGHT SHOULD BE 100% PASSING A 3" SCREEN, 90% TO 100% PASSING A 1" SCREEN, 70% TO 100% PASSING A 3/4" SCREEN, AND A MAXIMUM OF 30% TO 75% PASSING A 1/4" SCREEN.
 - THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
 - THE MIX SHOULD NOT CONTAIN SILTS, CLAYS OR FINE SANDS.
 - SOLUBLE SALTS CONTENT SHOULD BE < 4.0 mmhos/cm.
 - THE pH SHOULD BE BETWEEN 5.0 AND 8.0.
 - THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
 - THE BARRIER MUST BE A MINIMUM OF 12" HIGH, AS MEASURED ON THE UPHILL SIDE OF THE BARRIER, AND A MINIMUM OF TWO FEET WIDE.

EROSION CONTROL MIX BERM

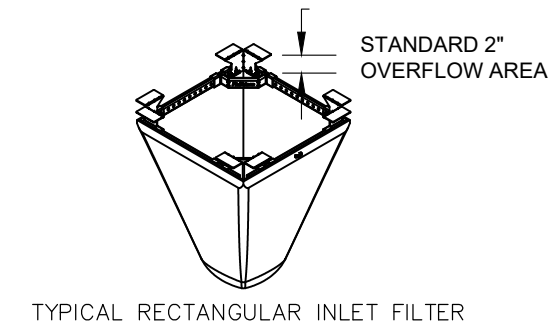
NOT TO SCALE



- NOTES**
- USE KEY JOINT AT ALL LOCATIONS WHERE OVERLAY MEETS EXISTING PAVEMENT OR CONCRETE.
 - NEW PAVEMENT SHALL BE FLUSH WITH EXISTING PAVEMENT AND SHALL MEET OVERLAY GRADE WHERE IT ABUTS EXISTING PAVEMENT TO BE OVERLAYED.

KEY JOINT

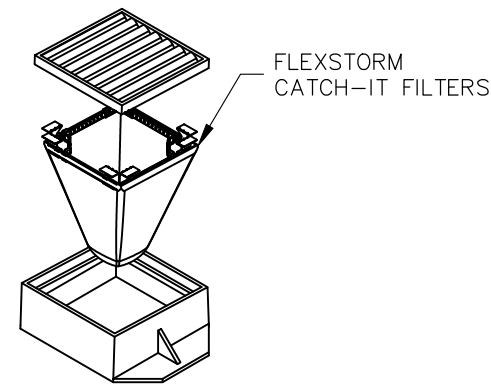
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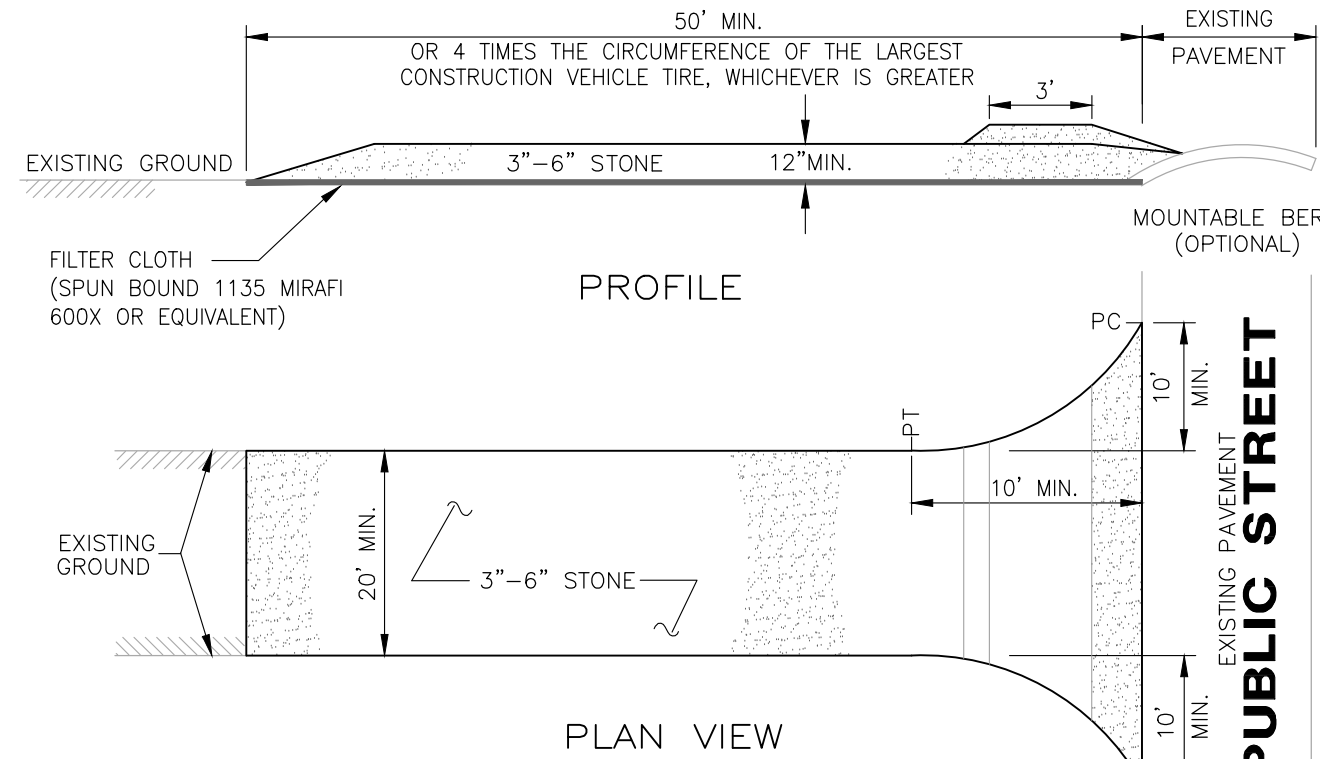
- NOTES:**
- INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - INSPECTION SHOULD OCCUR FOLLOWING ANY RAIN EVENT > 1/4".
 - EMPTY THE SEDIMENT BAG PER MANUFACTURER'S SPECIFICATIONS.
 - REMOVED CAKED ON SILT FROM SEDIMENT BAG AND FLUSH WITH MEDIUM SPRAY WITH OPTIMAL FILTRATION.
 - REPLACE BAG IF TORN OR PUNCTURED TO > 1/4" DIAMETER ON LOWER HALF OF BAG.

INLET PROTECTION

NOT TO SCALE



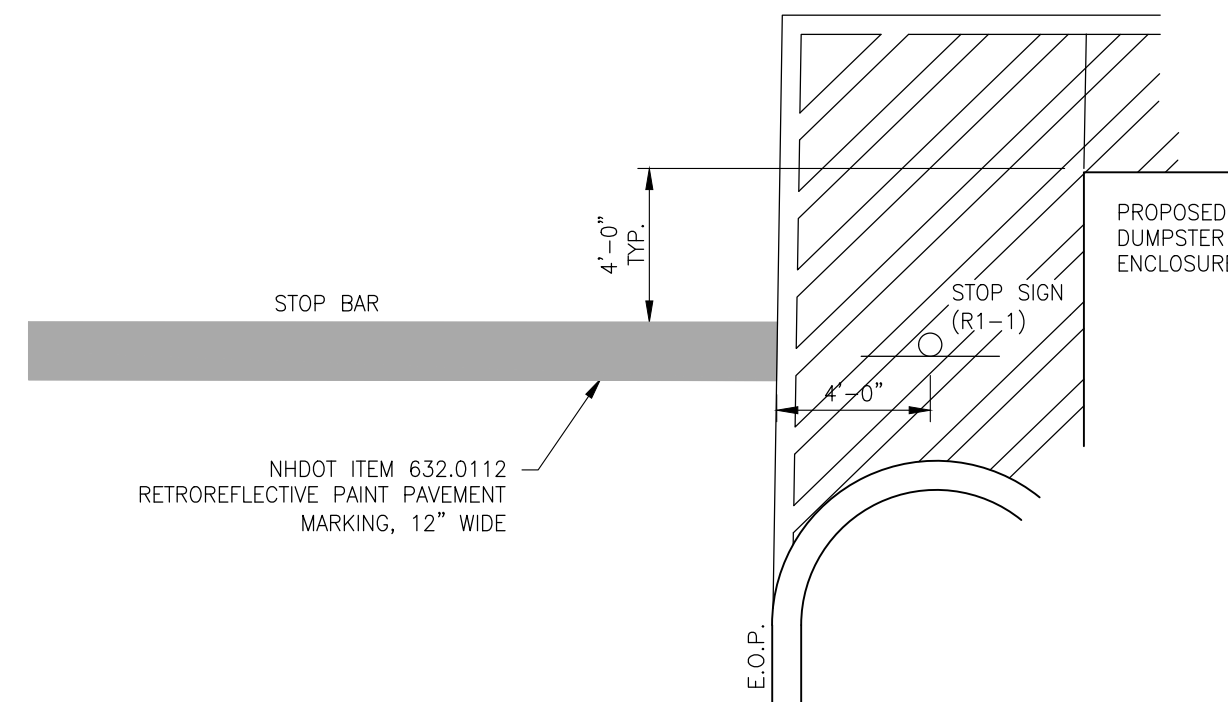
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 287-8655 INFO@INLETFILTERS.COM



- NOTES**
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE SURFACE.
 - WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

STABILIZED CONSTRUCTION ENTRANCE

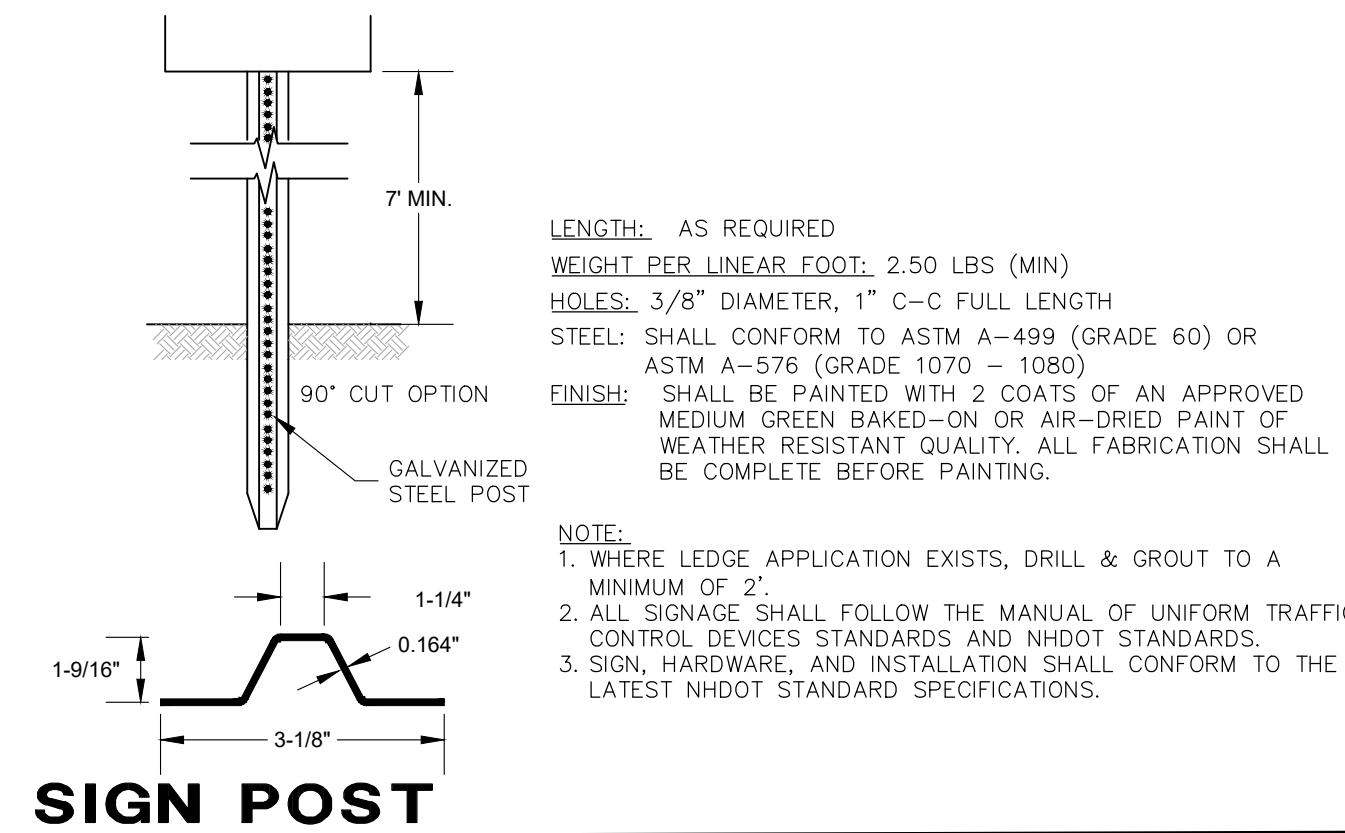
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STOP BAR & STOP SIGN

NOT TO SCALE

- NOTE**
- STOP SIGN TO BE 30" WIDE X 30" HIGH.
 - REFER TO THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS.

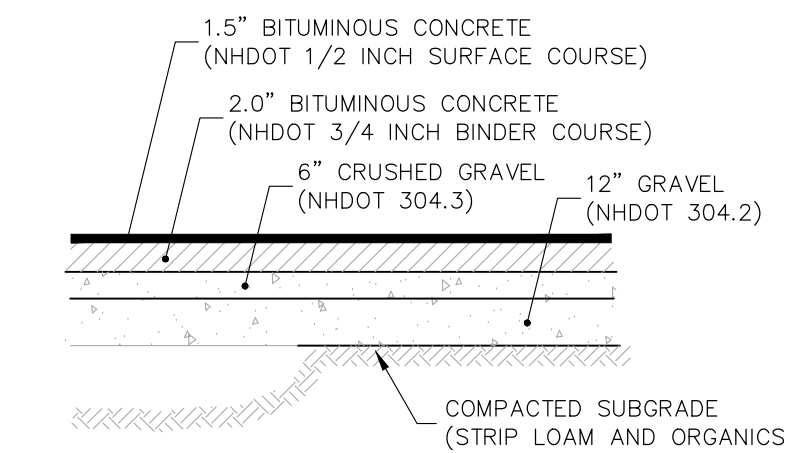


- LENGTH:** AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
FINISH: SHALL BE PAINTED WITH 2 COATS OF AN APPROVED MEDIUM GREEN BAKED-ON OR AIR-DRYED PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

- NOTE:**
- WHERE LEDGE APPLICATION EXISTS, DRILL & GROUT TO A MINIMUM OF 2".
 - ALL SIGNAGE SHALL FOLLOW THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARDS AND NHDOT STANDARDS.
 - SIGN, HARDWARE, AND INSTALLATION SHALL CONFORM TO THE LATEST NHDOT STANDARD SPECIFICATIONS.

SIGN POST

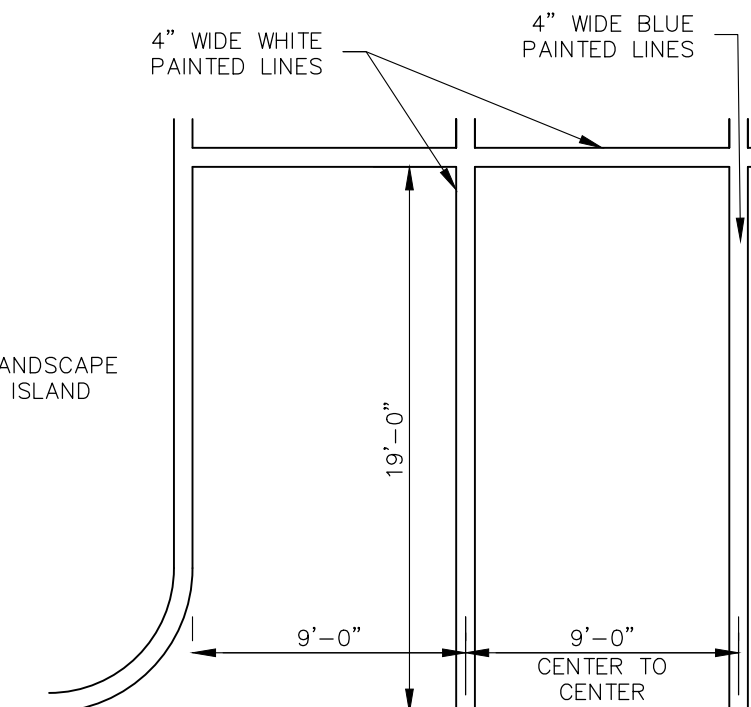
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PAVEMENT SECTION

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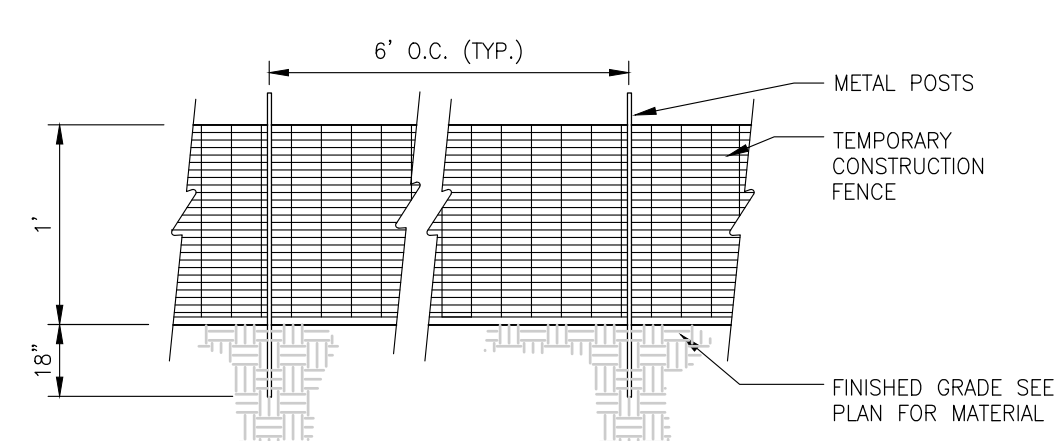
- NOTES**
- SEE GRADING & EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 - PROVIDE CLEAN BUTT TO EXISTING PAVEMENT- USE TACK COAT. A TACK COAT SHALL ALSO BE PLACED BETWEEN GRAVEL COURSE AND SUCCESSIVE LAYERS OF BITUMINOUS CONCRETE. SPECIFICALLY, A TACK COAT SHALL BE PLACED ATOP THE BINDER COURSE PAVEMENT PRIOR TO PLACING THE WEARING COURSE.
 - REMOVE ALL LOAM AND/OR YIELDING MATERIAL BELOW PAVEMENT.
 - BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SECTION 401.
 - BITUMINOUS CONCRETE SHALL BE COMPACTED TO AT LEAST 92.5% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D2041 OR AASHTO T209. PLACEMENT TEMPERATURES OF BITUMINOUS CONCRETE MIXES, IN GENERAL, RANGE BETWEEN 270 AND 310 DEGREES FAHRENHEIT.
 - PAVEMENT BASE COURSE AGGREGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.
 - PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOF ROLLED AND COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY.
 - THE EXPOSED SOIL SUBGRADE SHOULD BE PROOF ROLLED PRIOR TO THE PLACEMENT OF SUBBASE GRAVEL, AND SOFT AREAS SHOULD BE REPAIRED AND REPLACED.
 - ALL PARKING SPACES SHALL BE STANDARD DUTY. ALL OTHER LOCATIONS SHALL BE HEAVY DUTY.



- NOTE**
- TRAFFIC PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER AND SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F". APPLY TWO COATS.
 - SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, LATEST EDITION.
 - ALL PAINTED ISLANDS SHALL BE 4" WIDE DIAGONAL LINES AT 3'-0" OC BORDERED BY 4" WIDE LINES.
 - 2% MAXIMUM CROSS SLOPE ALLOWED IN ACCESSIBLE PARKING SPACES AND ACCESS AISLES.

TYPICAL PARKING LAYOUT

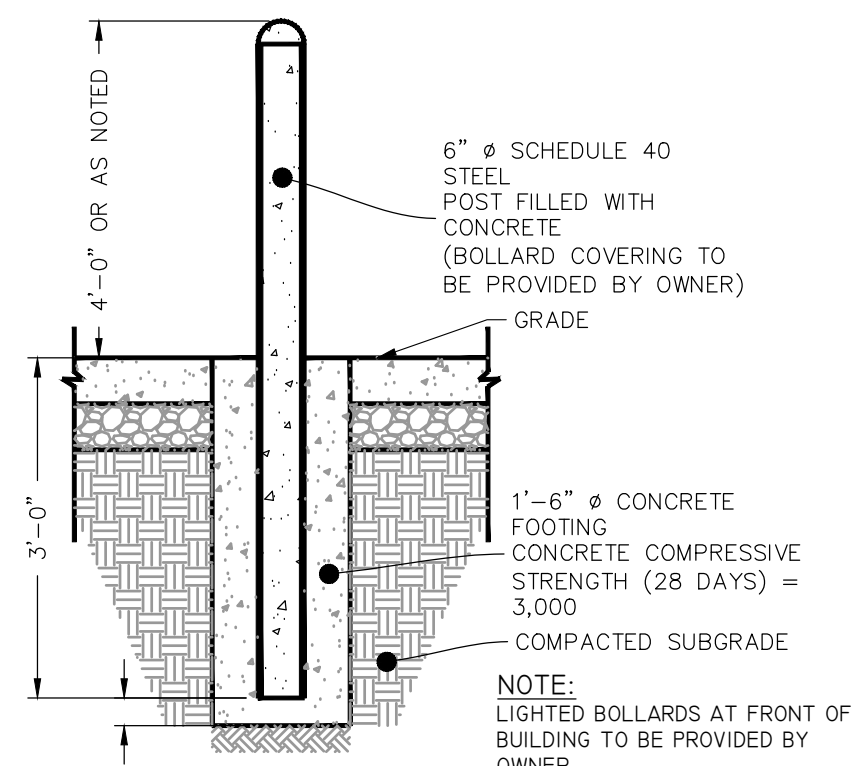
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- NOTE:**
- CONSTRUCTION FENCE TO BE "VISUAL BARRIER FENCE" AS MANUFACTURED BY EXXON CHEMICAL COMPANY ATLANTA, GA; "KONTROL SAFETY FENCE" AS MANUFACTURED BY MIRAFI, CHARLOTTE, N.C. OR APPROVED EQUAL.

TEMPORARY CONSTRUCTION FENCE

NOT TO SCALE



BOLLARD DETAIL

NOT TO SCALE



SITE DEVELOPMENT PLANS

TAX MAP 267 LOT 8
DETAIL SHEET 1
PROPOSED PARKING EXPANSION
1900 LAFAYETTE ROAD, PORTSMOUTH, NH
 OWNED BY & PREPARED FOR
HAMMES REALTY SERVICES, LLC

SCALE: NTS JANUARY 24, 2024

Seacoast Division

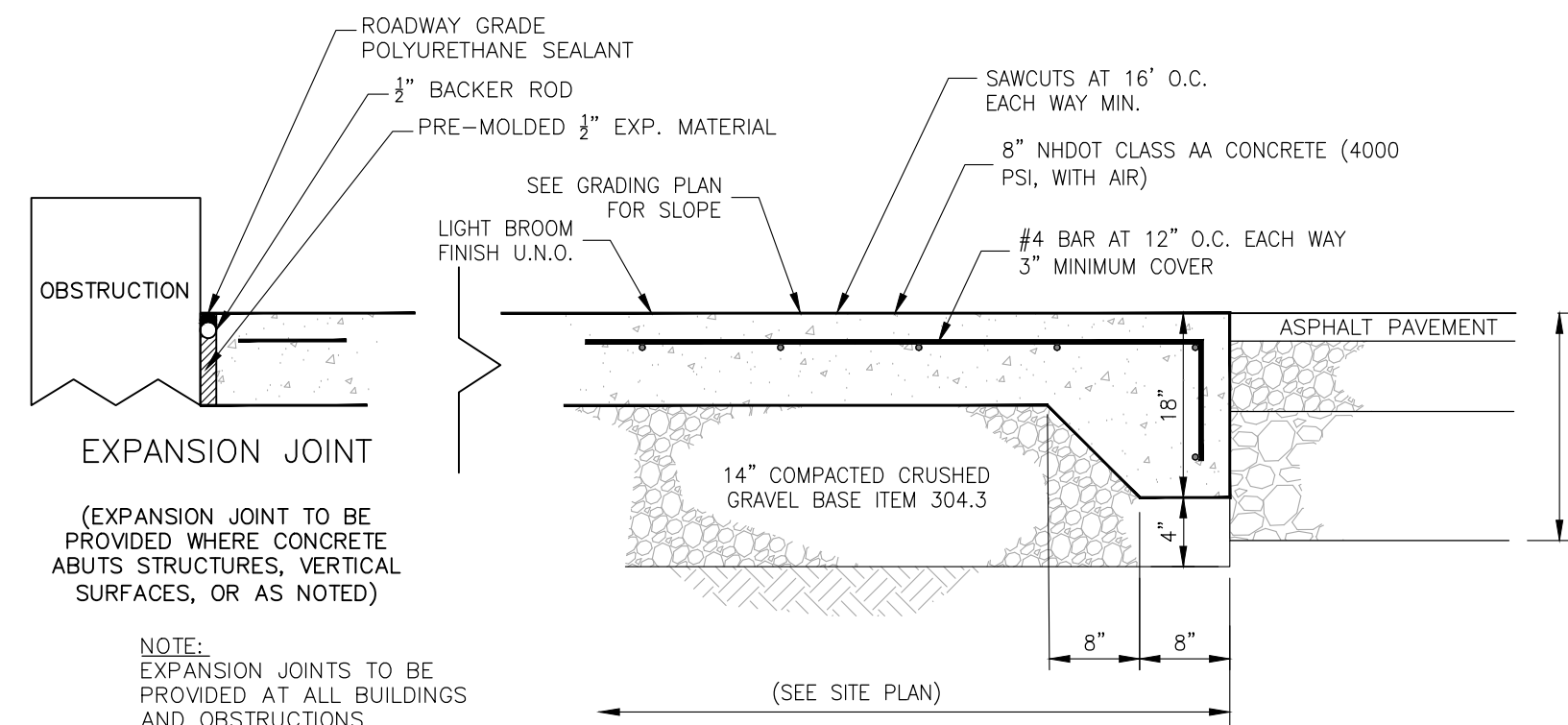


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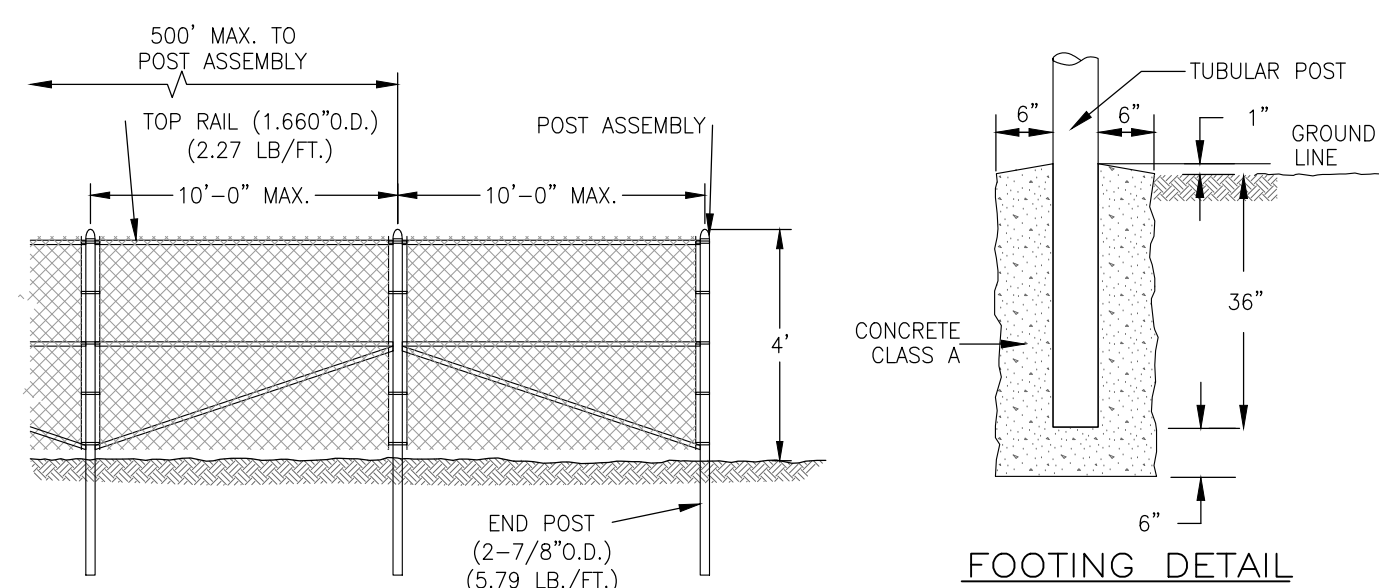
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HEAVY DUTY CONCRETE PAD
NOT TO SCALE

NOTES

1. PROVIDE CLEAN BUTT TO EXISTING PAVEMENT - USE TACK COAT
2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS



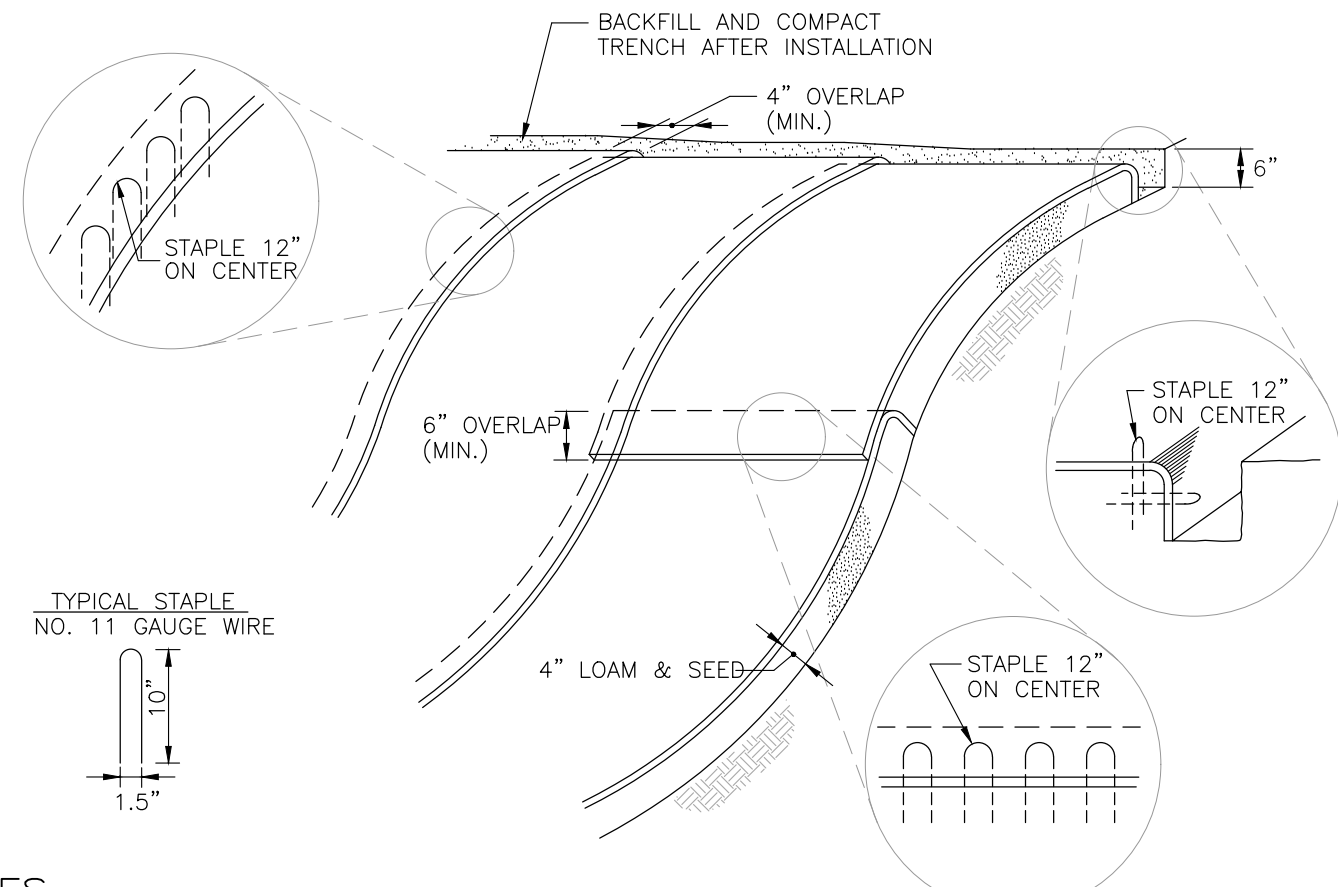
ELEVATION

FOOTING DETAIL

ALL END POSTS SHALL HAVE ONE BRACE ALL CORNER AND INTERMEDIATE BRACE OR PULL POSTS SHALL HAVE TWO BRACES, WITH A MAXIMUM SPACING OF BETWEEN POST ASSEMBLIES OF 500 FEET.

CHAIN LINK FENCE

NOT TO SCALE



NOTES

1. INSTALL AT DISTURBED LOCATIONS WITH 2:1 SLOPES OR GREATER AND AS INDICATED PER PLANS.
2. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH. BACKFILL AND COMPACT TRENCH AFTER STAPLING.
3. ROLL THE BLANKET DOWN THE SLOPE OR SWALE IN THE DIRECTION OF THE WATER FLOW.
4. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE BLANKET END OVER END WITH 6 INCH (MIN.) OVERLAP AND ANCHOR DOWN SLOPE BLANKET IN A 6 INCH DEEP TRENCH.
6. BLANKET SHALL BE NORTH AMERICAN GREEN C125BN, EAST COAST EROSION CONTROL ECC-2B, AMERICAN EXCELSIOR COMPANY CURLEX III FIBRENET, ROLANKA GEONATURAL EROSION & SEDIMENT CONTROL MATTE JUTEMAT OR BIOD-DCF 30, OR APPROVED EQUAL.
7. BLANKET SHALL BE PLACED WITHIN 24-HRS AFTER SOWING SEE IN THE AREA BEING COVERED

EROSION CONTROL BLANKET

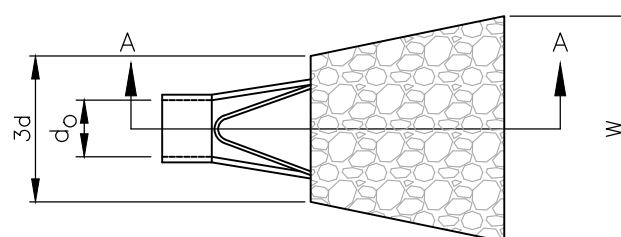
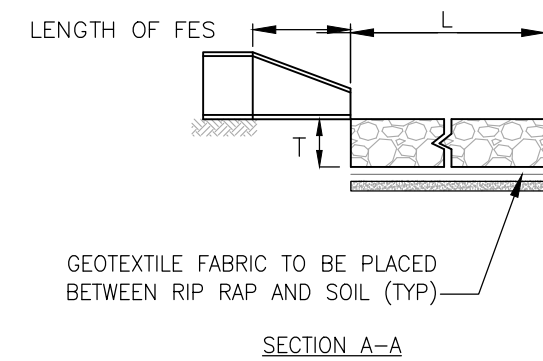
NOT TO SCALE

MAINTENANCE:

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

CONSTRUCTION SPECIFICATIONS:

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12".
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. ADD ANIMAL SCREEN TO FLARED END SECTION OUTLET.



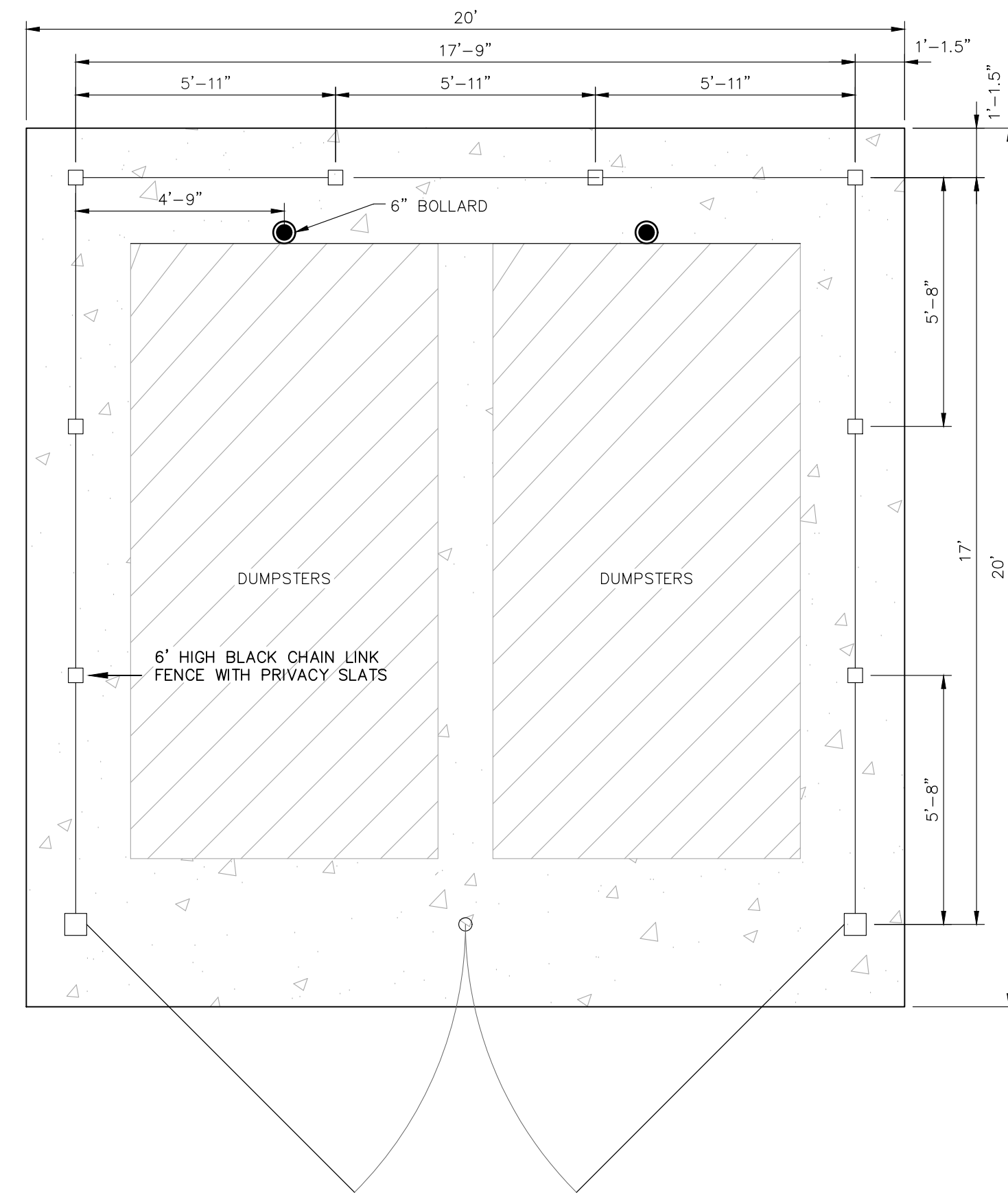
RIP RAP DIMENSIONS

LOCATION	FES-21
d50 STONE SIZE:	6"
LENGTH OF APRON (L):	9.0'
WIDTH OF APRON (W):	6.5'
DEPTH OF RIP RAP (T):	9"

% OF WEIGHT SMALLER THAN THE GIVEN SIZE OF STONE (INCHES)	9.00 TO 12.00
100	7.80 TO 10.80
85	6.00 TO 9.00
50	1.80 TO 3.00

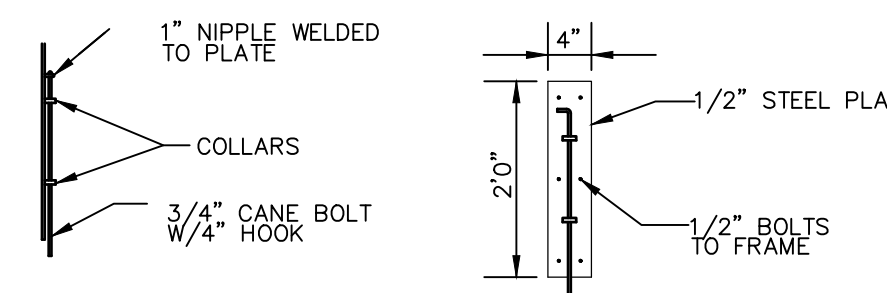
RIP RAP AND FLARED END SECTION WITH OUTLET PROTECTION

NOT TO SCALE



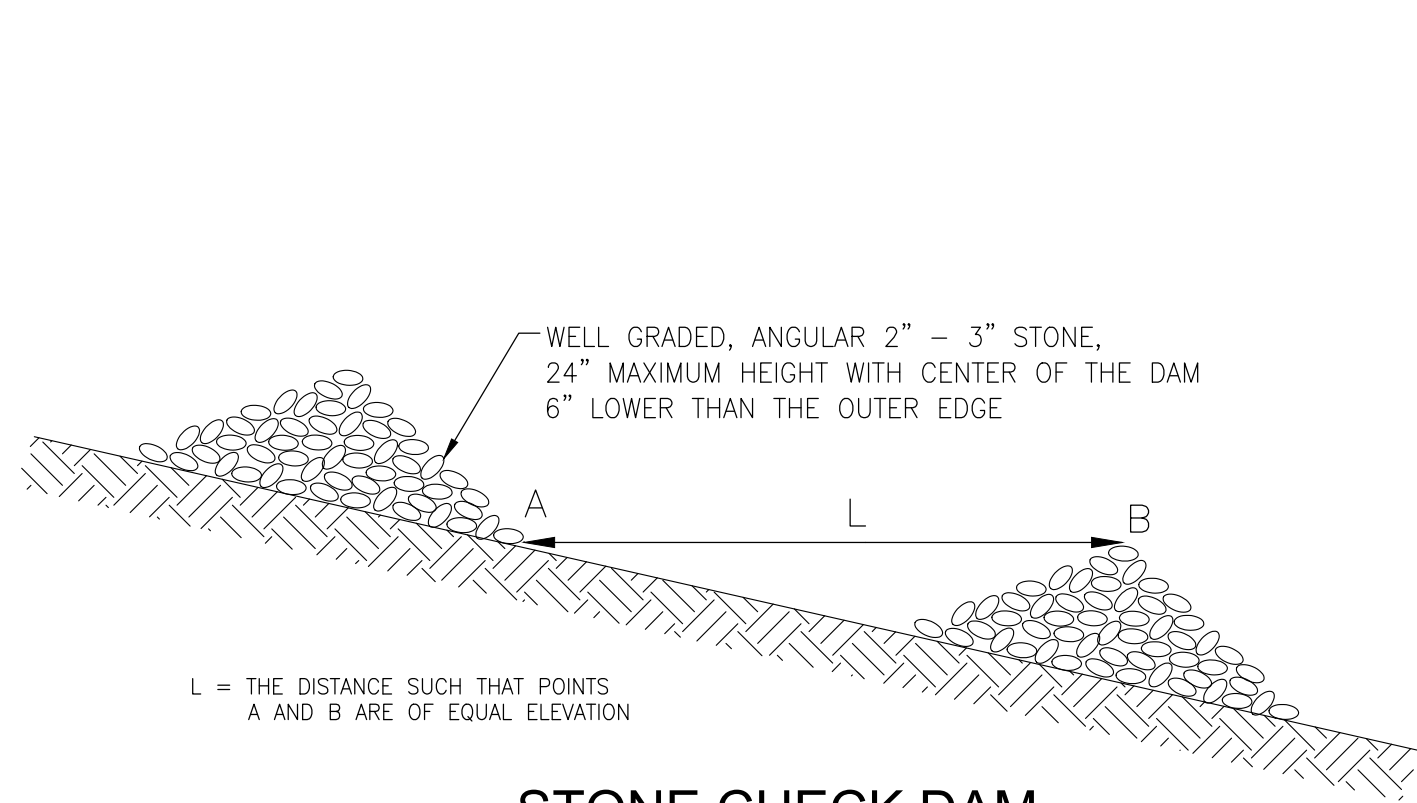
TRASH ENCLOSURE WITH RECYCLING PAN

NOT TO SCALE



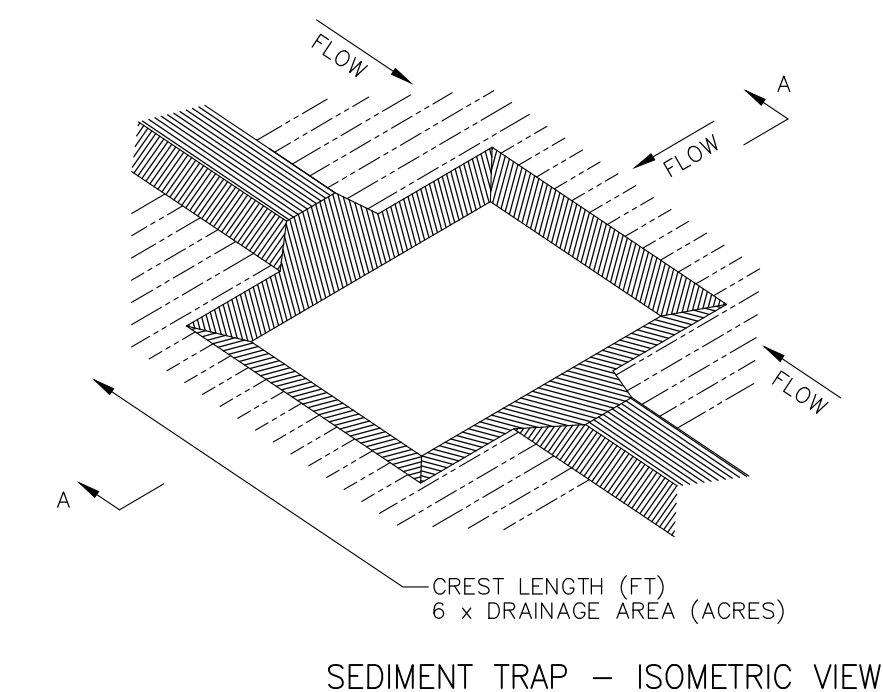
TRASH ENCLOSURE GATE STOP

NOT TO SCALE

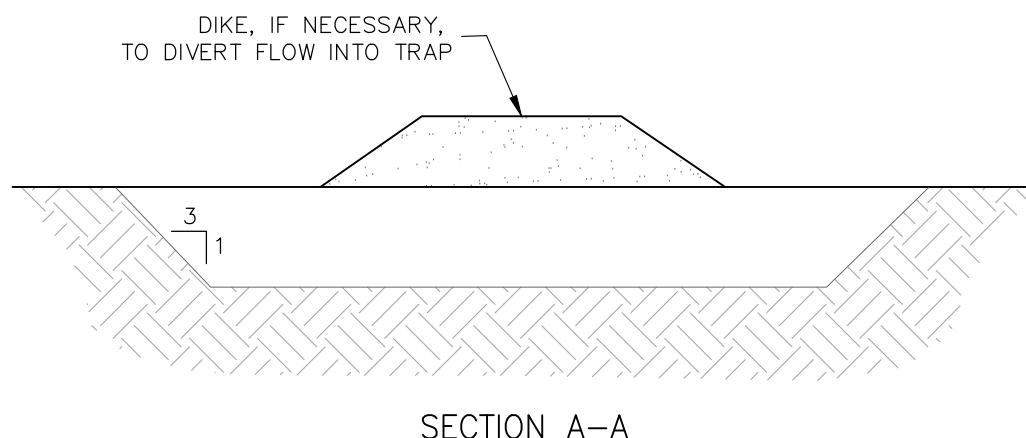


STONE CHECK DAM

NOT TO SCALE



SEDIMENT TRAP - ISOMETRIC VIEW



SECTION A-A

NOTES

1. SEDIMENT TRAP TO BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL BASINS/PONDS ARE STABILIZED. IF IT IS DETERMINED THAT CONSTRUCTION OF A SEDIMENT TRAP IS WARRANTED, CONSULT WITH ENGINEER TO DETERMINE APPROPRIATE NUMBER AND DIMENSIONS.

SEDIMENT TRAP

NOT TO SCALE



SITE DEVELOPMENT PLANS

TAX MAP 267 LOT 8

DETAIL SHEET 2

PROPOSED PARKING EXPANSION

1900 LAFAYETTE ROAD, PORTSMOUTH, NH

OWNED BY & PREPARED FOR

HAMMES REALTY SERVICES, LLC

SCALE: NTS

JANUARY 24, 2024

Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
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DR JKC
CK CR

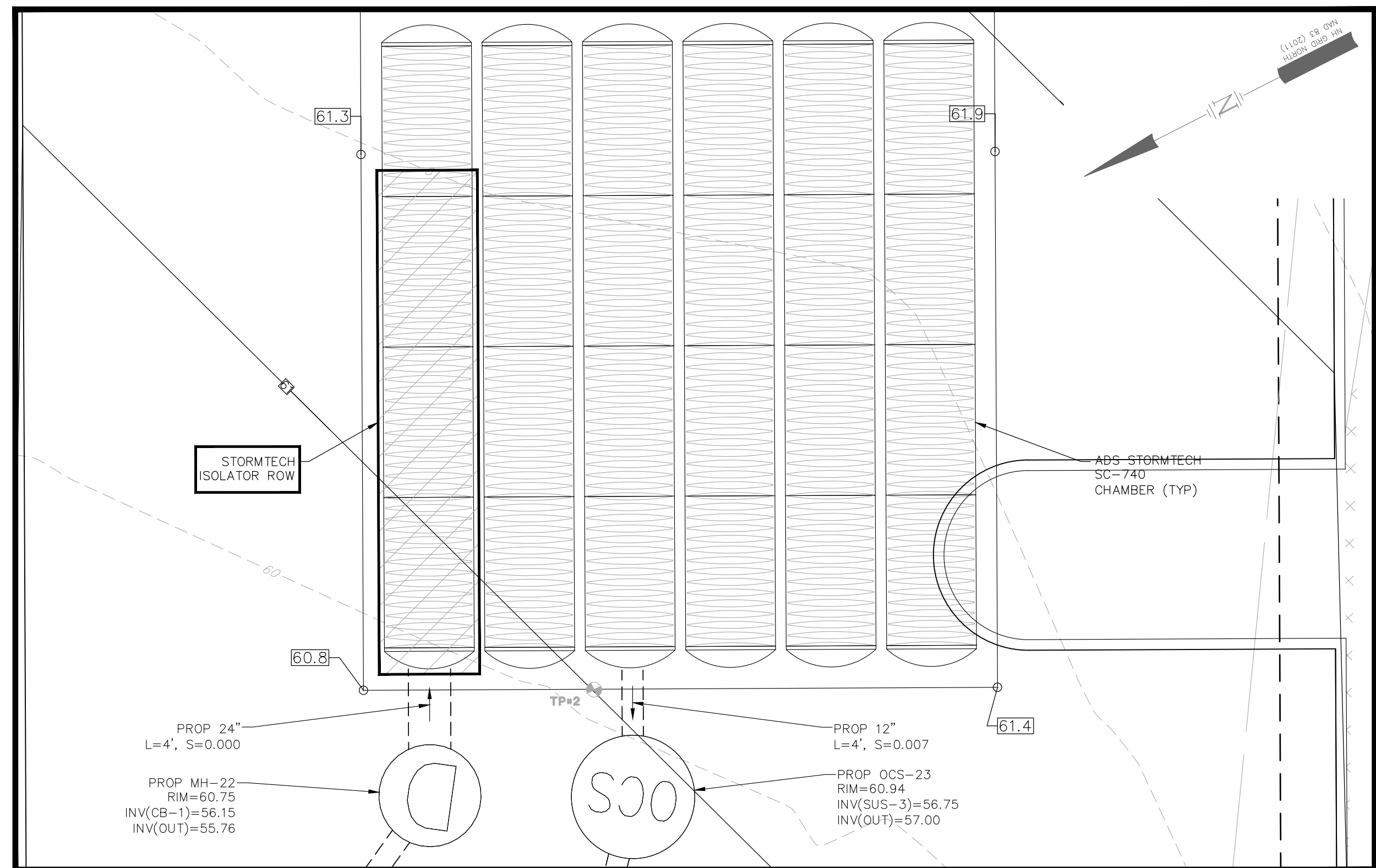
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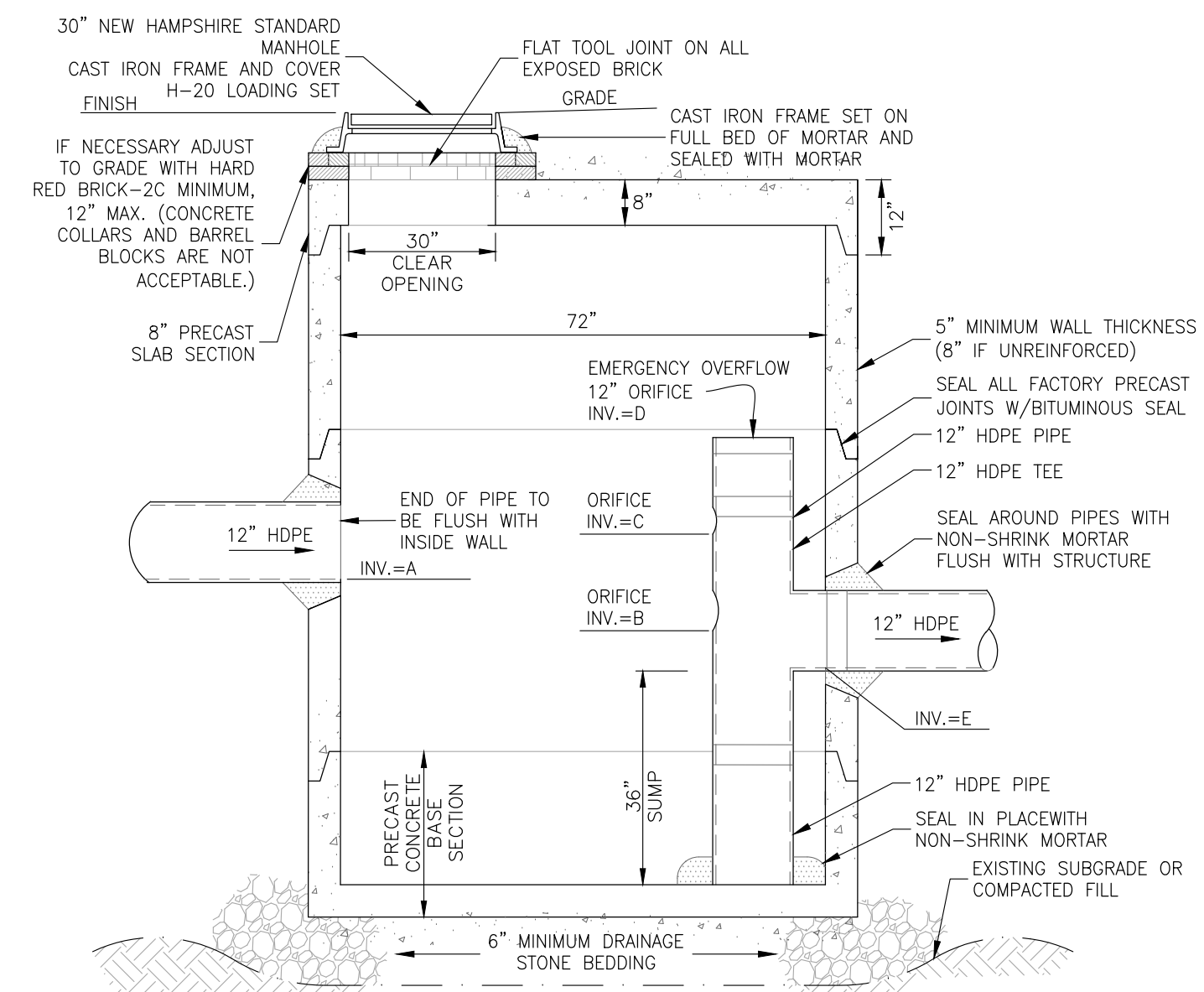
C-11

REV	DATE	DESCRIPTION	DR	CK
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2	9/9/2024	NO REVISIONS THIS SHEET	JJM	
1	7/31/2024	REVISED TITLE BLOCK	BCH	JJM



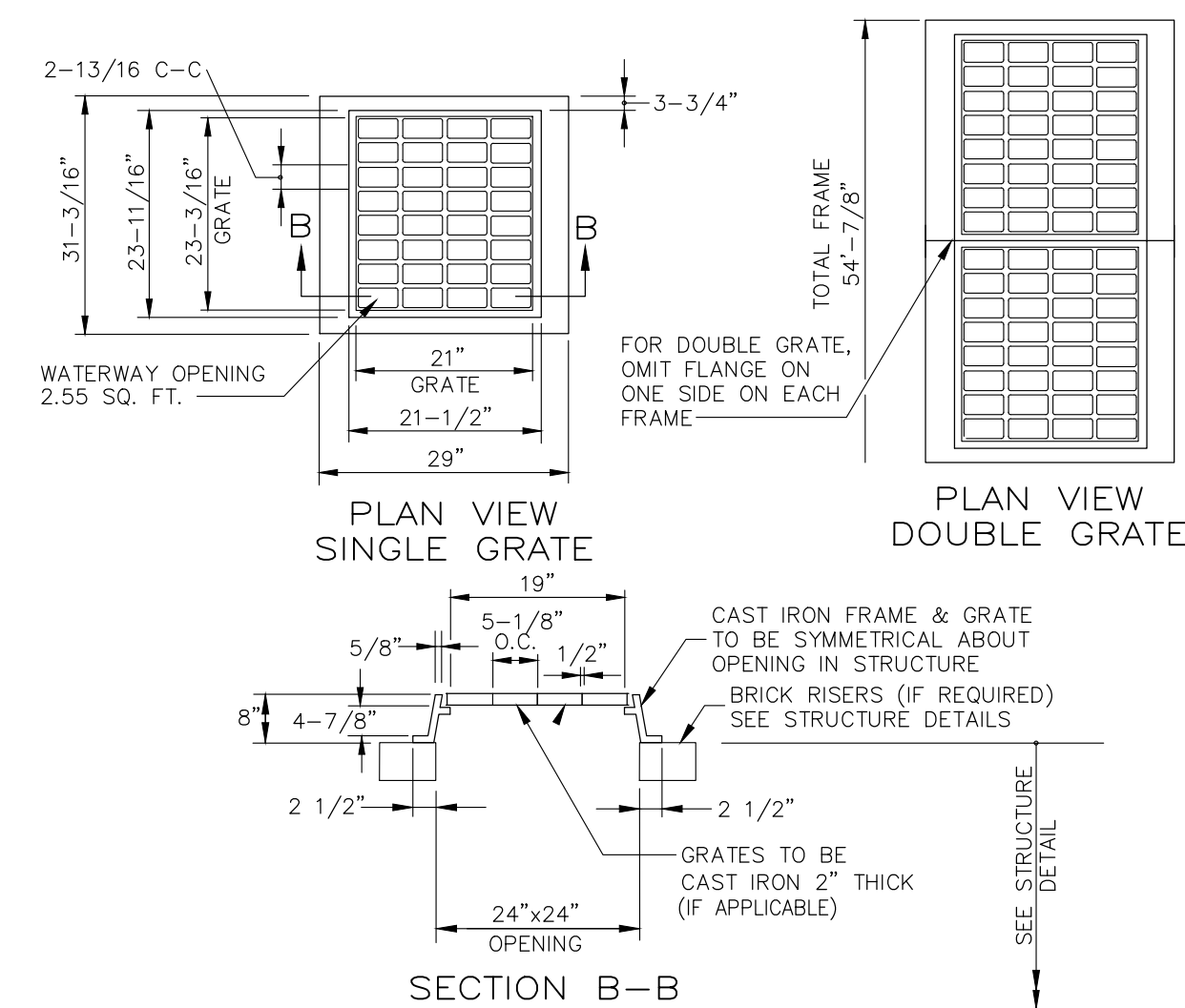
SUBSURFACE STORAGE AND INFILTRATION SYSTEM #2

NOT TO SCALE



OUTLET CONTROL STRUCTURE TABLE

INV.	OCS-23
RIM	60.94
A	56.75
B	NA
C	NA
D	59.15
E	57.00



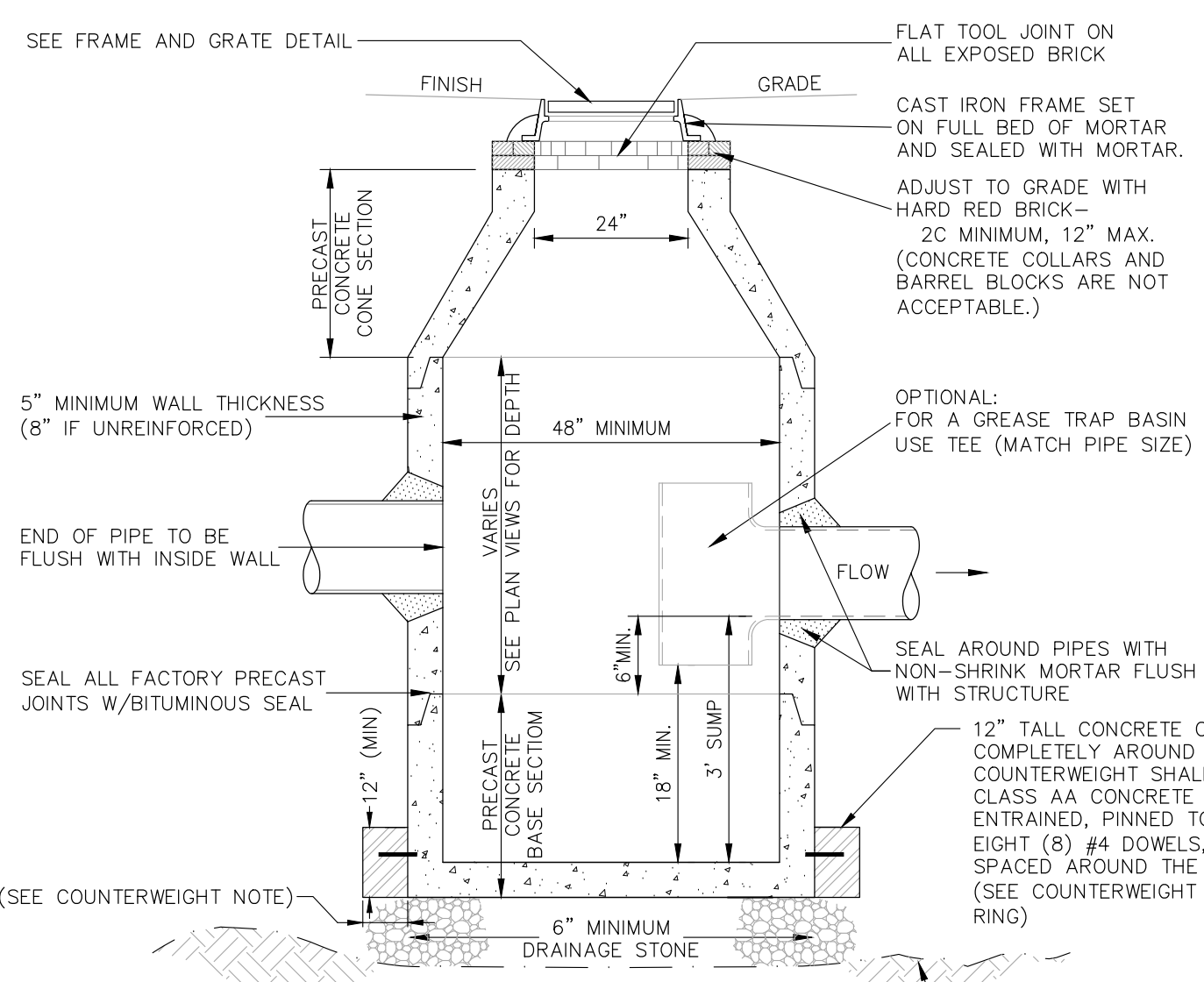
FRAME AND GRATE (NHDOT TYPE B ALT 1)

NOT TO SCALE

- NOTE**
- ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER L.F. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER L.F.
 - ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C-478

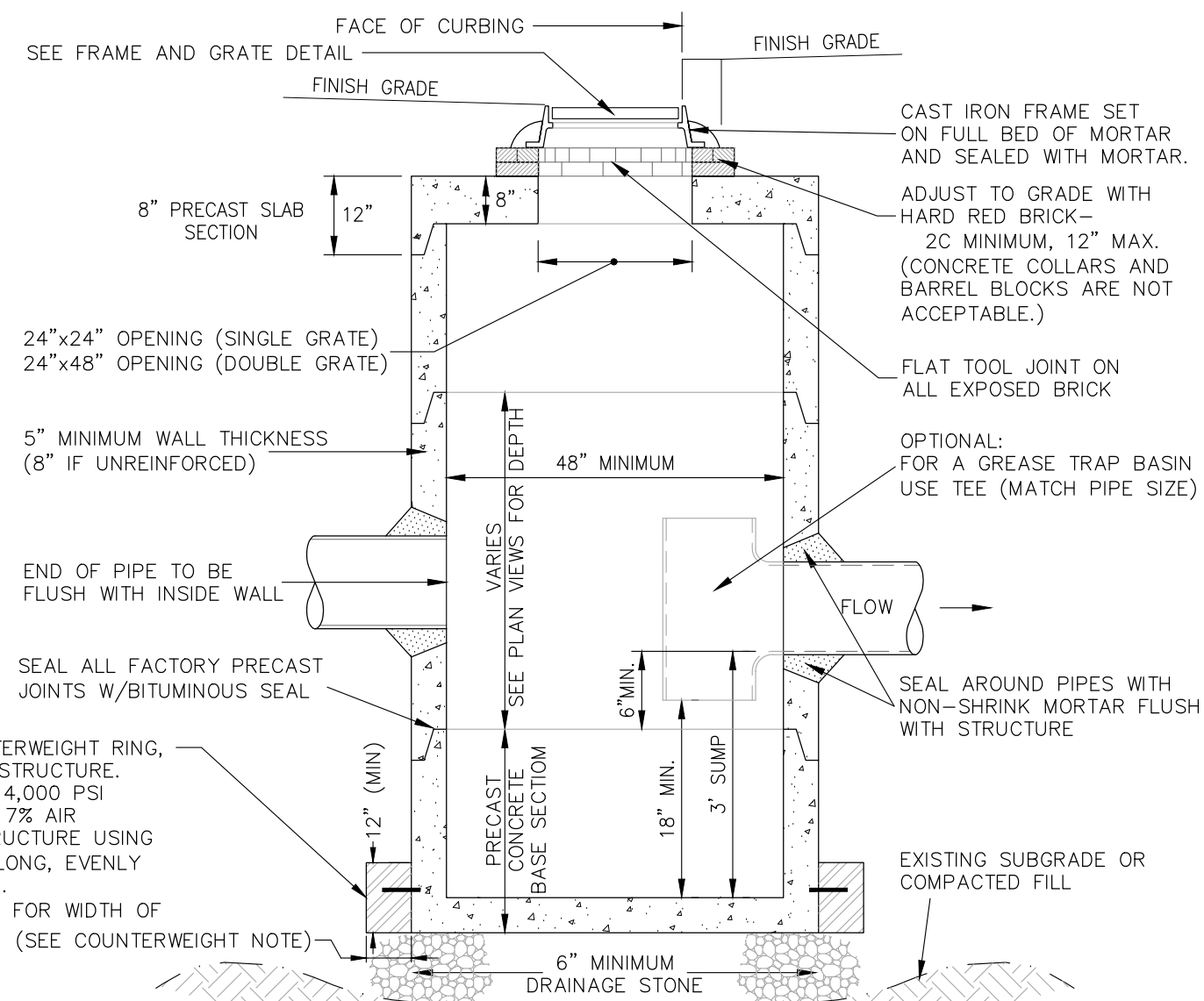
OUTLET STRUCTURE

NOT TO SCALE



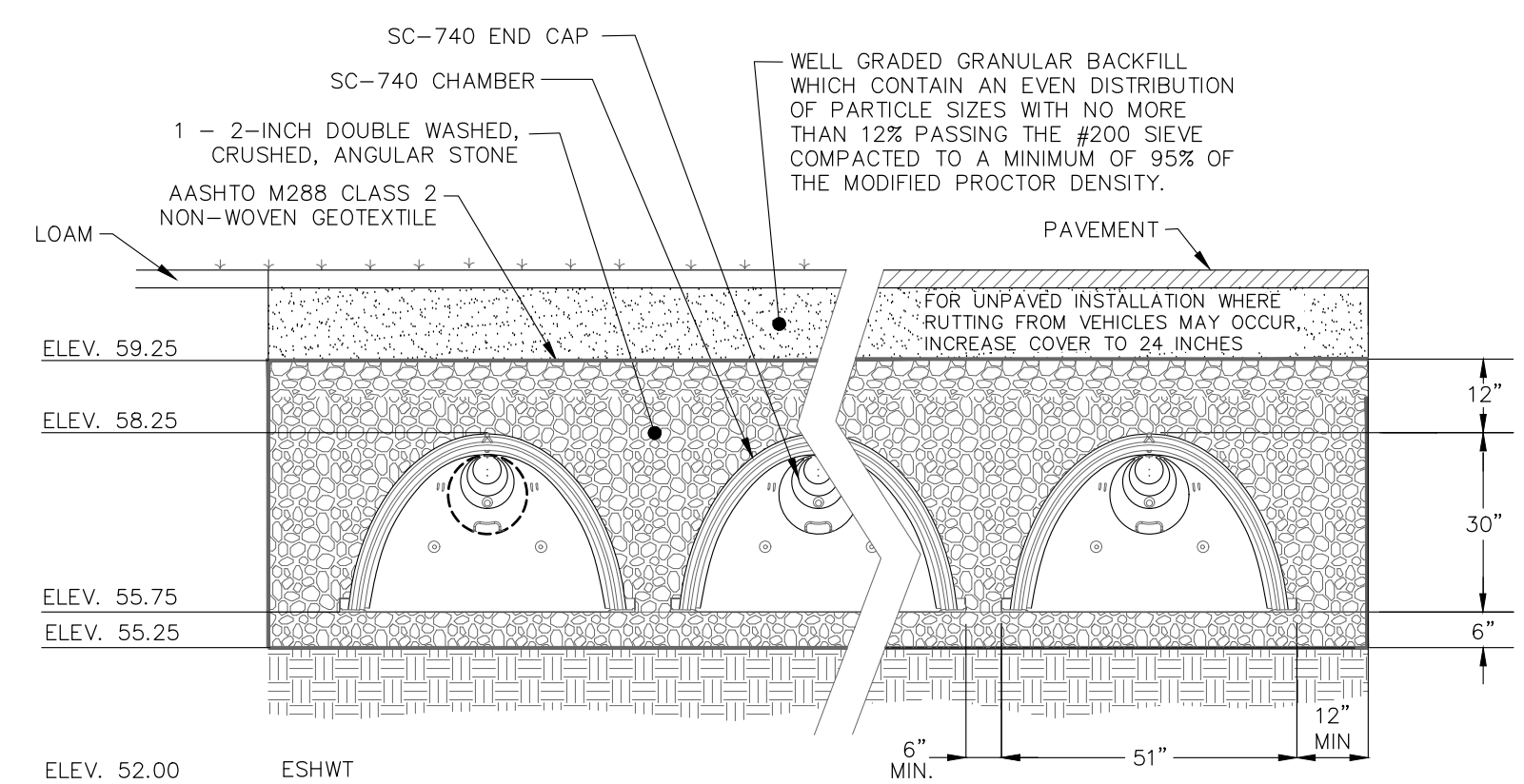
CATCH BASIN CONCENTRIC CONE

NOT TO SCALE



CATCH BASIN SLAB TOP

NOT TO SCALE



STORMTECH SC-740 CHAMBER SYSTEM CROSS SECTION DETAIL

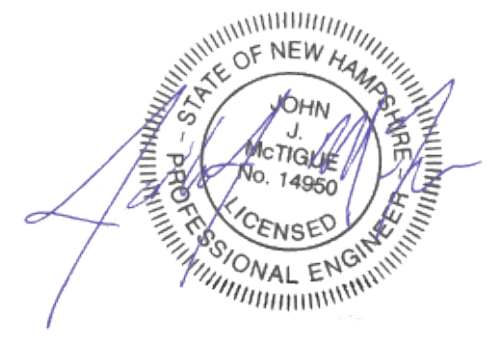
STORMTECH SYSTEM

SITE DEVELOPMENT PLANS

TAX MAP 267 LOT 8
DETAIL SHEET 4
PROPOSED PARKING EXPANSION
1900 LAFAYETTE ROAD, PORTSMOUTH, NH
 OWNED BY & PREPARED FOR
HAMMES REALTY SERVICES, LLC

SCALE: NTS

JANUARY 24, 2024



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Sep 18, 2024 - 11:37am
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