

M-5131-001
September 5, 2023

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

Re: **Request for Conservation Commission Work Session
815 Lafayette Road - Proposed Development**

Dear Chair Collins:

On behalf of Prospect North LLC (owner/applicant) we are pleased to submit the following information to support a request for a Work Session with the Conservation Commission for the above referenced project:

- Site Plan Set, dated September 5, 2023;
- Wetland Buffer Impervious Surface Exhibit, dated September 5, 2023
- Community Space Exhibit, dated September 5, 2023;
- Owners Authorization, dated June 1, 2023;

The proposed project is located at 815 Lafayette Road (US Route 1) which is identified as Map 245 Lot 3 on the City of Portsmouth Tax Maps. The site was previously home to the WHEB radio station which no longer operates at this location. The property is a 19.6-acre parcel of land that is located in the Gateway District (G1). The property is bound to the west by Route 1 and the abutting Lafayette Plaza shopping center property, to the north and east by the Winchester Place property and to the south by Sagamore Creek.

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

As currently designed, this project would require a Conditional Use Permit (CUP) for improvements within the 100-foot wetland buffer. In addition, the project will require relief from the Zoning Board of Adjustment (ZBA) for efforts to develop the front lot line within the limits of the usable front yard. As such, we are seeking to meet with the Conservation Commission for a Work Session to obtain initial feedback on the proposed development in advance of formally submitting the various land-use applications that will be required for this project.

The proposed parking and buildings have been situated in a manner such that all impervious surfaces will be removed within 25-feet of Sagamore Creek and all buildings will be removed within 100-feet of Sagamore Creek. Overall, the current design will reduce impervious surface within the 100-foot buffer by approximately 9,600 SF and will enhance water quality with the addition of stormwater treatment practices that do not currently exist on the site. In addition to removing pavement that goes right up to the edge of the brook, the proposed development identifies opportunities for buffer enhancement along the wetland.

On behalf of the applicant, we respectfully request to be placed on the September 13, 2023, Conservation Commission meeting agenda for a Work Session.



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

Sincerely,
TIGHE & BOND, INC.



Patrick M. Crimmins, PE
Vice President



Neil A. Hansen, PE
Project Manager

Copy: Prospect North 815, LLC

815 LAFAYETTE ROAD PROPOSED DEVELOPMENT

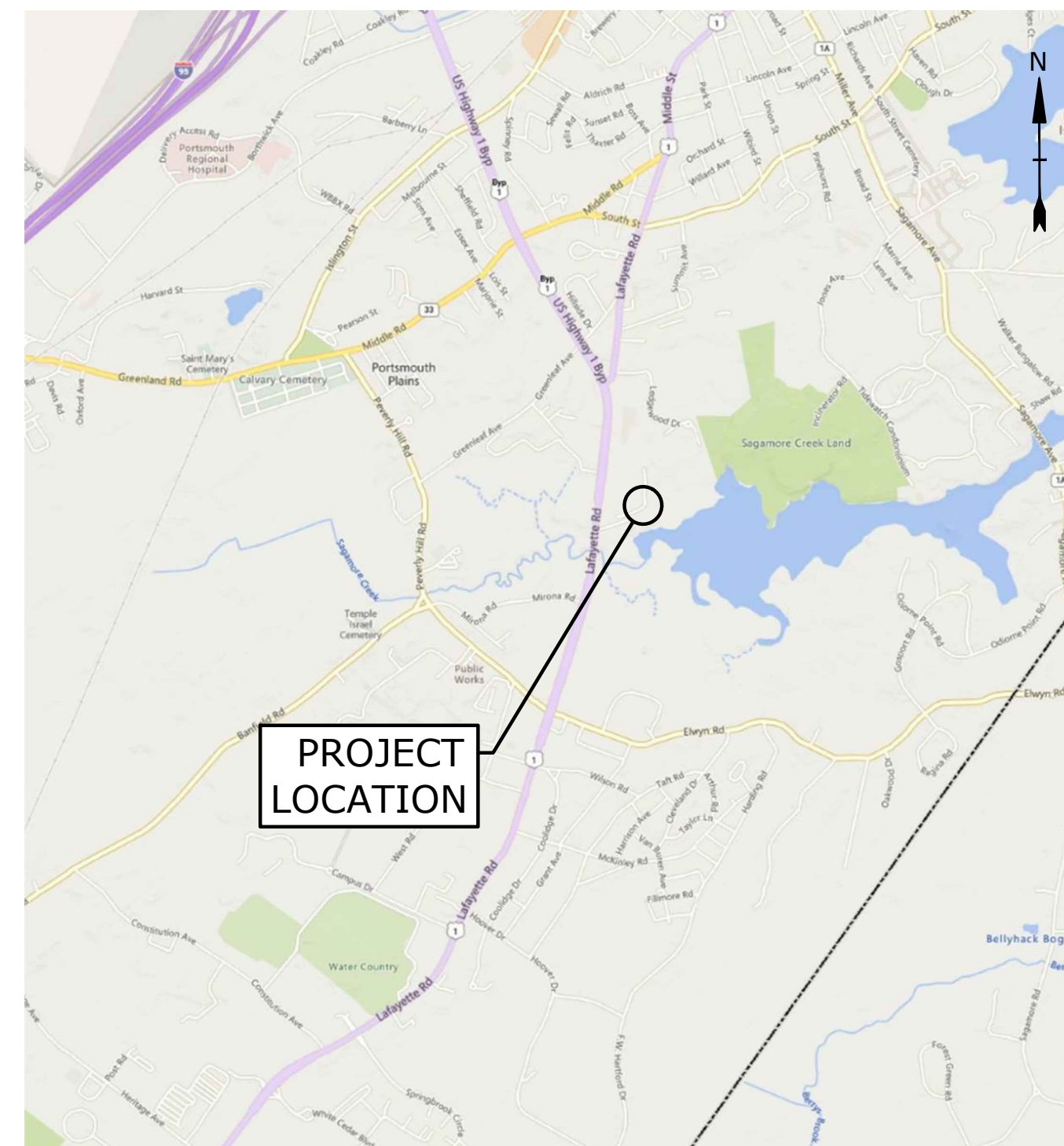
PORTSMOUTH, NEW HAMPSHIRE

DATE SEPTEMBER 5, 2023

PROGRESS PRINT

LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
	COVER SHEET	9/5/2023
C1	EXISTING CONDITIONS PLAN	2/2/2023
C2	EXISTING CONDITIONS PLAN	2/2/2023
C3	EXISTING CONDITIONS PLAN	2/2/2023
C4	EXISTING CONDITIONS PLAN	2/2/2023
C5	EXISTING CONDITIONS PLAN	2/2/2023
G-100	GENERAL NOTES AND LEGEND	9/5/2023
C-101	DEMOLITION PLAN	9/5/2023
C-102	SITE PLAN	9/5/2023
C-103	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	9/5/2023
C-104	UTILITY PLAN	9/5/2023
C-501	EROSION CONTROL NOTES AND DETAILS SHEET	9/5/2023
C-502	DETAILS SHEET	9/5/2023
C-503	DETAILS SHEET	9/5/2023
C-504	DETAILS SHEET	9/5/2023
C-505	DETAILS SHEET	9/5/2023
1 OF 2	BUILDING ELEVATIONS	8/29/2023
2 OF 2	TYPICAL FLOOR PLANS	8/29/2023

LIST OF PERMITS		
LOCAL	STATUS	DATE
SITE PLAN REVIEW PERMIT	PENDING	
CONDITIONAL USE PERMIT - WETLAND BUFFER	PENDING	
ZONING BOARD OF ADJUSTMENTS	PENDING	
STATE		
NHDES - SEWER CONNECTION PERMIT	NOT SUBMITTED	
NHDES - ALTERATION OF TERRAIN PERMIT	NOT SUBMITTED	



LOCATION MAP
SCALE: 1" = 2000'

CONSTRUCTION NOTES:

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

PREPARED BY:

Tighe & Bond

177 CORPORATE DRIVE
PORTSMOUTH, NH 03801
603-433-8818

APPLICANT:

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

ARCHITECT:

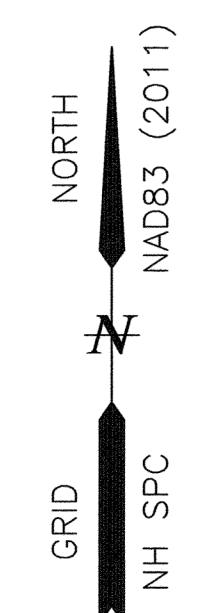
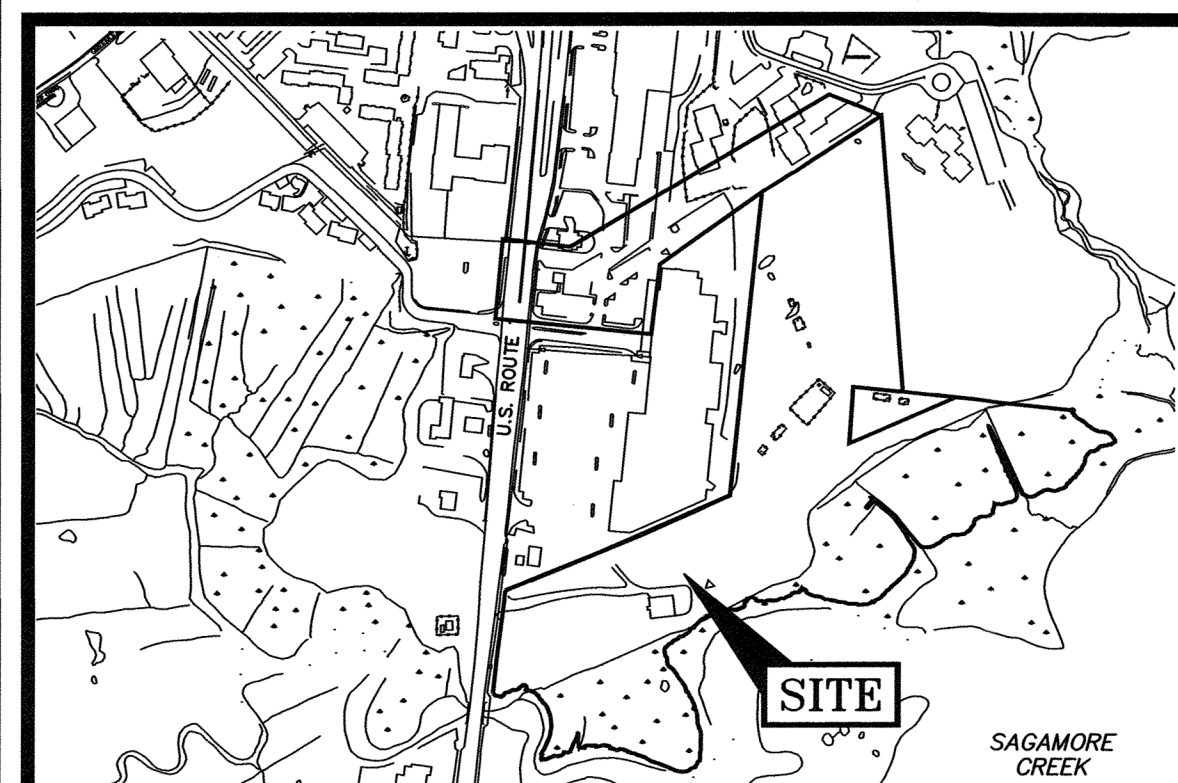
MICHAEL J. KEANE ARCHITECTS, PLLC
101 Kent Place
Newmarket, NH 03857

SURVEYOR:

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



**TAC WORK SESSION SUBMISSION
COMPLETE SET 18 SHEETS**



LOCATION MAP SCALE: 1"=500'

LEGEND:

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

PSNH 146/0 907B/1 13A
 N/F JOSE F. SALEMA
 C/O JFS MANAGEMENT, LLC
 780 PORTSMOUTH AVENUE
 GREENLAND, NH 03840
 6161/2428

PSNH 274/13.3
 PSNH 146/39B
 ES 274/13-3X

PSNH 274/13-3Y
 N/F DINNER HORN REALTY INC.
 980 LAFAYETTE ROAD
 PORTSMOUTH, NH 03801
 2016/0047

PSNH 274/1
 N/F LAFAYETTE OF MICHIGAN, LLC
 20630 HARPER AVENUE SUITE 107
 HARPER WOODS, MI 48225
 2868/2561

PSNH 21-274-2
 3 F/P

PSNH 4
 3-1/2 F/P

PSNH 274 3
 NETCO 4

PSNH 274 1
 NETCO 2

PSNH 274/1 (NEW)

PSNH 146/0 907B/1 13A

PSNH 274/13.3

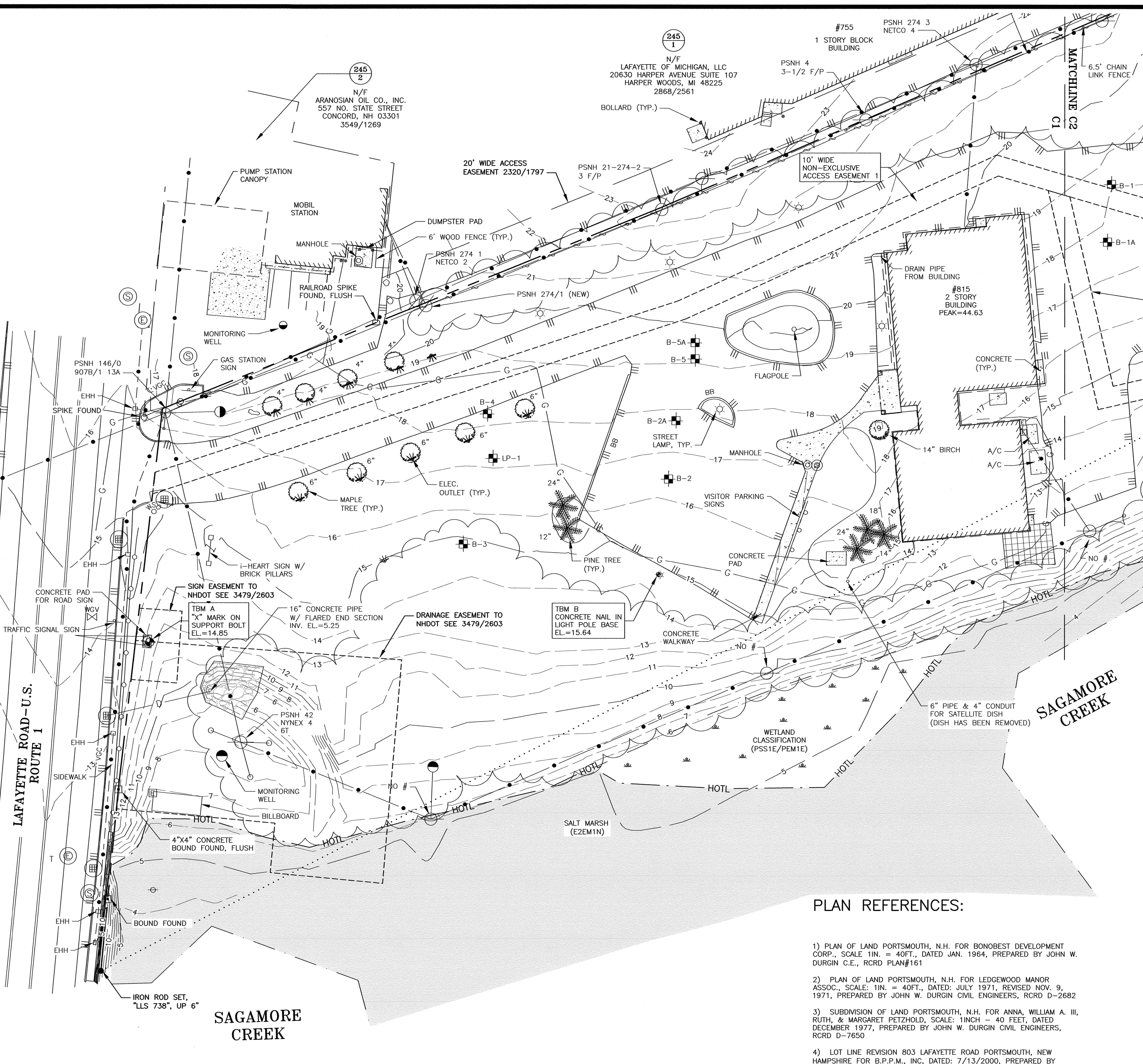
PSNH 146/39B

ES 274/13-3X

PSNH 274/13-3Y

PSNH 274/1

PSNH 42
 NYNEX 4
 6T



- NOTES:**
- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 245 AS LOTS 3 AND 4.
 - 2) OWNER OF RECORD:
 PROSPECT NORTH 815 LLC
 PO BOX 372
 GREENLAND, NH 03840
 6443/665
 - 3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA (ZONE AE) AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE DATE JANUARY 29, 2021.
 - 4) EXISTING LOT AREA:
 MAP 245 LOT 3 855,562 S.F ± (TO MHW) 19,948 S.F.
 MAP 245 LOT 4 19,6410 AC ± (TO MHW) 0.4579 ACRES
 - 5) PARCELS ARE LOCATED IN THE GATEWAY CORRIDOR (G1) ZONING DISTRICT.
 - 6) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF EXISTING CONDITIONS SURVEY OF ASSESSOR'S MAP 245 LOTS 3 & 4 IN THE CITY OF PORTSMOUTH.
 - 8) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
 - 9) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 10) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

**SITE DEVELOPMENT
 815 LAFAYETTE ROAD
 PORTSMOUTH, N.H.**

PLAN REFERENCES:

- 1) PLAN OF LAND PORTSMOUTH, N.H. FOR BONOBEST DEVELOPMENT CORP., SCALE 1/4" = 40FT., DATED JAN. 1964, PREPARED BY JOHN W. DURGIN C.E., RCRD PLAN#161
- 2) PLAN OF LAND PORTSMOUTH, N.H. FOR LEDGEWOOD MANOR ASSOC., SCALE: 1/4" = 40FT., DATED: JULY 1971, REVISED NOV. 9, 1971, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD D-2682
- 3) SUBDIVISION OF LAND PORTSMOUTH, N.H. FOR ANNA, WILLIAM A. III, RUTH, & MARGARET PETZOLD, SCALE: 1/4" = 40 FEET, DATED DECEMBER 1977, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD D-7650
- 4) LOT LINE REVISION 803 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE FOR B.P.P.M., INC. DATED: 7/13/2000, PREPARED BY JAMES VERRA AND ASSOCIATED, INC., RCRD D-28325
- 5) ALTA/ACSM LAND TITLE SURVEY (URBAN), MAP 245, LOTS 3 & 4, KNIGHT BROADCASTING, 815 LAFAYETTE ROAD, PORTSMOUTH, NEW HAMPSHIRE, SCALE: 1"=50', DATED: SEPTEMBER 19, 2000, PREPARED BY CUCCO & CORMIER ENGINEERING ASSOCIATES, INC., RCRD D-28739. **PLAN NOT HELD**
- 6) REVISED ACCESS EASEMENT PLAN & TAX ASSESSMENT/PRORATION PLAN TAX MAP 245 - LOTS 3 & 4 OVER LAND OF: IHEARTMEDIA & ENTERTAINMENT, INC. 815 LAFAYETTE ROAD CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE PREPARED BY AMBIT ENGINEERING, INC. DATED MAY 2022. R.C.R.D. D-43541

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	2/2/23

REVISIONS		

SCALE: 1" = 30' JANUARY 2023

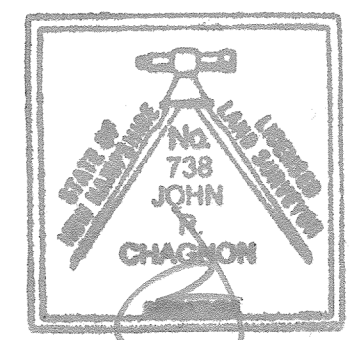
**EXISTING CONDITIONS
 PLAN**

C1

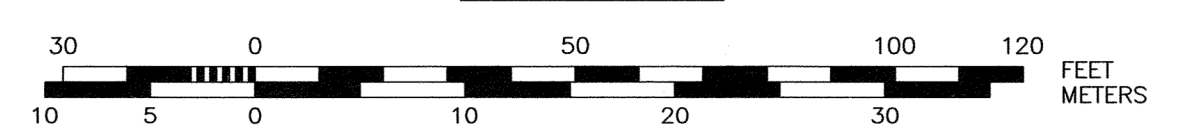
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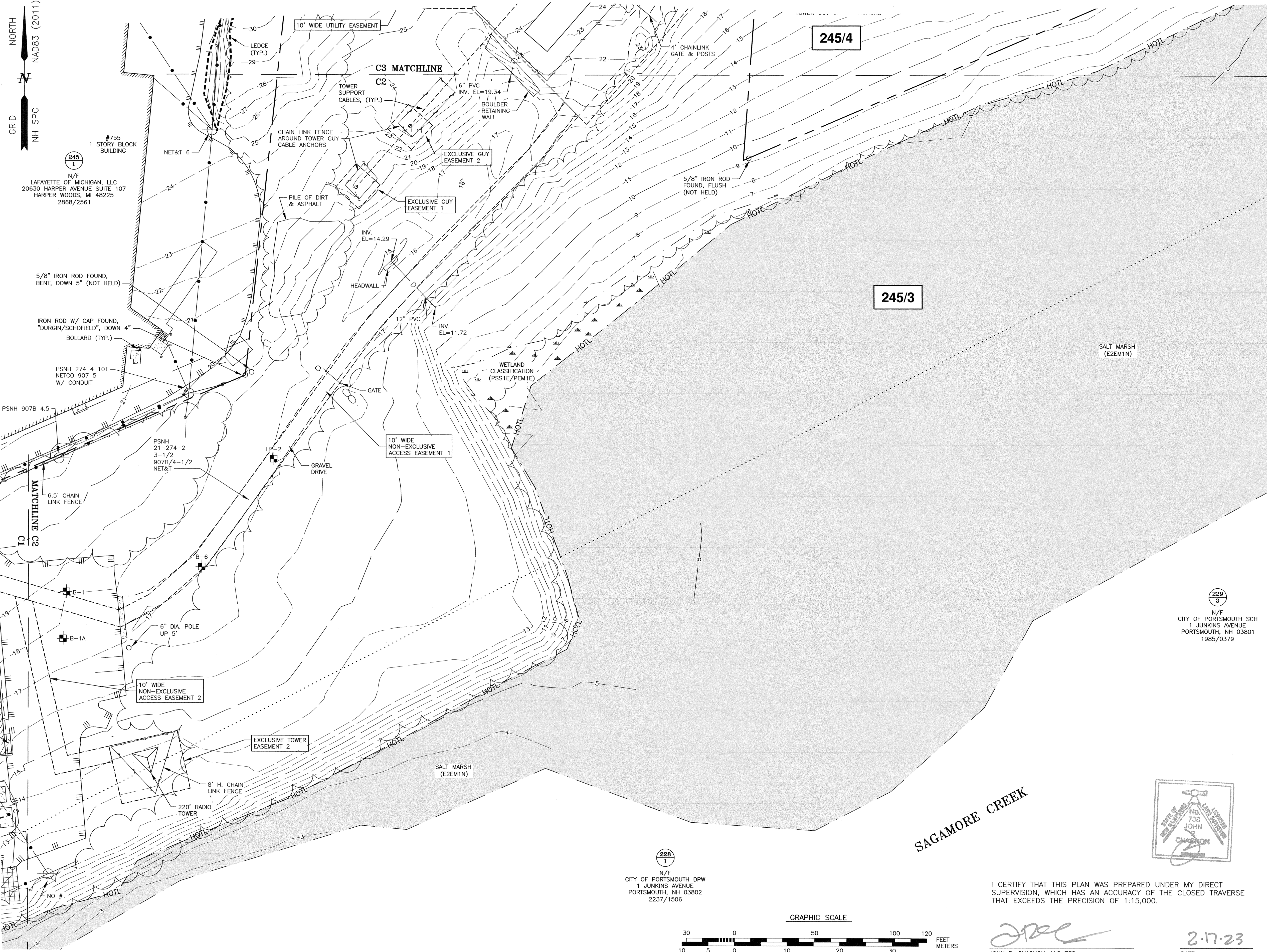
JOHN R. CHAGNON, LLS 738

2.17.23
 DATE



GRAPHIC SCALE





NORTH
NAD83 (2011)

GRID
NH SPC

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
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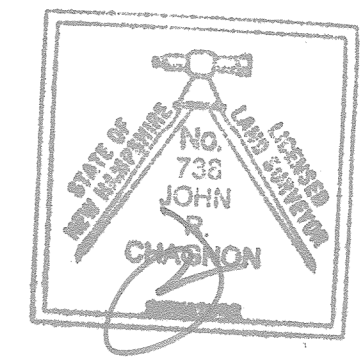
245/4

245/3

220
3
N/F
CITY OF PORTSMOUTH SCH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
1985/0379

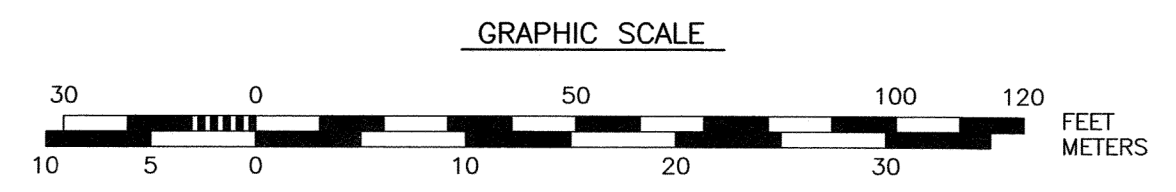
**SITE DEVELOPMENT
815 LAFAYETTE ROAD
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	2/2/23



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

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



JRC
JOHN R. CHAGNON, LLS 738

2-17-23
DATE

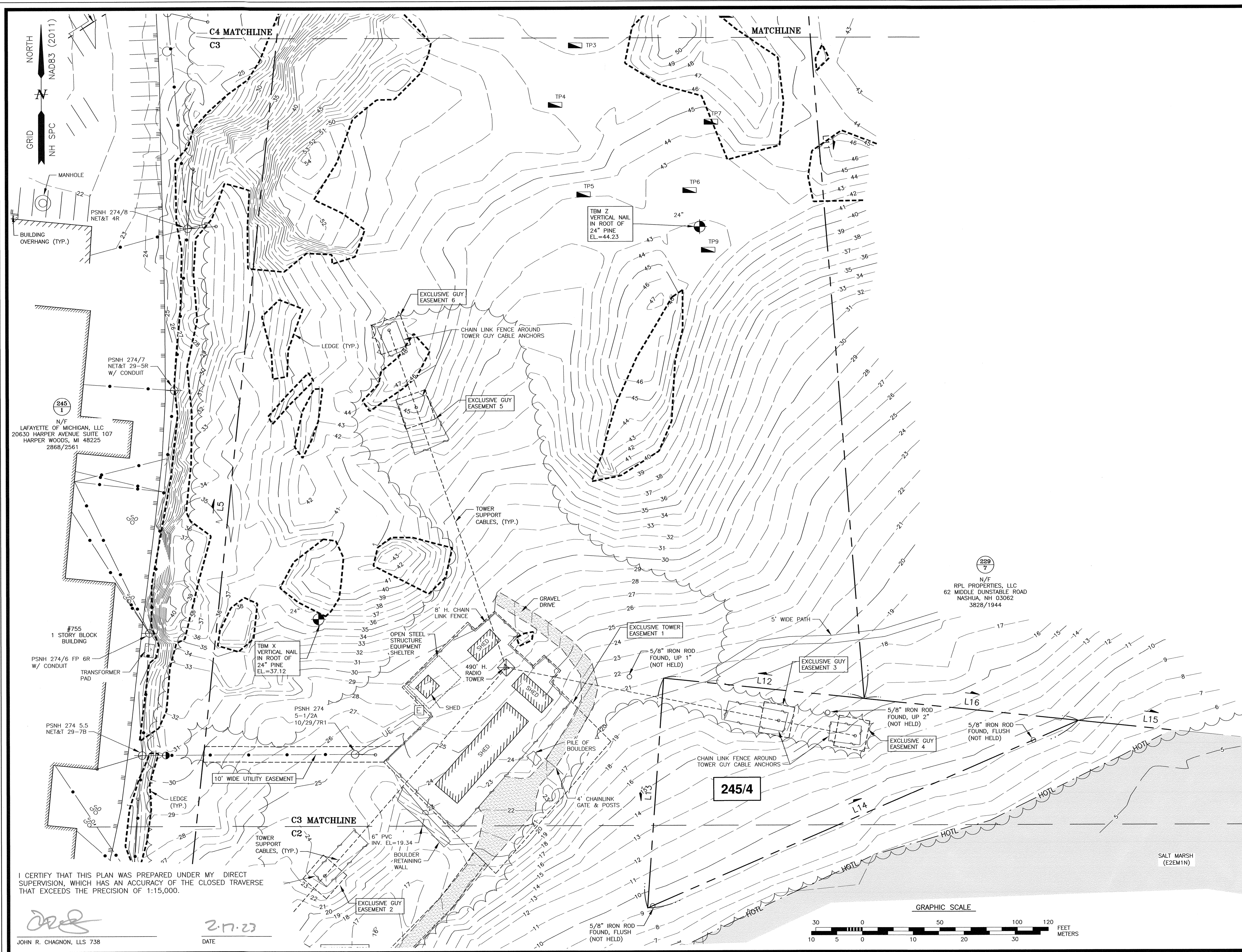
SCALE: 1" = 30' JANUARY 2023

EXISTING CONDITIONS PLAN **C2**

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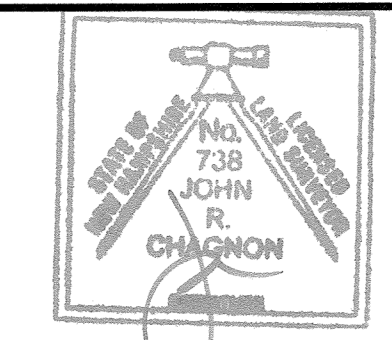
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, WHICH HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

[Signature]
JOHN R. CHAGNON, LLS 738
DATE 2.17.23

229
7
N/F
RPL PROPERTIES, LLC
62 MIDDLE DUNSTABLE ROAD
NASHUA, NH 03062
3828/1944

**SITE DEVELOPMENT
815 LAFAYETTE ROAD
PORTSMOUTH, N.H.**

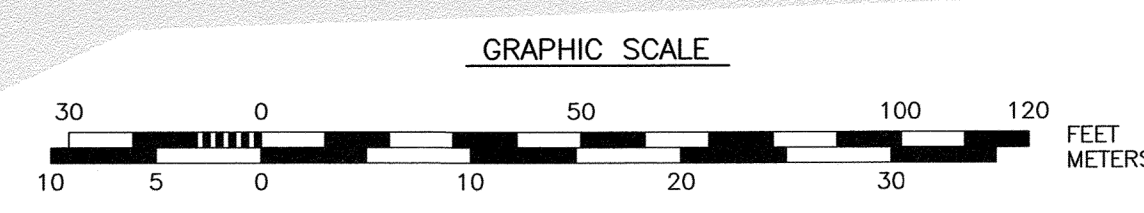
NO.	DESCRIPTION	DATE
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REVISIONS		



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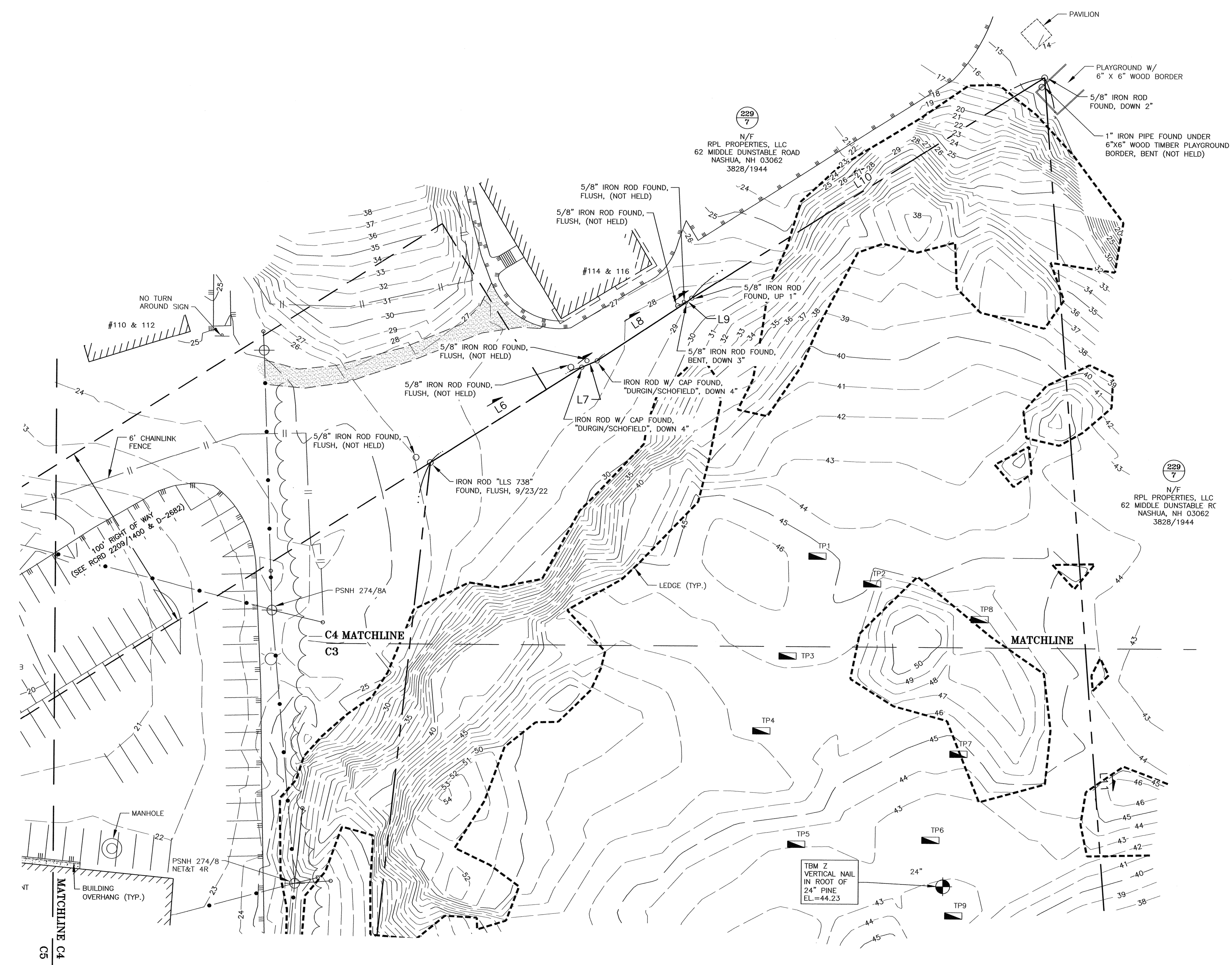
**EXISTING CONDITIONS
PLAN**

C3



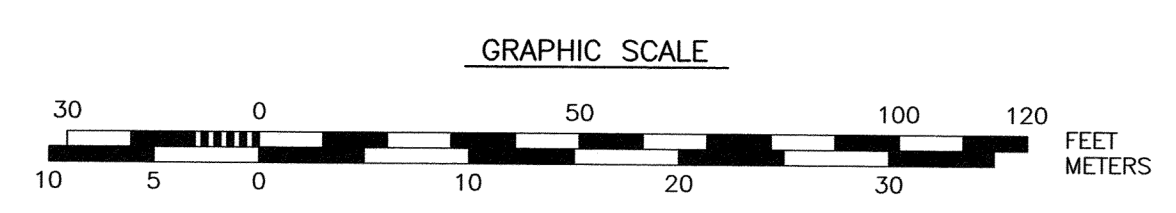
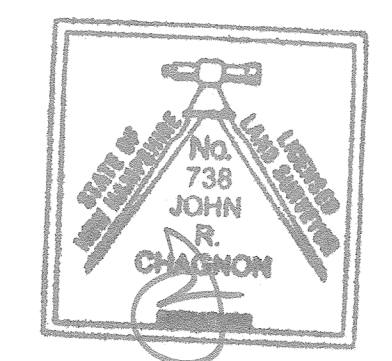
NORTH
NAD83 (2011)
GRID
NH SPC

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

[Signature]
JOHN R. CHAGNON, LLS 738
DATE: 2.17.23



**SITE DEVELOPMENT
815 LAFAYETTE ROAD
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	2/2/23

REVISIONS

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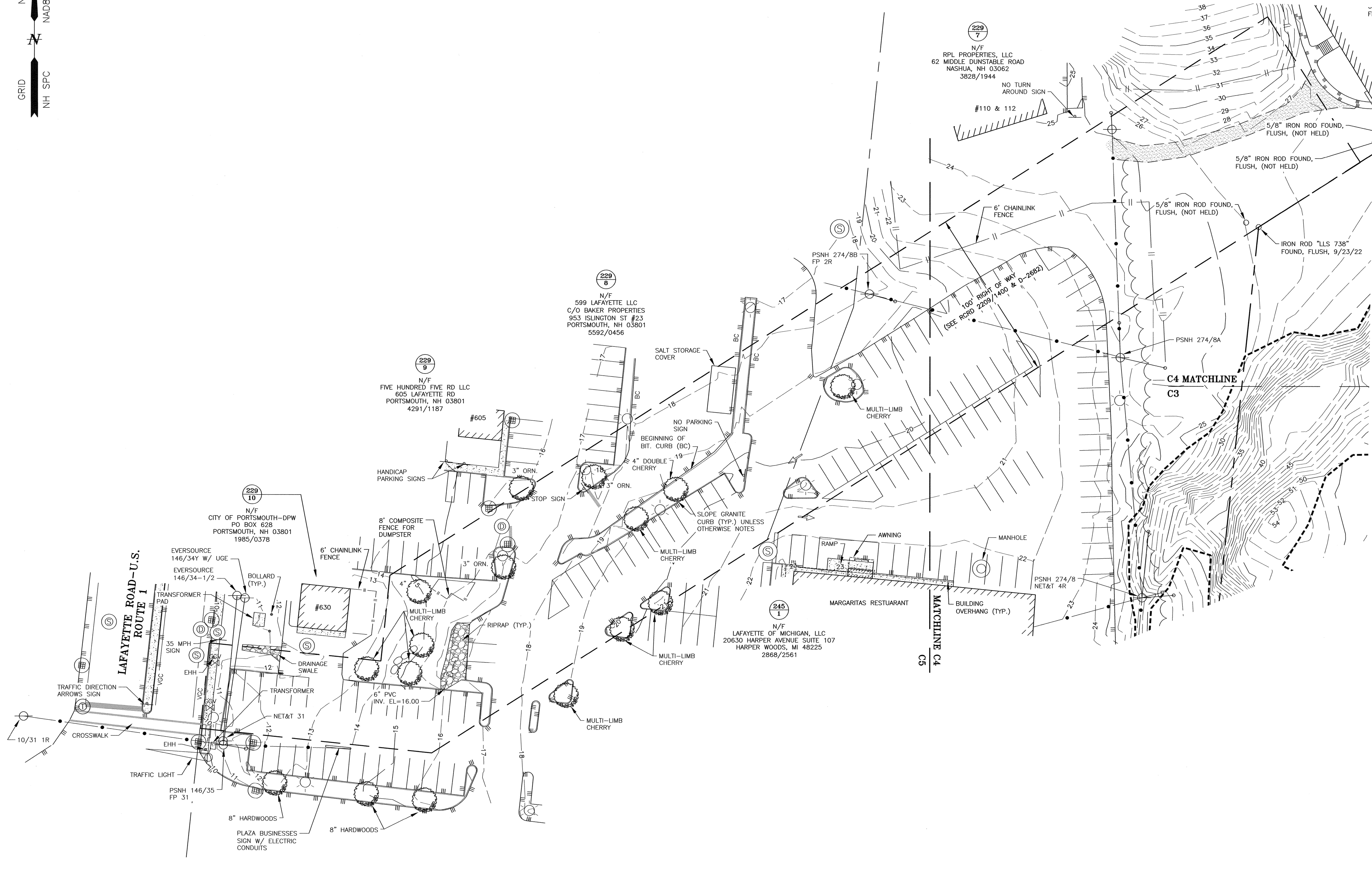
SCALE: 1" = 30' JANUARY 2023

EXISTING CONDITIONS
PLAN

C4

NORTH
NAD83 (2011)
GRID
NH SPC

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**SITE DEVELOPMENT
815 LAFAYETTE ROAD
PORTSMOUTH, N.H.**

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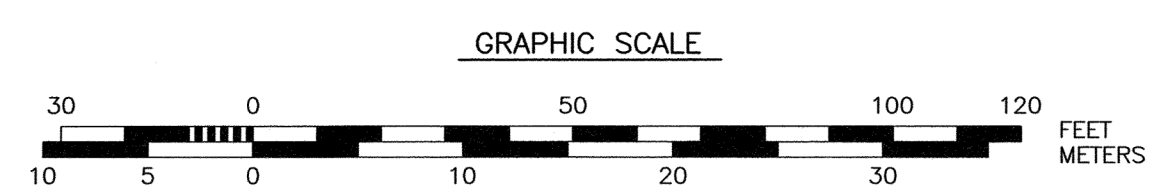
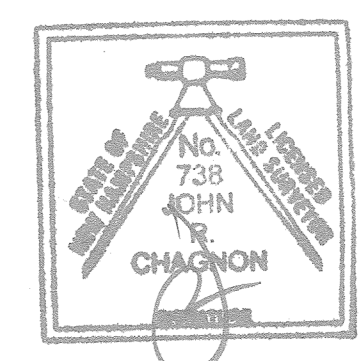
EXISTING CONDITIONS PLAN

C5

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

[Signature]
JOHN R. CHAGNON, LLS 738

2.17.23
DATE



GENERAL PROJECT INFORMATION

PROJECT APPLICANT: PROSPECT NORTH 815, LLC
 PROJECT NAME: PROPOSED DEVELOPMENT
 PROJECT ADDRESS: 815 LAFAYETTE ROAD, PORTSMOUTH NH
 PROJECT MAP / LOT: TAX MAP 314, LOT 2
 PROJECT LATITUDE: 43°-03'-06.32"N
 PROJECT LONGITUDE: 70°-46'-07.81"W

PROJECT DESCRIPTION

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

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 2.90 ACRES.

SOIL CHARACTERISTICS

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

NAME OF RECEIVING WATERS

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

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

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

SPECIAL CONSTRUCTION NOTES:

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

EROSION CONTROL NOTES:

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

STABILIZATION:

- AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.;
 - IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.
- WINTER STABILIZATION PRACTICES:
 - ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
 - ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
 - AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
- STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
 - TEMPORARY SEEDING;
 - MULCHING.
- ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

- WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN THESE AREAS, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
- DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY NOVEMBER 15.

DUST CONTROL:

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

STOCKPILES:

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

OFF SITE VEHICLE TRACKING:

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

VEGETATION:

- TEMPORARY GRASS COVER:
 - SEEDBED PREPARATION:
 - APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE;
 - SEEDING:
 - UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
 - WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;
 - APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;
 - MAINTENANCE:
 - TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.)
- VEGETATIVE PRACTICE:
 - FOR PERMANENT MEASURES AND PLANTINGS:
 - LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 7.6;
 - FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;
 - SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;
 - SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;
 - HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
 - THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED;
 - THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
 - A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

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

 IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.
 - DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
 - FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

CONCRETE WASHOUT AREA:

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

ALLOWABLE NON-STORMWATER DISCHARGES:

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

WASTE DISPOSAL:

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

SPILL PREVENTION:

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

EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

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

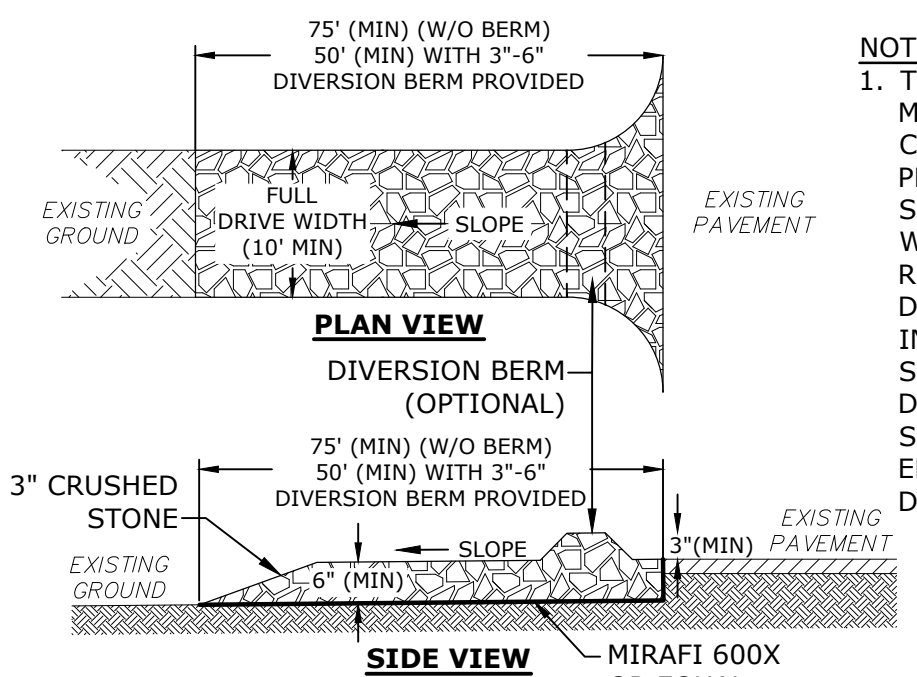
THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:

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



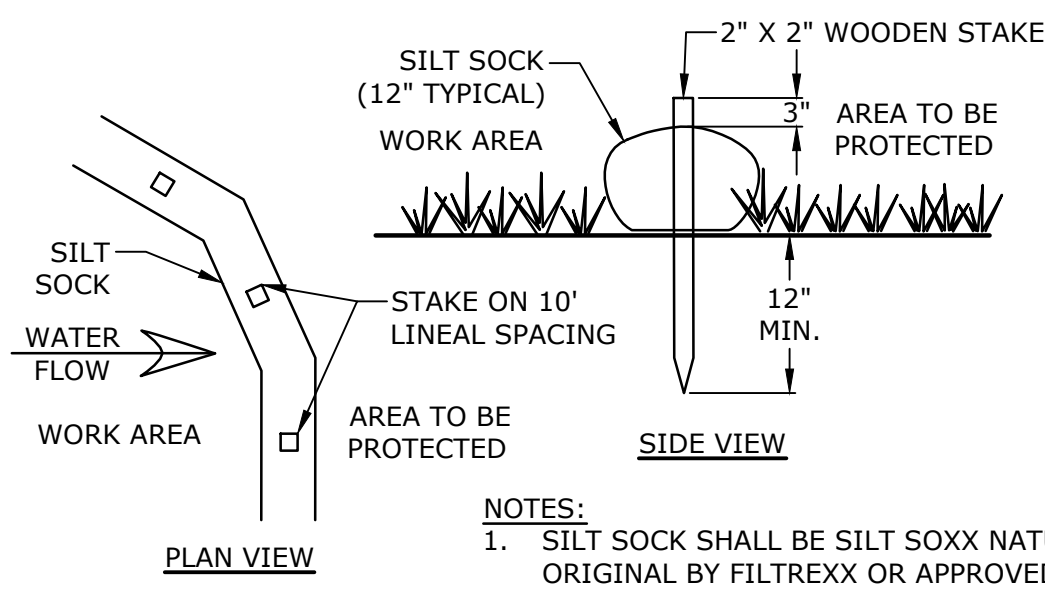
- NOTES:
- CONCRETE WASHOUT SHALL BE "JESCRAFT" STACKABLE CONCRETE WASHOUT PAN (72"x72"x1.4") OR APPROVED EQUAL.
 - INSTALL AND MAINTAIN CONCRETE WASHOUT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - CONCRETE WASHOUT SHALL NOT BE PLACED WITHIN 100' WETLAND BUFFER.

CONCRETE WASHOUT DETAIL
NO SCALE



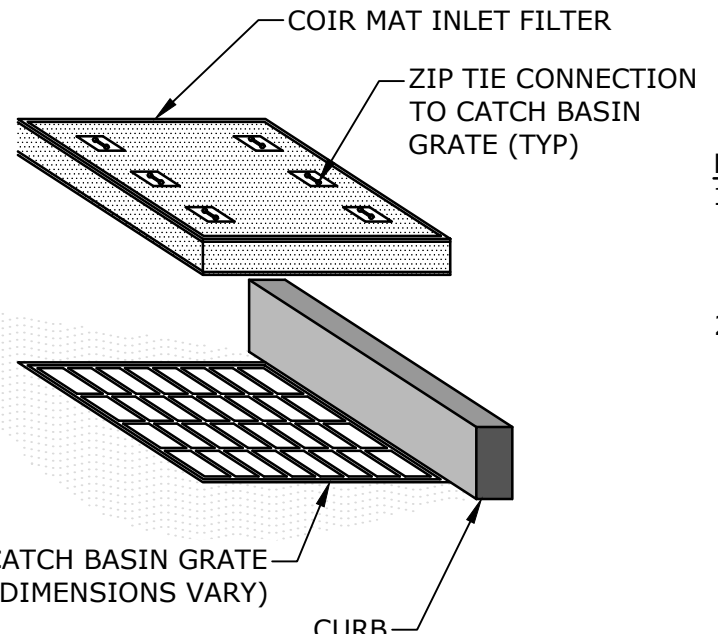
- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT FROM THE SITE. WHEN WASHING IS REQUIRED, IT SHALL BE DONE SO RUNOFF DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS

STABILIZED CONSTRUCTION EXIT
NO SCALE



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

SILT SOCK
NO SCALE



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

INLET PROTECTION
NO SCALE

PROPOSED DEVELOPMENT

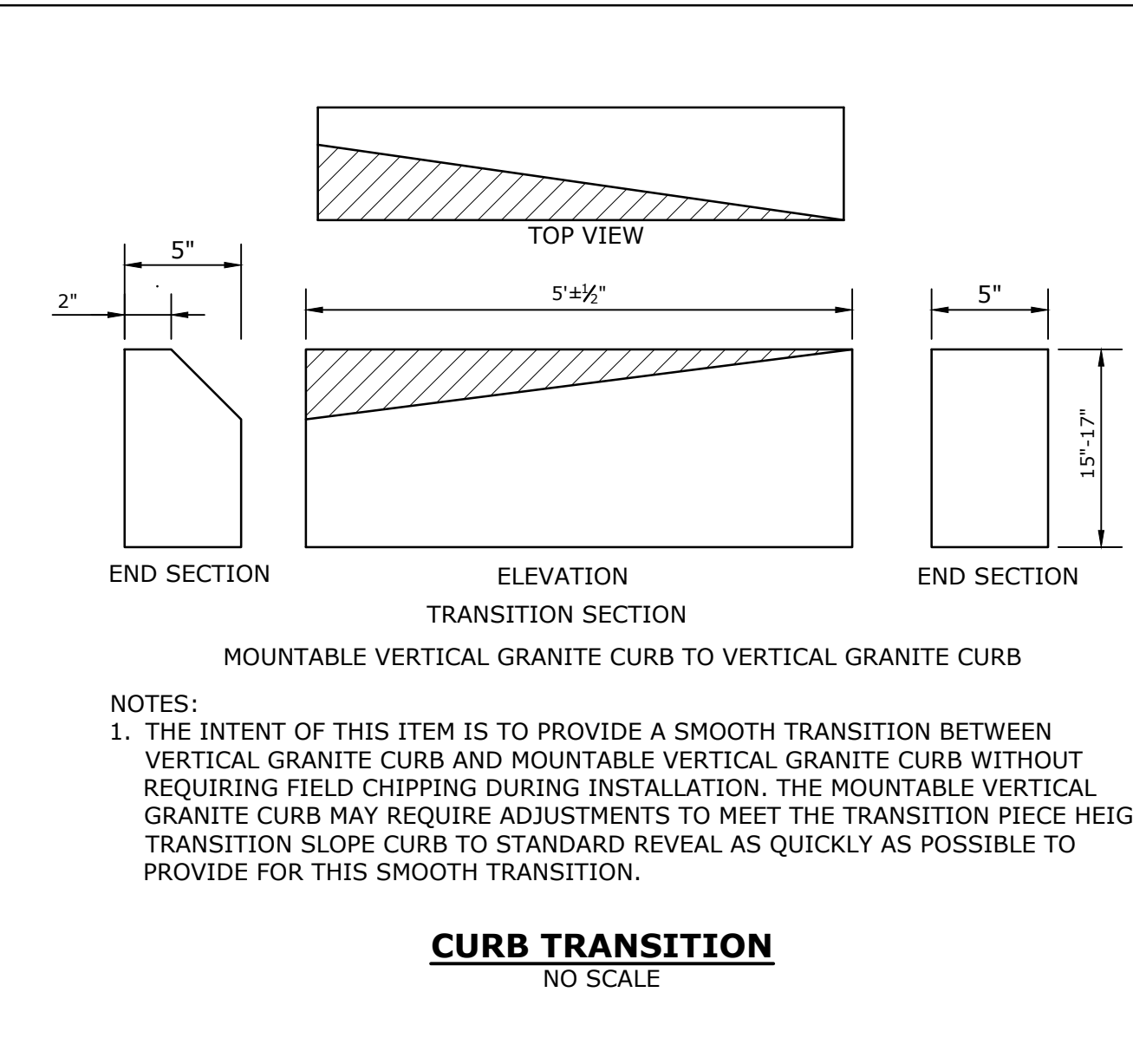
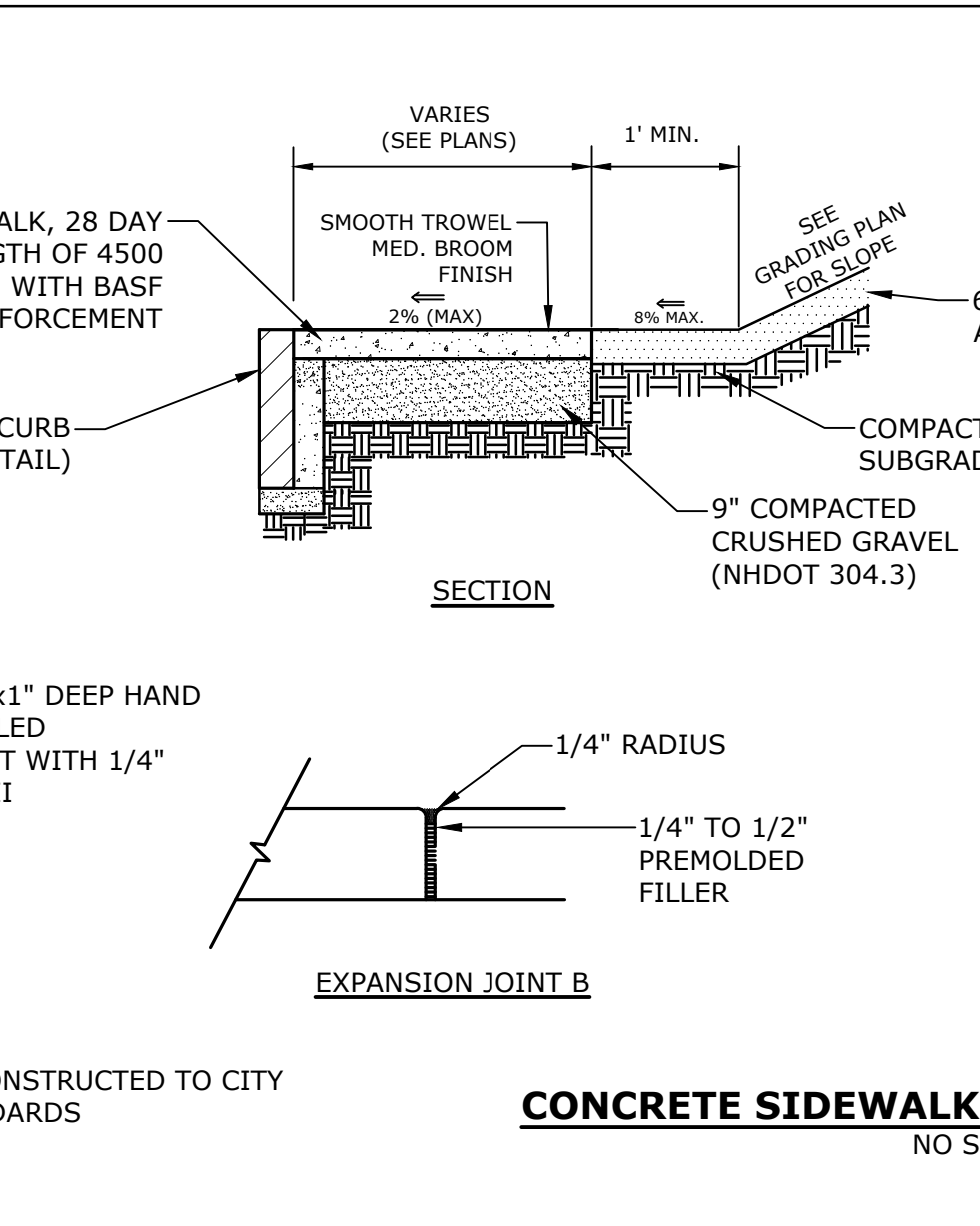
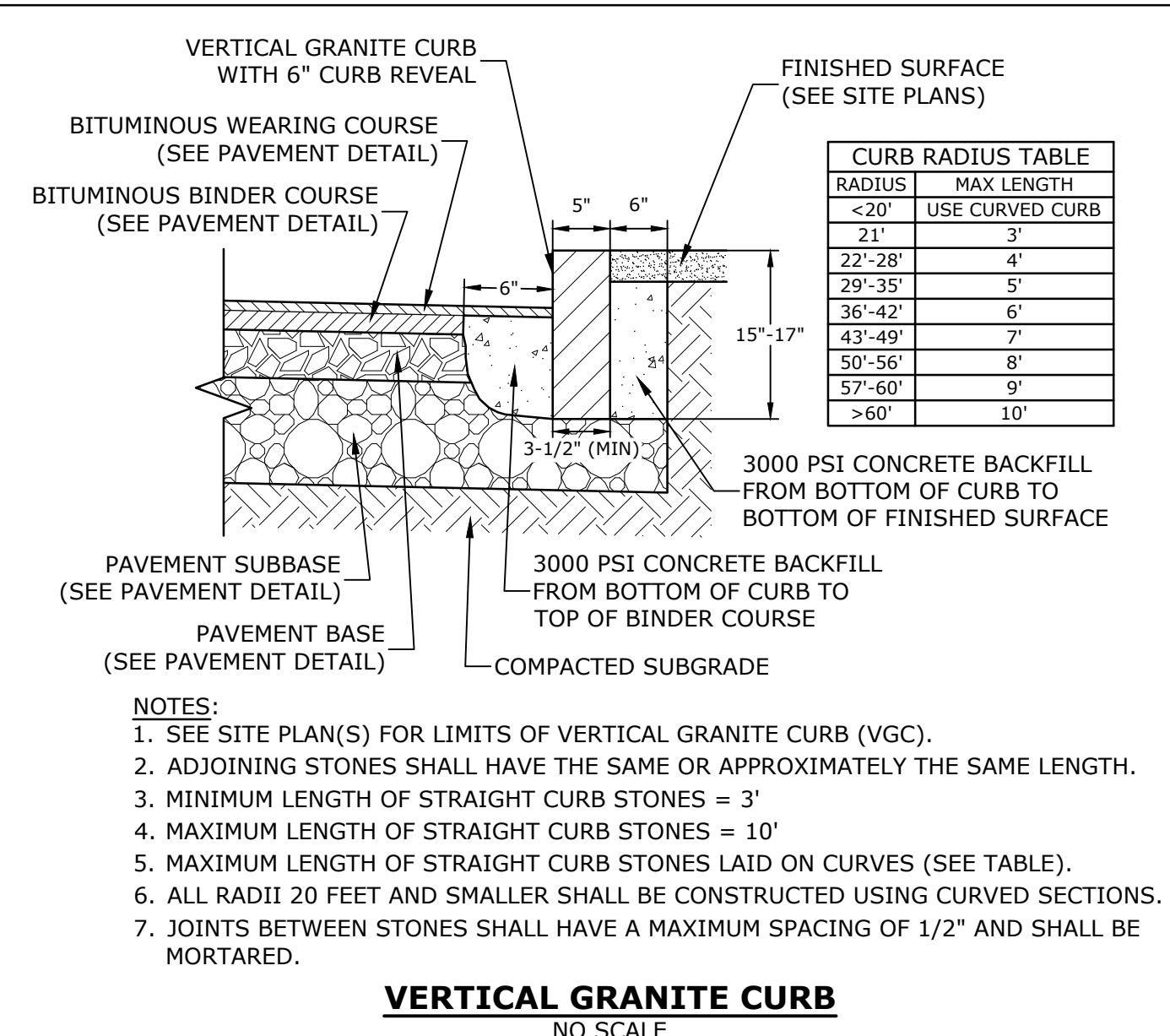
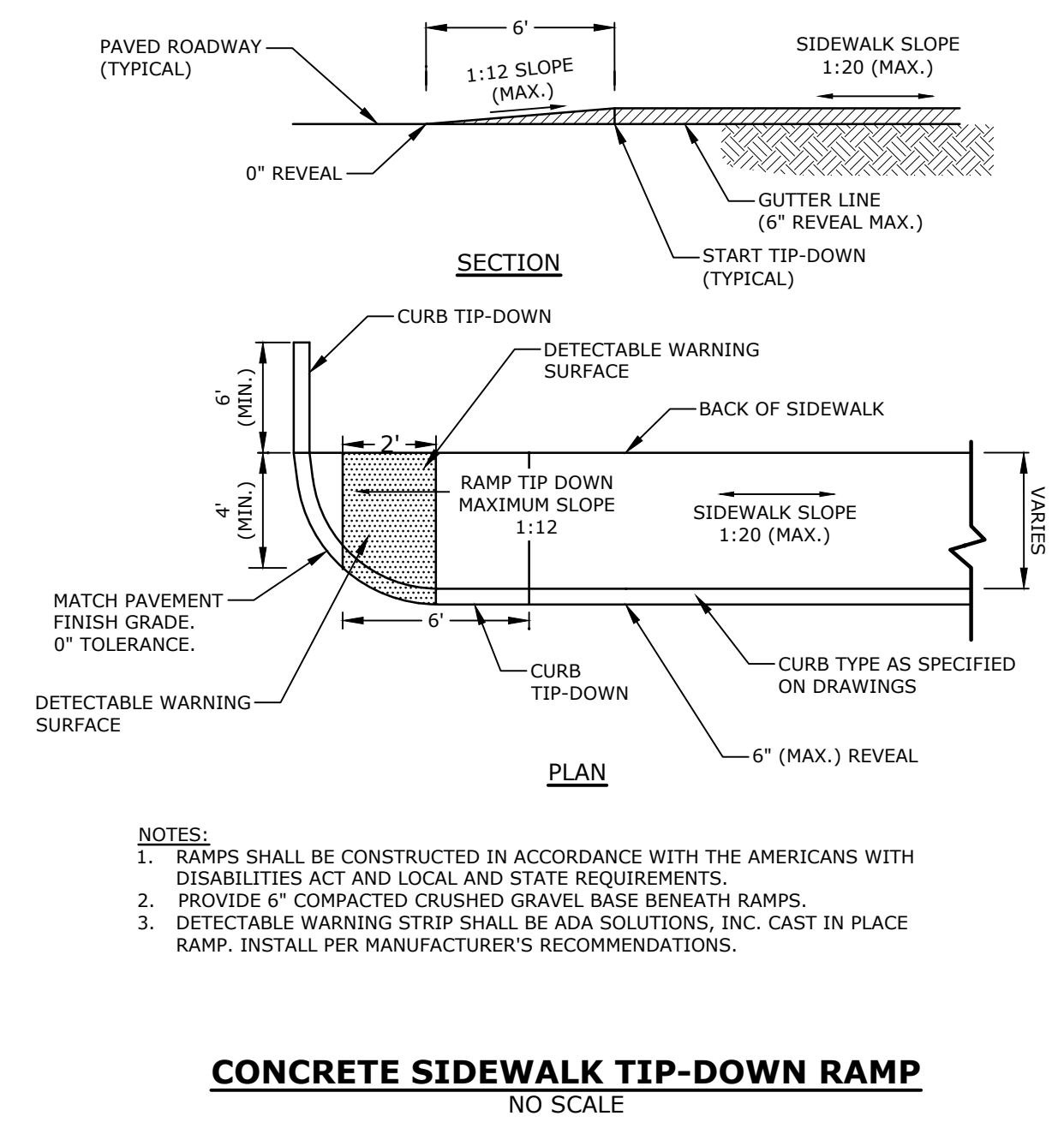
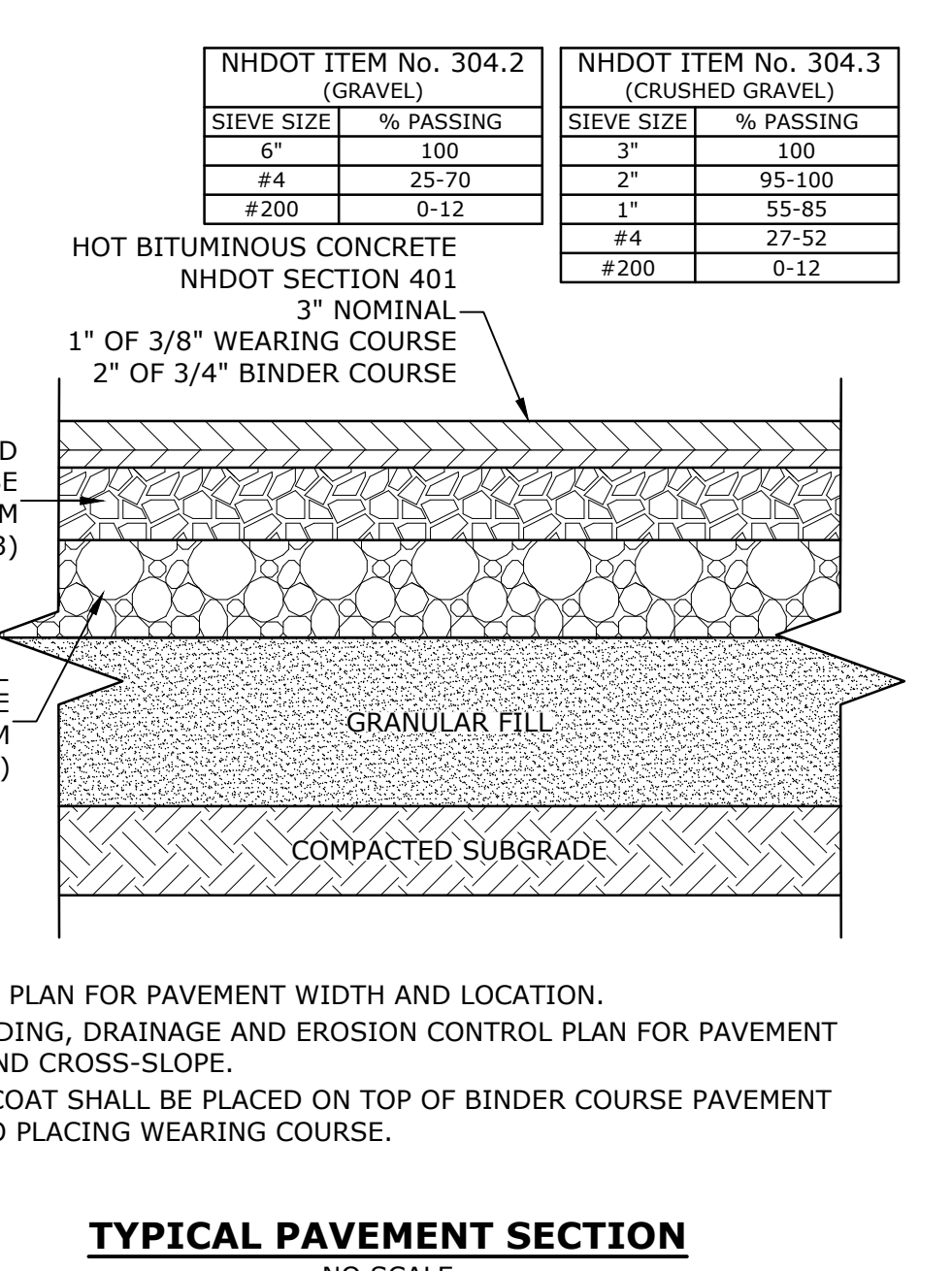
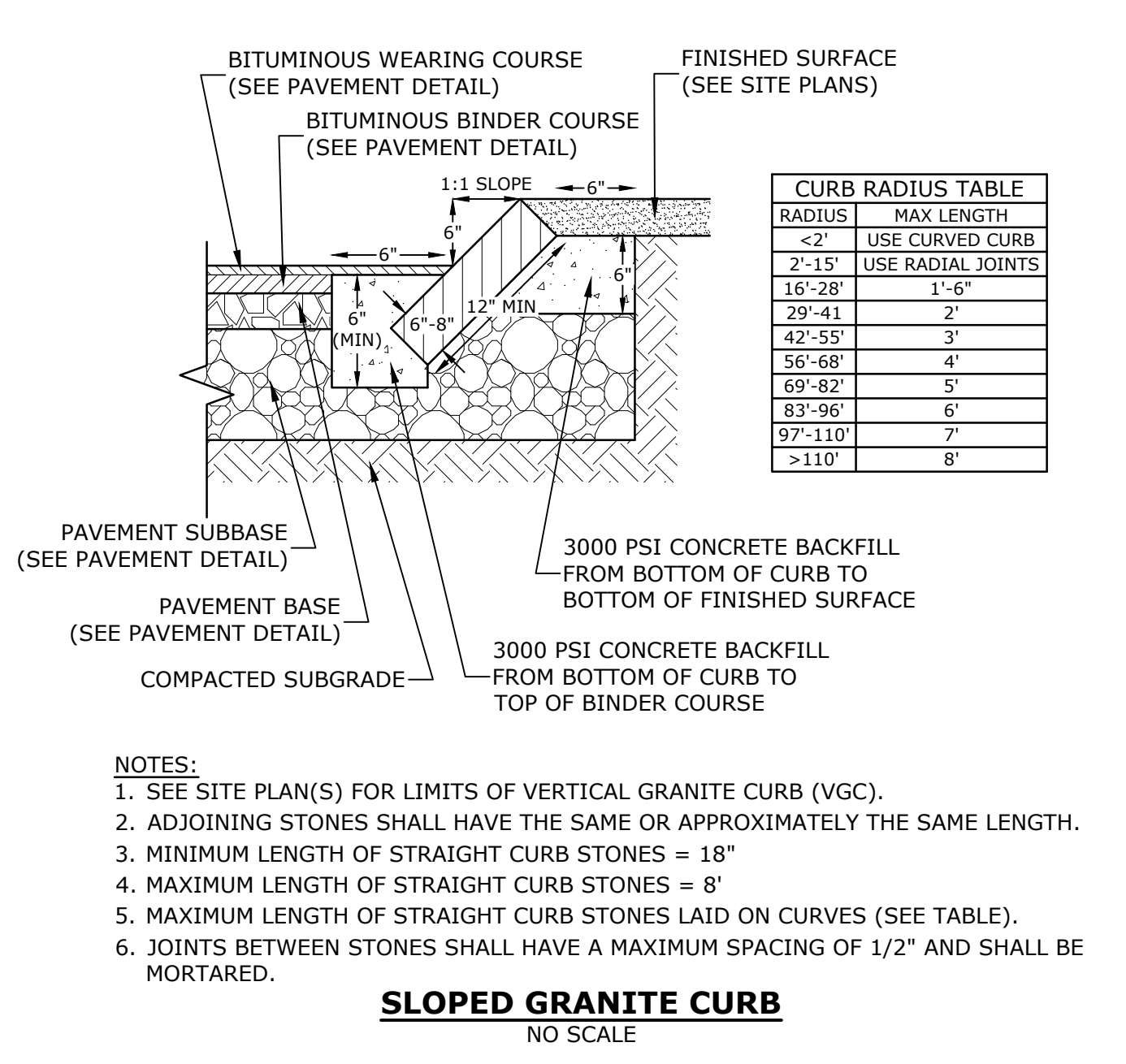
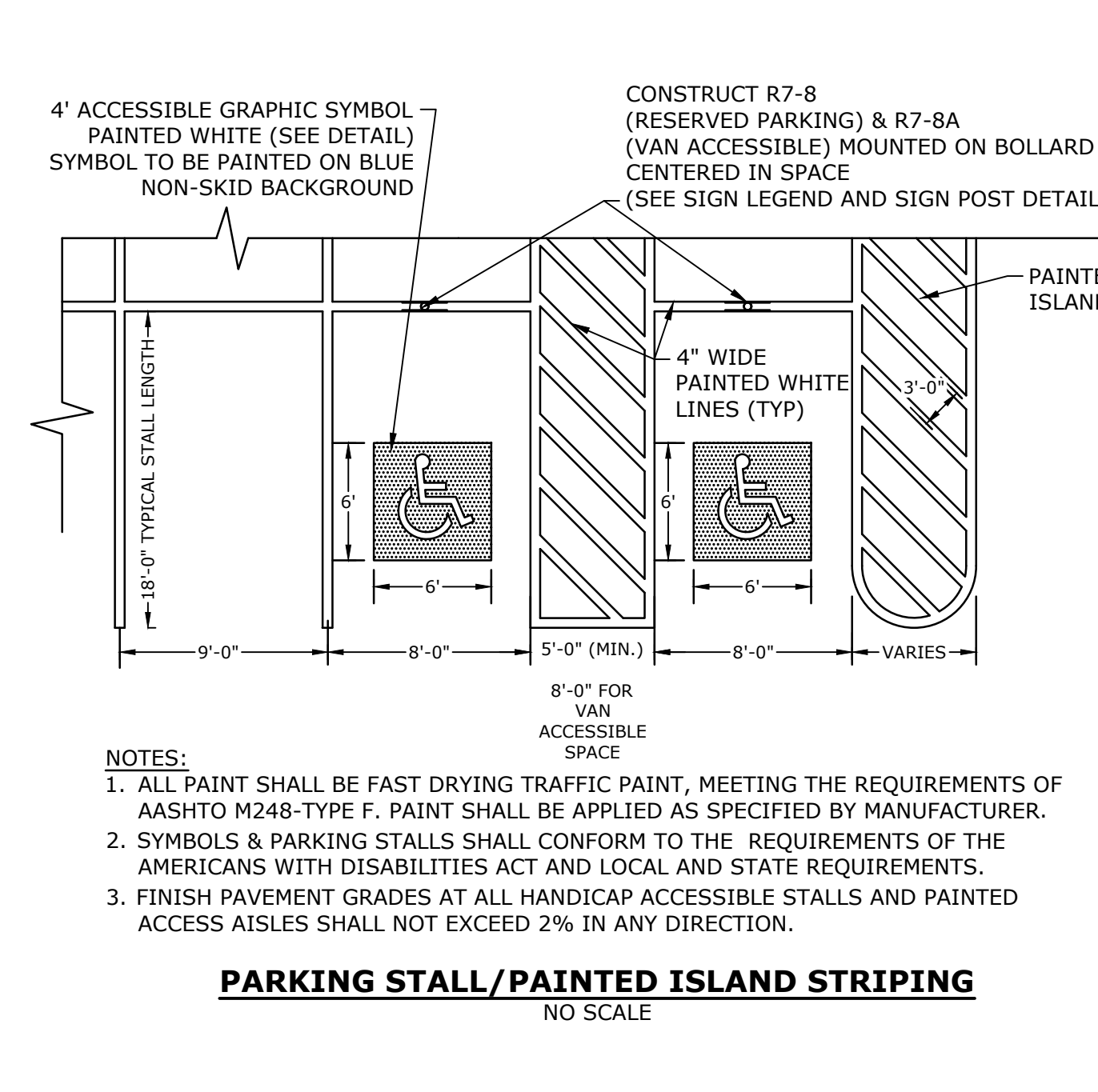
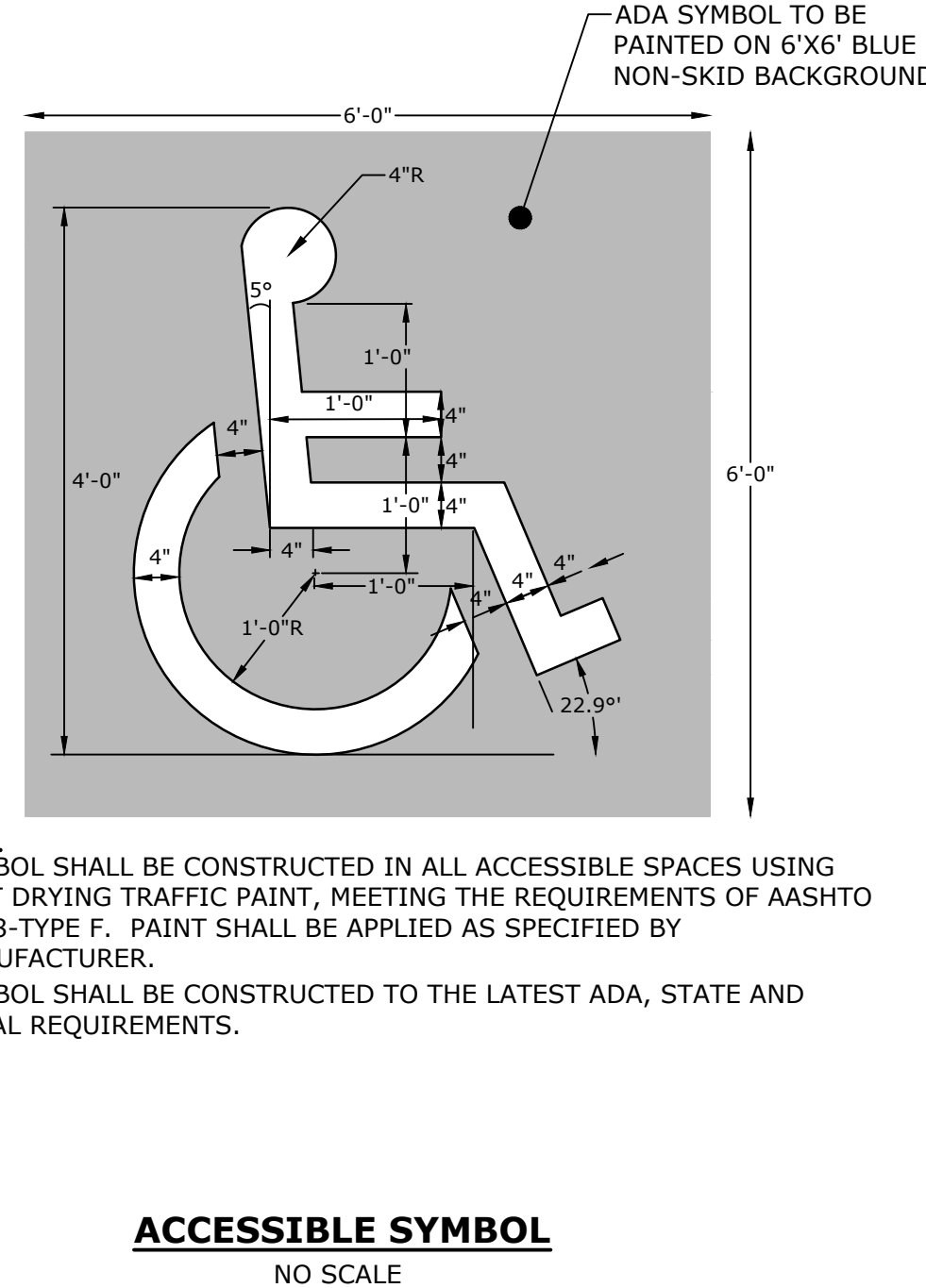
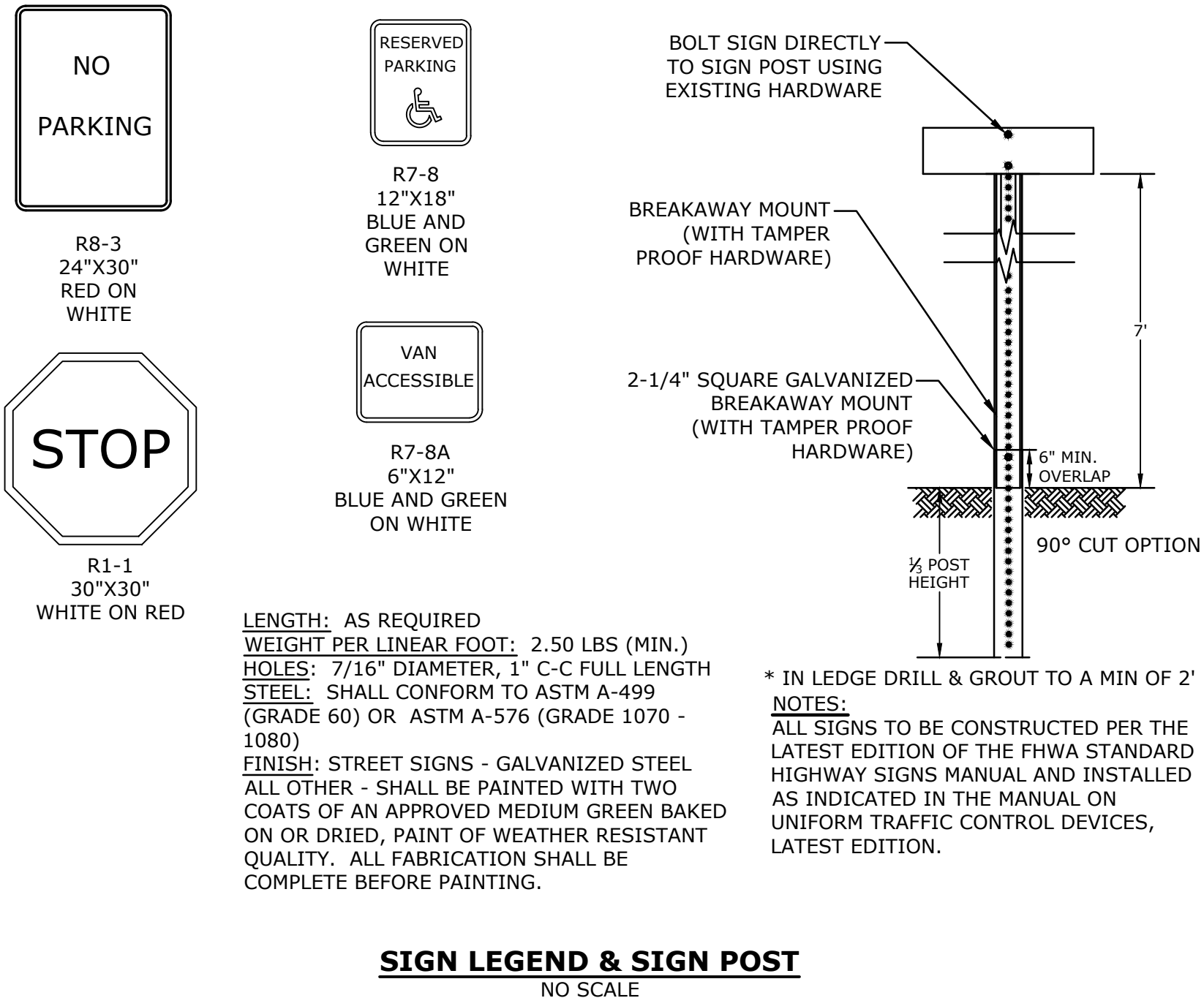
PROSPECT NORTH 815, LLC

815 LAFAYETTE ROAD
 PORTSMOUTH, NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
PROJECT NO:	M5131-001	
DATE:	9/5/2023	
FILE:	M5131-001-DTLS.dwg	
DRAWN BY:	NHW/CIK	
DESIGNED/CHECKED BY:	NAH	
APPROVED BY:	PMC	

EROSION CONTROL NOTES & DETAILS

SCALE: AS SHOWN



PROPOSED DEVELOPMENT

PROSPECT NORTH 815, LLC

815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
PROJECT NO:	M5131-001	
DATE:	9/5/2023	
FILE:	M5131-001-DTSL.dwg	
DRAWN BY:	NHW/CJK	
DESIGNED/CHECKED BY:	NAH	
APPROVED BY:	PMC	

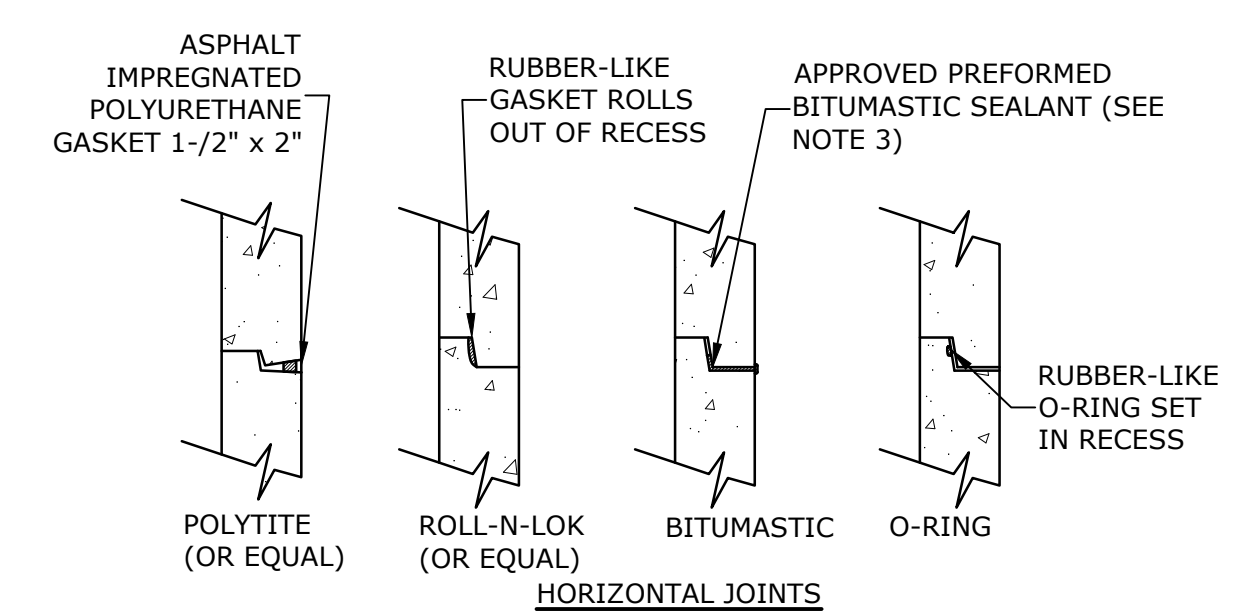
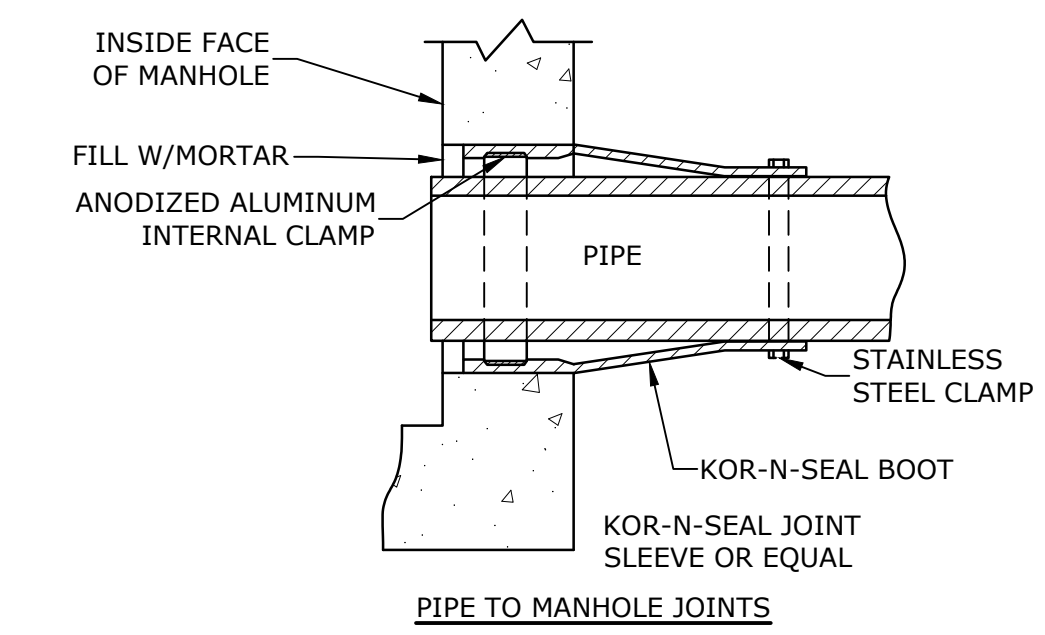
DETAILS

SCALE: AS SHOWN

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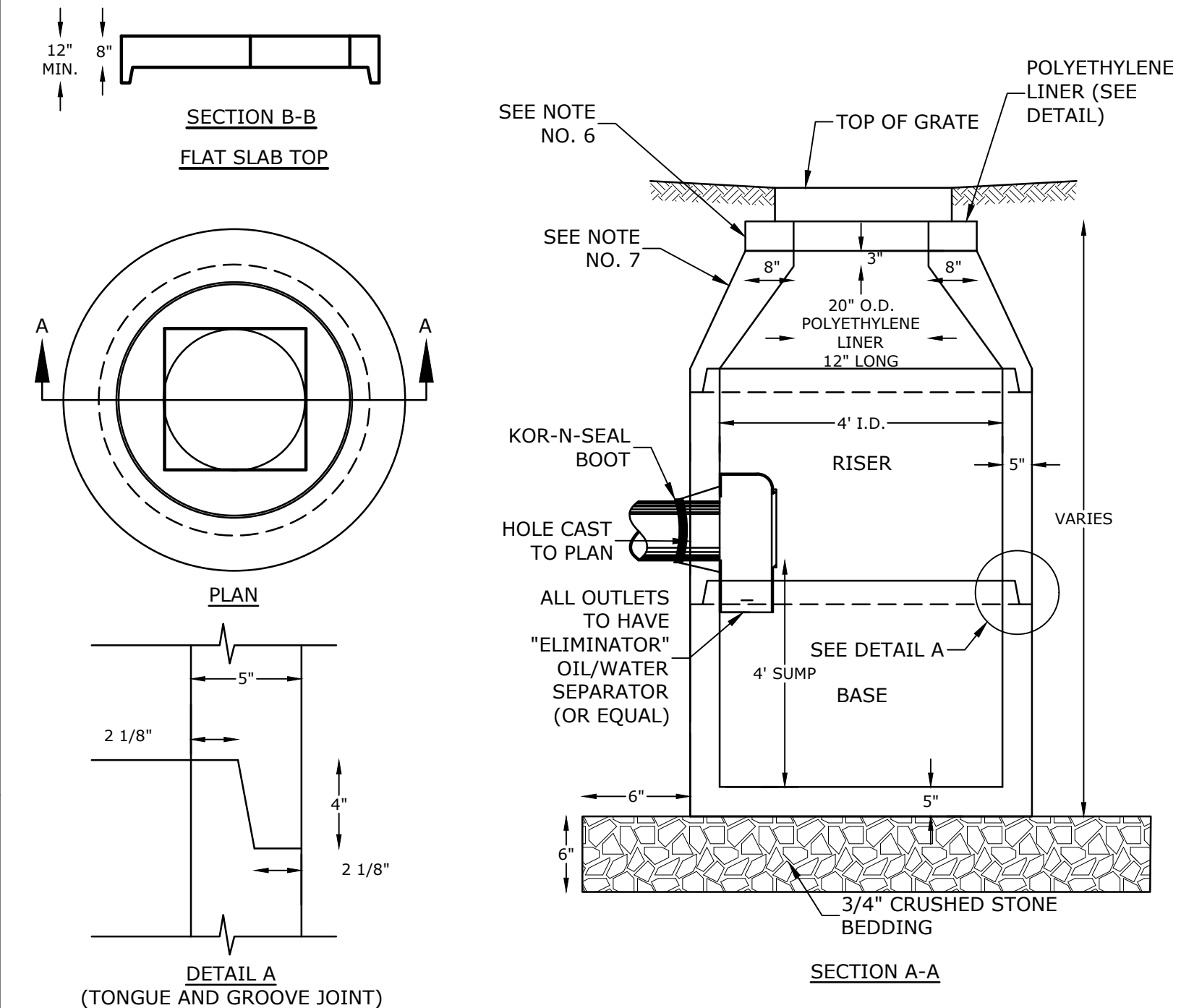
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 Tighe & Bond\3\Projects\815 Lafayette Road\Drawings\AutoCAD\M5131_001-DTSL.dwg

MARK	DATE	DESCRIPTION
PROJECT NO:	M5131-001	
DATE:	9/5/2023	
FILE:	M5131-001-DTLS.dwg	
DRAWN BY:	NHW/CJK	
DESIGNED/CHECKED BY:	NAH	
APPROVED BY:	PMC	



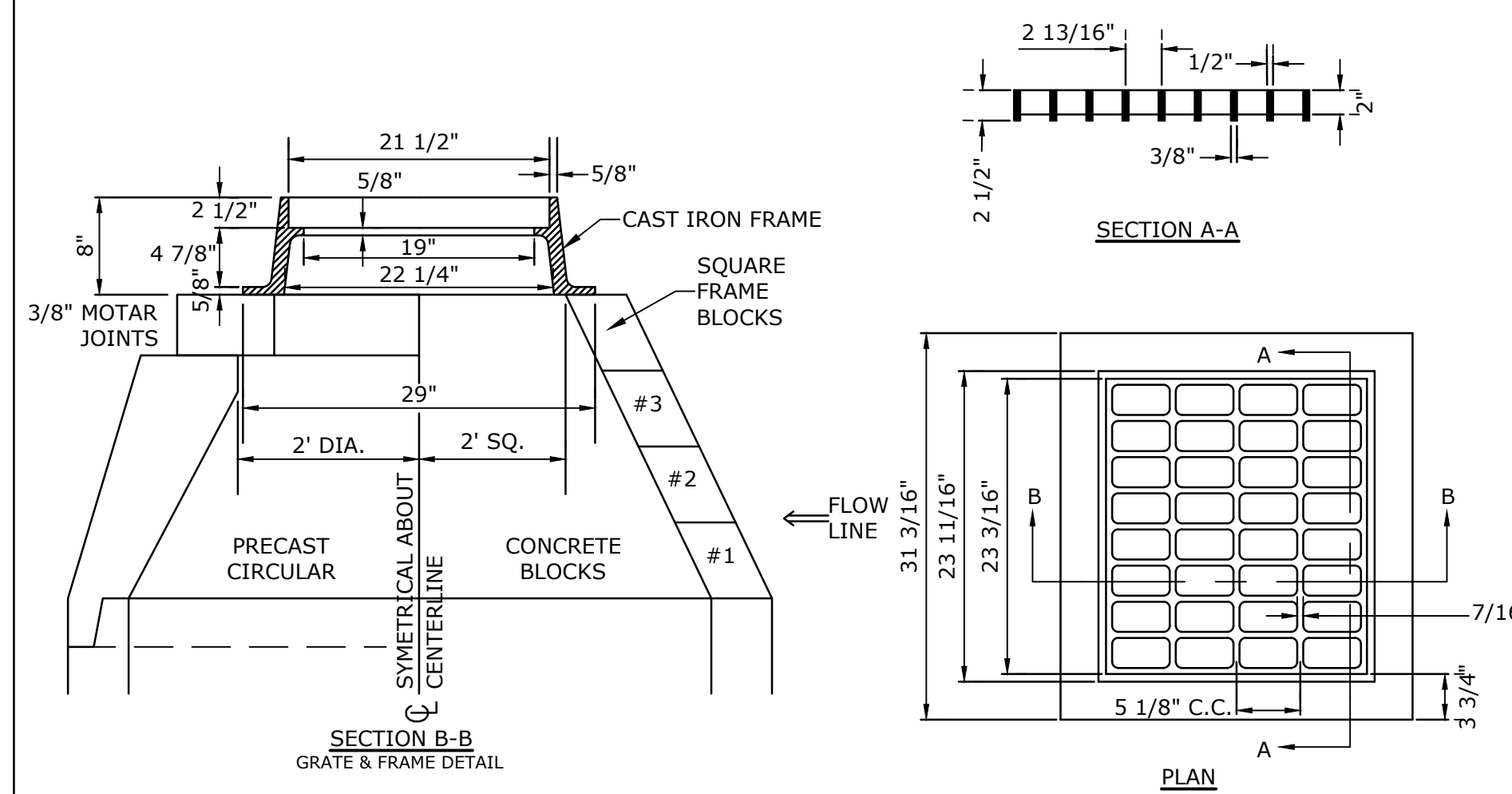
- NOTES:
- HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER CITY OF DOVER COMMUNITY DEVELOPMENT DEPARTMENT STANDARDS AND SHALL BE SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW ELASTOMERIC OR MASTIC-LIKE GASKET.
 - PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF DOVER STANDARDS.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

MANHOLE JOINTS
NO SCALE



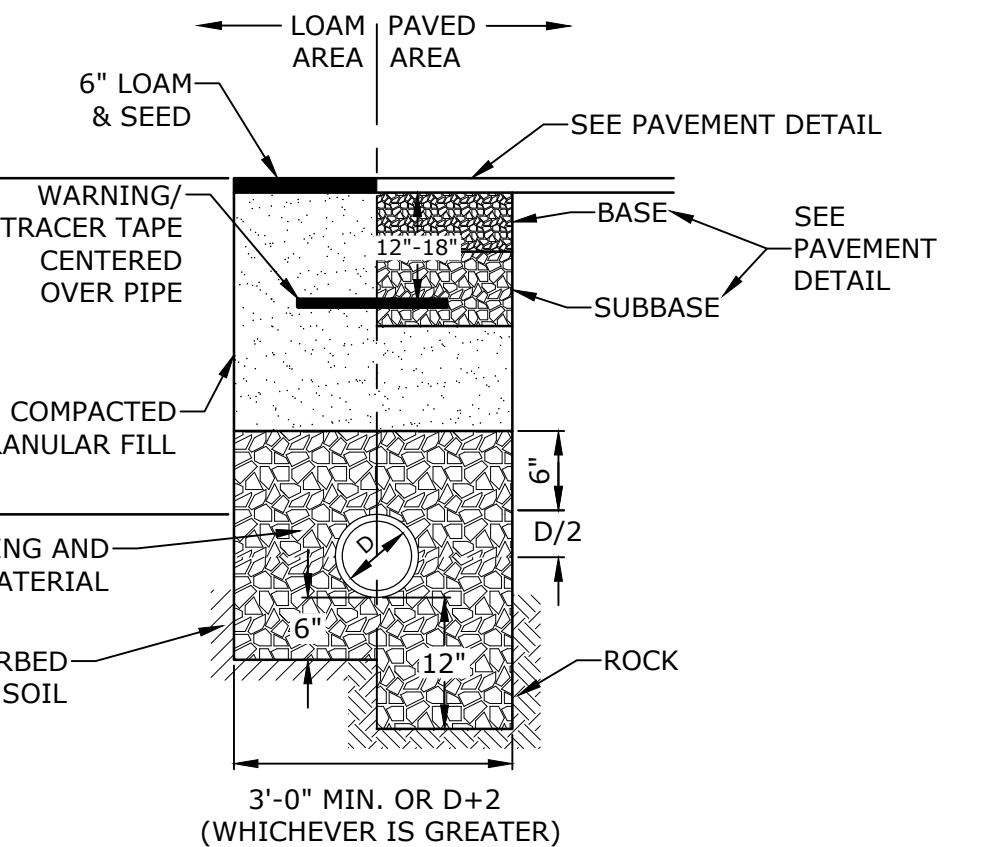
- NOTES:
- ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
 - CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 - THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
 - RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
 - THE STRUCTURES SHALL BE DESIGNED FOR H2O LOADING.
 - FITTING FRAME TO GRADE MAY BE DONE WITH PREFABRICATED ADJUSTMENT RINGS OR CLAY BRICKS (2 COURSES MAX.).
 - 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.
 - PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
 - OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
 - 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.
 - THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
 - "ELIMINATOR" OIL/WATER SEPARATOR SHALL BE INSTALLED TIGHT TO INSIDE OF CATCHBASIN.

4' DIAMETER CATCHBASIN
NO SCALE



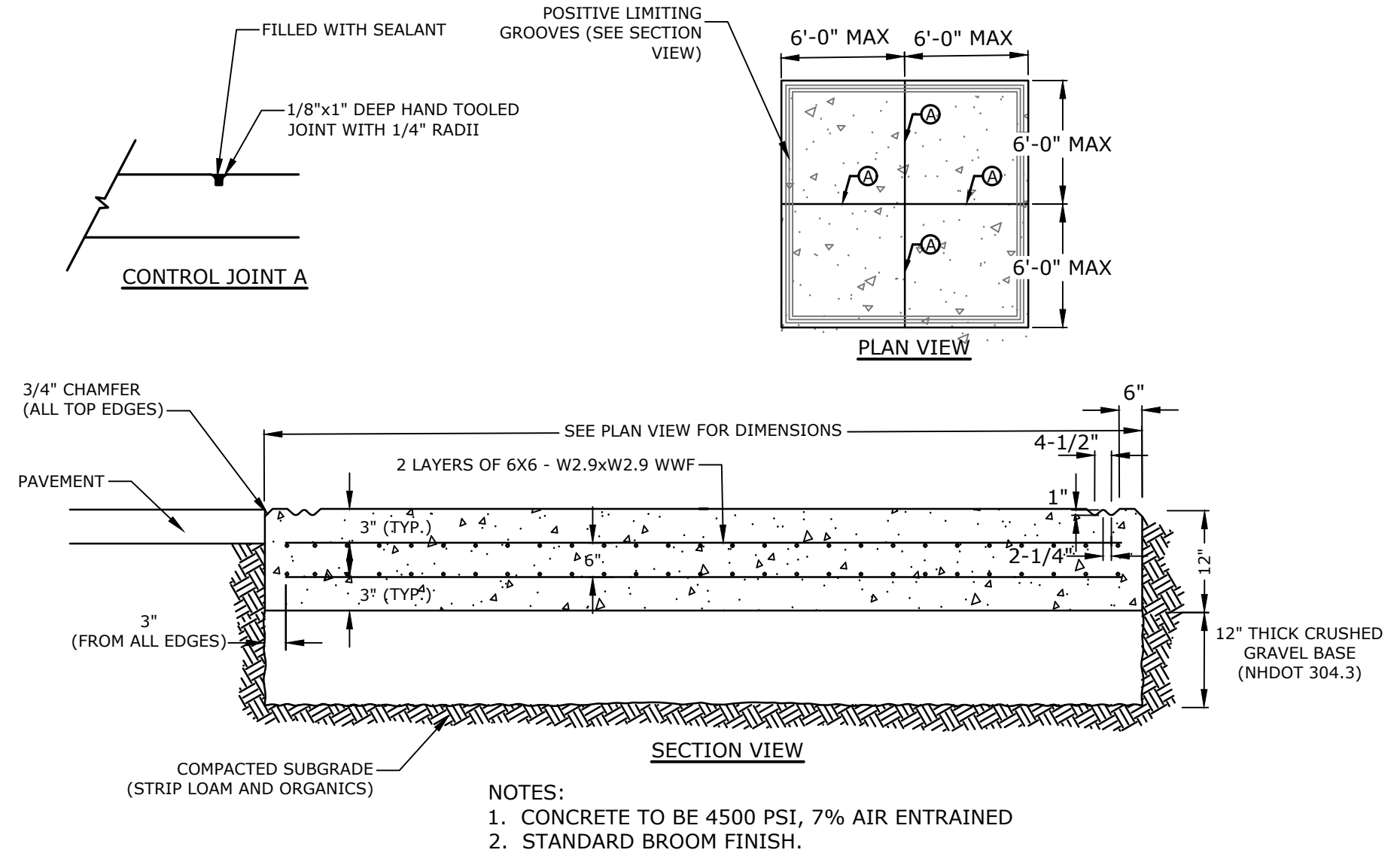
- NOTES:
- GRATE TO BE CAST IRON (NHDOT TYPE B ALTERNATE 1)
 - FRAME AND GRATE TO BE MANUFACTURED IN THE USA

CATCH BASIN FRAME & GRATE
NO SCALE



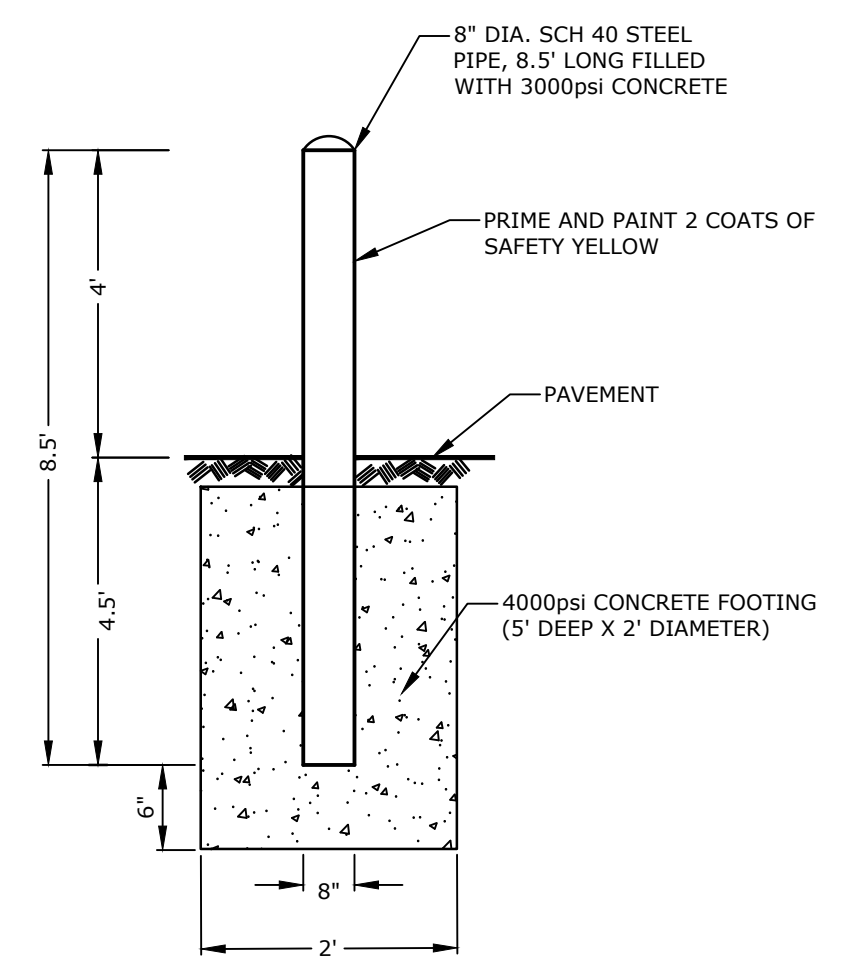
- NOTES:
- CRUSHED STONE BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 6" ABOVE TOP OF PIPE.
 - ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTSMOUTH.
 - DRAIN LINE SHALL BE INSULATED WHERE THERE IS LESS THAN 6' OF COVER IN PAVED AREAS AND LESS THAN 4' OF COVER IN NON-PAVED AREAS.

STORM DRAIN TRENCH
NO SCALE

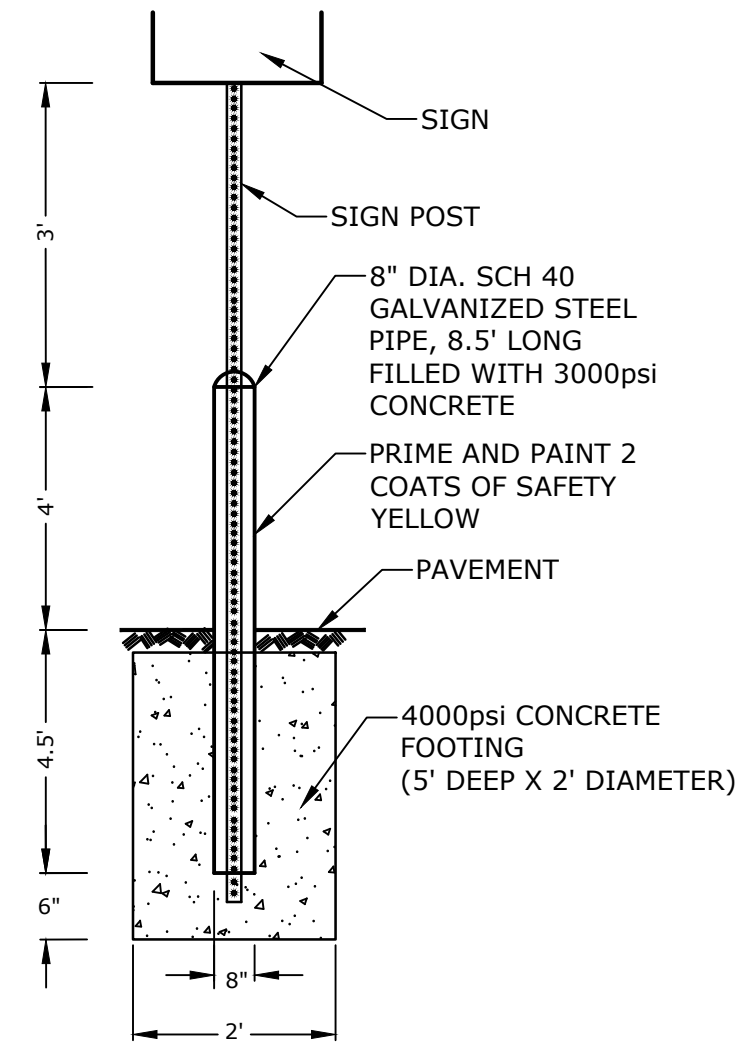


- NOTES:
- CONCRETE TO BE 4500 PSI, 7% AIR ENTRAINED
 - STANDARD BROOM FINISH.

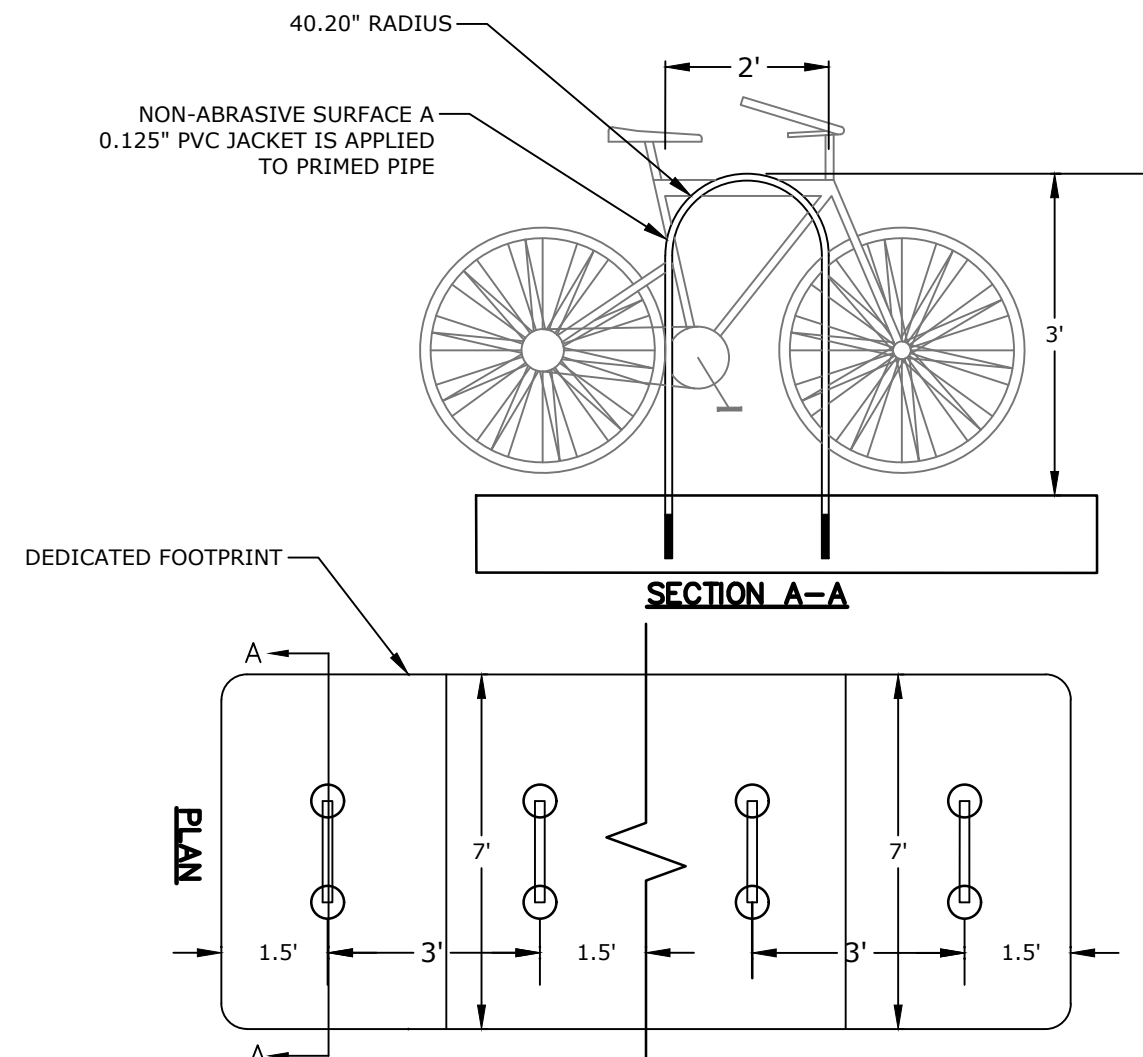
DUMPSTER PAD
NO SCALE



BOLLARD DETAIL
NO SCALE



BOLLARD MOUNTED SIGN DETAIL
NO SCALE



BIKE RACK
NO SCALE

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 Tighe & Bond 311 Main St Portsmouth, NH 02870
 815 Lafayette Road
 Drawing: AutoCAD M5131-001-DTLS.dwg

PROGRESS PRINT

PROPOSED DEVELOPMENT

PROSPECT NORTH 815, LLC

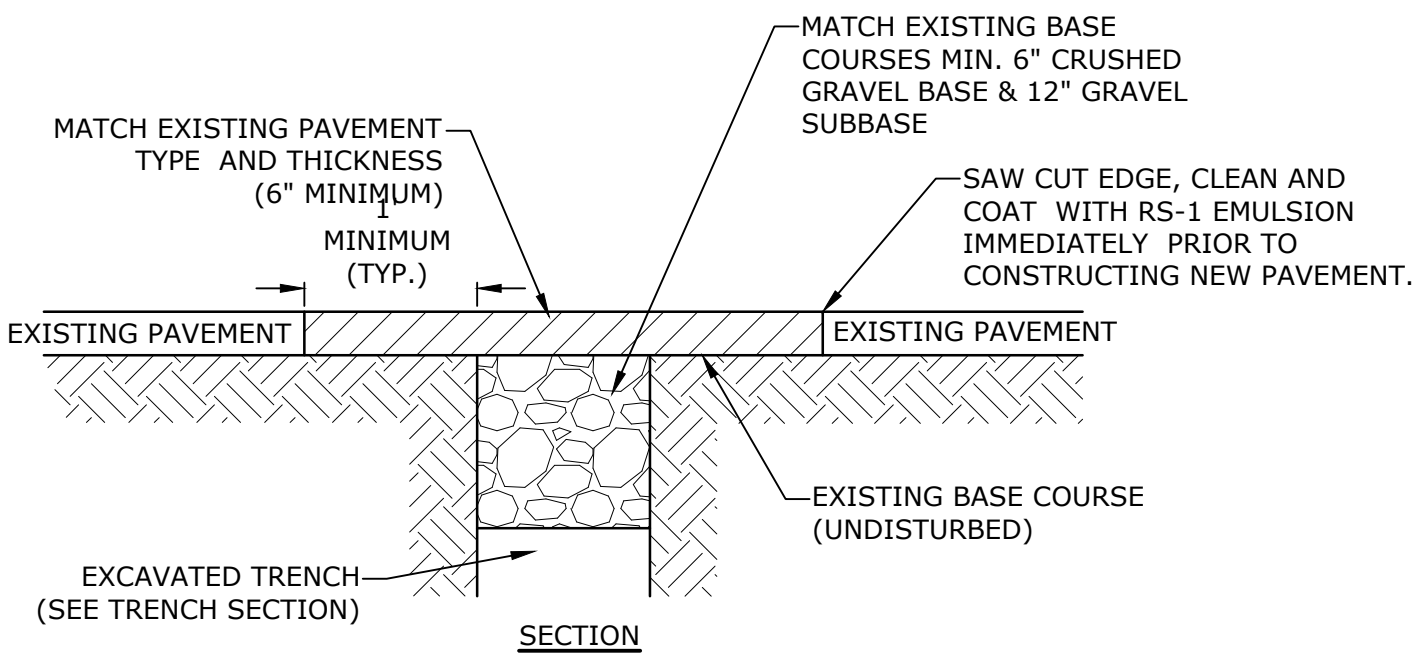
815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
PROJECT NO:	M5131-001	
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DETAILS

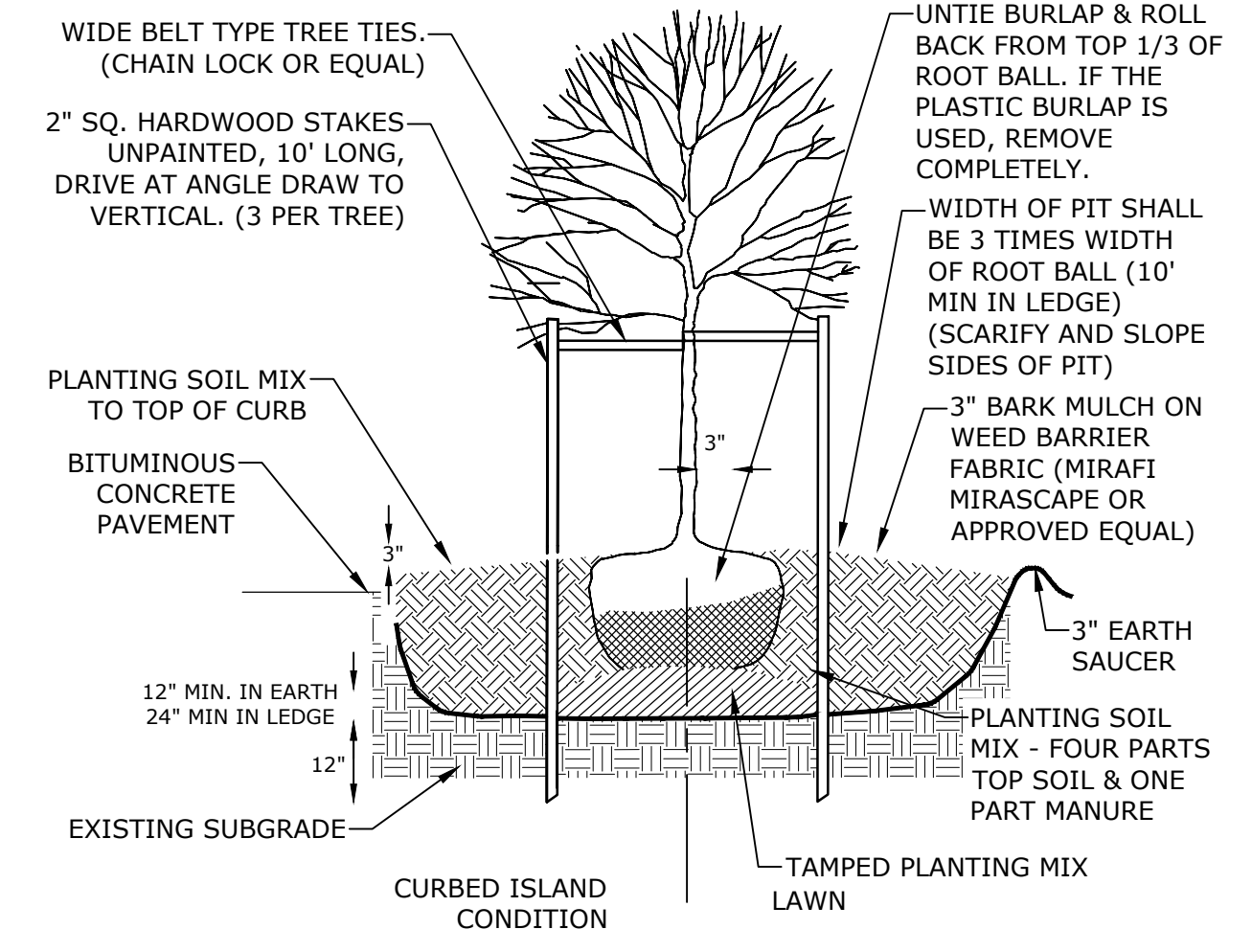
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C-504



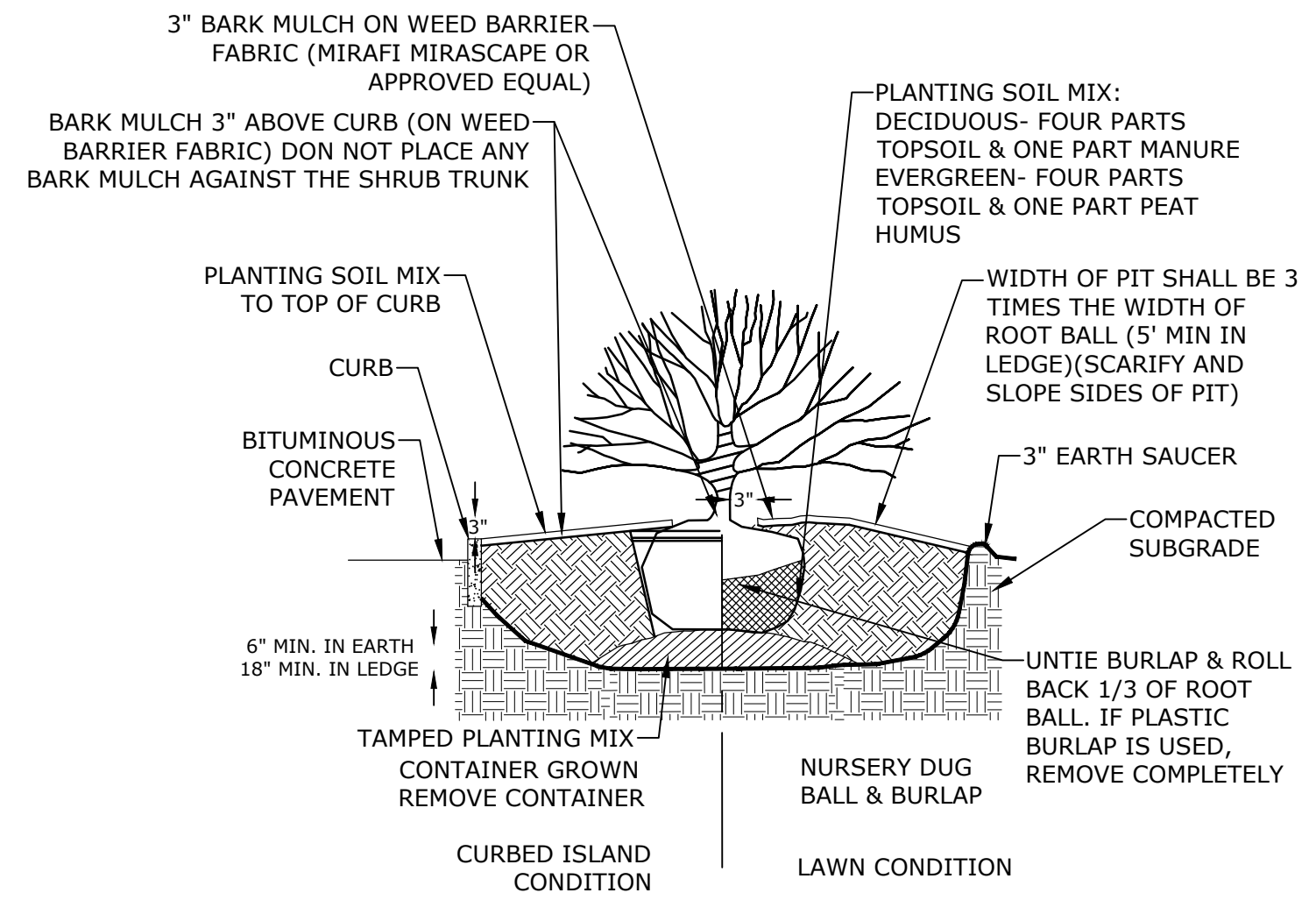
NOTE:
1. COORDINATE AND OBTAIN APPROVAL FOR ALL TRENCHING AND PATCHING WITHIN CITY RIGHT OF WAY WITH CITY OF PORTSMOUTH DPW PRIOR TO COMMENCING WORK.

ROADWAY TRENCH PATCH
NO SCALE



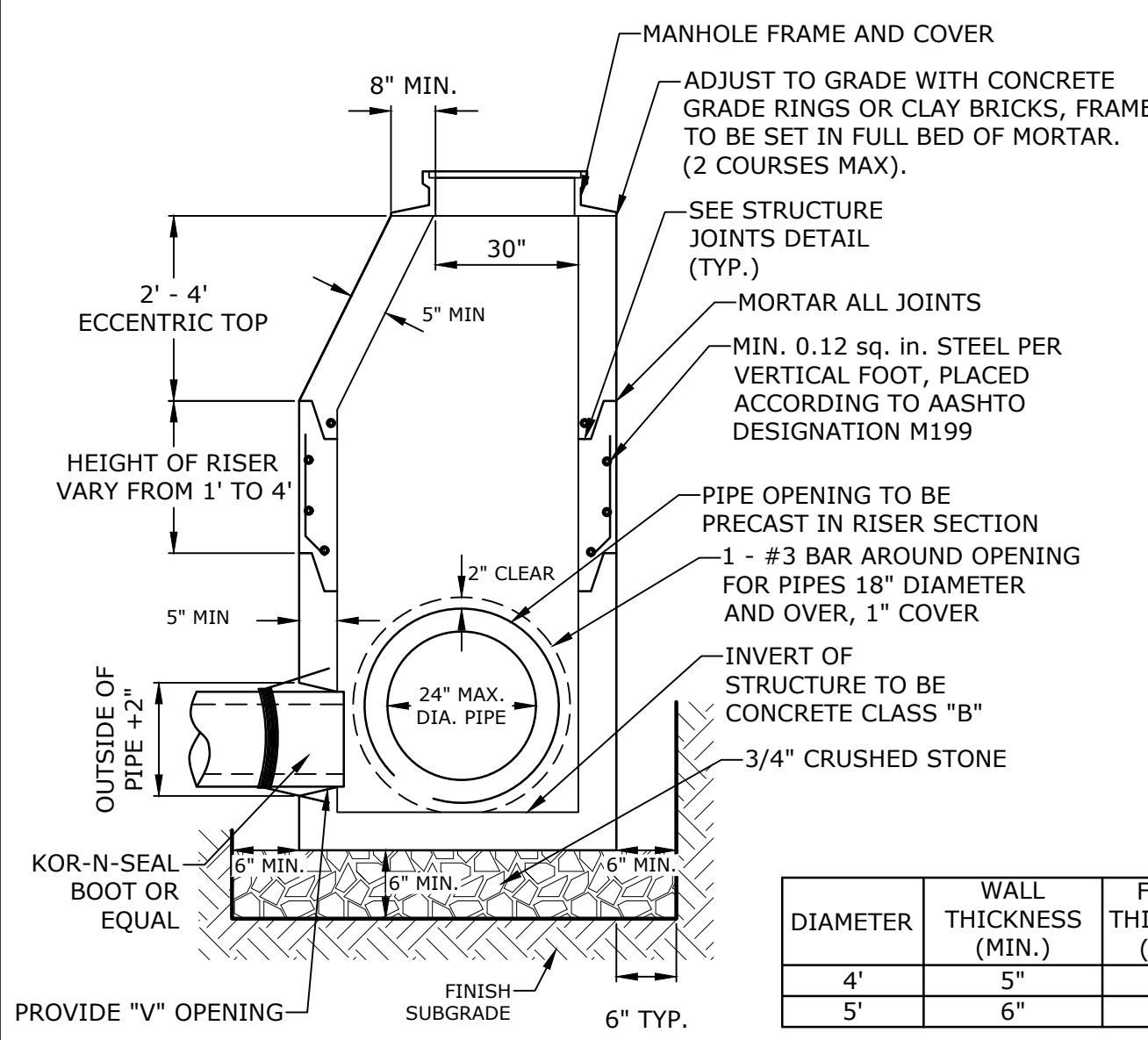
NOTES:
1. PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED OR WITHIN 2" ABOVE.
2. NEW TREE ROOT FLARES SHALL BE PLANTED AT FINISH GRADE.

DECIDUOUS TREE PLANTING
NO SCALE



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

SHRUB PLANTING
NO SCALE

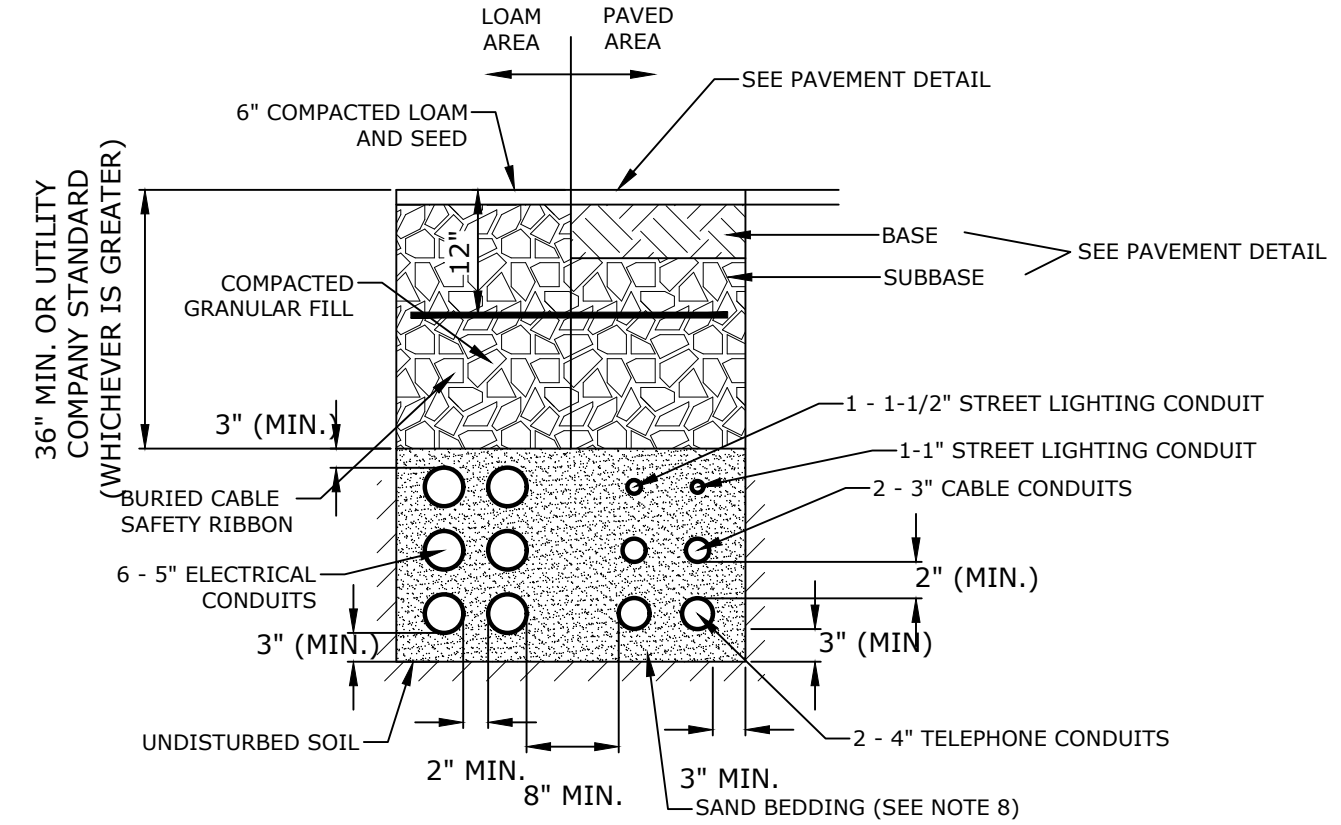


NOTES:
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE.
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 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 HORIZONTAL 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"

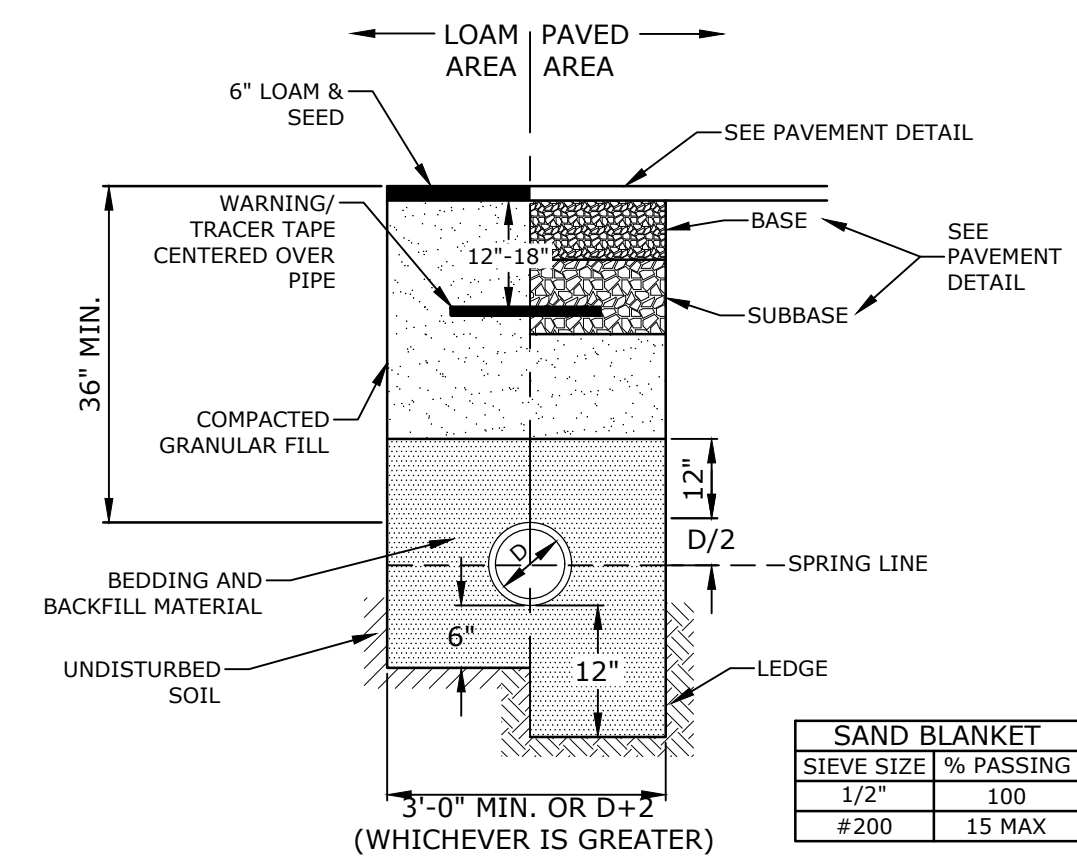
PIPE SIZE	CORE HOLE SIZE			
	RCP CORE HOLE DIA.	PLASTIC CORE HOLE DIA.		
INCHES	INCHES	FEET	INCHES	FEET
6			7	0.6
12	18	1.5	18	1.5
15	22	1.8	20	1.7
18	26	2.2	24	2.0
24	34	2.8	32	2.7
30	42	3.5	42	3.5

GRANULAR FILL (GRAVEL)		SAND BLANKET	
SIEVE SIZE	% PASSING	SIEVE SIZE	% PASSING
3"	95-100	1/2"	100
#4	25-70	#200	15 MAX



NOTE:
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



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 LINE SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE CITY/TOWN OF ????.

GAS TRENCH
NO SCALE

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Plotted On: Sep 05 2023 8:04am By: Ckrzcuik
Tighe & Bond\31\Projects\815 Lafayette Road\Drawings\AutoCAD\M5131_001-DTLS.dwg

PROGRESS PRINT

PROPOSED DEVELOPMENT

PROSPECT NORTH 815, LLC

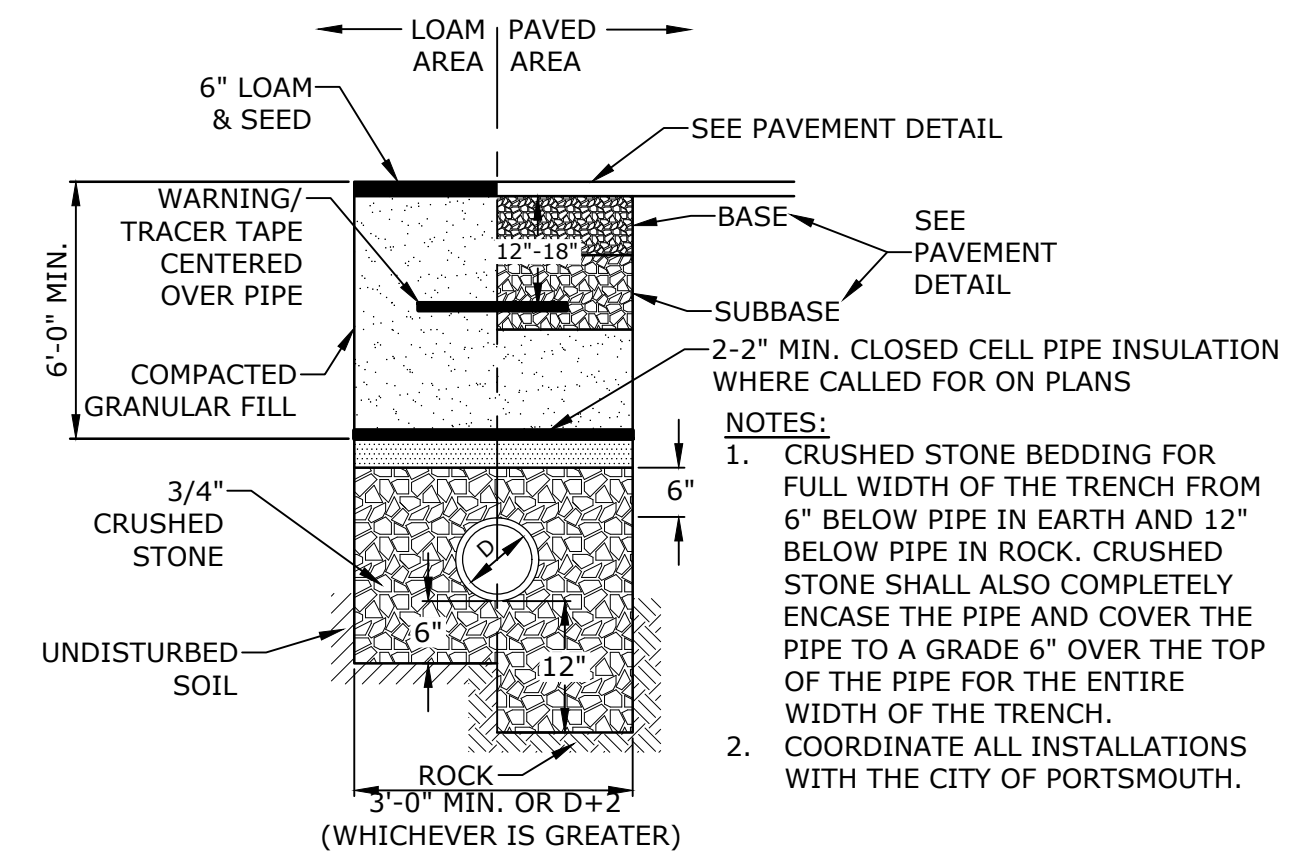
815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
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APPROVED BY:	PMC	

DETAILS

SCALE: AS SHOWN

C-505



SEWER SERVICE TRENCH
NO SCALE

JELLYFISH DESIGN NOTES

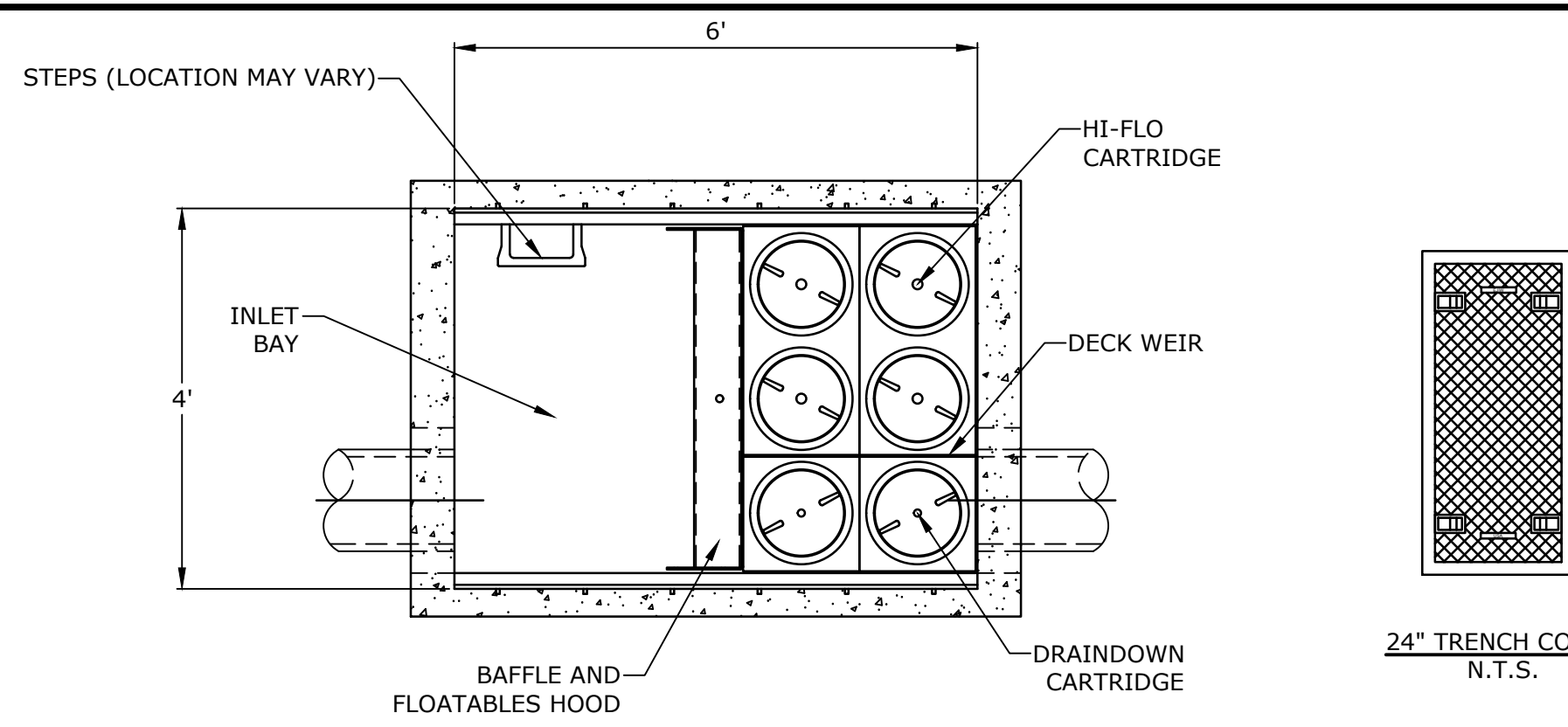
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD SURFACE INLET STYLE WITH TRENCH GRATE AND COVER IS SHOWN. ALTERNATE CURB INLET OR PIPE INLET OPTIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HIGH-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX TREATMENT (CFS)	0.89	0.67	0.45	0.25
OUTLET INVERT TO RIM (MIN) (B)	3'-4"	3'-4"	3'-4"	3'-4"

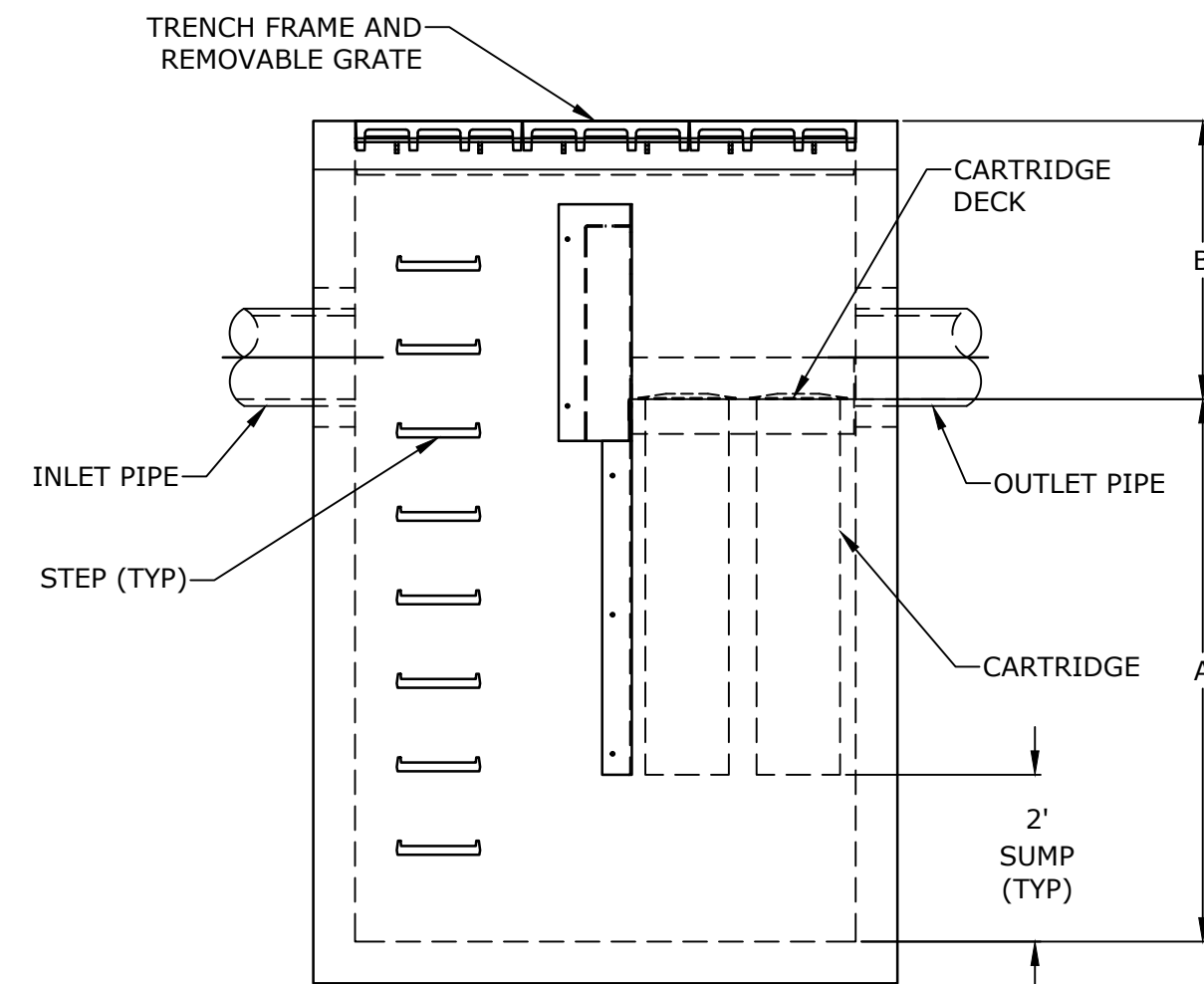
STRUCTURE ID	01
WATER QUALITY FLOW RATE (cfs)	0.44
PEAK FLOW RATE (cfs)	3.57
RETURN PERIOD OF PEAK FLOW (yrs)	25
# OF CARTRIDGES REQUIRED (HF / DD)	2-1
CARTRIDGE LENGTH	54"

- GENERAL NOTES:**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
 - 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.
 - STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 7' 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.
 - STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
 - OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
 - THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.
 - 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:**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
 - CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
 - 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.

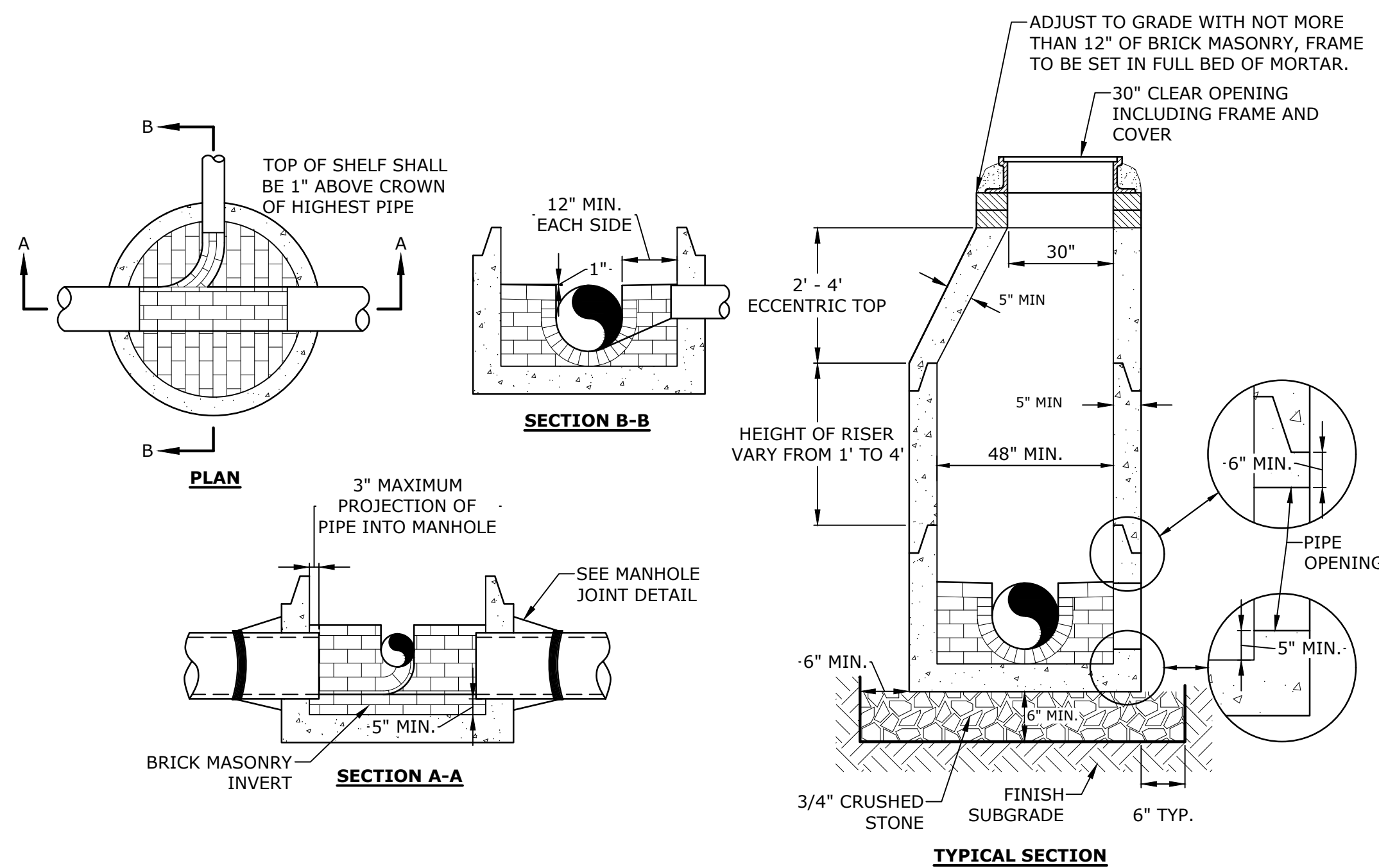


PLAN VIEW
(TOP SLAB SHOW FOR CLARITY)



ELEVATION VIEW

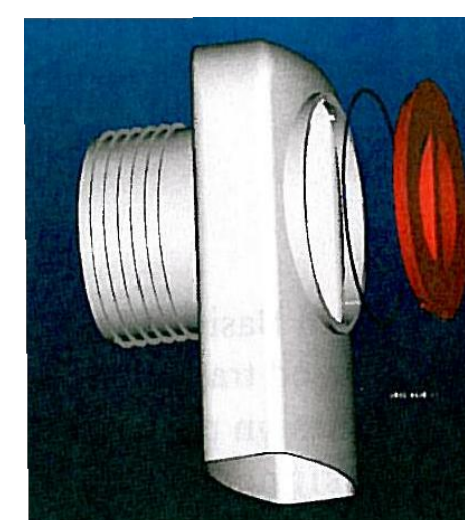
JF0406 DETAIL
NO SCALE



TYPICAL SECTION

- NOTES:**
- INVERT AND SHELF TO BE PLACED AFTER EACH LEAKAGE TEST.
 - CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT.
 - INVERT BRICKS SHALL BE LAID ON EDGE.
 - TWO (2) COATS OF BITUMINOUS WATERPROOF COATING SHALL BE APPLIED TO ENTIRE EXTERIOR OF MANHOLE.
 - 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.
 - HORIZONTAL JOINTS SHALL BE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT.
 - BARREL AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE DESIGNED FOR H20 LOADING, AND CONFORMING TO ASTM C478-06.

SEWER MANHOLE
NO SCALE



"ELIMINATOR" OIL FLOATING DEBRIS TRAP
NO SCALE

- NOTES:**
- ALL CATCH BASIN OUTLETS TO HAVE "ELIMINATOR" OIL AND FLOATING DEBRIS TRAP MANUFACTURED BY KLEANSTREAM (NO EQUAL).
 - INSTALL DEBRIS TRAP TIGHT TO INSIDE OF STRUCTURE.
 - 1/4" HOLE SHALL BE DRILLED IN TOP OF DEBRIS TRAP



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



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



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



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



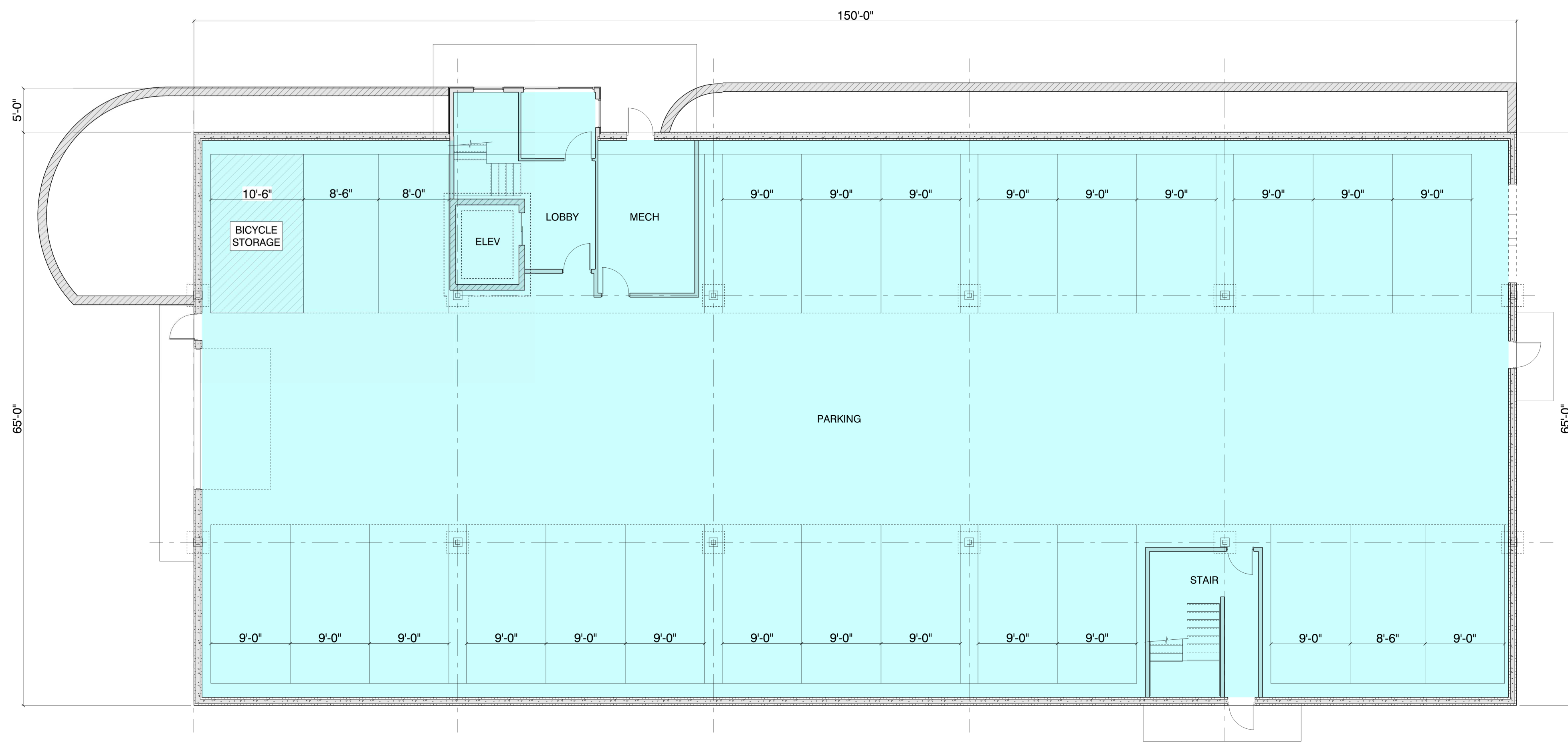
PROPOSED APARTMENT BUILDING - 815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

BOA SUBMISSION

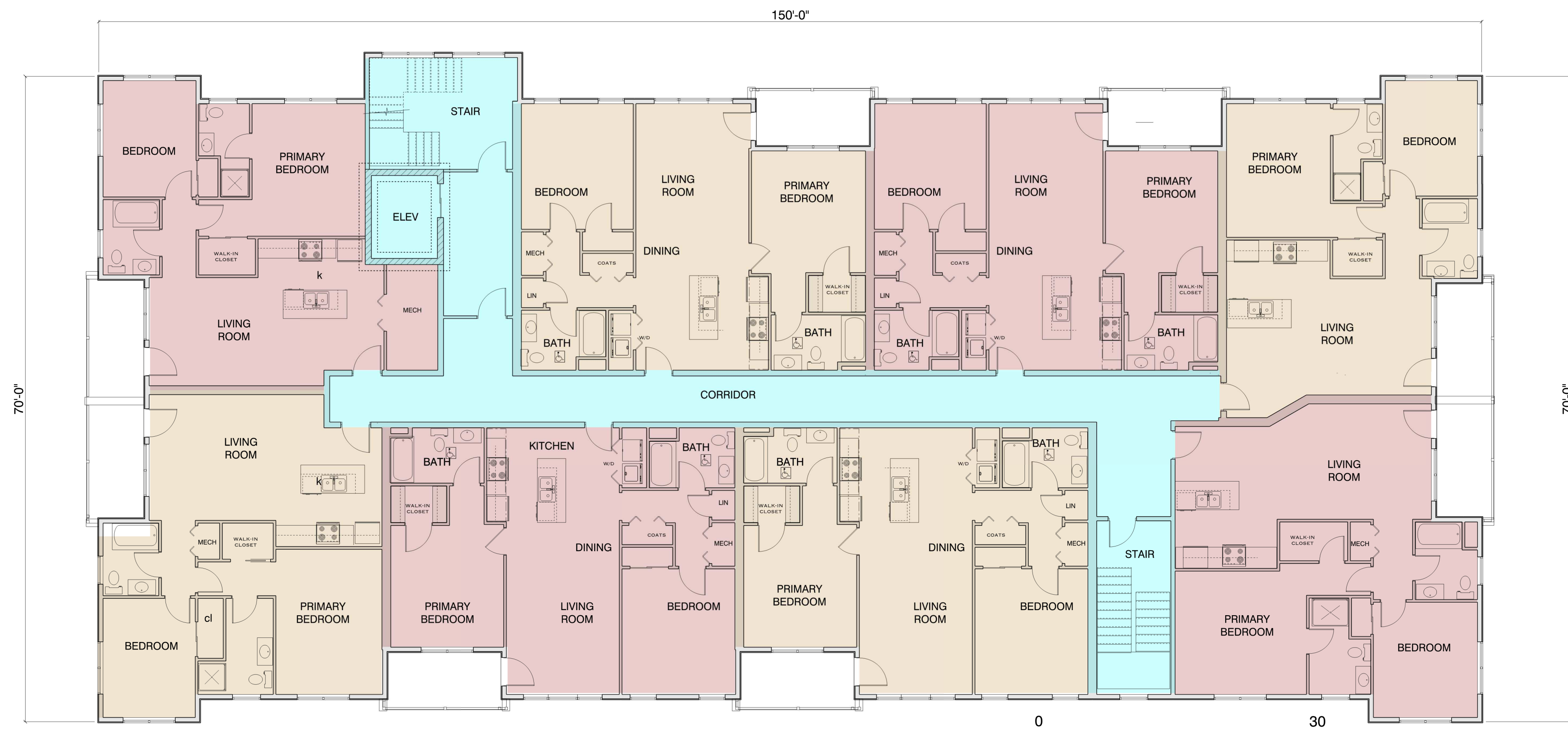
8/29/2023

mjk MICHAEL J. KEANE
ARCHITECTS, PLLC

101 KENT PLACE NEWMARKET, NH 03857 603.292.1400



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



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

PROPOSED APARTMENT BUILDING - 815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

BOA SUBMISSION

8/29/2023

mjk MICHAEL J. KEANE
ARCHITECTS, PLLC

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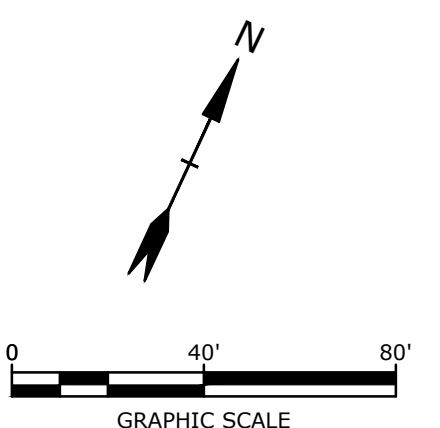
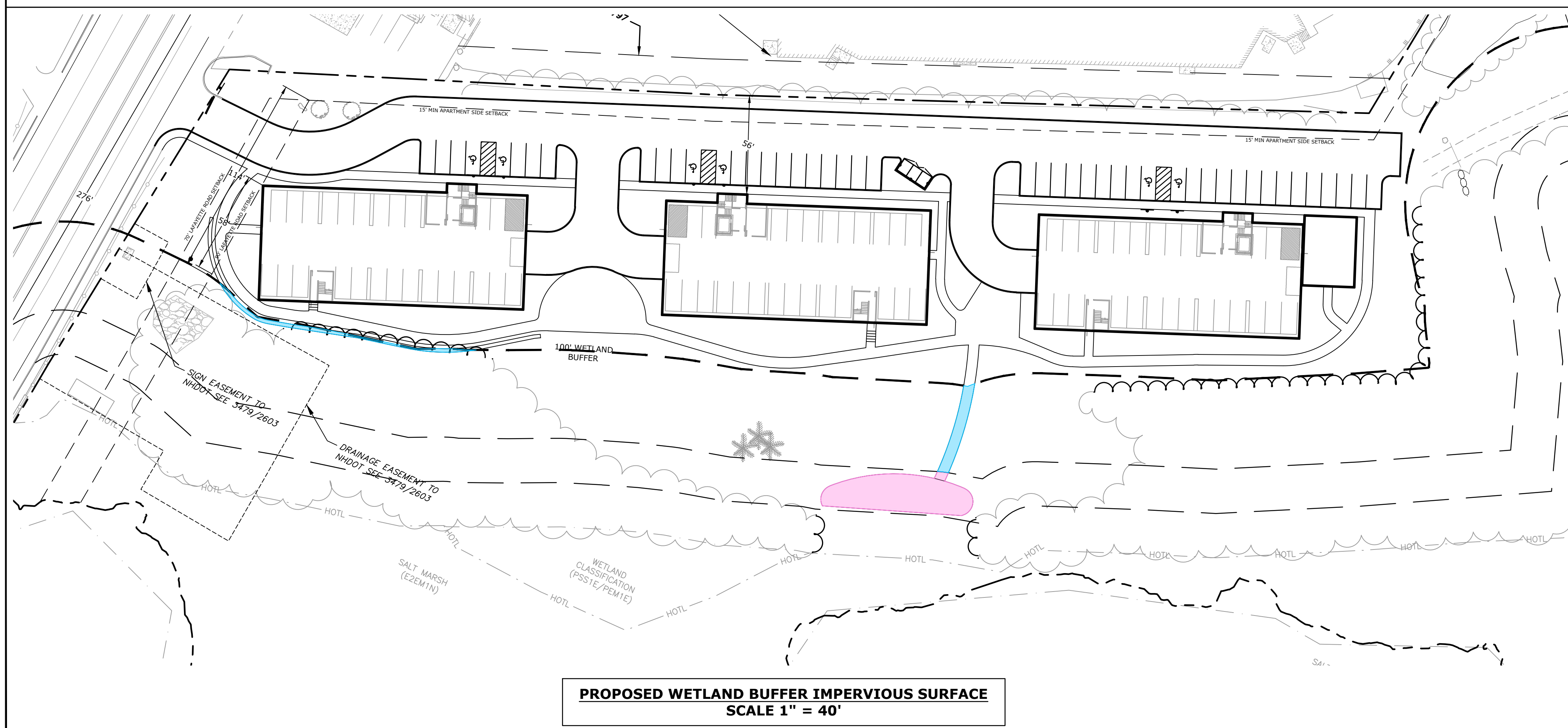
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PROPOSED MULTI-FAMILY DEVELOPMENT
815 LAFAYETTE RD
PORTSMOUTH, NEW HAMPSHIRE

WETLAND BUFFER IMPERVIOUS
SURFACE EXHIBIT



Impervious Surface Within Buffer Area		
Local Wetland Buffer Setback	Impervious Surface	
	Existing Condition	Proposed Development
0 - 25 FT	218 SF	0 SF
25 - 50 FT	1,937 SF	1,536 SF
50 - 100 FT	9,583 SF	542 SF
Total Impervious Surface	11,738 SF	2,078 SF
Net Impervious Surface	-9,660 SF	



Tighe & Bond

Last Save Date: September 5, 2023 9:38 AM By: CKRZCUIK
 Plot Date: Tuesday, September 05, 2023 Plotted By: Collier Kzcuik
 TSS File Location: J:\M5131-001-DSGN.dwg

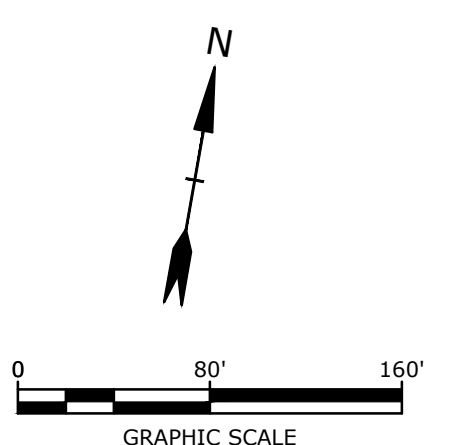
PROPOSED MULTI-FAMILY DEVELOPMENT
815 LAFAYETTE RD
PORTSMOUTH, NEW HAMPSHIRE

COMMUNITY SPACE EXHIBIT



PROPOSED COMMUNITY SPACE:

	REQUIRED	PROVIDED
GREENWAY COMMUNITY SPACE		16,113 SF
POCKET PARK COMMUNITY SPACE		2,523 SF
PARK COMMUNITY SPACE		349,164 SF
TOTAL DEVELOPMENT LOT	85,556 SF (10%)	
	855,562 SF	
TOTAL COMMUNITY SPACE AREA	85,556 SF	367,800 SF



Owner/Agent Letter of Authorization

This letter is to authorize Tighe & Bond, Inc. (Civil Engineer), to represent and submit on behalf of Prospect North 815, LLC (Owner/Applicant), applications and materials in all site design and permitting matters for the proposed development project located at 815 Lafayette Road in Portsmouth, New Hampshire on parcel of land identified as Map 245 Lot 3. This project includes the construction of multifamily buildings, an office building, and associated on-site improvements. This authorization shall relate to those activities that are required for local, state and federal permitting for the above project and include any required signatures for those applications.



Signature

Michael Brown

Print Name

6-1-23

Date



Witness

Jeffrey A. Philbrick

Print Name

6/1/23

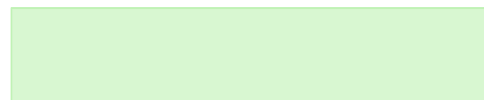

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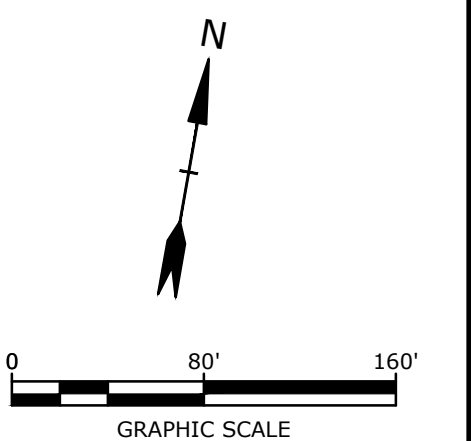
PROPOSED MULTI-FAMILY DEVELOPMENT
815 LAFAYETTE RD
PORTSMOUTH, NEW HAMPSHIRE

COMMUNITY SPACE EXHIBIT



PROPOSED COMMUNITY SPACE:

	REQUIRED	PROVIDED
 GREENWAY COMMUNITY SPACE		86,720 SF
 TOTAL DEVELOPMENT LOT	85,556 SF (10%)	
	855,562 SF	
TOTAL COMMUNITY SPACE AREA	85,556 SF	86,720 SF (10.1%)



Tighe & Bond



AERIAL OVERLAY EXHIBIT

