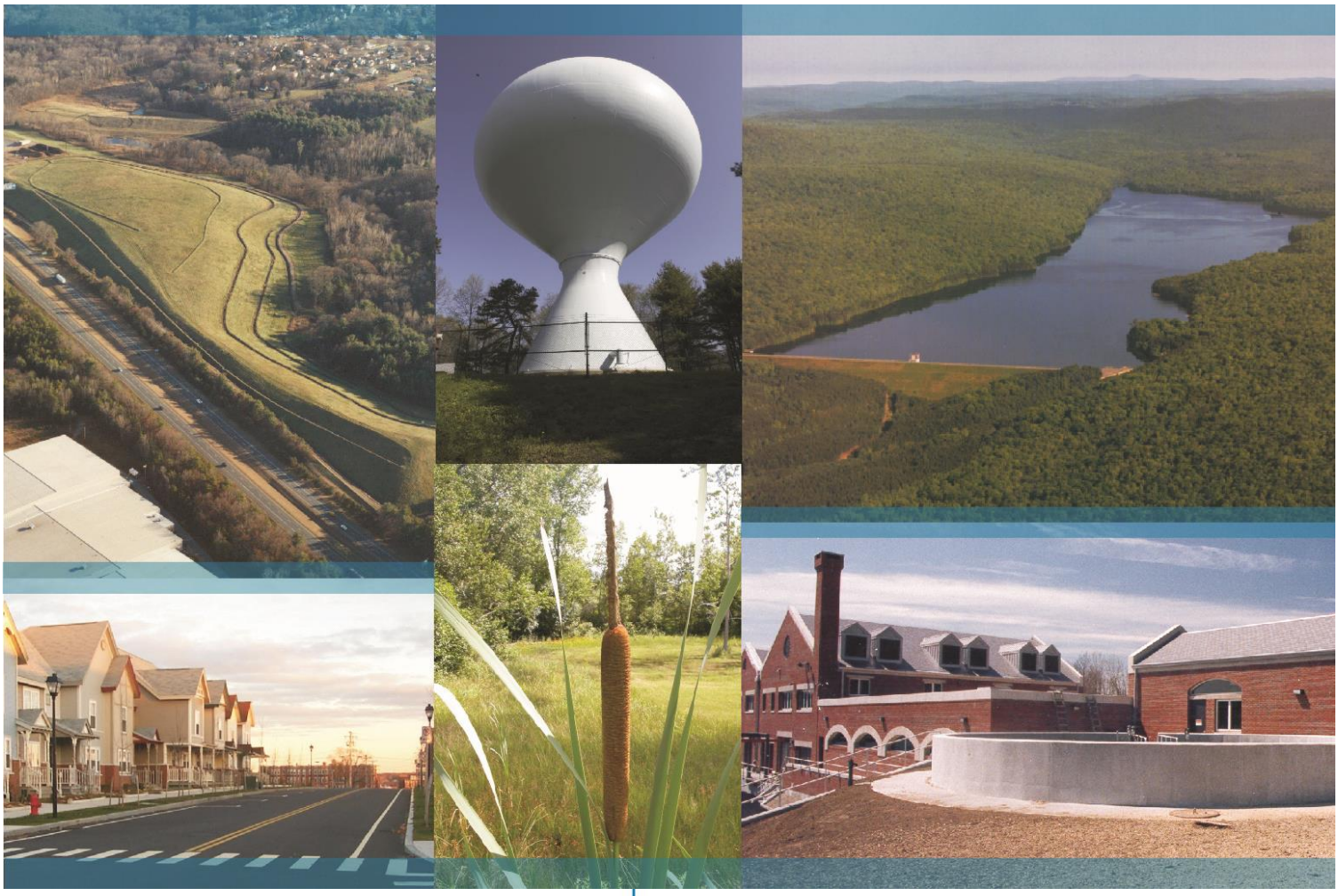

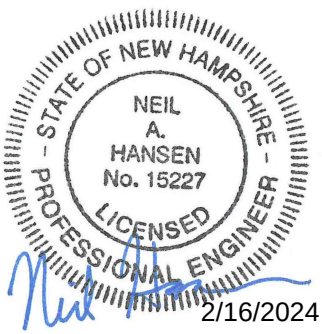

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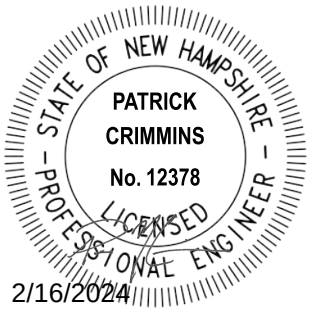


2/16/2024

Tighe&Bond

Proposed Mixed Use Development
53 Green Street
Portsmouth, NH

Standard Dredge and Fill Wetlands Permit Application

Prepared For:

CPI Management, LLC

February 16, 2024

C0960-011
February 16, 2024

NHDES Wetlands Bureau
Attn: Kristin Duclos
29 Hazen Dr, PO Box 95
Concord, NH 03302-0095

Re: **Standard Dredge and Fill Wetland Impact Application**
Proposed Mixed Use Development
53 Green Street, Portsmouth, NH

Dear Ms. Duclos:

Tighe & Bond is pleased to submit this permit application on behalf of behalf of Stone Creek Realty, LLC (owner), and CPI Management, LLC (applicant) for impacts associated with the redevelopment of a commercial parcel in the previously developed upland buffer at 53 Green Street in Portsmouth.

Project Description

The proposed project is located at 53 Green Street on property identified as Map 119 Lot 2 on the City of Portsmouth Tax Maps. The existing 1.66-acre parcel is bound by Green Street to south, the AC Hotel to the west, North Mill Pond to the north and the railroad to the east.

The project will include demolition of the existing multi-tenant commercial building and associated parking area. This will be replaced with a five (5) story mixed use building with approximately 45-residential units, commercial space, parking garage, and other associated site improvements. The project will include permanent buffer impacts, though will result in a net reduction of impervious surface within the Tidal Buffer Zone. The project will also include the construction of a portion of the City of Portsmouth's North Mill Pond Greenway project. This is a 10 ft wide porous asphalt pathway within the 50 ft buffer of North Mill Pond for public recreational use.

Jurisdictional Wetlands

The parcel was reviewed for jurisdictional wetlands by Tighe & Bond environmental scientist Leonard Lord, PhD, NHCWS #14, in October & December 2019. There was no snow on the ground at the time of the investigation. Criteria for wetland determinations were based on those outlined in the *Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1* (January 1987), and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* (January 2012). The Highest Observable Tide Line (HOTL) was delineated based on the definition found in the NH Department of Environmental Services (NHDES) Wetland Rules, Env-Wt 101.49/Env-Wt 602.23. Wetlands were classified based on the *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al., 1979). The only wetlands located on the parcel are the tidal wetlands (HOTL), which were delineated with sequentially-numbered flagging labelled 1A-1 to 1A-19.

Important wetland functions and values were also assessed and summarized in the vicinity of the parcel. The assessment was based on the *Maine Citizens Guide to Evaluating, Restoring, and Managing Tidal Marshes* (Bryan et al., 1997) and *The Highway Methodology Workbook*

Supplement—Wetland Functions and Values: A Descriptive Approach, NAEEP-360-1-30a, US Army Corps of Engineers, New England Division, (September 1999).

Wetlands on this site were classified as estuarine intertidal rocky shore, rubble, and regularly flooded (E2RS2N). The wetland edge slopes sharply and is predominantly covered with angular stones and cobbles. Sparse halophytic vegetation along the upper portion of the tidal wetland edge includes seaside plantain (*Plantago maritima*), sea lavender (*Limonium carolinianum*), salt meadow grass (*Spartina patens*), and seaside goldenrod (*Solidago sempervirens*). Lower portions of the slopes were covered with rockweed (*Ascophyllum nodosum*) within the intertidal zone. Important wetland functions and values in this portion of North Mill Pond include recreation potential and aesthetic quality, though both are impacted by the density and character of the surrounding urban development.

Tidal Buffer

The 100-foot tidal buffer on this parcel consists primarily of maintained lawn, a commercial building, and a parking lot. There are small patches of shrubby vegetation and small trees at the tops of the slopes between the lawn and tidal wetlands, particularly near both ends of the wetland delineation. Species in these areas include black locust (*Robinia pseudoacacia*), eastern red cedar (*Juniperus virginiana*), staghorn sumac (*Rhus typhina*), and black cherry (*Prunus serotina*). The highly-developed tidal buffer provides some vegetated permeable surfaces to help reduce and filter runoff but otherwise does little to enhance and protect the downgradient tidal wetland.

Waiver Request

The attached permit application includes a request for a waiver from Env-Wt 603.08(a) and (b), which require location and documentation of three tidal events by a licensed land surveyor. We have proposed, instead, to use the NOAA predicted tidal datums from nearby Seavey Island as conservative estimates of tidal heights. These heights are conservative because tides flow through two moderate restrictions between Seavey Island and the project site, which should dampen tidal extremes. From this analysis, the proposed project was determined to have a medium risk tolerance and is not at risk of flooding under a predicted sea level rise (SLR) of 5.0 feet by 2122.

Summary of Agency Coordination

- A preapplication teleconference was held with NHDES staff on February 23, 2021.
- A preapplication mitigation teleconference was held with NHDES staff on March 18, 2021.
- A DataCheck request was completed through the NH Natural Heritage Bureau January 30, 2024 with a finding of no recorded occurrences for sensitive species near the project area.
- A NHDES Alteration of Terrain Permit was issued for this project on July 20, 2021. Permit: AoT-1986.
- This project has received comments from Portsmouth Conservation Commission. These comments were incorporated into plans that have received local approvals, including a Wetland Conditional Use Permit, Lot Line Revision, and Site Plan Review approved July 15, 2021.
- The project does not have direct to jurisdictional wetlands and, therefore, does not require Appendix B submission to the US Army Corps.

Appendices

The following supporting documents are included as part of this submittal:

- Appendix A – Forms
  - Standard Dredge & Fill Wetlands Permit Application
  - Attachment A
  - Avoidance & Minimization Checklist
  - Copy of the Fee Payment
  - Wetlands Rule Waiver Request
  - Coastal Resource Worksheet and Attachments
    - Project Narrative with Construction Sequencing and Project Monitoring
    - Sea Level Rise Table
    - NOAA Tidal Datums
    - Architect's Waterproofing Memorandum
- Appendix B – Federal and State Coordination
  - IPAC Review Species List
  - Section 106 NH Department of Historical Resources Response Letter
  - Shoreland Permit Application Worksheet
- Appendix C – Maps & Other Attachments
  - Tax Map
  - Abutters Notification
  - Abutters List
  - Certified Mail Receipts
  - Photograph Log
  - Site Location Map
  - Recorded Deed
  - Owner's Letter of Authorization
  - Agent Letter of Authorization
  - Natural Heritage Bureau Results Letter
- Appendix D – Functional Assessment
- Appendix E – Figures
  - Figure 1 – Predicted Salt Marsh Migration
  - Figure 2 – Eelgrass Beds and Documented Shellfish Sites
  - Figure 3 – Projected Sea Level Rise
  - Figure 4 – Elevation View
  - Figure 5 – Priority Resource Map
  - Figure 6 – Essential Fish Habitat Map Results

  - Figure 7 – FEMA Flood Map
- Appendix F – Engineering Plans

Should you have any questions or require any additional information, please contact me at 603-433-8818 or nahansen@TigheBond.com.

Sincerely,

TIGHE & BOND, INC.

Neil A. Hansen, PE
Project Manager

Patrick M. Crimmins, PE
Vice President

Enclosures

Copy: Portsmouth City Clerk
Portsmouth Conservation Commission
Portsmouth Planning Board
Portsmouth City Council
CPI Management, c/o Rob Simmons

Tighe&Bond

APPENDIX A

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management

Check the Status of your Application

RSA/Rule: RSA 482-A/Env-Wt 100-900

APPLICANT'S NAME: CPI Management, LLC **TOWN NAME:** Portsmouth

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

A person may request a waiver of the requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment but is still in compliance with RSA 482-A. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III(b). For more information, please consult the Waiver Request Form.

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))

Please use the Wetland Permit Planning Tool (WPPT), the Natural Heritage Bureau (NHB) DataCheck Tool, the Aquatic Restoration Mapper, or other sources to assist in identifying key features such as: Priority Resource Areas (PRAs), protected species or habitats, coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	(●) Yes ( ) No
Does the property contain a PRA? If yes, provide the following information:	(●) Yes ( ) No
• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.	( ) Yes (●) No
• Protected species or habitat? ○ If yes, species or habitat name(s): N/A ○ NHB Project ID #: NHB24-0306	( ) Yes (●) No
• Bog?	( ) Yes (●) No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	(●) Yes ( ) No
• Designated prime wetland or duly-established 100-foot buffer?	( ) Yes (●) No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	(●) Yes ( ) No
Is the property within a Designated River corridor? If yes, provide the following information: • Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: Day: Year:	( ) Yes (●) No

For dredging projects, is the subject property contaminated? • If yes, list contaminant: -N/A	○ Yes ◉ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	○ Yes ◉ No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats): N/A	

SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))

Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline of the scope of work to be performed, and whether impacts are temporary or permanent.

The project consists of demolition of an existing multi-tenant commercial building and associated parking area. The project includes construction of a five (5) story mixed-use building with approximately 45-resideital units, commercial space, parking garage and other associated site improvements. The project will include permanent impacts, although it will result in a net reduction of impervious surfaces within the Tidal Buffer Zone. Additionally, a portion of the City of Portsmouth's North Mill Pond Greenway project, a 10-foot wide porous asphalt pathway within the 50-foot buffer of the North Mill Pond for public recreational use, will be constructed.

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: 53 Green Street

TOWN/CITY: Portsmouth

TAX MAP/BLOCK/LOT/UNIT: Map 119, Lot 2

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME:
■ N/A -

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): _

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))

If the applicant is a trust or a company, then complete with the trust or company information.

NAME: CPI Management, LLC, c/o Rob Simmons		
MAILING ADDRESS: 225 Franklin Street, Floor 26		
TOWN/CITY: Boston	STATE: MA	ZIP CODE: 02110
EMAIL ADDRESS: robs@cathartes.com		
FAX: -	PHONE: (617) 742.6000	

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))

☐ N/A

LAST NAME, FIRST NAME, M.I.: Hansen, Neil		
COMPANY NAME: Tighe & Bond, Inc.		
MAILING ADDRESS: 177 Corporate Drive		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: nahansen@tighebond.com		
FAX: -	PHONE: 603-433-8818	

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically. **NAH**

SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))

If the owner is a trust or a company, then complete with the trust or company information.

☐ Same as applicant

NAME: Stone Creek Realty, LLC, c/o Douglas Pinciaro		
MAILING ADDRESS: PO Box 121		
TOWN/CITY: New Castle	STATE: NH	ZIP CODE: 03854
EMAIL ADDRESS: dpinciaro@comcast.net		
FAX: -	PHONE: -	

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically. **DP**

SECTION 7 - RESOURCE-SPECIFIC CRITERIA ESTABLISHED IN Env-Wt 400, Env-Wt 500, Env-Wt 600, Env-Wt 700, OR Env-Wt 900 HAVE BEEN MET (Env-Wt 313.01(a)(3))

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):

Env-Wt 400: The jurisdictional wetland and 100-foot tidal buffer were delineated and assessed by Tighe & Bond on October 29 and December 2, 2019. The proposed project preserves the existing wetland resource while reducing permanent buffer impacts.

Env-Wt 500: Not applicable, does not apply to coastal project, per Env-Wt 509.02(b).

Env-Wt 600: This project is classified as a Major Impact project because it will result in greater than 10,000 sf of temporary and permanent impacts within the tidal buffer zone. The existing 100-foot tidal buffer is highly developed and consists primarily of maintained lawn, a commercial building and a parking lot. There are small patches of shrubby vegetation and small trees near both ends of the project's wetland delineation. The small amount of vegetated permeable surfaces within the buffer does little to enhance and protect the down gradient tidal wetland. The proposed project will involve minor regrading of the maintained lawn area and include the addition of native plantings and grasses to enhance the buffer area from the existing condition. The project area from the existing condition. The project will include permanent stormwater treatment BMP's that will protect the down-gradient waters. A Coastal Resource worksheet is attached. Wetlands on this site are classified as estuarine inter-tidal rocky shore, rubble, and regularly flooded (E2RS2N). Wetland functions in this portion of North Mill Pond include recreation potential and aesthetic quality. Both of these functions will be enhanced with the proposed project from the current conditions.

Env-Wt 700: Not applicable, no prime wetland impacts.

Env-Wt 900: Not applicable, no stream crossings proposed.

SECTION 8 - AVOIDANCE AND MINIMIZATION

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)).* Any project with unavoidable jurisdictional impacts must then be minimized as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization and the Wetlands Permitting: Avoidance, Minimization and Mitigation fact sheet. For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)).*

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the Avoidance and Minimization Checklist, the Avoidance and Minimization Narrative, or your own avoidance and minimization narrative.

**See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.*

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

If unavoidable jurisdictional impacts require mitigation, a mitigation pre-application meeting must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation Pre-Application Meeting Date: Month: Day: Year:

(☒ N/A - Mitigation is not required)

SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable: ☐ I confirm submittal.

(☒ N/A – Compensatory mitigation is not required)

SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF; i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. *Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.*

For perennial streams/rivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

Permanent (PERM.) impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary (TEMP.) impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

	JURISDICTIONAL AREA	PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested Wetland	-	-	☐	-	-	☐
	Scrub-shrub Wetland	-	-	☐	-	-	☐
	Emergent Wetland	-	-	☐	-	-	☐
	Wet Meadow	-	-	☐	-	-	☐
	Vernal Pool	-	-	☐	-	-	☐
	Designated Prime Wetland	-	-	☐	-	-	☐
	Duly-established 100-foot Prime Wetland Buffer	-	-	☐	-	-	☐
Surface	Intermittent / Ephemeral Stream	-	-	☐	-	-	☐
	Perennial Stream or River	-	-	☐	-	-	☐
	Lake / Pond	-	-	☐	-	-	☐
	Docking - Lake / Pond	-	-	☐	-	-	☐
	Docking - River	-	-	☐	-	-	☐
Banks	Bank - Intermittent Stream	-	-	☐	-	-	☐
	Bank - Perennial Stream / River	-	-	☐	-	-	☐
	Bank / Shoreline - Lake / Pond	-	-	☐	-	-	☐
Tidal	Tidal Waters	-	-	☐	-	-	☐
	Tidal Marsh	-	-	☐	-	-	☐
	Sand Dune	-	-	☐	-	-	☐
	Undeveloped Tidal Buffer Zone (TBZ)	-	-	☐	-	-	☐
	Previously-developed TBZ	25,340	-	☐	7,493	-	☐
	Docking - Tidal Water	-	-	☐	-	-	☐
	TOTAL	25,340	0		7,493	0	

SECTION 12 - APPLICATION FEE (RSA 482-A:3, I)

☐ **MINIMUM IMPACT FEE**: Flat fee of $400.

☐ **NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:** Flat fee of $400 (refer to RSA 482-A:3, 1(c) for restrictions).

☒ **MINOR OR MAJOR IMPACT FEE:** Calculate using the table below:

Permanent and temporary (non-docking): 32,833	SF	× $0.40 =	$ 13,133.2
Seasonal docking structure:	SF	× $2.00 =	$
Permanent docking structure:	SF	× $4.00 =	$
Projects proposing shoreline structures (including docks) add $400 =			$
		Total =	$ 13,133.2
The application fee for minor or major impact is the above calculated total or $400, whichever is greater =			$ 13,133.2

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)
Indicate the project classification.

☐ Minimum Impact Project	☐ Minor Project	■ Major Project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)

Initial each box below to certify:

Initials: **NAH**	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: **NAH**	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials: **NAH**	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.
Initials: **NAH**	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

SIGNATURE (OWNER): See Owner/Applicant Authorization Letter	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): Neil Hansen	PRINT NAME LEGIBLY: Neil Hansen	DATE: 2/16/2024

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))

As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

TOWN/CITY CLERK SIGNATURE: Kelli L Barnaby	PRINT NAME LEGIBLY: Kelli L. Barnaby
TOWN/CITY: Portsmouth	DATE: February 20, 2024

DIRECTIONS FOR TOWN/CITY CLERK:
Per RSA 482-A:3, I(a)(1)

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:
Submit the original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page. Make check or money order payable to “Treasurer – State of NH”.

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION ATTACHMENT A: MINOR AND MAJOR PROJECTS

Water Division/Land Resources Management

Wetlands Bureau

Check the Status of your Application

RSA/ Rule: RSA 482-A/ Env-Wt 311.10; Env-Wt 313.01(a)(1); Env-Wt 313.03

APPLICANT'S NAME: CPI Management, LLC, c/o Rob Simmons **TOWN NAME:** Portsmouth

Attachment A is required for *all minor and major projects*, and must be completed *in addition* to the Avoidance and Minimization Narrative or Checklist that is required by Env-Wt 307.11.

For projects involving construction or modification of non-tidal shoreline structures over areas of surface waters having an absence of wetland vegetation, only Sections I.X through I.XV are required to be completed.

PART I: AVOIDANCE AND MINIMIZATION

In accordance with Env-Wt 313.03(a), the Department shall not approve any alteration of any jurisdictional area unless the applicant demonstrates that the potential impacts to jurisdictional areas have been avoided to the maximum extent practicable and that any unavoidable impacts have been minimized, as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization.

SECTION I.I - ALTERNATIVES (Env-Wt 313.03(b)(1))

Describe how there is no practicable alternative that would have a less adverse impact on the area and environments under the Department's jurisdiction.

THE PROPOSED PROJECT DOES NOT ADVERSELY IMPACT JURISDICTIONAL WETLANDS. THE PROJECT PROPOSES ENHANCED STORMWATER TREATMENT, DECREASED IMPERVIOUS SURFACES, AND INCREASED RECREATION USE OF THE BUFFER AREA IN COORDINATION WITH THE CITY. IMPACTS FROM THE PROJECT HAVE BEEN AVOIDED AND MINIMIZED BY PULLING PORTIONS OF THE NEW BUILDING AND PARKING LOT FURTHER BACK FROM THE COASTAL WETLAND AND UTILIZING UNDERGROUND PARKING, THUS FREEING UP SIGNIFICANT AREAS OF IMPERVIOUS SURFACES TO BE RESTORED (SEE APPENDIX F FOR THE MITIGATION PROPOSAL AND WETLAND IMPACT PLAN). ALL WORK IS BEING DONE WITHIN THE PREVIOUSLY DEVELOPED TIDAL BUFFER. NO WETLANDS WILL BE DIRECTLY IMPACTED..

SECTION I.II - MARSHES (Env-Wt 313.03(b)(2))

Describe how the project avoids and minimizes impacts to tidal marshes and non-tidal marshes where documented to provide sources of nutrients for finfish, crustacean, shellfish, and wildlife of significant value.

No marshes are located within the project limits.

SECTION I.III - HYDROLOGIC CONNECTION (Env-Wt 313.03(b)(3))

Describe how the project maintains hydrologic connections between adjacent wetland or stream systems.

The proposed project does not change existing hydrologic connections.

SECTION I.IV - JURISDICTIONAL IMPACTS (Env-Wt 313.03(b)(4))

Describe how the project avoids and minimizes impacts to wetlands and other areas of jurisdiction under RSA 482-A, especially those in which there are exemplary natural communities, vernal pools, protected species and habitat, documented fisheries, and habitat and reproduction areas for species of concern, or any combination thereof.

Impacts from the project have been avoided and minimized by pulling portions of the new building and parking lot further back from the coastal wetland and utilizing underground parking, thus freeing up significant areas of impervious surfaces to be restored (see Appendix F for the mitigation proposal and wetland impact plan). All work is being done within the previously developed tidal buffer. No wetlands will be directly impacted, nor are any exemplary natural communities, vernal pools, protected species or habitats, documented fisheries, or habitat or reproduction areas for species of concern.

SECTION I.V - PUBLIC COMMERCE, NAVIGATION, OR RECREATION (Env-Wt 313.03(b)(5))

Describe how the project avoids and minimizes impacts that eliminate, depreciate or obstruct public commerce, navigation, or recreation.

The proposed project increases public recreation and does not affect commerce or navigation.

SECTION I.VI - FLOODPLAIN WETLANDS (Env-Wt 313.03(b)(6))

Describe how the project avoids and minimizes impacts to floodplain wetlands that provide flood storage.

The proposed project has been designed to maintain the existing flood storage capacity within the floodplain.

SECTION I.VII - RIVERINE FORESTED WETLAND SYSTEMS AND SCRUB-SHRUB – MARSH COMPLEXES (Env-Wt 313.03(b)(7))

Describe how the project avoids and minimizes impacts to natural riverine forested wetland systems and scrub-shrub – marsh complexes of high ecological integrity.

The project does not impact these systems.

SECTION I.VIII - DRINKING WATER SUPPLY AND GROUNDWATER AQUIFER LEVELS (Env-Wt 313.03(b)(8))

Describe how the project avoids and minimizes impacts to wetlands that would be detrimental to adjacent drinking water supply and groundwater aquifer levels.

The proposed project enhances stormwater runoff treatment from the existing condition which will improve the surrounding water conditions. Furthermore, this is an urban area adjacent to brackish waters with no potential to supply public drinking water.

SECTION I.IX - STREAM CHANNELS (Env-Wt 313.03(b)(9))

Describe how the project avoids and minimizes adverse impacts to stream channels and the ability of such channels to handle runoff of waters.

N/A - no stream channels.

SECTION I.X - SHORELINE STRUCTURES - CONSTRUCTION SURFACE AREA (Env-Wt 313.03(c)(1))

Describe how the project has been designed to use the minimum construction surface area over surface waters necessary to meet the stated purpose of the structures.

N/A - no shoreline structures proposed.

SECTION I.XI - SHORELINE STRUCTURES - LEAST INTRUSIVE UPON PUBLIC TRUST (Env-Wt 313.03(c)(2))

Describe how the type of construction proposed is the least intrusive upon the public trust that will ensure safe docking on the frontage.

N/A - no shoreline structures proposed.

SECTION I.XII - SHORELINE STRUCTURES – ABUTTING PROPERTIES (Env-Wt 313.03(c)(3))

Describe how the structures have been designed to avoid and minimize impacts on ability of abutting owners to use and enjoy their properties.

N/A - no shoreline structures proposed.

SECTION I.XIII - SHORELINE STRUCTURES – COMMERCE AND RECREATION (Env-Wt 313.03(c)(4))

Describe how the structures have been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.

N/A - no shoreline structures proposed.

SECTION I.XIV - SHORELINE STRUCTURES – WATER QUALITY, AQUATIC VEGETATION, WILDLIFE AND FINFISH HABITAT (Env-Wt 313.03(c)(5))

Describe how the structures have been designed, located, and configured to avoid impacts to water quality, aquatic vegetation, and wildlife and finfish habitat.

N/A - no shoreline structures proposed.

SECTION I.XV - SHORELINE STRUCTURES – VEGETATION REMOVAL, ACCESS POINTS, AND SHORELINE STABILITY (Env-Wt 313.03(c)(6))

Describe how the structures have been designed to avoid and minimize the removal of vegetation, the number of access points through wetlands or over the bank, and activities that may have an adverse effect on shoreline stability.

N/A - no shoreline structures proposed.

PART II: FUNCTIONAL ASSESSMENT
REQUIREMENTS Ensure that project meets the requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).
FUNCTIONAL ASSESSMENT METHOD USED: The assessment was based on the Maine Citizens Guide to Evaluating, Restoring, and Managing Tidal Marshes (Maine Audubon, 1997); Method for Inventorying and Evaluating Wetlands In New Hampshire, University of New Hampshire Cooperative Extension, 2015; and The Highway Methodology Workbook Supplement—Wetland Functions and Values: A Descriptive Approach, NAEEP-360-1-30a, US Army Corps of Engineers, New England Division, (September 1999).
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: LEONARD A LORD, PHD, NHCWS#14
DATE OF ASSESSMENT: OCT. 29 AND DEC. 2, 2019
Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT: ☒
For minor or major projects requiring a standard permit without mitigation, the applicant shall submit a wetland evaluation report that includes completed checklists and information demonstrating the RELATIVE FUNCTIONS AND VALUES OF EACH WETLAND EVALUATED. Check this box to confirm that the application includes this information, if applicable: ☐ Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.

AVOIDANCE AND MINIMIZATION CHECKLIST

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 311.07(c)

This checklist can be used in lieu of the written narrative required by Env-Wt 311.07(a) to demonstrate compliance with requirements for Avoidance and Minimization (A/M), pursuant to RSA 482-A:1 and Env-Wt 311.07(c).

For the construction or modification of non-tidal shoreline structures over areas of surface waters without wetland vegetation, complete only Sections 1, 2, and 4 (or the applicable sections in Attachment A: Minor and Major Projects (NHDES-W-06-013).

The following definitions and abbreviations apply to this worksheet:

- "A/M BMPs" stands for Wetlands Best Management Practice Techniques for Avoidance and Minimization dated 2019, published by the New England Interstate Water Pollution Control Commission (Env-Wt 102.18).
- "Practicable" means available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes (Env-Wt 103.62).

SECTION 1 - CONTACT/LOCATION INFORMATION	
APPLICANT LAST NAME, FIRST NAME, M.I.: CPI Management, LLC, c/o Rob Simmons	
PROJECT STREET ADDRESS: 53 Green Street	PROJECT TOWN: Portsmouth
TAX MAP/LOT NUMBER: 119/2	

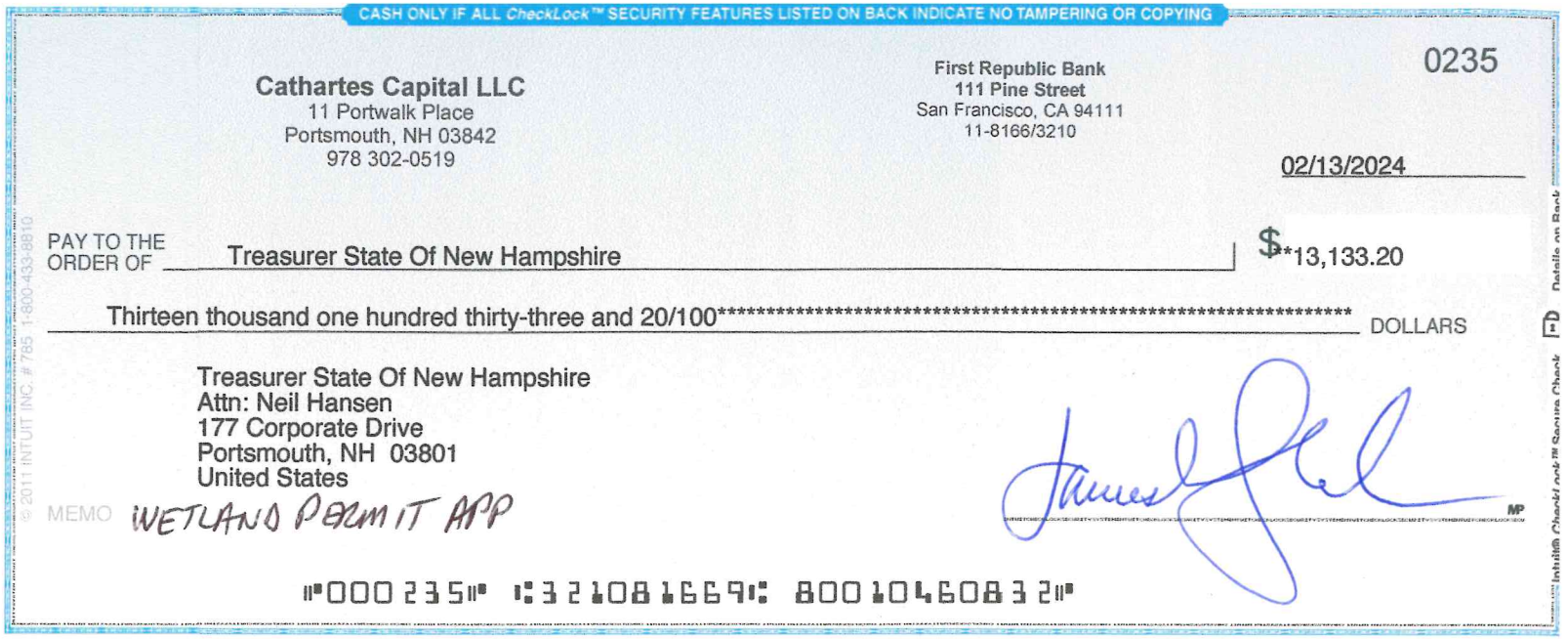
SECTION 2 - PRIMARY PURPOSE OF THE PROJECT		
Env-Wt 311.07(b)(1)	Indicate whether the primary purpose of the project is to construct a water-access structure or requires access through wetlands to reach a buildable lot or the buildable portion thereof.	☐ Yes ☒ No

If you answered "no" to this question, describe the purpose of the "non-access" project type you have proposed:

The purpose of the project is to redevelop a parcel adjacent to a tidal wetland. The project consists of demolition of an existing multi-tenant commercial building and associated parking area. The project includes construction of a five (5) story mixed use building with approximately 45-residential units, commercial space, parking garage, and other associated site improvements. The project will include temporary and permanent impacts within the Tidal Buffer Zone. The project will result in a net reduction of impervious surface within the Tidal Buffer Zone. This project will also include the construction of a portion of the City of Portsmouth's North Mill Pond Greenway project. This is a 10 ft wide porous asphalt pathway within the 50 ft buffer of North Mill Pond for public recreational use. These improvements will be both temporary and permanent.

SECTION 3 - A/M PROJECT DESIGN TECHNIQUES Check the appropriate boxes below in order to demonstrate that these items have been considered in the planning of the project. Use N/A (not applicable) for each technique that is not applicable to your project.		
Env-Wt 311.07(b)(2)	For any project that proposes new permanent impacts of more than one acre or that proposes new permanent impacts to a Priority Resource Area (PRA), or both, whether any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, could be used to achieve the project's purpose without altering the functions and values of any jurisdictional area, in particular wetlands, streams, and PRAs.	☐ Check ☒ N/A
Env-Wt 311.07(b)(3)	Whether alternative designs or techniques, such as different layouts, construction sequencing, or alternative technologies could be used to avoid impacts to jurisdictional areas or their functions and values.	☒ Check ☐ N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(1) Env-Wt 311.10(c)(2)	The results of the functional assessment required by Env-Wt 311.03(b)(10) were used to select the location and design for the proposed project that has the least impact to wetland functions.	☒ Check ☐ N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(3)	Where impacts to wetland functions are unavoidable, the proposed impacts are limited to the wetlands with the least valuable functions on the site while avoiding and minimizing impacts to the wetlands with the highest and most valuable functions.	☐ Check ☒ N/A
Env-Wt 313.01(c)(1) Env-Wt 313.01(c)(2) Env-Wt 313.03(b)(1)	No practicable alternative would reduce adverse impact on the area and environments under the department's jurisdiction and the project will not cause random or unnecessary destruction of wetlands.	☒ Check ☐ N/A
Env-Wt 313.01(c)(3)	The project would not cause or contribute to the significant degradation of waters of the state or the loss of any PRAs.	☒ Check ☐ N/A
Env-Wt 313.03(b)(3) Env-Wt 904.07(c)(8)	The project maintains hydrologic connectivity between adjacent wetlands or stream systems.	☐ Check ☒ N/A
Env-Wt 311.10 A/M BMPs	Buildings and/or access are positioned away from high function wetlands or surface waters to avoid impact.	☒ Check ☐ N/A
Env-Wt 311.10 A/M BMPs	The project clusters structures to avoid wetland impacts.	☐ Check ☒ N/A
Env-Wt 311.10 A/M BMPs	The placement of roads and utility corridors avoids wetlands and their associated streams.	☒ Check ☐ N/A
A/M BMPs	The width of access roads or driveways is reduced to avoid and minimize impacts. Pullouts are incorporated in the design as needed.	☐ Check ☒ N/A
A/M BMPs	The project proposes bridges or spans instead of roads/driveways/trails with culverts.	☐ Check ☒ N/A

A/M BMPs	The project is designed to minimize the number and size of crossings, and crossings cross wetlands and/or streams at the narrowest point.	☐ Check ☒ N/A
Env-Wt 500 Env-Wt 600 Env-Wt 900	Wetland and stream crossings include features that accommodate aquatic organism and wildlife passage.	☐ Check ☒ N/A
Env-Wt 900	Stream crossings are sized to address hydraulic capacity and geomorphic compatibility.	☐ Check ☒ N/A
A/M BMPs	Disturbed areas are used for crossings wherever practicable, including existing roadways, paths, or trails upgraded with new culverts or bridges.	☐ Check ☒ N/A
SECTION 4 - NON-TIDAL SHORELINE STRUCTURES		
Env-Wt 313.03(c)(1)	The non-tidal shoreline structure has been designed to use the minimum construction surface area over surfaces waters necessary to meet the stated purpose of the structure.	☐ Check ☒ N/A
Env-Wt 313.03(c)(2)	The type of construction proposed for the non-tidal shoreline structure is the least intrusive upon the public trust that will ensure safe navigation and docking on the frontage.	☐ Check ☒ N/A
Env-Wt 313.03(c)(3)	The non-tidal shoreline structure has been designed to avoid and minimize impacts on the ability of abutting owners to use and enjoy their properties.	☐ Check ☒ N/A
Env-Wt 313.03(c)(4)	The non-tidal shoreline structure has been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.	☐ Check ☒ N/A
Env-Wt 313.03(c)(5)	The non-tidal shoreline structure has been designed, located, and configured to avoid impacts to water quality, aquatic vegetation, and wildlife and finfish habitat.	☐ Check ☒ N/A
Env-Wt 313.03(c)(6)	The non-tidal shoreline structure has been designed to avoid and minimize the removal of vegetation, the number of access points through wetlands or over the bank, and activities that may have an adverse effect on shoreline stability.	☐ Check ☒ N/A



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Cathartes Capital LLC
11 Portwalk Place
Portsmouth, NH 03842
978 302-0519

First Republic Bank
111 Pine Street
San Francisco, CA 94111
11-8166/3210

0235

02/13/2024

PAY TO THE ORDER OF Treasurer State Of New Hampshire $**13,133.20

Thirteen thousand one hundred thirty-three and 20/100********** DOLLARS

Treasurer State Of New Hampshire
Attn: Neil Hansen
177 Corporate Drive
Portsmouth, NH 03801
United States

MEMO WETLAND PERMIT APP

⑈000235⑈ ⑆321081669⑆ 800104608320⑈

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Cathartes Capital LLC

0235

02/13/2024 **Treasurer State Of New Hampshire**

Wetland Permit Fee	13,133.20

First Republic Funding 0832 13,133.20

WETLANDS RULE WAIVER OR DWELLING OVER WATER WAIVER REQUEST FORM

WATER DIVISION/LAND RESOURCES MANAGEMENT
WETLANDS BUREAU

RSA/Rule: RSA 482-A/ Env-Wt 204

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

A person may request a waiver to requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interests of the public or the environment. A person may also request a waiver of standard for existing dwellings over water pursuant to RSA 482-A:26, III (b).

SECTION 1 - PROJECT LOCATION INFORMATION (Env-Wt 204.03(c))			
ADDRESS: 53 Green Street	TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
TAX MAP/LOT NUMBER: Map 119 / Lot 2			
SECTION 2 - WAIVER REQUESTOR INFORMATION (Env-Wt 204.03(a))			
LAST NAME, FIRST NAME, M.I.: Hansen, Neil A.			
MAILING ADDRESS: 177 Corporate Drive			
TOWN/CITY: Portsmouth		STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS (if available): or if not FAX NUMBER: nahansen@tighebond.com		DAYTIME PHONE NUMBER: (603) 433.8818	
SECTION 3 - APPLICANT INFORMATION (Env-Wt 204.03(b)) If request is being made on behalf of someone else, include the following information regarding the person being represented. If requestor is the applicant, check the following box and proceed to Section 4. ☐ Requestor is the applicant.			
LAST NAME, FIRST NAME, M.I.: CPI Management, LLC, c/o Rob Simmons			
MAILING ADDRESS: 225 Franklin Street, Floor 26			
TOWN/CITY: Boston		STATE: MA	ZIP CODE: 02110
EMAIL ADDRESS (if available): or if not FAX NUMBER: robs@cathartes.com		DAYTIME PHONE NUMBER: (617) 742.6000	

SECTION 4 - WAIVER INFORMATION

SECTION 4A - WAIVER TO RULE Env-Wt 100-900

☐ N/A - If you are not requesting a rule waiver, check this box and proceed to Section 4b

Provide the number of the specific section of each rule for which a waiver is sought (Env-Wt 204.03(d)):

Env-Wt 603.08(a)&(b)

Provide a complete explanation of why a waiver is being requested, including an explanation of the operational and economic consequences of complying with the requirement and, if the requested waiver would extend the duration of a permit, the reason(s) why the permit holder was not able to complete the project within the specified time (Env-Wt 204.03(f)(1)):

The provisions referenced in the rule section referenced above state that field observations of at least three tidal events to be conducted by a licensed land surveyor. A waiver is being requested because the project location is within 1.5 miles of a NOAA tide and current station at Seavey Island, which provides data that can be conservatively used for this project location. This data is conservative because tides flow through two moderations restrictions between Seavey Island and the project site, which is expected to dampen the tidal extremes. The expense incurred to have a licensed professional is excessive for redundant information which is readily available from the Seavey Island station.

If applicable, provide a complete explanation of the alternative that is proposed to be substituted for the requirement in Env-Wt, including written documentation or data, or both, to support the alternative (Env-Wt 204.03(g)):

As previously stated, the projects design has incorporated the tide and current information provided by the Seavey Island tide and current station. This information has been provided as an attachment to the Coastal Resources Worksheet within this application package.

SECTION 4B – DWELLING OVER WATERS WAIVER UNDER RSA 482-A:26, III(b).

■ N/A - If you are not requesting a standard waiver, check this box and proceed to Section 5)

Identify the specific standard to which a waiver is being requested (Env-Wt 204.03(e)):

RSA 482-A: -

Provide a complete explanation of why a waiver is being requested, including a complete explanation of how the statutory criteria of RSA 482-A:26, III(b) will be met (Env-Wt 204.03(f)(2)):

-

SECTION 5 - ADDITIONAL WAIVER INFORMATION (Env-Wt 204.03(h); Env-Wt 204.03(i))
(applicable to Waivers of Rules *and* Standards under RSA 482-A:26, III(b))

Indicate whether the waiver is needed for a limited duration and, if so, an estimate of when the waiver will no longer be needed (Env-Wt 204.03(h)):

The waiver is needed for permit approval only.

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

Env-Wt 204.05
(a1) The waiver will not result in an adverse impact to the environment or public safety.
(a2) It will not interfere with public waters
(a3) It will not result in an advance impact on abutting properties. NH RSA 482-A:26 (Dwellings Over Water) is not applicable.

SECTION 6 - REQUIRED CERTIFICATIONS (Env-Wt 204.04)

Initial each box and sign below to certify:

Initials: NAH	The information provided is true, complete, and not misleading to the knowledge and belief of the signer.
Initials: NAH	The signer understands that any waiver granted based on false, incomplete, or misleading information shall be subject to revocation; and

SECTION 7 - REQUESTOR SIGNATURE (Env-Wt 204.04)

SIGNATURE (APPLICANT): * See Owner/Applicant Authorization Letter	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (REQUESTOR): 	PRINT NAME LEGIBLY: Neil Hansen	DATE: 2/16/2024

*In lieu of an applicant signature, you may include a separate signed and dated authorization for the requestor to act on the person's behalf in connection with the request.

COASTAL RESOURCE WORKSHEET

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 600

APPLICANT LAST NAME, FIRST NAME, M.I.: CPI Management, c/o Rob Simmons

This worksheet may be used to present the information required for projects in coastal areas, in addition to the information required for Lower-Scrutiny Approvals, Expedited Permits, and Standard Permits under Env-Wt 603.01.

Please refer to Env-Wt 605.03 for impacts requiring compensatory mitigation.

SECTION 1 - REQUIRED INFORMATION (Env-Wt 603.02; Env-Wt 603.06; Env-Wt 603.09)

The following information is required for projects in coastal areas.

Describe the purpose of the proposed project, including the overall goal of the project, the core project purpose consisting of a concise description of the facilities and work that could impact jurisdictional areas, and the intended project outcome. Specifically identify all natural resource assets in the area proposed to be impacted and include maps created through a data screening in accordance with Env-Wt 603.03 (refer to Section 2) and Env-Wt 603.04 (refer to Section 3) as attachments.

The project consists of demolition of an existing multi-tenant commercial building and associated parking area. The project includes construction of a five (5) story mixed use building with approximately 45-residential units, commercial space, parking garage, and other associated site improvements. The project will include permanent impacts, though will result in a net reduction of impervious surface within the Tidal Buffer Zone. This project will also include the construction of a portion of the City of Portsmouth's North Mill Pond Greenway project. This is a 10 ft wide porous asphalt pathway within the 50 ft buffer of North Mill Pond for public recreational use. All project impacts will be within the tidal buffer zone; there will be no direct wetland impacts.

For standard permit projects, provide:

☒ A Coastal Functional Assessment (CFA) report in accordance with Env-Wt 603.04 (refer to Section 3).

☒ A vulnerability assessment in accordance with Env-Wt 603.05 (refer to Section 4).

Explain all recommended methods and other considerations to protect the natural resource assets during and as a result of project construction in accordance with Env-Wt 311.07, Env-Wt 313, and Env-Wt 603.04.

The 100-foot tidal buffer on this parcel consists primarily of maintained lawn, a commerical building and a parking lot. There are small patches of shurbby vegetation and small trees at the tops of the slopes between the lawn and tidal wetland, particularly near both ends of the wetland delineation.

The proposed project will result in a net reduction in impervious surfaces. Restoring impervious surfaces resotres vegetation, reduces runoff to the tidal wetlands, provides improved water quality treatment of runoff, allows for increased wetland screening for wildlife and restores available wildlife habitat. Installation of the North Mill Pond trail and greenway would result in improved functions and values of the wetland and buffer including: ecological integrity, recreation potential, aesthetic quality and possibly educational potential. Existing impacts to the 100-foot buffer will also be reduced from the trail and greenway improvements through the removal and restoration of impervious surfaces.

The project will restore 4,303 SF and enhance 15,835 SF of previously developmed tidal buffer area.

The 100-foot tidal buffer impact limits will be marked and erosion control measures will be in place prior to project construction. Monitoring will occuring during and following construction to assure impacts are minimized and proposed restoration activities are properly carried out.

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

Surface waters will not be impacted by the project. All work will be conducted within upland areas and will emply proper erosion and sediment control Best Management Practices, including but not limited to stabilization of disturbed soils following construciton. No equipment will be used within surgace waters or wetlands and no invasive sapecies will be used to stabilize the site. The NH Natural Heritage Bureau DataCheck has determined that no rare species or critical habitats will be impacted. All work on this project is within previouslt developed and landscaped areas and will be consistent with the Shoreland Water Qaulity Protection Act. No work will be adjacent to designated prime wetlands. The project does not involve dredging or filling of wetlands and areas of temporary soil disturbance will be stabilized within three dats of the final grading as described in the construction sequencing. No work will be done within 10-feet of a property line without an abutter's prior written notice.

Provide a project design narrative that includes the following:

☒ A discussion of how the proposed project:

- Uses best management practices and standard conditions in Env-Wt 307;
- Meets all avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- Meets approval criteria in Env-Wt 313.01;
- Meets evaluation criteria in Env-Wt 313.01(c);
- Meets CFA requirements in Env-Wt 603.04; and
- Considers sea-level rise and potential flooding evaluated pursuant to Env-Wt 603.05;

☒ A construction sequence, erosion/siltation control methods to be used, and a dewatering plan; and

☒ A discussion of how the completed project will be maintained and managed.

A project design narrative, including monitoring, is attached.

☒ Provide design plans that meet the requirements of Env-Wt 603.07 (refer to Section 5);

☒ Provide water depth supporting information required by Env-Wt 603.08 (refer to Section 6); and

☐ For any major project that proposes to construct a structure in tidal waters/wetlands or to extend an existing structure seaward, provide a statement from the Pease Development Authority Division of Ports and Harbors (DP&H) chief harbormaster, or designee, for the subject location relative to the proposed structure's impact on navigation. If the proposed structure might impede existing public passage along the subject shoreline on foot or by non-motorized watercraft, the applicant shall explain how the impediments have been minimized to the greatest extent practicable.

N/A

SECTION 2 - DATA SCREENING (Env-Wt 603.03, in addition to Env-Wt 306.05)

Please use the Wetland Permit Planning Tool, or any other database or source, to indicate the presence of:

☒ Existing salt marsh and salt marsh migration pathways;

☒ Eelgrass beds;

☒ Documented shellfish sites;

☒ Projected sea-level rise; and

☒ 100-year floodplain.

Conduct data screening as described to identify documented essential fish habitat, and tides and currents that may be impacted by the proposed project, by using the following links:

☒ National Oceanic and Atmospheric Administration (NOAA) Tides & Currents; and

☒ NOAA Essential Fish Habitat Mapper.

☒ Verify or correct the information collected from the data screenings by conducting an on-site assessment of the subject property in accordance with Env-Wt 406 and Env-Wt 603.04.

SECTION 3 - COASTAL FUNCTIONAL ASSESSMENT/ AVOIDANCE AND MINIMIZATION (Env-Wt 603.04; Env-Wt 605.01; Env-Wt 605.02; Env-Wt 605.03)

Projects in coastal areas shall:

☒ Not impair the navigation, recreation, or commerce of the general public; and

☒ Minimize alterations in prevailing currents.

An applicant for a permit for work in or adjacent to tidal waters/wetlands or the tidal buffer zone shall demonstrate that the following have been avoided or minimized as required by Env-Wt 313.04:

☒ Adverse impacts to beach or tidal flat sediment replenishment;

☒ Adverse impacts to the movement of sediments along a shore;

☒ Adverse impacts on a tidal wetland's ability to dissipate wave energy and storm surge; and

☒ Adverse impacts of project runoff on salinity levels in tidal environments.

For standard permit applications submitted for minor or major projects:

☒ Attach a CFA based on the data screening information and on-site evaluation required by Env-Wt 603.03. The CFA for tidal wetlands or tidal waters shall be:

- Performed by a qualified coastal professional; and
- Completed using one of the following methods:

  a. The US Army Corps of Engineers (USACE) Highway Methodology Workbook, dated 1993, together with the USACE New England District *Highway Methodology Workbook Supplement*, dated 1999; or

  b. An alternative scientifically-supported method with cited reference and the reasons for the alternative method substantiated.

For any project that would impact tidal wetlands, tidal waters, or associated sand dunes, the applicant shall:

☐ Use the results of the CFA to select the location of the proposed project having the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☐ Design the proposed project to have the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☐ Where impact to wetland and other coastal resource functions is unavoidable, limit the project impacts to the least valuable functions, avoiding and minimizing impact to the highest and most valuable functions; and

☐ Include on-site minimization measures and construction management practices to protect coastal resource areas.

Projects in coastal areas shall use results of this CFA to:

☒ Minimize adverse impacts to finfish, shellfish, crustacean, and wildlife;

☒ Minimize disturbances to groundwater and surface water flow;

☒ Avoid impacts that could adversely affect fish habitat, wildlife habitat, or both; and

☒ Avoid impacts that might cause erosion to shoreline properties.

SECTION 4 - VULNERABILITY ASSESSMENT (Env-Wt 603.05)

Refer to the New Hampshire Coastal Flood Risk Summary Part 1: Science and New Hampshire Coastal Flood Risk Summary Part II: Guidance for Using Scientific Projections or other best available science to:

Determine the time period over which the project is designed to serve.

The project useful life is expected to be 100 years. There are expected to be significant upgrades over that time period, which will include technologies to deal with rising sea levels as needed.

Identify the project's relative risk tolerance to flooding and potential damage or loss likely to result from flooding to buildings, infrastructure, salt marshes, sand dunes and other valuable coastal resource areas.

NH Coastal Flood Risk Summary Part II, Step 2 Table: Medium Risk Tolerance

Reference the projected sea-level rise (SLR) scenario that most closely matches the end of the project design life and the project's tolerance to risk or loss.

NH Coastal Flood Risk Summary Part II, Step 3 Table A: Sea level rise for Medium Risk Tolerance is 5.0 feet (13.76 feet NGVD29) by 2122.

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

The current 100 -year floodplain (Zone AE) base flood elevation is 8.0 feet NAVD88, which is 8.76 feet NGVD29. The threshold for the parking garage is elevation 10.75 feet and the finished floor elevation of the first floor is 14.75 feet NGVD29. The below grade parking elevation is 6.08 feet. The 100-year floodplain is expected to be above the parking garage threshold within 36 years with a 2.0 foot sea level rise (elevation 10.76 feet) by 2058.

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

Portions of the existing lawn on the northwest side of the property are currently within the 100-year floodplain.

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

The proposed project consists of a 5-story residential use building with one level of below grade parking and one level of parking at grade and beneath the building. The threshold for the parking garage door is 10.75 feet and the finished floor elevation of the first floor is 14.75 feet NGVD29, nearly one foot above the predicted 2122 100-year floodplain .

Two forms of waterproofing are being employed to protect the basement parking garage from water seepage. The slab will be protected with a blind-side waterproofing membrane. The foundation walls will be protected by a water-proofing sheet membrane. These two membranes will connect below the footings along the building perimeter.

Flood proofing technologies will be deployed to relieve potential flooding in the parking garage by 2058, when the 100-year floodplain is expected to exceed the garage threshold.

Where there are conflicts between the project's purpose and the vulnerability assessment results, schedule a pre-application meeting with the department to evaluate design alternatives, engineering approaches, and use of the best available science.

☐ Pre-application meeting date held: This project does not require mitigation, therefore it does not require a pre-application meeting

SECTION 5 - DESIGN PLANS (Env-Wt 603.07, in addition to Env-Wt 311)

Submit design plans for the project in both plan and elevation views that clearly depict and identify all required elements.

The plan view shall depict the following:

☒ The engineering scale used, which shall be no larger than one inch equals 50 feet;

☒ The location of tidal datum lines depicted as lines with the associated elevation noted, based on North American Vertical Datum of 1988 (NAVD 88), derived from https://tidesandcurrents.noaa.gov/datum_options.html, as described in Section 6.

☐ An imaginary extension of property boundary lines into the waterbody and a 20-foot setback from those property line extensions;

☒ The location of all special aquatic sites at or within 100 feet of the subject property;

☒ Existing bank contours;

☒ The name and license number, if applicable, of each individual responsible for the plan, including:

a. The agent for tidal docking structures who determined elevations represented on plans; and

b. The qualified coastal professional who completed the CFA report and located the identified resources on the plan;

☒ The location and dimensions of all existing and proposed structures and landscape features on the property;

☒ Tidal datum(s) with associated elevations noted, based on NAVD 88; and

☒ Location of all special aquatic sites within 100-feet of the property.

The elevation view shall depict the following:

☒ The nature and slope of the shoreline;

☒ The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins; and

☒ Water depths depicted as a line with associated elevation at highest observable tide, mean high tide, and mean low tide, and the date and tide height when the depths were measured. Refer to Section 6 for more instructions regarding water depth supporting information.

See specific design and plan requirements for certain types of coastal projects:

- Overwater structures (Env-Wt 606).
- Dredging activities (Env-Wt 607).
- Tidal shoreline stabilization (Env-Wt 609).
- Protected tidal zone (Env-Wt 610).

- Tidal beach maintenance (Env-Wt 608).
- Sand Dunes (Env-Wt 611).

SECTION 6 - WATER DEPTH SUPPORTING INFORMATION REQUIRED (Env-Wt 603.08)

Using current predicted NOAA tidal datum for the location, and tying field measurements to NAVD 88, field observations of at least three tide events, including at least one minus tide event, shall be located to document the range of the tide in the proposed location showing the following levels:

☐ Mean lower low water;
☐ Mean low water;
☐ Mean high water;
☐ Mean tide level;
☐ Mean higher high water;
☐ Highest observable tide line; and
☐ Predicted sea-level rise as identified in the vulnerability assessment in Env-Wt 603.05.

The following data shall be presented in the application project narrative to support how water depths were determined:

☐ The date, time of day, and weather conditions when water depths were recorded; and
☐ The name and license number of the licensed land surveyor who conducted the field measurements.

For tidal stream crossing projects, provide:

☐ Water depth information to show how the tier 4 stream crossing is designed to meet Env-Wt 904.07(c) and (d).

For repair, rehabilitation or replacement of tier 4 stream crossings:

☐ Demonstrate how the requirements of Env-Wt 904.09 are met.

SECTION 7 - GENERAL CRITERIA FOR TIDAL BEACHES, TIDAL SHORELINE, AND SAND DUNES (Env-Wt 604.01)

Any person proposing a project in or on a tidal beach, tidal shoreline, or sand dune, or any combination thereof, shall evaluate the proposed project based on:

☐ The standard conditions in Env-Wt 307;
☐ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
☐ The approval criteria in Env-Wt 313.01;
☐ The evaluation criteria in Env-Wt 313.05;
☐ The project specific criteria in Env-Wt 600;
☐ The CFA required by Env-Wt 603.04; and
☐ The vulnerability assessment required by Env-Wt 603.05.

New permanent impacts to sand dunes that provide coastal storm surge protection for protected species or habitat shall not be allowed except:

☐ To protect public safety; and
☐ Only if constructed by a state agency, coastal resiliency project, or for a federal homeland security project.

Projects in or on a tidal beach, tidal shoreline, or sand dune shall support integrated shoreline management that:

☐ Optimizes the natural function of the shoreline, including protection or restoration of habitat, water quality, and self-sustaining stability to flooding and storm surge; and

☐ Protects upland infrastructure from coastal hazards with a preference for living shorelines over hardened shoreline practices.

SECTION 8 - GENERAL CRITERIA FOR TIDAL BUFFER ZONES (Env-Wt 604.02)

The 100-foot statutory limit on the extent of the tidal buffer zone shall be measured horizontally. Any person proposing a project in or on an undeveloped tidal buffer zone shall evaluate the proposed project based on:

☒ The standard conditions in Env-Wt 307;

☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☒ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

Projects in or on a tidal buffer zone shall preserve the self-sustaining ability of the buffer area to:

☒ Provide habitat values;

☒ Protect tidal environments from potential sources of pollution;

☒ Provide stability of the coastal shoreline; and

☒ Maintain existing buffers intact where the lot has disturbed area defined under RSA 483-B:4, IV.

SECTION 9 - GENERAL CRITERIA FOR TIDAL WATERS/WETLANDS (Env-Wt 604.03)

Except as allowed under Env-Wt 606, permanent new impacts to tidal wetlands shall be allowed only to protect public safety or homeland security. Evaluation of impacts to tidal wetlands and tidal waters shall be based on:

☐ The standard conditions in Env-Wt 307;

☐ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

☐ The approval criteria in Env-Wt 313.01;

☐ The evaluation criteria in Env-Wt 313.05;

☐ The project specific criteria in Env-Wt 600;

☐ The CFA required by Env-Wt 603.04; and

☐ The vulnerability assessment required by Env-Wt 603.05.

Projects in tidal surface waters or tidal wetlands shall:

☐ Optimize the natural function of the tidal wetland, including protection or restoration of habitat, water quality, and self-sustaining stability to storm surge;

☐ Be designed with a preference for living shorelines over hardened stabilization practices; and

☐ Be limited to public infrastructure or restoration projects that are in the interest of the general public, including a road, a bridge, energy infrastructure, or a project that addresses predicted sea-level rise and coastal flood risk.

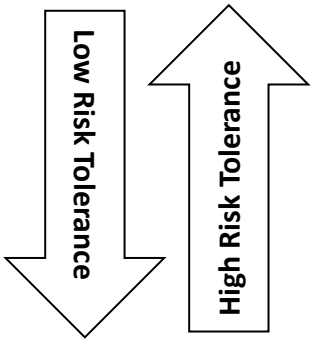
SECTION 10 – GUIDANCE

Your application must follow the New Hampshire Coastal Risk and Hazards Commission's Guiding Principles or other best available science. Below are some of these guidance principles:

- Incorporate science-based coastal flood risk projections into planning;
- Apply risk tolerance* to assessment, planning, design, and construction;
- Protect natural resources and public access;
- Create a bold vision, start immediately, and respond incrementally and opportunistically as projected coastal flood risks increase over time; and
- Consider the full suite of actions including effectiveness and consequences of actions.

*Risk tolerance is a project's willingness to accept a higher or lower probability of flooding impacts. The diagram below gives examples of project with lower and higher risk tolerance:

Critical infrastructures, historic sites, essential ecosystems, and high value assets typically have lower risk tolerance, and thus should be planned, designed, and constructed using higher coastal flood risk projections.



Sheds, pathways, and small docks typically have higher risk tolerance and thus may be planned, designed, and constructed using less protective coastal flood risk projections.

Project Design Narrative

Project Discussion

Env-Wt 307. Surface waters will not be impacted by the project. All work will be conducted within uplands and will employ proper erosion and sediment control BMPs. No equipment will be used within surface waters or wetlands and no invasive species will be used to stabilize the site. The NH Natural Heritage Bureau DataCheck has determined that no rare species or critical habitats will be impacted. All work on this project is within previously developed and landscaped areas and will be consistent with the Shoreland Water Quality Protection Act. No work will be adjacent to designated prime wetlands. The project does not involve dredging or filling of wetlands. Areas of temporary soil disturbance will be stabilized within three days of final grading as described in the construction sequencing below. No work will be done within 10 feet of a property line without an abutter's prior written consent.

Env-Wt 311.07 & 313.03. Impacts from the project have been avoided and minimized by pulling portions of the new building and parking lot further back from the coastal wetland and utilizing underground parking, thus freeing up significant areas of impervious surfaces to be restored (see Appendix F for the mitigation proposal and wetland impact plan). All work is being done within the previously developed tidal buffer. No wetlands will be directly impacted.

Env-Wt 313.01. As described throughout this application, the project will meet all permit approval criteria.

Env-Wt 313.01(c). Impacts from the project have been avoided and minimized by pulling portions of the new building and parking lot further back from the coastal wetland and utilizing underground parking, thus freeing up significant areas of impervious surfaces to be restored (see Appendix F for the mitigation proposal and wetland impact plan). All work is being done within the previously developed tidal buffer. No wetlands will be directly impacted.

Env-Wt 603.04. A Coastal Functional Assessment is provided in Appendix D

Env-Wt 603.05. A Vulnerability Assessment is included on the Coastal Worksheet and includes consideration of sea level rise and flooding. Design plans are attached that include water depth information. The project has a medium risk tolerance. The threshold of the underground parking will be below the elevation of the predicted 100 year floodplain by 2058, however, flood proofing technologies will be installed to relieve flooding in that area before that time. The first floor finish elevation will be approximately one foot above the predicted 100-year floodplain in 2122.

Construction Sequencing

1. Prior written consent will be obtained from abutters prior to any soil disturbance less than 10 feet from property lines.
2. Cut and clear trees as required.
3. Construct temporary and permanent sediment, erosion and detention control facilities. Erosion, sediment, and detention measures shall be installed prior to any earth moving operations.
4. Establish a properly constructed dewatering area as needed. Wherever possible, the discharge from the dewatering structure shall drain to a well-vegetated buffer by sheet

flow while maximizing the distance to the nearest water resource and minimizing the slope of the buffer area.

5. All permanent ditches, swales, detention, retention, and sedimentation basins to be stabilized using the vegetative and non-structural BMPs prior to directing runoff to them.
6. Clear and dispose of debris.
7. Construct temporary culverts and diversion channels as required.
8. Grade and gravel roadways and parking areas – all roads and parking areas shall be stabilized within 72 hours of achieving finishing grade.
9. Begin permanent and temporary seeding and mulching. All cut and fill slopes shall be seeded and mulched within 72 hours of achieving finished grade daily, or as required.
10. Finish paving all roadways and parking lots.
11. Inspect and maintain all erosion and sediment control measures.
12. Complete permanent seeding and landscaping.
13. Remove trapped sediments from collector devices as appropriate and then remove temporary erosion control measures.

Project Monitoring, Maintenance, and Management

The project will be monitored during and following construction by a NH Certified Wetland Scientist or other qualified professional to be sure the site is stabilized, and all components have been properly installed. The restoration areas will be followed up with annual monitoring by a NH Certified Wetland Scientist or other qualified professional. Monitoring will continue until the site is fully stabilized and there is at least 75% survivorship of restoration plantings.

The project building and grounds will be maintained by the owners as needed. The grounds will be maintained by contracted landscapers.

STEP 3 TABLE A. RECOMMENDED DECADAL RSLR ESTIMATES (IN FEET ABOVE 2000 LEVELS) BASED ON RCP 4.5, PROJECT TIMEFRAME, AND TOLERANCE FOR FLOOD RISK.

TIMEFRAME	HIGH TOLERANCE FOR FLOOD RISK	MEDIUM TOLERANCE FOR FLOOD RISK	LOW TOLERANCE FOR FLOOD RISK	VERY LOW TOLERANCE FOR FLOOD RISK
	Plan for the following RSLR estimate (ft)* *compared to sea level in the year 2000*			
	Lower magnitude, Higher probability	←	→	Higher magnitude, Lower probability
2030	0.7	0.9	1.0	1.1
2040	1.0	1.2	1.5	1.6
2050	1.3	1.6	2.0	2.3
2060	1.6	2.1	2.6	3.0
2070	2.0	2.5	3.3	3.7
2080	2.3	3.0	3.9	4.5
2090	2.6	3.4	4.6	5.3
2100	2.9	3.8	5.3	6.2
2110	3.3	4.4	6.1	7.3
2120	3.6	4.9	7.0	8.3
2130	3.9	5.4	7.9	9.3
2140	4.3	5.9	8.9	10.5
2150	4.6	6.4	9.9	11.7

2058 (36 yr) = 2.0 ft

2122 (100 yr) = 5.0 ft

*The colors (blue, red, purple, green) in Step 3 Table A correspond with the colors of the graph depicted in Figure 2 (see also Figure 4.5 in *Part I: Science*[17]). The RSLR estimates for High tolerance for flood risk projects correspond with K14, upper end of "likely" estimates for RCP4.5 (83% chance RSLR will not exceed this value). The RSLR estimates for Medium tolerance for flood risk projects correspond with K14, 1-in-20 chance estimates for RCP 4.5. The RSLR estimates for Low tolerance for flood risk projects correspond with K14, 1-in-100 chance estimates for RCP 4.5. The RSLR estimates for Very Low tolerance for flood risk projects correspond with K14, 1-in-200 chance estimates for RCP4.5. For K14, 1-in-1000 chance estimates, see Table 4.2 in *Part I: Science*.[17] Note that while the Bayesian probabilities associated with RSLR projections are useful, they have some limitations as described in Box 4.3 in *Part I: Science*.[17]

Datums for 8419870, Seavey Island ME

NOTICE: All data values are relative to the NAVD88.

Elevations on NAVD88 (NGVD29)

Station: 8419870, Seavey Island, ME
Status: Accepted (Aug 8 2016)
Units: Feet
Control Station: 8418150 Portland, ME
T.M.: 0
Epoch: (/datum_options.html#NTDE) 1983-2001
Datum: NAVD88

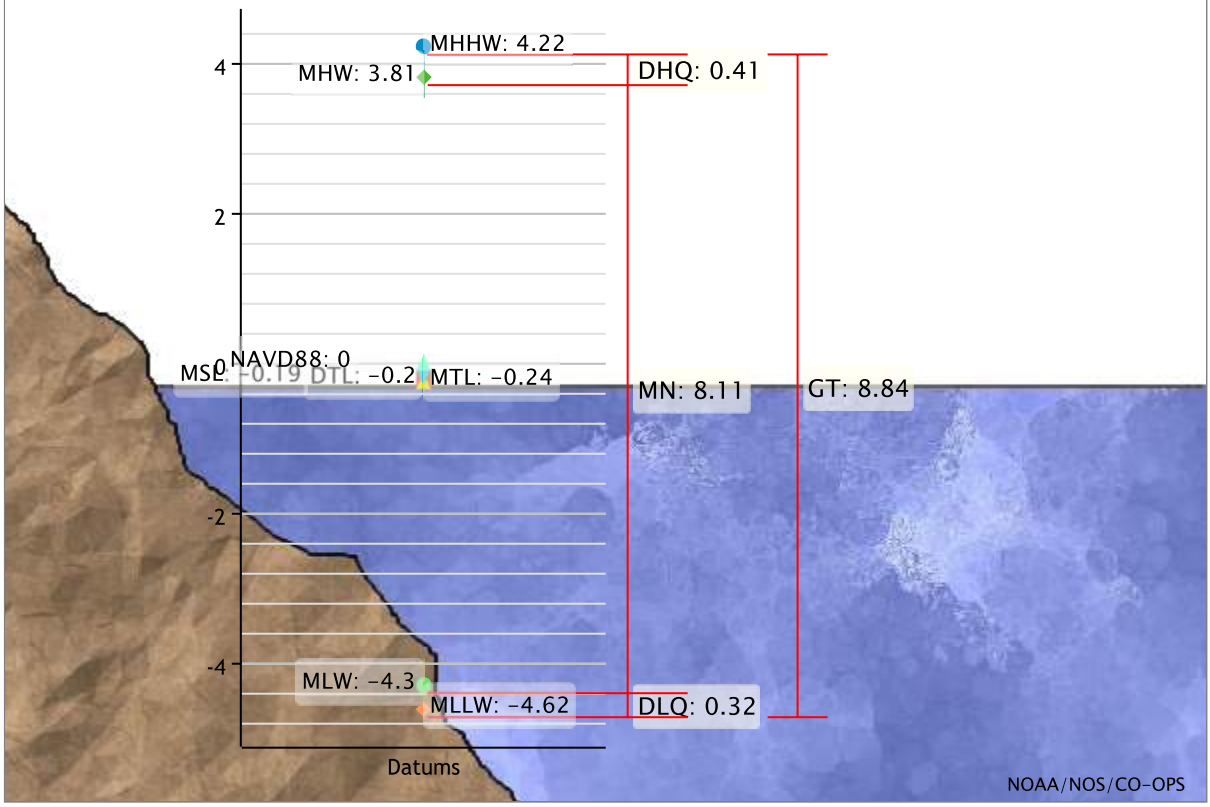
Datum	Value		Description
MHHW (/datum_options.html#MHHW)	4.22	(4.98)	Mean Higher-High Water
MHW (/datum_options.html#MHW)	3.81	(4.57)	Mean High Water
MTL (/datum_options.html#MTL)	-0.24	(0.52)	Mean Tide Level
MSL (/datum_options.html#MSL)	-0.19	(0.57)	Mean Sea Level
DTL (/datum_options.html#DTL)	-0.20	(0.56)	Mean Diurnal Tide Level
MLW (/datum_options.html#MLW)	-4.30	(-3.54)	Mean Low Water
MLLW (/datum_options.html#MLLW)	-4.62	(-3.86)	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.00	(0.76)	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-6.97	(-6.20)	Station Datum
GT (/datum_options.html#GT)	8.84	(9.60)	Great Diurnal Range
MN (/datum_options.html#MN)	8.11	(8.88)	Mean Range of Tide

Datum	Value	Description
DHQ (/datum_options.html#DHQ)	0.41 **(1.18)**	Mean Diurnal High Water Inequality
DLQ (/datum_options.html#DLQ)	0.32 **(1.09)**	Mean Diurnal Low Water Inequality
HWI (/datum_options.html#HWI)	3.92 **(4.69)**	Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)	10.04 **(10.80)**	Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)	7.90 **(8.67)**	Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)	02/07/1978 10:42	Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)	-7.97 **(-7.21)**	Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)	11/30/1955 00:00	Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)	5.90 **(6.66)**	Highest Astronomical Tide
HAT Date & Time	06/15/1995 05:12	HAT Date and Time
LAT (/datum_options.html#LAT)	-6.29 **(-5.53)**	Lowest Astronomical Tide
LAT Date & Time	01/21/1996 22:54	LAT Date and Time

Tidal Datum Analysis Periods
11/01/2000 - 10/31/2001

Datums for 8419870, Seavey Island, ME

All figures in feet relative to NAVD88



Showing datums for

8419870 Seavey Island, ME

Datum

NAVD88

Data Units
- (•) Feet
- ( ) Meters

Epoch
- (•) Present (1983-2001)
- ( ) Superseded (1960-1978)

Submit

Show nearby stations

EMBARC

MEMO

Date: July 27, 2021

To: Patrick Crimmins
Tighe and Bond

From: Robert Del Savio | Embarc

Re: 53 Green Street – Portsmouth, New Hampshire
Waterproofing

cc: file

P:\20055_53 Green Street\documents\correspondence\M-072721 Memo Regarding Waterproofing.dotx

The proposed project at 53 Green Street consists of a 5-story residential use building with one level of below grade parking and one level of parking at grade and beneath the footprint of the building above. Commercial space is provided along Green Street.

The finished floor elevation of the residential lobby and commercial space is Elev.: +14.75 and the finished floor elevation of the higher parking level is Elev.: +15.75. The below grade parking level, labelled as Basement Level on the plans, includes spaces for car parking, egress stairs and an elevator with a vestibule. The elevation of this Basement Level is Elev.: +6.08. There are no openings in the foundation walls below Elev.: 10.75 except for penetration of piping for various utility services.

Access to the Basement Level parking is by way of a garage door on the east side of the building. The threshold of the garage door is at Elev.: 10.75, approximately 2'-0" feet above the existing flood plain elevation of +8.76.

With respect to protection from water intrusion into the Basement Level parking, two forms of waterproofing are being employed. The slab of this Basement Level will be protected with a blind-side waterproofing membrane. The foundation walls will be protected by the application of a water-proofing sheet membrane. These two membranes will connect below the footings along the perimeter of the building. Pipe, conduit, or other penetrations shall be sealed using watertight modular mechanical seals.

EMBARC | 60 K Street - 3rd Floor - Boston MA 02127 | 617.766.8330 | www.embarcstudio.com

Tighe&Bond

APPENDIX B

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To: January 31, 2024
Project Code: 2024-0043341
Project Name: 53 Green St. Mixed Used Development

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Updated 4/12/2023 - Please review this letter each time you request an Official Species List, we will continue to update it with additional information and links to websites may change.

About Official Species Lists

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Federal and non-Federal project proponents have responsibilities under the Act to consider effects on listed species.

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested by returning to an existing project's page in IPaC.

Endangered Species Act Project Review

Please visit the "**New England Field Office Endangered Species Project Review and Consultation**" website for step-by-step instructions on how to consider effects on listed

species and prepare and submit a project review package if necessary:

https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review

NOTE Please do not use the **Consultation Package Builder** tool in IPaC except in specific situations following coordination with our office. Please follow the project review guidance on our website instead and reference your **Project Code** in all correspondence.

Northern Long-eared Bat - (**Updated 4/12/2023**) The Service published a final rule to reclassify the northern long-eared bat (NLEB) as endangered on November 30, 2022. The final rule went into effect on March 31, 2023. You may utilize the **Northern Long-eared Bat Rangewide Determination Key** available in IPaC. More information about this Determination Key and the Interim Consultation Framework are available on the northern long-eared bat species page:

https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis

For projects that previously utilized the 4(d) Determination Key, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective. If your project was not completed by March 31, 2023, and may result in incidental take of NLEB, please reach out to our office at newengland@fws.gov to see if reinitiation is necessary.

Additional Info About Section 7 of the Act
Under section 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to determine whether projects may affect threatened and endangered species and/or designated critical habitat. If a Federal agency, or its non-Federal representative, determines that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Federal agency also may need to consider proposed species and proposed critical habitat in the consultation. 50 CFR 402.14(c)(1) specifies the information required for consultation under the Act regardless of the format of the evaluation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/service/section-7-consultations

In addition to consultation requirements under Section 7(a)(2) of the ESA, please note that under sections 7(a)(1) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species. Please contact NEFO if you would like more information.

Candidate species that appear on the enclosed species list have no current protections under the ESA. The species' occurrence on an official species list does not convey a requirement to

consider impacts to this species as you would a proposed, threatened, or endangered species. The ESA does not provide for interagency consultations on candidate species under section 7, however, the Service recommends that all project proponents incorporate measures into projects to benefit candidate species and their habitats wherever possible.

Migratory Birds

In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see:

https://www.fws.gov/program/migratory-bird-permit

https://www.fws.gov/library/collections/bald-and-golden-eagle-management

Please feel free to contact us at **newengland@fws.gov** with your **Project Code** in the subject line if you need more information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Attachment(s): Official Species List

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
(603) 223-2541

PROJECT SUMMARY

Project Code: 2024-0043341
Project Name: 53 Green St. Mixed Used Development
Project Type: Mixed-Use Construction
Project Description: Construction of mixed use building including 45 residential units, commercial space, and garage parking.
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.08025755,-70.76203626179766,14z

Counties: Rockingham County, New Hampshire

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered

BIRDS

NAME	STATUS
Roseate Tern *Sterna dougallii dougallii* Population: Northeast U.S. nesting population No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2083	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Neil Hansen
Address: 177 Corporate Drive
City: Portsmouth
State: NH
Zip: 03801
Email nahansen@tighebond.com
Phone: 6034338818

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To: January 31, 2024
Project code: 2024-0043341
Project Name: 53 Green St. Mixed Used Development

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Technical assistance for '53 Green St. Mixed Used Development'

Dear Neil Hansen:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on January 31, 2024, for '53 Green St. Mixed Used Development' (here forward, Project). This project has been assigned Project Code 2024-0043341 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements are not complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat Rangewide Determination Key (Dkey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.***

Determination for the Northern Long-Eared Bat

Based upon your IPaC submission and a standing analysis, your project is not reasonably certain to cause incidental take of the northern long-eared bat. Unless the Service advises you within 15 days of the date of this letter that your IPaC-assisted determination was incorrect, this letter verifies that the Action is not likely to result in unauthorized take of the northern long-eared bat.

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination for the northern long-eared bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Candidate
- Roseate Tern *Sterna dougallii dougallii* Endangered

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species listed above. Note that if a new species is listed that may be affected by the identified action before it is complete, additional review is recommended to ensure compliance with the Endangered Species Act.

Next Step

Coordination with the Service is complete. This letter serves as technical assistance. All conservation measures should be implemented as proposed. Thank you for considering federally listed species during your project planning.

If no changes occur with the Project or there are no updates on listed species, no further consultation/coordination for this project is required for the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place before project implements any changes which are final or commits additional resources.

If you have any questions regarding this letter or need further assistance, please contact the New England Ecological Services Field Office and reference Project Code 2024-0043341 associated with this Project.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

53 Green St. Mixed Used Development

2. Description

The following description was provided for the project '53 Green St. Mixed Used Development':

> Construction of mixed use building including 45 residential units, commercial space, and garage parking.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.08025755,-70.76203626179766,14z

DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of "may affect, but not likely to adversely affect" for the Endangered northern long-eared bat (*Myotis septentrionalis*).

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of the northern long-eared bat or any other listed species?

   Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

   No

2. Does any component of the action involve construction or operation of wind turbines?

   Note: For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

   No

3. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   No

4. [Semantic] Is the action area located within 0.5 miles of a known northern long-eared bat hibernaculum?

   Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

   Automatically answered
   No

5. Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating northern long-eared bats?

   No

6. Does the action area contain or occur within 0.5 miles of (1) talus or (2) anthropogenic or naturally formed rock crevices in rocky outcrops, rock faces or cliffs?

   No

7. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities?
(If unsure, answer "Yes.")

   Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats (i.e., live trees and/or snags ≥3 inches (12.7 centimeter) dbh), answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat can be found at: https://www.fws.gov/media/northern-long-eared-bat-assisted-determination-key-selected-definitions

   Yes

8. Will the action cause effects to a covered bridge?

   No

9. Does the action include the intentional exclusion of northern long-eared bats from a building or structure?

   Note: Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local U.S. Fish and Wildlife Services Ecological Services Field Office to help assess whether northern long-eared bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures

   No

10. Does the action involve removal, modification, or maintenance of a human-made structure (barn, house, or other building) **known or suspected to contain roosting bats?**

    No

11. Will the action directly or indirectly cause construction of one or more new roads that are open to the public?

    Note: The answer may be yes when a publicly accessible road either (1) is constructed as part of the proposed action or (2) would not occur but for the proposed action (i.e., the road construction is facilitated by the proposed action but is not an explicit component of the project).

    No

12. Will the action include or cause any construction or other activity that is reasonably certain to increase average daily traffic on one or more existing roads?

    Note: For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.). .

    No

13. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

    For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    No

14. Will the proposed action involve the creation of a new water-borne contaminant source (e.g., leachate pond pits containing chemicals that are not NSF/ANSI 60 compliant)?

    No

15. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

    No

16. Will the action include drilling or blasting?

    No

17. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use)?

    No

18. Will the proposed action involve the use of herbicides or pesticides other than herbicides (e.g., fungicides, insecticides, or rodenticides)?

    No

19. Will the action include or cause activities that are reasonably certain to cause chronic nighttime noise in suitable summer habitat for the northern long-eared bat? Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time.

    Note: Additional information defining suitable summer habitat for the northern long-eared bat can be found at: https://www.fws.gov/media/northern-long-eared-bat-assisted-determination-key-selected-definitions

    No

20. Does the action include, or is it reasonably certain to cause, the use of artificial lighting within 1000 feet of suitable northern long-eared bat roosting habitat?

    Note: Additional information defining suitable roosting habitat for the northern long-eared bat can be found at: https://www.fws.gov/media/northern-long-eared-bat-assisted-determination-key-selected-definitions

    No

21. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

    Yes

22. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

    Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property and has a diameter breast height of six inches or greater.

    No

23. Are any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming suitable for northern long-eared bat roosting (i.e., live trees and/or snags ≥3 inches dbh that have exfoliating bark, cracks, crevices, and/or cavities)?

    Yes

24. [Semantic] Does your project intersect a known sensitive area for the northern long-eared bat?

    Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state agency or USFWS field office

    Automatically answered
    No

25. Will all tree cutting/trimming or other knocking or bringing down of trees be restricted to the inactive (hibernation) season for northern long-eared bat?

    Note: Inactive Season dates for spring staging/fall swarming areas can be found here: https://www.fws.gov/media/inactive-season-dates-swarming-and-staging-areas.

    Yes

26. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 10 acres?

    No

27. Will the action cause trees to be cut, knocked down, or otherwise brought down in a way that would fragment a forested connection (e.g., tree line) between two or more forest patches of at least 5 acres?

    The forest patches may consist of entirely contiguous forest or multiple forested areas that are separated by less than 1000’ of non-forested area. A project will fragment a forested connection if it creates an unforested gap of greater than 1000’.

    No

28. Will the action result in the use of prescribed fire?

    No

29. Will the action cause noises that are louder than ambient baseline noises within the action area?

    No

PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

.1

Will all potential northern long-eared bat (NLEB) roost trees (trees ≥3 inches diameter at breast height, dbh) be cut, knocked, or brought down from any portion of the action area greater than or equal to 0.1 acre? If all NLEB roost trees will be removed from multiple areas, select 'Yes' if the cumulative extent of those areas meets or exceeds 0.1 acre.

Yes

Enter the extent of the action area (in acres) from which all potential NLEB roost trees will be removed. If all NLEB roost trees will be removed from multiple areas, entire the total extent of those areas. Round up to the nearest tenth of an acre.

.1

For the area from which all potential northern long-eared bat (NLEB) roost trees will be removed, on how many acres (round to the nearest tenth of an acre) will trees be allowed to regrow? Enter '0' if the entire area from which all potential NLEB roost trees are removed will be developed or otherwise converted to non-forest for the foreseeable future.

0

Will any snags (standing dead trees) ≥3 inches dbh be left standing in the area(s) in which all northern long-eared bat roost trees will be cut, knocked down, or otherwise brought down?

No

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Neil Hansen
Address: 177 Corporate Drive
City: Portsmouth
State: NH
Zip: 03801
Email nahansen@tighebond.com
Phone: 6034338818

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To: January 31, 2024
Project code: 2024-0043341
Project Name: 53 Green St. Mixed Used Development

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Federal agency coordination under the Endangered Species Act, Section 7 for '53 Green St. Mixed Used Development'

Dear Neil Hansen:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on January 31, 2024, for “53 Green St. Mixed Used Development” (here forward, Project). This project has been assigned Project Code 2024-0043341 and all future correspondence should clearly reference this number.

The Service developed the IPaC system and associated species’ determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. Failure to accurately represent or implement the Project as detailed in IPaC or the Northeast Determination Key (DKey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.***

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative effect(s)), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17). Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no further consultation with, or concurrence from, the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical

habitat, formal consultation is required (except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13]).

The IPaC results indicated the following species is (are) potentially present in your project area and, based on your responses to the Service's Northeast DKey, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Roseate Tern (*Sterna dougallii dougallii*)	Endangered	No effect

Conclusion If there are no updates on listed species, no further consultation/coordination for this project is required for the species identified above. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project implements any changes which are final or commits additional resources.

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and are not covered by this conclusion:

- Monarch Butterfly *Danaus plexippus* Candidate
- Northern Long-eared Bat *Myotis septentrionalis* Endangered

To complete consultation for species that have reached a "May Affect" determination and/or species may occur in your project area and are not covered by this conclusion, please visit the "New England Field Office Endangered Species Project Review and Consultation" website for step-by-step instructions on how to consider effects on these listed species and/or critical habitats, avoid and minimize potential adverse effects, and prepare and submit a project review package if necessary: https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review

Please Note: If the Action may impact bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act (BGEPA) (54 Stat. 250, as amended, 16 U.S.C. 668a-d) by the prospective permittee may be required. Please contact the Migratory Birds Permit Office, (413) 253-8643, or PermitsR5MB@fws.gov, with any questions regarding potential impacts to Eagles.

If you have any questions regarding this letter or need further assistance, please contact the New England Ecological Services Field Office and reference the Project Code associated with this Project.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

53 Green St. Mixed Used Development

2. Description

The following description was provided for the project '53 Green St. Mixed Used Development':

> Construction of mixed use building including 45 residential units, commercial space, and garage parking.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.08025755,-70.76203626179766,14z

QUALIFICATION INTERVIEW

1. As a representative of this project, do you agree that all items submitted represent the complete scope of the project details and you will answer questions truthfully?

   Yes

2. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed species?

   Note: This question could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered, or proposed species.

   No

3. Is the action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   No

4. Will the proposed project involve the use of herbicide where listed species are present?

   No

5. Are there any caves or anthropogenic features suitable for hibernating or roosting bats within the area expected to be impacted by the project?

   No

6. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **birds** (e.g., plane-based surveys, land-based or offshore wind turbines, communication towers, high voltage transmission lines, any type of towers with or without guy wires)?

   Note: For federal actions, answer ‘yes’ if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

   No

7. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **bats** (e.g., plane-based surveys, land-based or offshore wind turbines)?

   Note: For federal actions, answer ‘yes’ if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

   No

8. Will the proposed project result in permanent changes to water quantity in a stream or temporary changes that would be sufficient to result in impacts to listed species?

   For example, will the proposed project include any activities that would alter stream flow, such as water withdrawal, hydropower energy production, impoundments, intake structures, diversion structures, and/or turbines? Projects that include temporary and limited water reductions that will not displace listed species or appreciably change water availability for listed species (e.g. listed species will experience no changes to feeding, breeding or sheltering) can answer "No". Note: This question refers only to the amount of water present in a stream, other water quality factors, including sedimentation and turbidity, will be addressed in following questions.

   No

9. Will the proposed project affect wetlands where listed species are present?

   This includes, for example, project activities within wetlands, project activities within 300 feet of wetlands that may have impacts on wetlands, water withdrawals and/or discharge of contaminants (even with a NPDES).

   No

10. Will the proposed project activities (including upland project activities) occur within 0.5 miles of the water's edge of a stream or tributary of a stream where listed species may be present?

    Yes

11. Will the proposed project directly affect a streambed (below ordinary high water mark (OHWM)) of the stream or tributary where listed species may be present?

    No

12. Will the proposed project bore underneath (directional bore or horizontal directional drill) a stream where listed species may be present?

    No

13. Will the proposed project involve a new point source discharge into a stream or change an existing point source discharge (e.g., outfalls; leachate ponds) where listed species may be present?

    No

14. Will the proposed project involve the removal of excess sediment or debris, dredging or in-stream gravel mining where listed species may be present?

    No

15. Will the proposed project involve the creation of a new water-borne contaminant source where listed species may be present?

    Note New water-borne contaminant sources occur through improper storage, usage, or creation of chemicals. For example: leachate ponds and pits containing chemicals that are not NSF/ANSI 60 compliant have contaminated waterways. Sedimentation will be addressed in a separate question.

    No

16. Will the proposed project involve perennial stream loss, in a stream of tributary of a stream where listed species may be present, that would require an individual permit under 404 of the Clean Water Act?

    No

17. Will the proposed project involve blasting where listed species may be present?

    No

18. Will the proposed project include activities that could negatively affect fish movement temporarily or permanently (including fish stocking, harvesting, or creation of barriers to fish passage).

    No

19. Will the proposed project involve earth moving that could cause erosion and sedimentation, and/or contamination along a stream or tributary of a stream where listed species may be present?

    Note: Answer "Yes" to this question if erosion and sediment control measures will be used to protect the stream.

    No

20. Will earth moving activities result in sediment being introduced to streams or tributaries of streams where listed species may be present through activities such as, but not limited to, valley fills, large-scale vegetation removal, and/or change in site topography?

    No

21. Will the proposed project involve vegetation removal within 200 feet of a perennial stream bank where aquatic listed species may be present?

    No

22. Will erosion and sedimentation control Best Management Practices (BMPs) associated with applicable state and/or Federal permits, be applied to the project? If BMPs have been provided by and/or coordinated with and approved by the appropriate Ecological Services Field Office, answer "Yes" to this question.

    Yes

23. Is the project being funded, lead, or managed in whole or in part by U.S Fish and Wildlife Restoration and Recovery Program (e.g., Partners, Coastal, Fisheries, Wildlife and Sport Fish Restoration, Refuges)?

    No

24. Will the proposed project result in changes to beach dynamics that may modify formation of habitat over time?

    Note: Examples of projects that result in changes to beach dynamics include 1) construction of offshore breakwaters and groins; 2) mining of sand from an updrift ebb tidal delta; 3) removing or adding beach sands; and 4) projects that stabilize dunes (including placement of sand fences or planting vegetation).

    No

25. [Hidden Semantic] Is the project area located within the roseate tern AOI?

    Automatically answered
    Yes

26. If you have determined that the roseate tern is unlikely to occur within your project's action area or that your project is unlikely to have any potential effects on the roseate tern, you may wish to make a "no effect" determination for the roseate tern. Additional guidance on how to make this decision can be found in the project review section of your local Ecological Services Field Office's website. CBFO: https://www.fws.gov/office/chesapeake-bay-ecological-services/project-review ; MEFO: https://www.fws.gov/office/maine-ecological-services ; NJFO: https://www.fws.gov/office/new-jersey-ecological-services/new-jersey-field-office-project-review-guide ; NEFO: https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review#Step5 ; WVFO: https://www.fws.gov/office/west-virginia-ecological-services/project-planning. If you are unsure, answer "No" and continue through the key.

    Would you like to make a no effect determination for the roseate tern?

    Yes

27. [Semantic] Does the project intersect the Virginia big-eared bat critical habitat?

    Automatically answered
    No

28. [Semantic] Does the project intersect the Indiana bat critical habitat?

    Automatically answered
    No

29. [Semantic] Does the project intersect the candy darter critical habitat?

    Automatically answered
    No

30. [Semantic] Does the project intersect the diamond darter critical habitat?

    Automatically answered
    No

31. [Semantic] Does the project intersect the Big Sandy crayfish critical habitat?

    Automatically answered
    No

32. [Hidden Semantic] Does the project intersect the Guyandotte River crayfish critical habitat?

    Automatically answered
    No

33. Do you have any other documents that you want to include with this submission?

    No

PROJECT QUESTIONNAIRE

1. Approximately how many acres of trees would the proposed project remove?

   .1

2. Approximately how many total acres of disturbance are within the disturbance/ construction limits of the proposed project?

   2

3. Briefly describe the habitat within the construction/disturbance limits of the project site.

   Previously disturb commercial site, with lawn up to HOTL

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Neil Hansen
Address: 177 Corporate Drive
City: Portsmouth
State: NH
Zip: 03801
Email nahansen@tighebond.com
Phone: 6034338818

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
19 Pillsbury Street, Concord, NH 03301-3570

RECEIVED
MAY 24 2021

DHR Use Only	
R&C #	12780
Log In Date	5/24/21
Response Date	6/4/21
Sent Date	6/7/21

Request for Project Review by the New Hampshire Division of Historical Resources

☒ This is a new submittal
☐ This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION

Project Title Proposed Mixed Use Development

Project Location 53 Green Street

City/Town Portsmouth Tax Map 119 Lot # 2

NH State Plane - Feet Geographic Coordinates: Easting 1225987 Northing 212767
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact *(if applicable)* N/A
(Agency providing funds, licenses, or permits)
Permit Type and Permit or Job Reference # N/A

State Agency and Contact *(if applicable)* NHDES Wetland Bureau

Permit Type and Permit or Job Reference # Wetland - Standard

APPLICANT INFORMATION

Applicant Name CPI Management, c/o Rob Simmons

Mailing Address 100 Summer Street, Suite 1600 Phone Number 617-742-6000

City Boston State MA Zip 02110 Email robs@cathartes.com

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company Alexander Sellar

Mailing Address 177 Corporate Drive Phone Number 603-433-8818

City Portsmouth State NH Zip 03801 Email asellar@tighebond.com

This form is updated periodically. Please download the current form at www.nh.gov/nhdhr/review. *Please refer to the Request for Project Review Instructions for direction on completing this form.* Submit one copy of this project review form for each project for which review is requested. Include a self-addressed stamped envelope to expedite review response. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: www.nh.gov/nhdhr/review or contact the R&C Specialist at marika.labash@dncr.nh.gov or 603.271.3558.

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

- ☒ Attach the Project Mapping ***using EMMIT or relevant portion of a 7.5' USGS Map.*** *(See RPR Instructions and R&C FAQs for guidance.)*
- ☒ Attach a detailed narrative description of the proposed project.
- ☒ Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- ☒ Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) *(Informative photo captions are requested.)*
- ☒ A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in **Table 1**. *(Blank table forms are available on the DHR website.)*
  EMMIT or in-house records search conducted on 04/01/2021.

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? ☒ Yes ☐ No
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s): 101 yrs

- ☒ Photographs of ***each*** resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- ☒ If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? ☒ Yes ☐ No
If yes, submit all of the following information:

- ☒ Description of current and previous land use and disturbances.
- ☒ Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

☐ Insufficient information to initiate review. ☐ Additional information is needed in order to complete review.

☐ No Potential to cause Effects ☑ No Historic Properties Affected ☐ No Adverse Effect ☐ Adverse Effect

Comments: _____

If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: Nadine Miller, DS SHPO Date: 6/4/21

SHORELAND PERMIT APPLICATION WORKSHEET

You must include this worksheet with every shoreland permit application. Include a separate worksheet for each individual lot of record where impacts are proposed.

In this worksheet, "pre-construction" impervious surface area[3] means all human-made impervious surfaces[4] currently present within the protected shoreland of a lot, whether to be removed or to remain after the project is completed. "Post-construction" impervious area means all impervious surfaces that will exist within the protected shoreland of a lot upon completion of the project, including both new and any remaining pre-construction impervious surfaces. All answers must be in square feet.

Calculating Impervious Area

CALCULATING THE IMPERVIOUS AREA OF A LOT WITHIN 250 FEET OF THE REFERENCE LINE (Env-Wq 1406.12)			
	STRUCTURE DESCRIPTION	**PRE-CONSTRUCTION IMPERVIOUS AREAS**	**POST-CONSTRUCTION IMPERVIOUS AREAS**
PRIMARY STRUCTURE(S) House and all attached decks and porches.	Primary Structures	20,061 FT^2	29,082 FT^2
ACCESSORY STRUCTURES All other impervious surfaces excluding lawn furniture, well heads, and fences. Common accessory structures may include driveways, walkways, patios and sheds.	Paved Parking Area	19,774 FT^2	6,936 FT^2
	Pavers and Concrete Area	1,326 FT^2	3,941 FT^2
	Utility Foundations	45 FT^2	45 FT^2
		FT^2	FT^2
		FT^2	FT^2
		FT^2	FT^2
	TOTAL:	**(A)** FT^2 0 41,206	**(B)** FT^2 40,004
Area of the lot located within 250 feet of reference line:			**(C)** FT^2 71,049
Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: *[divide (A) by (C) x 100]*			**(D) %** 58
Percentage of lot to be covered by post-construction impervious area within 250 feet of the reference line upon completion of the project: *[divide (B) by (C) x 100]*			56 **(E) %**

[3] **"Impervious surface area"** as defined in Env-Wq 1402.13 means, for purposes of the impervious surface limitation specified in RSA 483-B:9, V(g), the total footprint of each impervious surface that is located within the protected shoreland.

[4] **"Impervious surface"** as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples may include roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

Tighe&Bond

APPENDIX C

Project Location:
Tax Map 119, Lot 2
53 Green Street
Stone Creek Realty, LLC
c/o Douglas Pinciaro MGR
PO Box 121, Newcastle, NH 03854
Book 3300, Page 0329

Abutter:
Tax Map 119, Lot 3
CSX Transportation
2000 West Cabot Blvd., Suite 130 Langhorne, PA 19047

Abutter:
Tax Map 124, Lot 10
299 Vaughan Street
Vaughan Street Hotel, LLC
1359 Hooksett Road
Hooksett, NH 03106
Book 5848, Page 0129

Abutter:
Tax Map 124, Lot 13
CSX Transportation
2000 West Cabot Blvd., Suite 130 Langhorne, PA 19047

Abutter:
Tax Map 124, Lot 12
2A Russell Street
Port Harbor Land, LLC
1000 Market Street, Building One
Portsmouth, NH 03801
Book 6044, Page 14

Abutter:
Tax Map 124, Lot 14
233 Vaughan Street
233 Vaughan Street, LLC
3 Penstock Way
Newmarket, NH 03861
Book 5144, Page 1916

North Mill Pond
Piscataqua River
MARKET ST
RUSSELL ST
GREEN ST
VAUGHAN ST
DEER ST
HIGH ST
CERES ST

Partial Legend

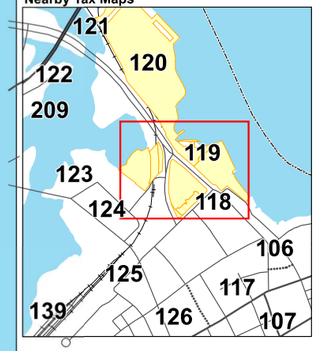
See the cover sheet for the complete legend.

- 7-5A — Lot or lot-unit number
- 2.56 ac — Parcel area in acres (ac) or square feet (sf)
- 25 — Address number
- 233-137 — Parcel number from a neighboring map
- 65' — Parcel line dimension
- SIMS AVE — Street name
- Parcel/Parcel boundary
- Parcel/ROW boundary
- Water boundary
- Structure (1994 data)
- Parcel covered by this map
- Parcel from a neighboring map (see other map for current status)

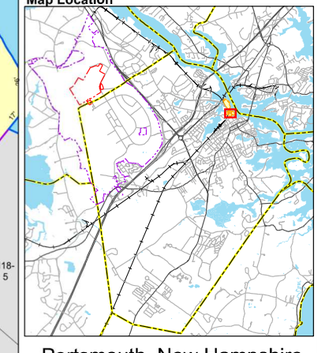
0 50 100 Feet
0 20 40 Meters

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

Nearby Tax Maps



Map Location



Portsmouth, New Hampshire
2019

Tax Map 119

Partial Legend

See the cover sheet for the complete legend.

7-5A	Lot or lot-unit number
2.56 ac	Parcel area in acres (ac) or square feet (sf)
25	Address number
233-137	Parcel number from a neighboring map
65'	Parcel line dimension
SIMS AVE	Street name
	Parcel/Parcel boundary
	Parcel/ROW boundary
	Water boundary
	Structure (1994 data)
	Parcel covered by this map
	Parcel from a neighboring map (see other map for current status)

N

0 50 100 Feet

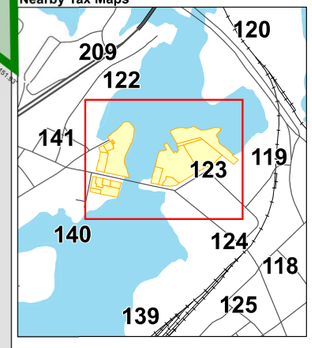
0 20 40 Meters

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

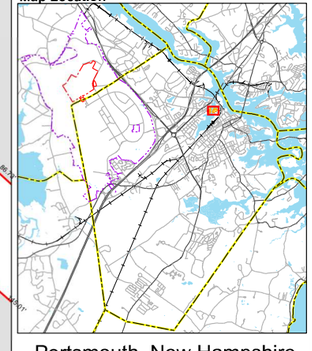
Abutter:
Tax Map 123, Lot 15
City of Portsmouth
1 Junkins Ave
Portsmouth, NH 03801
Book 5904, Page 2777

Project Location

Nearby Tax Maps



Map Location



Portsmouth, New Hampshire
2019

Tax Map 123

PUBLIC NOTICE

NOTICE OF INTENT TO FILE

Please take notice that CPI Management, LLC, applicant, is intending to file a Wetland Application – Standard Dredge and Fill Wetlands Permit Application with the New Hampshire Department of Environmental Services for a proposed mixed-use building at 53 Green Street in Portsmouth, New Hampshire.

The proposed project consists of the removal of the existing building and parking lot and the construction of a mixed-use building consisting of 48 residential units, a first-floor commercial space, a 2 level parking garage, and associated site improvements. These site improvements include the construction of a portion of the North Mill Pond Greenway multi-use public trail with access from Green Street.

The proposed project is located within the 100 FT upland tidal buffer zone (TBZ) for North Mill Pond. The TBZ is previously developed upland and currently consists of 11,581 SF of impervious area (parking lot & sidewalk).

The proposed condition will result in a reduction of 2,958 SF of impervious surface in the tidal buffer zone. In addition, the project proposes granting the city an easement for the North Mill Pond Greenway multi-use path for public access within the TBZ.

Plans and details of this application are on file, for your review, at the City of Portsmouth Clerk's Office, 1 Junkins Avenue, Portsmouth, New Hampshire (8:00am - 4:30pm) or at the NHDES Wetlands Bureau, 29 Hazen Drive, Concord, New Hampshire (8:00am - 4:00pm).

Tighe&Bond

ABUTTERS' LIST

53 Green Street, Portsmouth, New Hampshire

Abutter 1:

Tax Map 119, Lot 3
CSX Transportation
2000 West Cabot Blvd., Ste 130
Langhorne, PA 19047

Abutter 2:

Tax Map 124, Lot 12
2A Russell Street
Port Harbor Land, LLC
1000 Market Street
Building One
Portsmouth, NH 03801

Abutter 3:

Tax Map 124, Lot 13
CSX Transportation
2000 West Cabot Blvd., Ste 130
Langhorne, PA 19047

Abutter 4:

Tax Map 124, Lot 14
233 Vaughan Street
233 Vaughan Street, LLC
3 Penstock Way
Newmarket, NH 03861

Abutter 5:

Tax Map 124, Lot 10
299 Vaughan Street
Vaughan Street Hotel, LLC
1359 Hooksett Road
Hooksett, NH 03106

Abutter 6:

Tax Map 123, Lot 15
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

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- ☐ Priority Mail
- ☐ Priority Mail Express
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- ☐ Signature Confirmation Restricted Delivery

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USPS Tracking/Article Number		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Tax Map 119, Lot 3 CSX Transportation 2000 West Cabot Blvd., Ste 130 Langhorne, PA 19047			Handling Charge - if Registered and over $50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
2.	Tax Map 124, Lot 12 2A Russell Street Port Harbor Land, LLC 1000 Market Street Building One Portsmouth, NH 03801				**C-0960-011** **E. Ommundsen on behalf of C. Krzcuik** 6 Total 6 x $0.64 = $3.84 6 x $1.95 = $11.70 **TOTAL $15.54**									
3.	Tax Map 124, Lot 13 CSX Transportation 2000 West Cabot Blvd., Ste 130 Langhorne, PA 19047													
4.	Tax Map 124, Lot 14 233 Vaughan Street 233 Vaughan Street, LLC 3 Penstock Way Newmarket, NH 03861													
5.	Tax Map 124, Lot 10 299 Vaughan Street Vaughan Street Hotel, LLC 1359 Hooksett Road Hooksett, NH 03106													
6.	Tax Map 123, Lot 15 City of Portsmouth 1 Junkins Avenue Portsmouth, NH 03801													
7.														
8.														

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Photographic Log

Client: Cathartes Group **Job Number:** C0960-011

Site: Proposed Multi-Family Development, 53 Green Street, Portsmouth, New Hampshire

Photograph No.: 1	**Date:** 03/02/2021	**Direction Taken:** North

Description: Overview of the eastern paved portion of the project area where a mixed-use building is proposed to be developed. Green Street ends at Russell Street, on the opposite site of the tracks.

Photograph No.: 2	**Date:** 03/02/2021	**Direction Taken:** West

Description: Overview of the eastern paved portion of the project area where a mixed-use building is being proposed. All existing structures on-site will be demolished as part of this proposed project.

Photographic Log

Client: Cathartes Group **Job Number:** C0960-011

Site: Proposed Multi-Family Development, 53 Green Street, Portsmouth, New Hampshire

Photograph No.: 3	**Date:** 03/02/2021	**Direction Taken:** South
Description: Overview of the very limited and discontinuous portion of disturbed forested habitat present along the eastern property line and the railroad tracks.		

Photograph No.: 4	**Date:** 03/02/2021	**Direction Taken:** Northwest
Description: Overview of the very small and discontinuous portion of disturbed shrub thicket habitat and utility tower present within the northernmost portion of the property.		

Photograph No.: 5	**Date:** 03/02/2021	**Direction Taken:** West
Description: Overview of the northern paved portion of the project area where a mixed-use building is being proposed. All existing structures on-site will be demolished as part of this proposed project.		

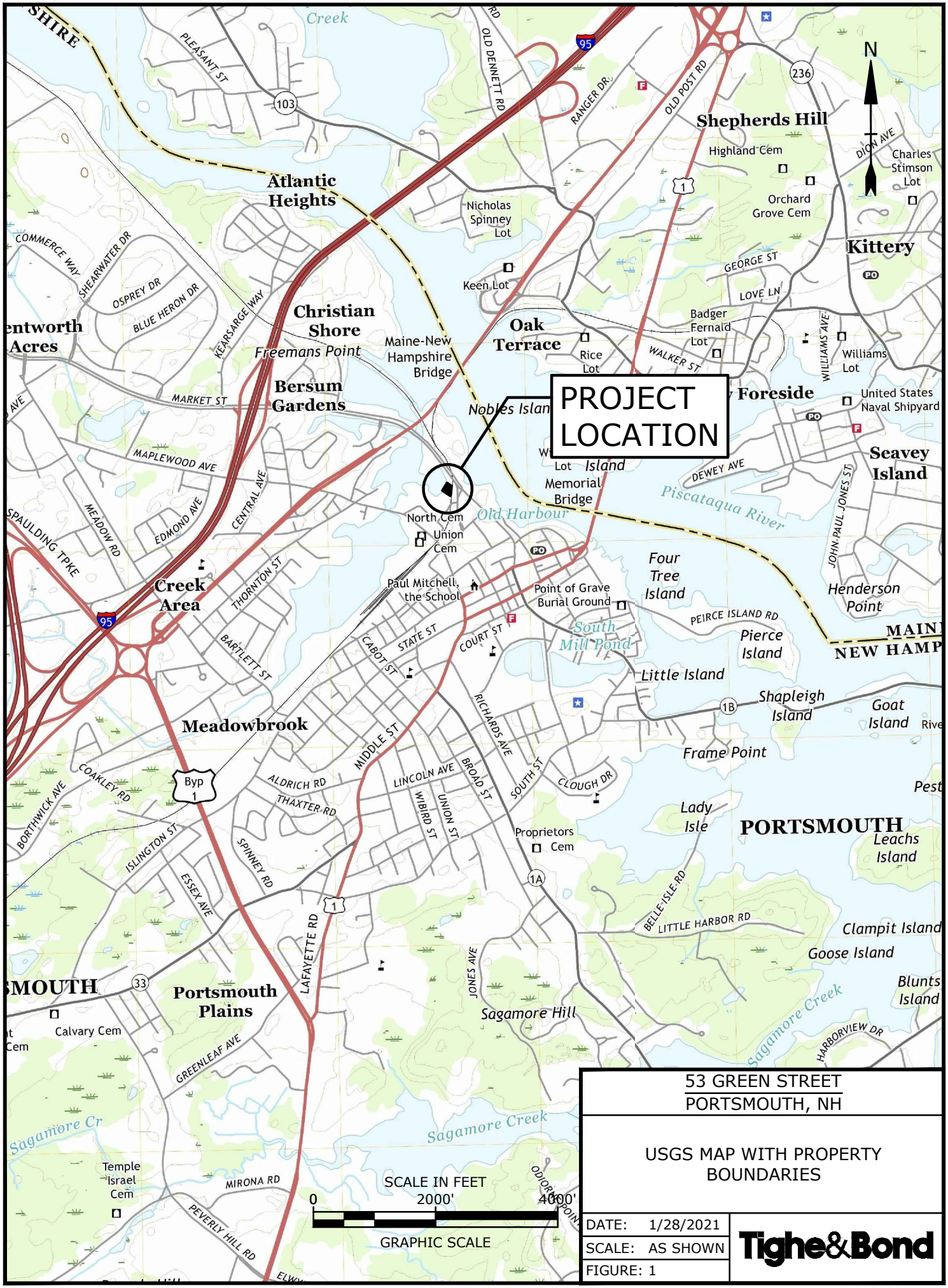
Photograph No.: 6	**Date:** 03/02/2021	**Direction Taken:** South
Description: Along the northwestern edge of the project area lies North Mill Pond, an estuarine intertidal pond where Hodgson Brook drains into the Piscataqua River.		

Photograph No.: 7	**Date:** 03/02/2021	**Direction Taken:** Northeast
Description: Along the northwestern edge of the project area lies North Mill Pond. Little to no wildlife food or habitat sources were observed along this border of the property.		

Photograph No.: 8	**Date:** 03/02/2021	**Direction Taken:** North-northeast
Description: All grassy vegetation along the northwestern side of the existing structures is heavily managed and mowed lawn, providing no suitable value to any protected wildlife species.		

Photograph No.: 9	**Date:** 03/02/2021	**Direction Taken:** Southeast
Description: Overview of the very limited and discontinuous portion of disturbed forested habitat present within the western corner of the subject property. Several small brush piles were observed.		

Photograph No.: 10	**Date:** 03/02/2021	**Direction Taken:** Northwest
Description: Some limited herbaceous and shrub vegetation is present in the narrow strip of land between the existing commercial building to be replaced and the AC Hotel next door to the south.		



53 GREEN STREET
PORTSMOUTH, NH

USGS MAP WITH PROPERTY BOUNDARIES

DATE:	1/28/2021
SCALE:	AS SHOWN
FIGURE:	1

Tighe&Bond

BK3300PG0329

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

THAT I, Roy D. Peterson, d/b/a Denco Realty Co., a married man, of Portsmouth, County of Rockingham, State of New Hampshire, for consideration paid, grant to Roy D. Peterson, Trustee of the Roy D. Peterson Revocable Trust U/T/A dated March 21, 1996, as amended, of 6 Rockaway Street, Portsmouth, County of Rockingham, State of New Hampshire, with QUITCLAIM COVENANTS, the following described real estate:

SEE SCHEDULE A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This is not homestead property of the Grantor.

WITNESS my hand and seal this 22nd day of May, 1997.

WITNESS:

Gertrude Blakeland

Roy D. Peterson

Roy D. Peterson

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, SS

The foregoing instrument was acknowledged before me this 22nd day of May, 1997 by Roy D. Peterson.

Paula Leonard

Notary Public/Justice of the Peace

Paula Leonard, Notary Public
My Commission Expires Oct. 18, 2000

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
XX THOUSAND XX HUNDRED AND 40 DOLLARS
MO. DAY YR. 061298 297001 AMOUNT $40.00
VOID IF ALTERED

Jun 12 10 48 AM '98

00037554

ROCKINGHAM COUNTY REGISTRY OF DEEDS

SCHEDULE A

The following described parcels of land, with the buildings thereon and the contents therein, situated on Green Street, Portsmouth, Rockingham County, New Hampshire, bounded and described as follows:

No. 1 SOUTHWESTERLY by land formerly of George Scott and land of now or formerly of Freeman R. Garrett;

NORTHWESTERLY by the Piscataqua River;

NORTHEASTERLY by land formerly of the Boston and Maine Railroad and land formerly of George W. Pendexter

SOUTHEASTERLY by said land formerly of Pendexter and said Green Street

With the wharf and wharf privileges thereto belonging.

No. 2 Beginning in the northwesterly sideline of Green Street and the southwest corner of the premises herein conveyed and Six (6) inches northeasterly from the northeast corner of the old dwelling-house on land formerly of Sugden Brothers (formerly owned by Freeman R. Garrett), and thence running by said Green Street northeasterly twenty-four feet Six inches (24' 6") more or less to land formerly of Silas Peirce & Company, Limited (formerly owned by Daniel Littlefield); thence turning and running about northwesterly by said land of said Company Seventy-six (76) feet, more or less, to a point; thence turning and running southwesterly by said land of said Company Eighteen feet Four inches (18' 4"), more or less, to a point; thence turning and running northwesterly by the southwesterly side line of the buildings on said land of said Company and a continuation of said side line to the Piscataqua River; thence turning and running southwesterly by said River six (6) inches to a point; thence turning and running southeasterly by a line parallel to and Six (6) inches distant from the aforesaid side line and continuation of the same to a point Seventy (70) feet distant northwesterly from the northwesterly side line of said Green Street; thence turning and running southwesterly by land formerly of said Sugden Brothers (formerly of James W. Scott) Seven feet Two inches (7' 2"), more or less, to other land formerly of said Sugden Brothers (formerly of Freeman R. Garrett); thence turning and running southeasterly by said land formerly of said Sugden Brothers Seventy (70) feet, more or less, to point begun at.

No. 3 A certain parcel of land known as 63 Green Street (formerly known as 15 Green Street) bounded and described as follows:

SOUTHERLY on Green Street;

EASTERLY by land formerly of the Boston & Main Railroad;

NORTHERLY by land formerly of Silas Peirce & Company, Limited; and

WESTERLY by land formerly of said Silas Peirce & Company Limited, or a right of way over the same as now exists from said Green Street to the rear of said premises.

Together with such rights of way as have been used in connection with the premises or are appurtenant to the premises either by grant or use.

No. 4 A certain piece or parcel of land situated in Portsmouth, in the County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning on remaining land of the Boston and Maine Railroad and at land now or formerly of George D. Emerson Company at a point North 51° 20' West fifty-five and ninety hundredths (55.90) feet from Station 3013+61.70 on the center line of the Eastbound main track of the Portland Division route of said Railroad, thence running North 51° 20' West by land now or formerly of George D. Emerson Co. one hundred fifty-eight and sixty hundredths (158.60) feet to land called "Parcel No. 2" and shown upon plan hereinafter mentioned; thence turning and running by said last mentioned land on three (3) courses as follows: North 38° 40' East thirty-one and thirty hundredths (31.30) feet, South 51° 20' East fourteen (14) feet, and North 25° 57' 30" East seventy-five and eleven hundredths (75.11) feet to a point; thence turning and running North 38° 47' West partly by said last mentioned land and partly by the Piscataqua River, so-called, one hundred thirty-seven and forty-nine hundredths (137.49) feet to a point; thence turning and running by said Piscataqua River on three (3) courses as follows: North 33° 52' West sixty-six and sixty-five hundredths (66.65) feet, North 56° 08' East thirty-nine and fifty hundredths (39.50) feet, and South 41 44' East one hundred nineteen and seventy-four hundredths (119.74) feet to a point; thence turning and running North 67° 48' East partly by said Piscataqua River and partly by remaining land of said Railroad sixty-four and forty-two hundredths (64.42) feet to a point; thence turning and running by said remaining land of said Railroad on three (3) courses as follows: South 12° 43' East eighty-three and seventy-two hundredths (83.72) feet, South 00° 06' 30" East one

hundred ninety-one and ninety-five hundredths (191.95) feet, and South 14° 18' 30" East twenty-nine and twelve hundredths (29.12) feet to the point of beginning, be all of said measurements more or less, said parcel containing about twenty-nine thousand, five hundred sixty (29,560) square feet and being shown as PARCEL NO. 1 on plan marked "Land in Portsmouth, N.H. Boston and Maine Railroad to George D. Emerson Company J.F. Kerwin Engr. of Design June 1954", to which reference is hereby made for a further description of the premises hereby conveyed.

Subject to reservations and exceptions contained in deed of Boston & Maine Railroad to George D. Emerson Company dated November 30, 1954 and recorded in the Rockingham County Registry of Deeds in Book 1339, Page 298.

Meaning and intending to convey the same premises conveyed to the Grantor by Warranty Deed of George D. Emerson Company dated July 24, 1970 and recorded in the Rockingham County Registry of Deeds in Book 2026, Page 101.

Owner's Letter of Authorization

This letter is to authorize CPI Management, LLC (Applicant) to represent the interest of Stone Creek Realty, LLC (owner) in all site design and permitting matters for the proposed development project located at 53 Green Street in Portsmouth, New Hampshire on parcels of land identified as Tax Map 119 Lot 2. This authorization shall include any required signatures for local, state and federal permit applications.

Signature	Print Name	Date
DocuSigned by: 90CC2587C6A8450...	Doug Pinciaro	1/11/2021
DocuSigned by: F303420CFE6043A...	Rob Simmons	1/11/2021
Witness	Print Name	Date

(Clipper Owner Authorization Form.docx)

Agent Letter of Authorization

I, Jeff Johnston, of CPI Management, LLC (Applicant) hereby give Tighe & Bond, Inc. (site/civil Engineer) permission to be my agent in all site design and permitting matters for the proposed development project located at 53 Green Street in Portsmouth, New Hampshire on the parcel of land identified as Tax Map 119 Lot 2. This authorization shall include any required signatures for local, state and federal permit applications.

DocuSigned by: Jeff Johnston 6C8D9F63B0DA4C0...	Jeff Johnston	1/11/2021
Signature	Print Name	Date
DocuSigned by: Rob Simmons F303420CFE6043A...	Rob Simmons	1/11/2021
Witness	Print Name	Date

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: Neil Hansen
177 Corporate Drive
Portsmouth, NH 03801

From: NH Natural Heritage Bureau

Date: 1/30/2024 (This letter is valid through 1/30/2025)

Re: Review by NH Natural Heritage Bureau of request dated 1/30/2024

Permit Types: Shoreland Standard Permit
Wetland Standard Dredge & Fill - Major
Stormwater Pollution Prevention

NHB ID: NHB24-0306

Applicant: Neil Hansen

Location: Portsmouth
Tax Map: 119, Tax Lot: 2
Address: 53 Green Street

Proj. Description: The re-development of an existing property into a new proposed mixed-use development.

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

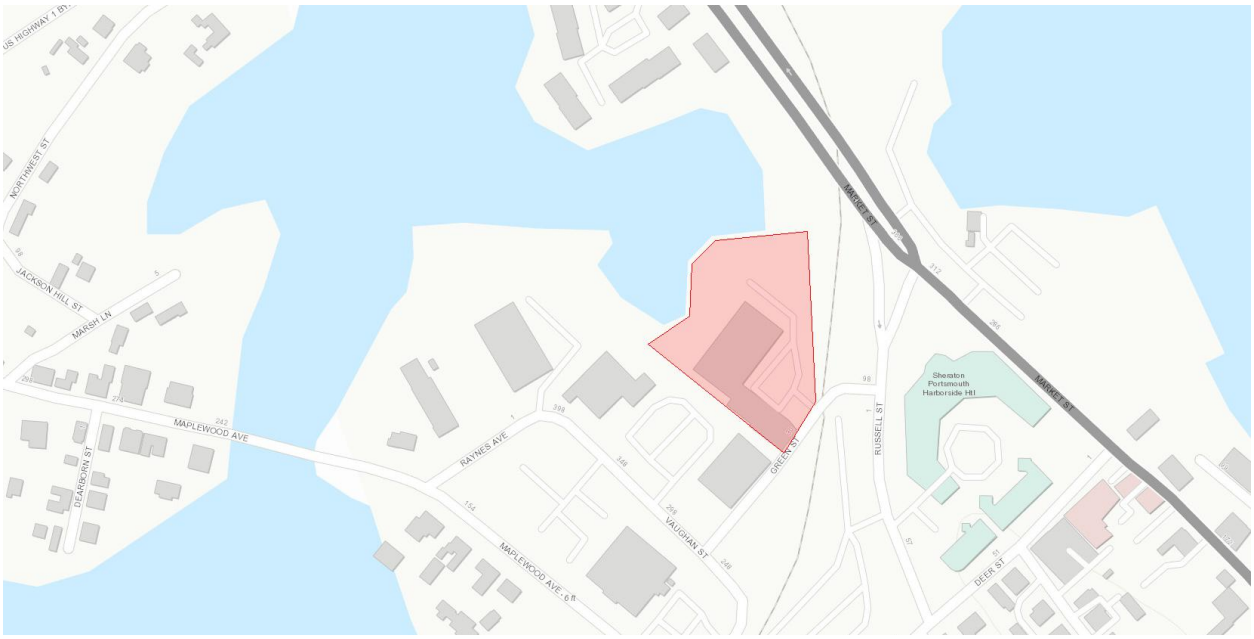
Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord NH 03301

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB24-0306



Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord NH 03301

Tighe&Bond

APPENDIX D

WETLANDS FUNCTIONAL ASSESSMENT WORKSHEET

Water Division/Land Resource Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A / Env-Wt 311.03(b)(10); Env-Wt 311.10

APPLICANT LAST NAME, FIRST NAME, M.I.: CPI Management, LLC

As required by Env-Wt 311.03(b)(10), an application for a standard permit for minor and major projects must include a functional assessment of all wetlands on the project site as specified in Env-Wt 311.10. This worksheet will help you compile data for the functional assessment needed to meet federal (US Army Corps of Engineers (USACE); if applicable) and NHDES requirements. Additional requirements are needed for projects in tidal area; please refer to the Coastal Area Worksheet (NHDES-W-06-079) for more information.

Both a desktop review and a field examination are needed to accurately determine surrounding land use, hydrology, hydroperiod, hydric soils, vegetation, structural complexity of wetland classes, hydrologic connections between wetlands or stream systems or wetland complex, position in the landscape, and physical characteristics of wetlands and associated surface waters. The results of the evaluation are to be used to select the location of the proposed project having the least impact to wetland functions and values (Env-Wt 311.10). This worksheet can be used in conjunction with the Avoidance and Minimization Written Narrative (NHDES-W-06-089) and the Avoidance and Minimization Checklist (NHDES-W-06-050) to address Env-Wt 313.03 (Avoidance and Minimization). If more than one wetland/ stream resource is identified, multiple worksheets can be attached to the application. All wetland, vernal pools, and stream identification (ID) numbers are to be displayed and located on the wetlands delineation of the subject property.

SECTION 1 - LOCATION (USACE HIGHWAY METHODOLOGY)	
ADJACENT LAND USE: Commercial buildings with lawns and parking lots	
CONTIGUOUS UNDEVELOPED BUFFER ZONE PRESENT? ☐ Yes ☒ No	
DISTANCE TO NEAREST ROADWAY OR OTHER DEVELOPMENT (in feet): 45 ft	
SECTION 2 - DELINEATION (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)	
CERTIFIED WETLAND SCIENTIST (if in a non-tidal area) or QUALIFIED COASTAL PROFESSIONAL (if in a tidal area) who prepared this assessment: Leonard Lord, PhD, NHCWS #14	
DATE(S) OF SITE VISIT(S): October 29 & December 2, 2019	DELINEATION PER ENV-WT 406 COMPLETED? ☒ Yes ☐ No
CONFIRM THAT THE EVALUATION IS BASED ON: ☒ Office and ☒ Field examination.	
METHOD USED FOR FUNCTIONAL ASSESSMENT (check one and fill in blank if “other”): ☒ USACE Highway Methodology. ☒ Other scientifically supported method (enter name/ title): NH Method, 2015("NHM" for Ecological Integrity Eval)	

SECTION 3 - WETLAND RESOURCE SUMMARY (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)	
WETLAND ID: N/A	LOCATION: (LAT/ LONG) 43°04'50.3"N/70°45'43.3"W
WETLAND AREA: N/A	DOMINANT WETLAND SYSTEMS PRESENT: Rocky Shore, Mudflats
HOW MANY TRIBUTARIES CONTRIBUTE TO THE WETLAND? 0	COWARDIN CLASS: E2RS2N, E2US3N
IS THE WETLAND A SEPARATE HYDRAULIC SYSTEM? ☐ Yes ☒ No if not, where does the wetland lie in the drainage basin?	IS THE WETLAND PART OF: ☐ A wildlife corridor or ☐ A habitat island? IS THE WETLAND HUMAN-MADE? ☐ Yes ☒ No
IS THE WETLAND IN A 100-YEAR FLOODPLAIN? ☒ Yes ☐ No	ARE VERNAL POOLS PRESENT? ☐ Yes ☒ No (If yes, complete the Vernal Pool Table)
ARE ANY WETLANDS PART OF A STREAM OR OPEN-WATER SYSTEM? ☒ Yes ☐ No	ARE ANY PUBLIC OR PRIVATE WELLS DOWNSTREAM/ DOWNGRADIENT? ☐ Yes ☒ No
PROPOSED WETLAND IMPACT TYPE: Buffer only	PROPOSED WETLAND IMPACT AREA: N/A

SECTION 4 - WETLANDS FUNCTIONS AND VALUES (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)

The following table can be used to compile data on wetlands functions and values. The reference numbers indicated in the "Functions/ Values" column refer to the following functions and values:

1. Ecological Integrity (from RSA 482-A:2, XI)
2. Educational Potential (from USACE Highway Methodology: Educational/Scientific Value)
3. Fish & Aquatic Life Habitat (from USACE Highway Methodology: Fish & Shellfish Habitat)
4. Flood Storage (from USACE Highway Methodology: Floodflow Alteration)
5. Groundwater Recharge (from USACE Highway Methodology: Groundwater Recharge/Discharge)
6. Noteworthiness (from USACE Highway Methodology: Threatened or Endangered Species Habitat)
7. Nutrient Trapping/Retention & Transformation (from USACE Highway Methodology: Nutrient Removal)
8. Production Export (Nutrient) (from USACE Highway Methodology)
9. Scenic Quality (from USACE Highway Methodology: Visual Quality/Aesthetics)
10. Sediment Trapping (from USACE Highway Methodology: Sediment /Toxicant Retention)
11. Shoreline Anchoring (from USACE Highway Methodology: Sediment/Shoreline Stabilization)
12. Uniqueness/Heritage (from USACE Highway Methodology)
13. Wetland-based Recreation (from USACE Highway Methodology: Recreation)
14. Wetland-dependent Wildlife Habitat (from USACE Highway Methodology: Wildlife Habitat)

First, determine if a wetland is suitable for a particular function and value ("Suitability" column) and indicate the rationale behind your determination ("Rationale" column). Please use the rationale reference numbers listed in Appendix A of USACE *The Highway Methodology Workbook Supplement*. Second, indicate which functions and values are principal ("Principal Function/value?" column). As described in *The Highway Methodology Workbook Supplement*, "functions and values can be principal if they are an important physical component of a wetland ecosystem (function only) and/or are considered of special value to society, from a local, regional, and/or national perspective". "Important Notes" are to include characteristics the evaluator used to determine the principal function and value of the wetland.

FUNCTIONS/ VALUES	SUITABILITY (Y/N)	RATIONALE (Reference #)	PRINCIPAL FUNCTION/VALUE? (Y/N)	IMPORTANT NOTES
1	☒ Yes ☐ No	Ecological Integrity (Scores from NHM): 1=1, 2=5, 3=10,4=10, 5=N/A, 6=10, 7=1, 8=1, 9=1, 10=1	☐ Yes ☒ No	Highly developed buffer, filling, impaired water quality
2	☐ Yes ☒ No	Education Potential: N/A	☐ Yes ☒ No	No access
3	☒ Yes ☐ No	Fish & Aquatic Life: 1, 4	☐ Yes ☒ No	Mudflat supports fish, shellfish, waterfowl. Impaired water quality and no shellfish harvesting
4	☐ Yes ☒ No	Flood Storage: N/A	☐ Yes ☒ No	
5	☐ Yes ☒ No	Groundwater Recharge (only): N/A	☐ Yes ☒ No	
6	☐ Yes ☒ No	Noteworthiness (RTE):	☐ Yes ☒ No	No rare species per NHB DataCheck
7	☐ Yes ☒ No	Nutrient Trapping/Retention: N/A	☐ Yes ☒ No	
8	☒ Yes ☐ No	Production Export: 1,4,5,6,10	☐ Yes ☒ No	Export of nutirents as food and in sediments but low ecological integrity
9	☒ Yes ☐ No	Scenic Quality:2,6,8,	☐ Yes ☒ No	Scenic vistas surrounded by highly developed areas.
10	☐ Yes ☒ No	Sediment Trapping: N/A	☐ Yes ☒ No	
11	☐ Yes ☒ No	Shoreline Anchoring: N/A	☐ Yes ☒ No	Rocky fill
12	☒ Yes ☐ No	Uniqueness/Heritage: 1,314,17,19,22, 27	☐ Yes ☒ No	Contributes to the character of the area. Scienic views in urban setting. Low ecological integrity.
13	☒ Yes ☐ No	Wetland Based Recreation: 2,5,7,8,9,10,	☐ Yes ☒ No	Provides boating and fishing opportunities. Somewhat offset by low ecological integrity.
14	☒ Yes ☐ No	Water Dependent Wildlife: 8,12,18,21,	☐ Yes ☒ No	Mudflats are important for wildlife habitat. Somewhat offset by low ecological integrity

53 Green Street, Portsmouth, NH: Wetland & Buffer Report

TO: Patrick Crimmins, PE

FROM: Leonard A. Lord, PhD, CSS, CWS

DATE: January 6, 2020

PROJECT: P-0595-007

On October 29 and December 2, 2019, Tighe & Bond delineated and assessed tidal wetlands and their 100-foot buffers at 53 Green Street, Portsmouth, NH. This 1.66-acre parcel lies along the northwestern end of North Mill Pond.

Methods

The wetland delineation was based on criteria specified in the *Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1* (January 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* (January 2012). The Highest Observable Tide Line (HOTL) was delineated based on the definition found in the NH Department of Environmental Services (NHDES) Wetland Rules, Env-Wt 101.49/Env-Wt 602.23. Wetlands were classified based on the *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al., 1979). The only wetlands located on the parcel are tidal wetlands (HOTL), which were delineated with sequentially-numbered flagging labelled 1A-1 to 1A-19.

Important wetland functions and values were also assessed and summarized in the vicinity of the parcel. The assessment was based on the *Maine Citizens Guide to Evaluating, Restoring, and Managing Tidal Marshes* (Maine Audubon, 1997); *Method for Inventorying and Evaluating Wetlands In New Hampshire*, University of New Hampshire Cooperative Extension, 2015; and *The Highway Methodology Workbook Supplement—Wetland Functions and Values: A Descriptive Approach*, NAEEP-360-1-30a, US Army Corps of Engineers, New England Division, (September 1999).

Wetland

Wetlands on this site were classified as estuarine intertidal rocky shore, rubble, and regularly flooded (E2RS2N). The wetland edge slopes sharply and is predominantly covered with angular stones and cobbles. Sparse halophytic vegetation along the upper portion of the tidal wetland edge includes seaside plantain (*Plantago maritima*), sea lavender (*Limonium carolinianum*), salt meadow grass (*Spartina patens*), and seaside goldenrod (*Solidago sempervirens*). Lower portions of the slopes were covered with rockweed (*Ascophyllum nodosum*) within the intertidal zone. Important wetland functions and values in this portion of North Mill Pond include recreation potential and aesthetic quality, though both are impacted by the density and character of the surrounding urban development.

Tidal Buffer

The 100-foot tidal buffer on this parcel consists primarily of maintained lawn, a commercial building, and a parking lot. There are small patches of shrubby vegetation and small trees at

the tops of the slopes between the lawn and tidal wetlands, particularly near both ends of the wetland delineation. Species in these areas include black locust (*Robinia pseudoacacia*), eastern red cedar (*Juniperus virginiana*), staghorn sumac (*Rhus typhina*), and black cherry (*Prunus serotina*). The highly-developed tidal buffer provides some vegetated permeable surfaces to help reduce and filter runoff but otherwise does little to enhance and protect the downgradient tidal wetland.

\\tighebond.com\data\Data\Projects\C\C0960 Cathartes\C-0960-011 53 Green St, Portsmouth, NH\Report_Evaluation\Applications\NHDES\Wetland\Functional Assessment\Green St Wetland-Buffer Rept- 2020-1-9.docx

Photographic Log

Client: CPI Management, LLC

Site: 53 Green Street, Portsmouth, NH

Job Number: P-0595-007

Photograph No.: 1	**Date:** 10/29/2019	**Direction Taken:** Northeast

Description: Intertidal rocky shore and tidal buffer viewed from the southwest end of the site.

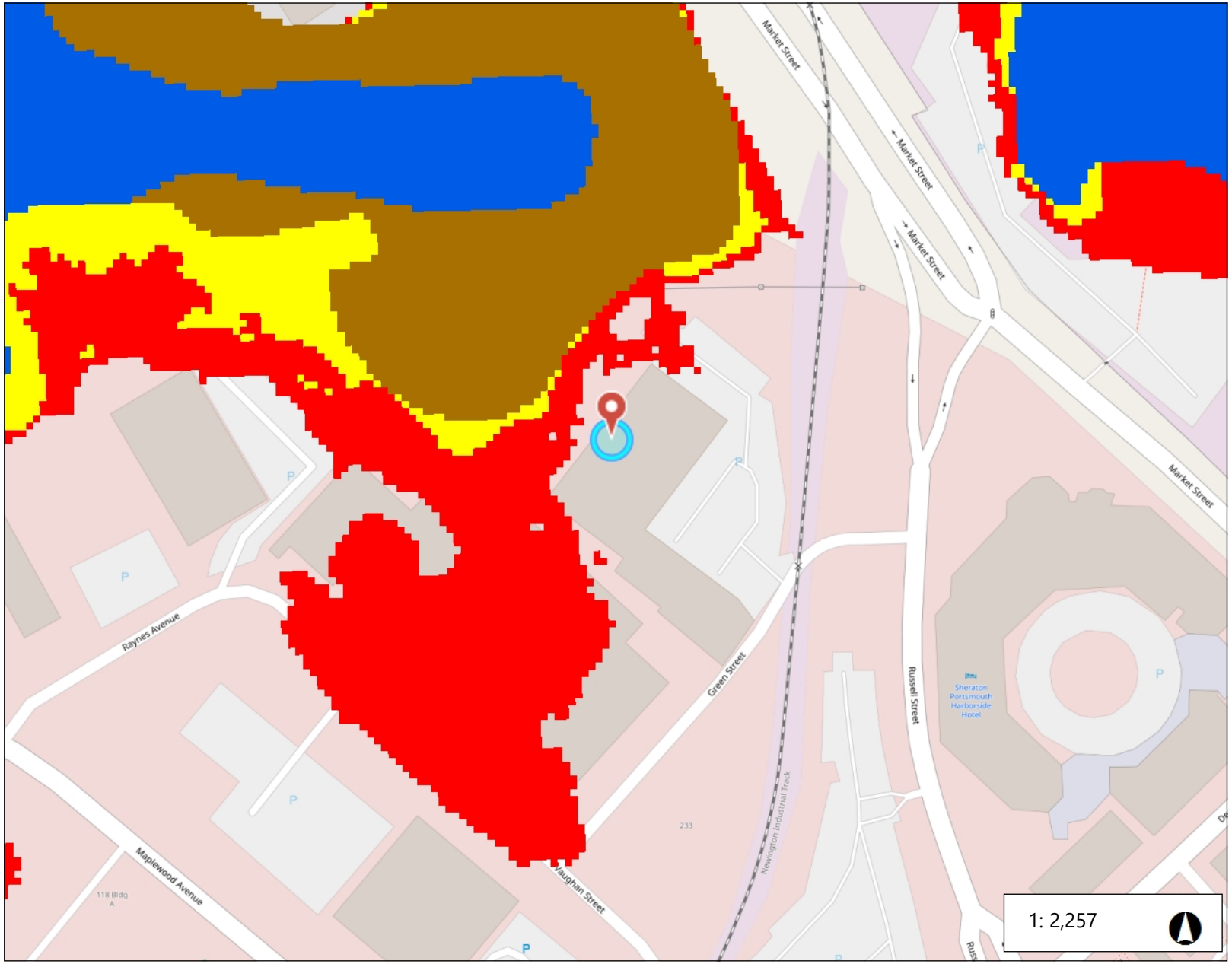
Photograph No.: 2	**Date:** 10/29/2019	**Direction Taken:** Northeast

Description: Intertidal rocky shore and narrow shrubby portion of the tidal buffer at the northeastern end of the site.

Tighe&Bond

APPENDIX E

Your Organization | 53 Green Street - Predicted Salt Marsh Migration 2050



Legend

Predicted Marsh Migration 205

- Freshwater wetland
- Tidal wetland
- Transitional salt marsh
- Salt marsh
- Mud flat
- Inland open water
- Tidal water

Notes

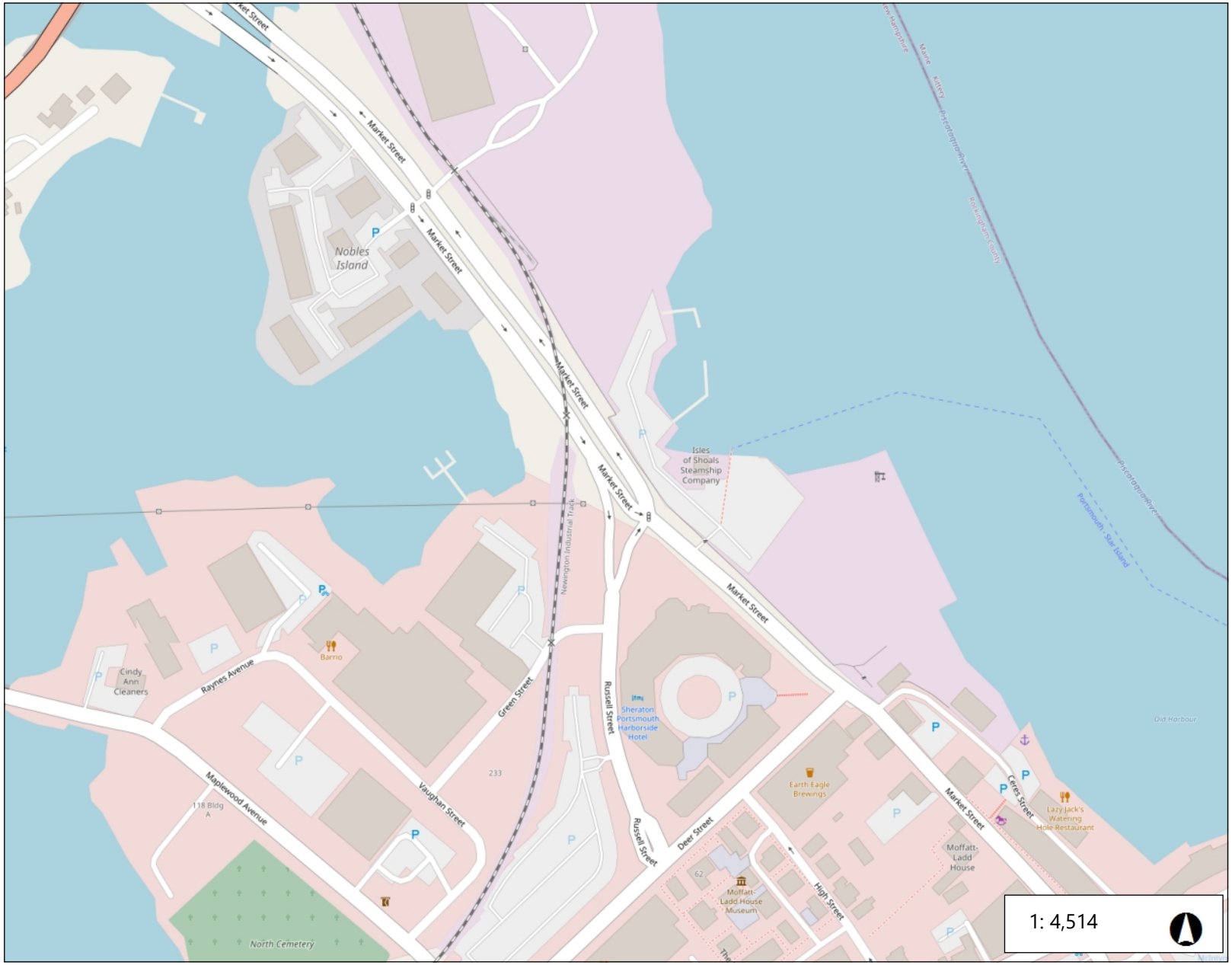
0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Your Organization | Eelgrass Beds and Documented Shellfish sites



Legend

- Oyster Restoration Sites
- Aquaculture Sites - 2015
- Eelgrass 2017
- Eelgrass 2016
- Eelgrass 2006
- Eelgrass 1996
- Eelgrass 1986

Notes

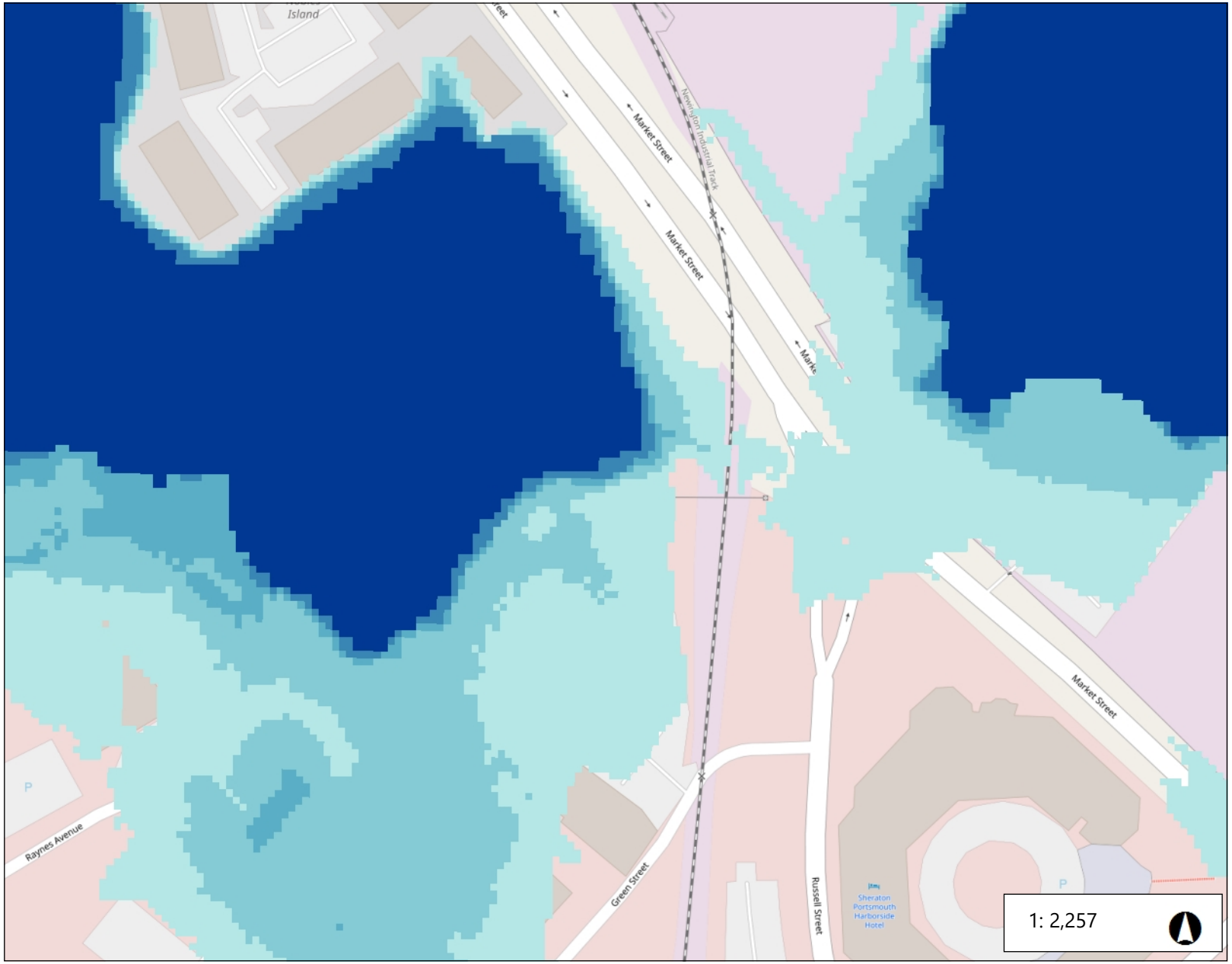
0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Your Organization | Project Sea Level Rise



Legend

MHHW + 6-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Notes

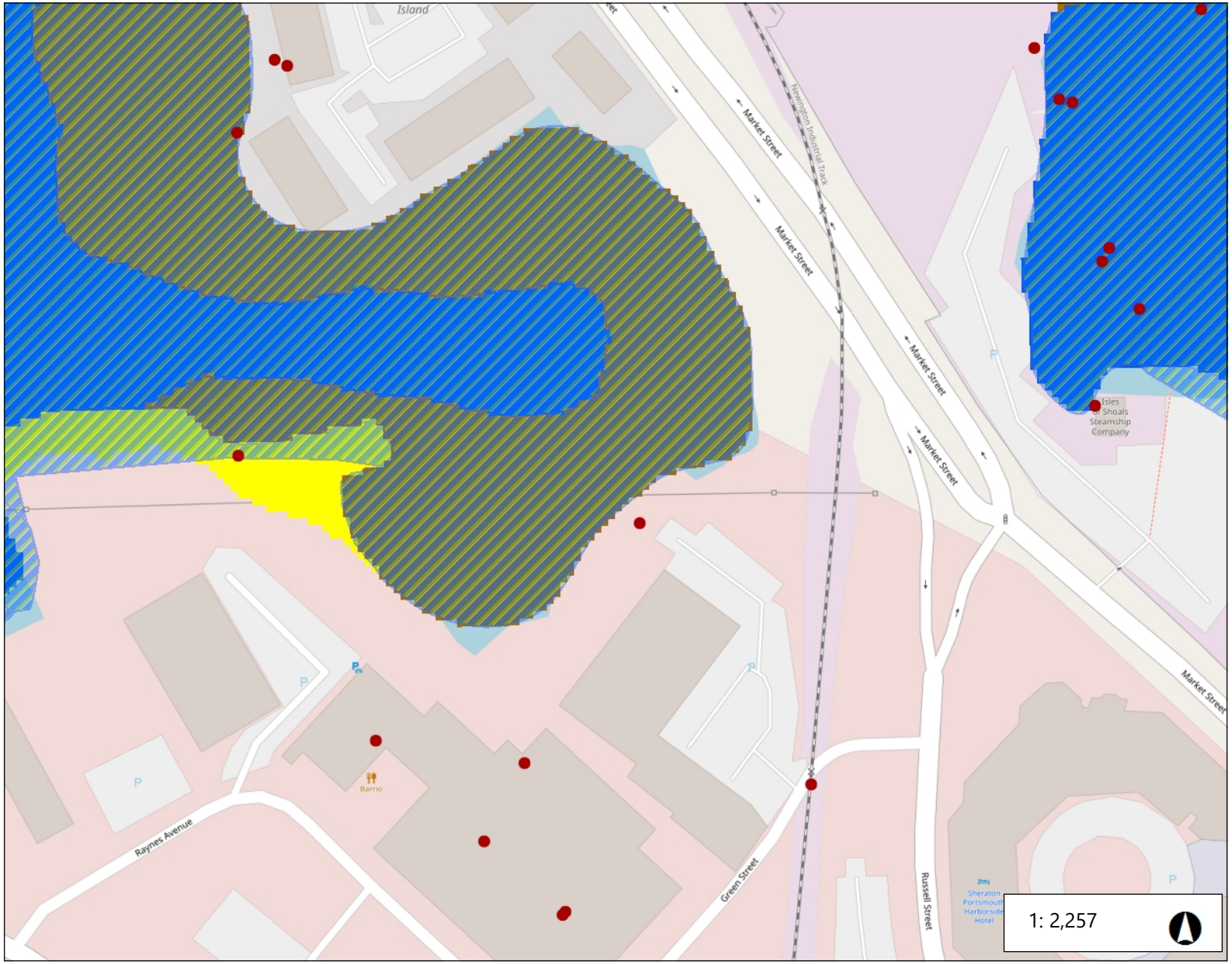
0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Your Organization | Wetland Permitting Tool PRA Identification



Legend

- Wetland_Permits_points
- Flood Plain Wetlands Adjacent
- Prime Wetlands with 100 ft But
- Prime Wetlands
- Peatlands
- Designated Rivers
  - Subject to SWQPA
  - Not Subject to SWQPA
- Sand Dunes
  - backdune
  - foredune
  - interdune
  - other
- Tidal Waters / Tidal Wetlands
  - Tidal wetland
  - Transitional salt marsh
  - Salt marsh
  - Mud flat
  - Tidal water

Notes

0.1 0 0.04 0.1 Miles

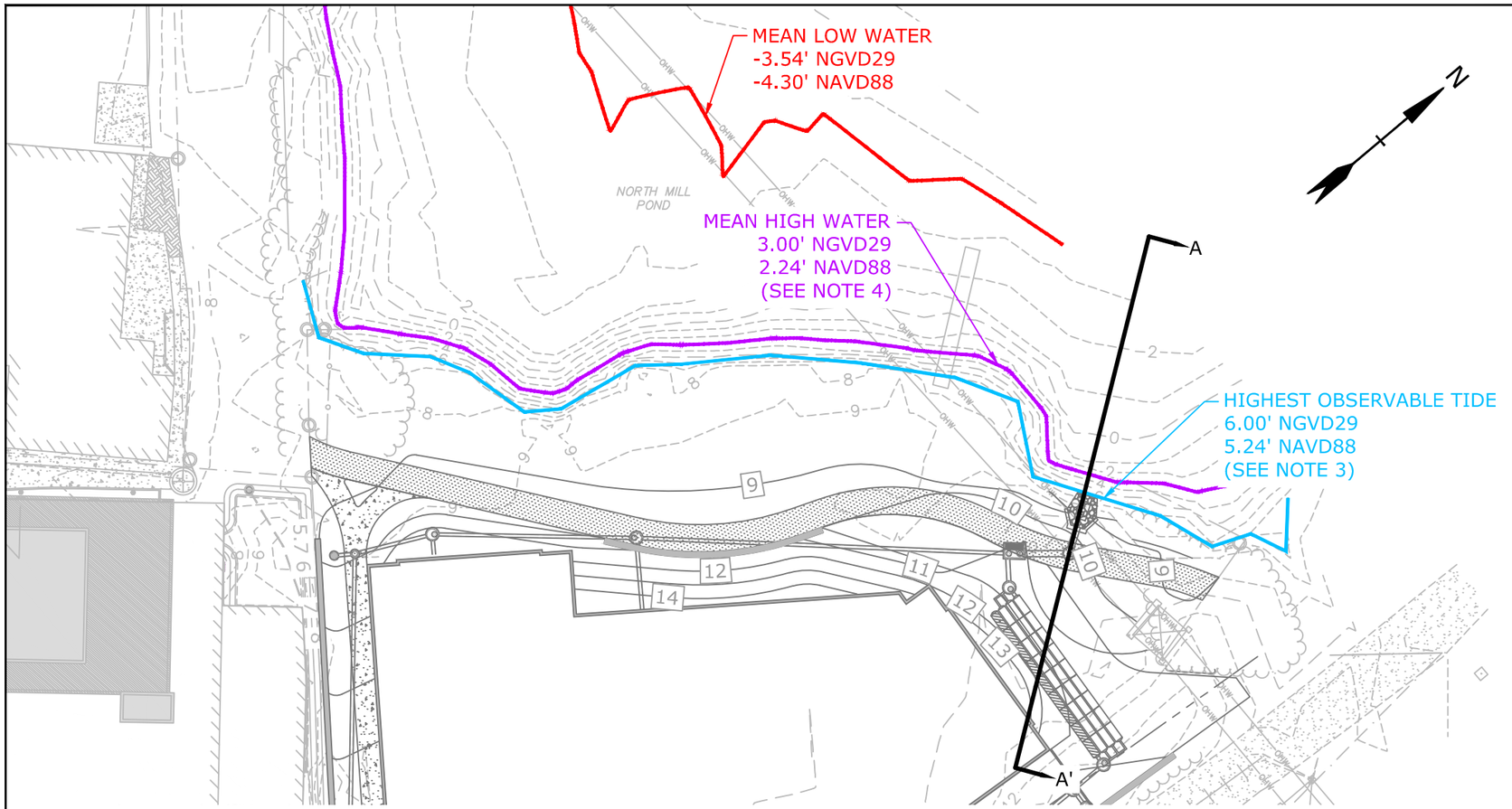
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

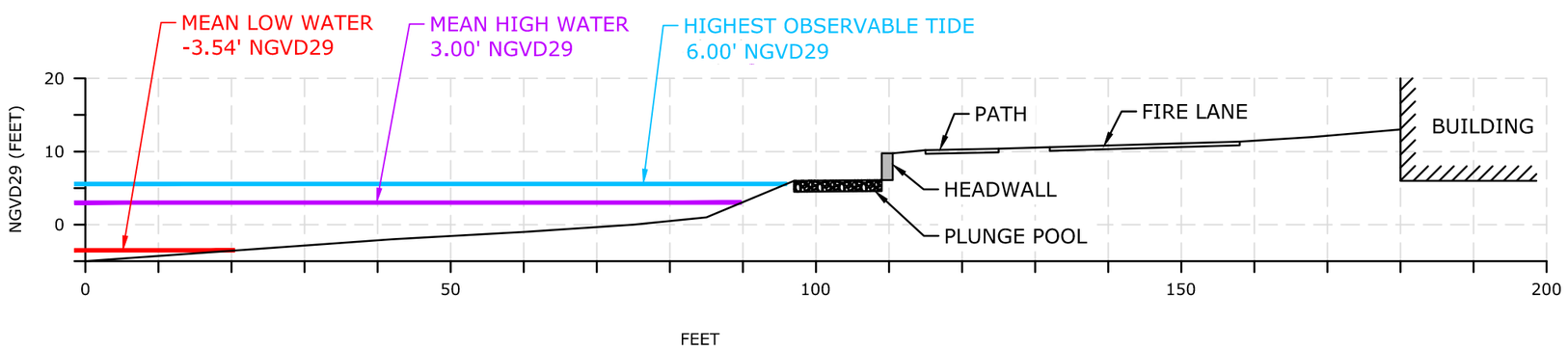
PROPOSED MIXED USE DEVELOPMENT
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

ELEVATION VIEW



PLAN VIEW
50 SCALE

0 50' 100'
GRAPHIC SCALE



SECTION A'-A
20 SCALE

0 20' 40'
GRAPHIC SCALE

TIDAL DATUMS (FEET)

	NGVD29	NAVD88
HOTL:	6.76	6.00
MHHW:	4.98	4.22
MHW:	3.00	2.24
MTL:	0.52	-0.24
MLW:	-3.54	-4.30
MLLW:	-3.86	-4.62

PREDICTED SLR 2122: 5.0 FT

NOTES:
1. UNLESS OTHERWISE NOTED, DATUMS ARE FROM NOAA FOR SEAVEY ISLAND
2. 0.76 FEET CONVERSION FROM NAVD88 TO NGVD29 HAS BEEN OBTAINED FROM GEODETIC CONTROL POINT B 2 1923 PROVIDED BY *GRANITVIEW*.
3. HIGHEST OBSERVABLE TIDE LINE WAS FIELD DELINEATED AND IS APPROXIMATE.
4. MEAN HIGH WATER ELEVATION PER "MAPLEWOOD AVENUE CULVERT REPLACEMENT AND NORTH MILL POND RESTORATION, WATERFRONT/STRUCTURAL BASIS OF DESIGN, BY WATERFRONT ENGINEERS, LLC, DATED DECEMBER 30, 2009".

Tighe&Bond

August 2, 2021
C0960-011_C-FIGS.dwg

EFH Data Notice: Essential Fish Habitat (EFH) is defined by textual descriptions contained in the fishery management plans developed by the regional Fishery Management Councils. In most cases mapping data can not fully represent the complexity of the habitats that make up EFH. This report should be used for general interest queries only and should not be interpreted as a definitive evaluation of EFH at this location. A location-specific evaluation of EFH for any official purposes must be performed by a regional expert. Please refer to the following links for the appropriate regional resources.

Greater Atlantic Regional Office
Atlantic Highly Migratory Species Management Division

Query Results

Degrees, Minutes, Seconds: Latitude = 43º4'51" N, Longitude = 71º14'24" W
Decimal Degrees: Latitude = 43.08, Longitude = -70.76

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

*** W A R N I N G ***

Please note under "Life Stage(s) Found at Location" the category "ALL" indicates that all life stages of that species share the same map and are designated at the queried location.

EFH

Show	Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
			Atlantic Sea Scallop	ALL	New England	Amendment 14 to the Atlantic Sea Scallop FMP
			Atlantic Wolffish	ALL	New England	Amendment 14 to the Northeast Multispecies FMP
			Winter Flounder	Eggs Juvenile Larvae/Adult	New England	Amendment 14 to the Northeast Multispecies FMP
			Little Skate	Juvenile Adult	New England	Amendment 2 to the Northeast Skate Complex FMP
			Atlantic Herring	Juvenile Adult Larvae	New England	Amendment 3 to the Atlantic Herring FMP
			Atlantic Cod	Larvae Adult Eggs	New England	Amendment 14 to the Northeast Multispecies FMP
			Pollock	Juvenile Eggs Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
			Red Hake	Adult Eggs/Larvae/Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
			Windowpane Flounder	Adult Larvae Eggs Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
			Winter Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
			Smooth Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
			White Hake	Adult Eggs Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
			Thorny Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
			Bluefin Tuna	Adult	Secretarial	Amendment 10 to the 2006 Consolidated HMS FMP: EFH
			Atlantic Mackerel	Eggs Larvae Juvenile	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11
			Bluefish	Adult Juvenile	Mid-Atlantic	Bluefish
			Atlantic Butterfish	Adult	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11

HAPCs

Show	Link	Data Caveats	HAPC Name	Management Council
			Inshore 20m Juvenile Cod	undefined

EFH Areas Protected from Fishing

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

Spatial data does not currently exist for all the managed species in this area. The following is a list of species or management units for which there is no spatial data. ****For links to all EFH text descriptions see the complete data inventory: open data inventory -->**
All spatial data is currently mapped for this region

National Flood Hazard Layer FIRMette

FEMA

70°46'2"W 43°5'3"N

70°45'24"W 43°4'36"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/2/2021 at 11:47 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Tighe&Bond

APPENDIX F

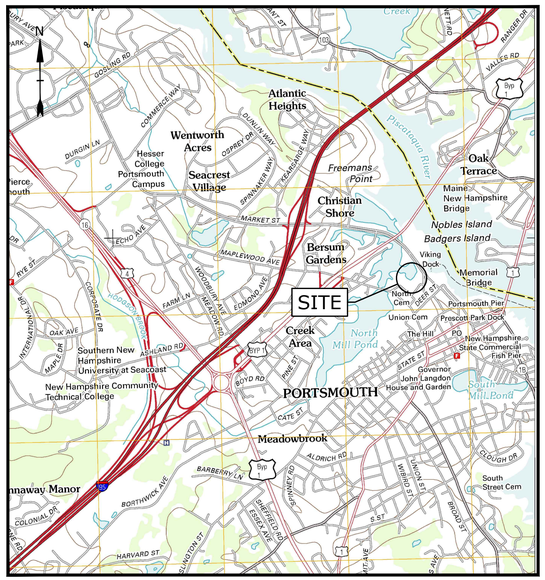
Civil Plans (Bound Separately)

PROPOSED MIXED USE DEVELOPMENT

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE
APRIL 21, 2021
LAST REVISED: FEBRUARY 16, 2024

LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
	COVER SHEET	2/16/2024
1 OF 2	EXISTING CONDITIONS PLAN	7/6/2021
2 OF 2	EXISTING CONDITIONS PLAN	7/6/2021
C-101	DEMOLITION PLAN	2/16/2024
C-102.1	SITE PLAN	2/16/2024
C-102.2	BASEMENT & UPPER FLOOR PLAN	2/16/2024
C-103	GRADING, DRAINAGE AND EROSION CONTROL PLAN	2/16/2024
C-104	UTILITIES PLAN	2/16/2024
C-105	WETLAND IMPACT PLAN	2/16/2024
C-301	EASEMENT PLAN	2/16/2024
C-501	EROSION CONTROL NOTES AND DETAILS SHEET	2/16/2024
C-502	DETAILS SHEET	2/16/2024
C-503	DETAILS SHEET	2/16/2024
C-504	DETAILS SHEET	2/16/2024
C-505	DETAILS SHEET	2/16/2024
C-506	DETAILS SHEET	2/16/2024
C-507	DETAILS SHEET	2/16/2024
C-508	DETAILS SHEET	2/16/2024
C-509	DETAILS SHEET	2/16/2024
L-1	LANDSCAPE PLAN	3/22/2021

LIST OF PERMITS		
LOCAL	STATUS	DATE
SITE PLAN REVIEW PERMIT	APPROVED	7/15/2021
LOT LINE REVISION PERMIT	APPROVED	7/15/2021
CONDITIONAL USE PERMIT - WETLAND BUFFER	APPROVED	7/15/2021
STATE		
NHDES - SEWER CONNECTION PERMIT	PENDING	
NHDES - ALTERATION OF TERRAIN PERMIT	APPROVED	7/20/2021
NHDES - WETLAND PERMIT	PENDING	



LOCATION MAP
SCALE: 1" = 2,000'

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

APPLICANT:
CPI MANAGEMENT, LLC
100 SUMMER STREET, SUITE 1600
BOSTON, MASSACHUSETTS 02110

OWNER:
TAX MAP 119, LOT 12
STONE CREEK REALTY, LLC
C/O DOUGLAS PINCIARO
PO BOX 121
NEW CASTLE, NEW HAMPSHIRE 03854

SURVEYOR:
DOUCET SURVEY, LLC
192 KENT PLACE
NEWMARKET, NEW HAMPSHIRE 30857

NEW HAMPSHIRE FISH AND GAME AOT PERMIT CONDITIONS RELATED TO THREATENED AND ENDANGERED SPECIES

a. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NHB21-0875, PROPOSED MIXED USE DEVELOPMENT, WILDLIFE SPECIES OBSERVATION. PHOTOGRAPHS SHALL BE PROVIDED FOR VERIFICATION AS FEASIBLE; AND
b. THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.
c. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, EXCEPT FOR SILT FENCE INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.04, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN WELDED PLASTIC, PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH.

STATE OF NEW HAMPSHIRE - NEIL A. HANSEN No. 15227 - LICENSED PROFESSIONAL ENGINEER
2/16/2024

STATE OF NEW HAMPSHIRE - PATRICK CRIMMINS No. 12378 - LICENSED PROFESSIONAL ENGINEER
2/16/2024

NHDES WETLAND & SHORELAND SUBMISSION
COMPLETE SET 20 SHEETS

T & B PROJECT NO: C-0960-011

Last Saved: 2/16/2024
Printed: Feb 16, 2024-2:38pm By: CKrzcuik
Tighe & Bond: J:\C\C0960 Cathartes\C-0960-011 53 Green St, Portsmouth, NH\Drawings, Figures\AutoCAD\C0960-011_C-COVER.dwg

DOUCET SURVEY, LLC

NHSPCS (NAD83 / 2011)

SMH #5563
RIM ELEV.=12.7'
(A) 18" CLAY INV.=2.0'
(B) 18" CLAY INV.=1.9'

6"X6" CONC. BND. FND. W/LEAD PLUG FLUSH

SMH #5551
RIM ELEV.=11.2'
(A) 28" RCP INV.=0.3'
(B) 28" RCP INV.=0.2'
(NO VISIBLE PIPES HEADING TOWARDS SMH #5404)

2" IRON UP 14"

5/8" REBAR UP 5" W/CAP LLS #738 (N8°25'21"E, 2.81' TO CORNER)

S66°52'16"W, 46'± (TO MEAN HIGH WATER) (SEE NOTES #12 & #13)

TBM 4383A
X-CUT IN TOWER BOLT AT SOUTHWEST CORNER OF TRANSMISSION TOWER PAD
ELEV.=12.56'(NGVD29)

UTILITY EASEMENT (SEE NOTES #17B,C&F)

UTILITY TOWER

DOCK

EDGE OF JURISDICTIONAL WETLANDS (SEE NOTE #6)

HIGHEST OBSERVABLE TIDE LINE ELEV. 4.3 FT NGVD1929 (SEE NOTES #12 & #13)

MEAN HIGH WATER ELEV. 3.0 FT NGVD1929 (SEE NOTES #12 & #13)

TIE LINE ONLY

N52°48'53"E 344.83'

315'± ALONG MEAN HIGH WATER LINE

NORTH MILL POND

N38°56'03"E, 16'± (TO MEAN HIGH WATER) (SEE NOTES #12 & #13)

12" RCP INV.=1.9'

5/8" REBAR UP 4" W/CAP LLS #989 (HELD)

5/8" REBAR UP 5" W/CAP LLS #989 (HELD)

5/8" REBAR FOUND, W/CAP 738, FLUSH (HELD)

5/8" REBAR FOUND, W/CAP 738, FLUSH (HELD)

5/8" REBAR FOUND, DOWN 1"

TAX MAP 123 LOT 15
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5904, PAGE 2777

TAX MAP 124, LOT 9
319 VAUGHAN STREET
CENTER LLC
PO BOX 21948
PORTSMOUTH, NH 03802
R.C.R.D. BK. 5506, PG. 427

TAX MAP 119
LOT 2
72,420 SQ. FT.±
1.66 AC.±
AREA CALULATED TO MEAN HIGH WATER LINE (SEE NOTE #12 & #13)

STEPS

BUILDING

STEPS (TYP.)

GRAN. STEPS

EP

SWL

TAX MAP 119 LOT 3
BOSTON & MAINE CORP
IRON HORSE PARK
BILLERICA, MA 01862

1" 1/4 DOWN 12

RUSSELL STREET
(PUBLIC ROW)
(VARIABLE WIDTH)

5/8" REBAR W/CAP LLS #844

4" X 4" CONC. BND. FND. W/ D.H. UP

RAILROAD TRACKS

S10°33'37"E 191.25'

STOP/RUSSELL ST. GREEN ST.

5/8" REBAR FOUND, DOWN 2"

5/8" REBAR FLUSH

5/8" REBAR FOUND, DOWN 2"

NGS DISK B2
FOUND SET IN LEDGE
ELEV.=20.32(NGVD29)
STAMPED ON DISK

RRSF (N5°22'30"E. 2.67' TO CORNER)

RRSF (N6°12'30"E. 2.66' TO CORNER)

SEE NOTE #16 WITH RESPECT TO THE HATCHED AREA

GREEN STREET
(PUBLIC ROW)
(VARIABLE WIDTH)

5/8" REBAR FOUND W/CAP 738, FLUSH

STOP/RAILROAD XING

PSNH 28/5 W/COND & RR XING SIGN

RR XING

TAX MAP 124 LOT 13
BOSTON & MAINE CORP
IRON HORSE PARK
BILLERICA, MA 01862

5/8" REBAR FOUND, W/CAP 738, DOWN 1" (HELD)

SMH #5577
RIM ELEV.=13.6'
(A) 6" PVC INV.=7.5'
(5604) 6" PVC INV.=7.1'

SMH #5404
RIM ELEV.=14.8'
(A) 24" PVC INV.=1.4'
(TOWARDS SMH #5551)
(5604) 12" PVC INV.=1.8'

FF=13.9'

WOODEN RAMP

OVERHANG (TYP.)
POSSIBLE ELECTRIC

METAL ACCESS HATCH

N53°03'57"W 151.93'

N53°11'14"W 106.51'

6' CHAIN LINK FENCE

GATE (NO ACCESS)

5/8" REBAR FOUND W/CAP 738, FLUSH (HELD)

PARKING STRUCTURE

GENERATOR PAD

TRANSFORMER PAD

CONTROL PANEL (ON BUILDING)

METAL BENCH

METAL GRATE

BIKE RACK

5/8" REBAR W/CAP LLS #989

SMH #5604
RIM ELEV.=12.9'
(A) 12" PVC INV.=2.1'
(5404) 12" PVC INV.=2.1'
(5577) UNKN. INV.=7.1'
(TOP OF PIPE)

RET. WALL

BUILDING

TAX MAP 124 LOT 14
TWO FRIENDS HOLDINGS LLC
C/O DGI
PO BOX 23890
HARAHAN, LA 70183-0890
R.C.R.D. BOOK 5659, PAGE 82

TAX MAP 124 LOT 10
VAUGHAN STREET HOTEL LLC
1359 HOOKSETT ROAD
HOOKSETT, NH 03106
R.C.R.D. BOOK 5848, PAGE 129

PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L1	S14°35'01"E	83.72'
L2	S12°26'29"W	29.13'
L3	S37°36'49"W	30.50'
L4	S52°42'58"E	18.50'
L5	S36°00'42"W	86.88'
L6	N36°56'03"E	6.50'
L7	N52°57'56"W	19.04'
L8	N51°03'57"W	34.83'
L9	N38°56'03"E	6.26'

STATE OF NEW HAMPSHIRE — No. 989 — MATTHEW W. FARGINGER-AUER — LICENSED LAND SURVEYOR — SIGNATURE

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE (NHRSA TITLE LXIV) AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

L.L.S. #989

11/6/21
DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

SEE SHEET 2 FOR NOTES, REFERENCE PLANS & LOCUS

LEGEND

- LOT LINE
- APPROXIMATE ABUTTERS LOT LINE
- STOCKADE FENCE
- CHAIN LINK FENCE
- OHW — OVERHEAD WIRE
- SS — SEWER LINE
- SD — DRAIN LINE
- G — GAS LINE
- 100 — MAJOR CONTOUR LINE
- 98 — MINOR CONTOUR LINE
- MEAN HIGH WATER LINE
- HIGH TIDE LINE
- TREE LINE
- SHRUB LINE
- EDGE OF WETLAND
- WETLAND AREA
- CONCRETE
- CRUSHED STONE
- BRICK
- UTILITY POLE
- LIGHT POLE
- LIGHT POLE W/ARM
- SIGN
- BOUND FOUND
- IRON PIPE/ROD FOUND
- FIRE HYDRANT
- WATER GATE VALVE
- WATER SHUTOFF VALVE
- GAS GATE VALVE
- PAD MOUNTED TRANSFORMER
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- SEWER MANHOLE
- HAND HOLE
- DECIDUOUS TREE
- CONIFEROUS SHRUB
- TYP. — TYPICAL
- BND. FND. — BOUND FOUND
- CONC. — CONCRETE
- FF — FINISHED FLOOR ELEVATION
- EP — EDGE OF PAVEMENT
- VGC — VERTICAL GRANITE CURB
- SWL — SINGLE WHITE LINE
- 5/8" REBAR W/ID CAP TO BE SET

30 0 30 60
SCALE: 1 INCH = 30 FT.

EXISTING CONDITIONS PLAN
FOR
TIGHE & BOND
OF
STONE CREEK REALITY LLC
(TAX MAP 119, LOT 2)
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	E.D.P.	DATE:	NOVEMBER 2019
CHECKED BY:	M.W.F.	DRAWING NO.	4383F
JOB NO.	4383	SHEET	1 OF 2

STATE OF NEW HAMPSHIRE — LEONARD A. LORD — No. 14 — CERTIFIED WETLAND SCIENTIST — 11/6/2021

DOUCET SURVEY LLC
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com

NOTES:

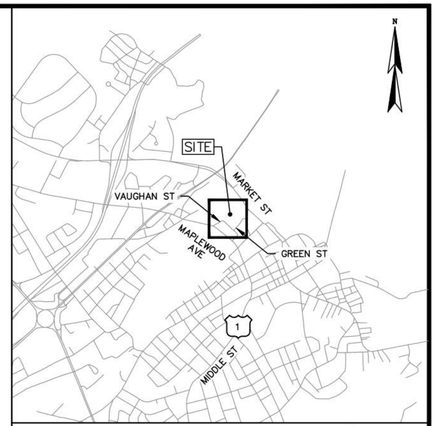
1. REFERENCE: TAX MAP 119, LOT 2
   53 GREEN STREET
   D.S.I. PROJECT NO. 4383
2. TOTAL PARCEL AREA: 72,420 SQ. FT.± OR 1.66 AC.±
   (AREA CALCULATED TO MEAN HIGH WATER)
   (SEE NOTE #12)
3. OWNER OF RECORD: STONE CREEK REALTY LLC
   C/O DOUGLAS PINCIARO
   PO BOX 121
   NEW CASTLE, NH 03854
   R.C.R.D. BOOK 3300, PAGE 329
4. ZONE: CD5 OVERLAY DISTRICTS
   –DOWNTOWN OVERLAY DISTRICT
   –HISTORIC DISTRCIT

   ZONING DISTRICTS BASED ON THE CITY OF PORTSMOUTH ZONING MAP DATED 11/12/15 AS AVAILABLE ON THE CITY WEBSITE ON 11/18/19. SEE CITY OF PORTSMOUTH ZONING ORDINANCE ARTICLE 5A, SECTION 10.5A40 FOR DIMENSIONAL REGULATIONS. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.

   THE SITE IS SUBJECT TO THE STATE OF NH SHORELAND WATER QUALITY PROTECTION ACT. SEE NHDES WEBSITE FOR SPECIFIC DIMENSIONAL REQUIREMENT.
5. FIELD SURVEY PERFORMED BY D.C.B. & K.J.L. DURING NOVEMBER 2019 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R8 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
6. JURISDICTIONAL WETLANDS DELINEATED BY LEONARD LORD OF TIGHE & BOND, DURING OCTOBER 2019 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y–87–1 AND THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION (OCTOBER, 2009).
7. VERTICAL DATUM IS BASED ON NGVD29 PER DISK B2 1923.
8. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
9. PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY, INC. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
10. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON–SITE.
11. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING; THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
12. WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.
13. MEAN HIGH WATER (EL. 3.0' NGVD1929) AND HIGHEST OBSERVABLE TIDE (EL. 4.3' NGVD1929) ELEVATIONS PER "MAPLEWOOD AVENUE CULVERT REPLACEMENT AND NORTH MILL POND RESTORATION, WATERFRONT/STRUCTURAL BASIS OF DESIGN, BY WATERFRONT ENGINEERS, LLC, DATED DECEMBER 30, 2009", PROVIDED BY TIGHE & BOND ON 11–30–15.
14. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
15. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF GREEN STREET AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE CITY OF PORTSMOUTH CITY HALL, THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS & THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
16. THE GEOMETRY SHOWN ON REFERENCE PLANS 12 & 13 INDICATE THE HATCHED AREA MAY BE SUBJECT TO THE GREEN STREET RIGHT–OF–WAY. R.C.R.D. BOOK 589, PAGE 206 INDICATES FEE OWNERSHIP EXTENDS TO THE CENTERLINE OF GREEN STREET IN THIS AREA.
17. TAX MAP 119 LOT 2 SHOWN HEREON IS SUBJECT TO AND/OR IN BENEFIT OF THE FOLLOWING EASEMENTS & COVENANTS.
   A) SIGNAL FACILITIES EXCEPTIONS AND RESERVATIONS, SEE R.C.R.D. BOOK 1339, PAGE 298, (LOCATION UNKNOWN).
   B) EASEMENT IN FAVOR OF WESTERN UNION TELEGRAPH COMPANY, SEE R.C.R.D. BOOK 1339, PAGE 298 (NO DIMENSIONS GIVEN).
   C) ELECTRIC EASEMENT IN FAVOR OF NEW HAMPSHIRE ELECTRIC COMPANY, SEE R.C.R.D. BOOK 1339, PAGE 298 (NO DIMENSIONS GIVEN).
   D) SEWER LINE EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH, SEE R.C.R.D. BOOK 1339, PAGE 298 (LOCATION UNKNOWN).
   E) ADDITIONAL FIRE RESTRICTION, SEE R.C.R.D. BOOK 1339, PAGE 298.
   F) POLE AND WIRE AGREEMENT, PER NOTE #8 ON REFERENCE PLAN #1, (RECORDED AGREEMENT NOT FOUND).
   G) ACCESS RIGHTS, SEE R.C.R.D. BOOK 589, PAGE 206 (LOCATION UNKNOWN).
18. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG–SAFE AT 1–888–DIG–SAFE.

REFERENCE PLANS:

1. "STANDARD BOUNDARY SURVEY, TAX MAP 119 – LOT 2, LAND OF STONE CREEK REALTY", DATED MARCH 2016, BY AMBIT ENGINEERING, INC., NOT RECORDED.
2. "PLAN OF LAND, VAUGHAN AND GREEN STREETS, PORTSMOUTH, NH" DATED JULY 1955 BY JOHN W. DURGIN R.C.R.D. PLAN #02541.
3. "STANDARD BOUNDARY SURVEY, TAX MAP 123 – LOT 15 & TAX MAP 124 LOT 10" DATED JULY 2008, REVISED 4/25/13 BY AMBIT ENGINEERING, INC. R.C.R.D. PLAN #D–37722.
4. "EASEMENT PLAN, EGRESS EASEMENT TO 319 VAUGHAN STREET CENTER, LLC, TAX MAP 124, LOT 9 & TAX MAP 123, LOT 15, PROPERTY OF 299 VAUGHAN STREET, LLC C/O CATHARTES PRIVATE INVESTMENTS", BY AMBIT ENGINEERING, INC., DATED MARCH 2014, R.C.R.D. PLAN #D–38358.
5. "CONDOMINIUM SITE PLAN TAX MAP 124 LOT 14, 233 VAUGHAN STREET, A CONDOMINIUM FOR 233 VAUGHAN STREET, LLC", BY AMBIT ENGINEERING, INC., DATED NOVEMBER 2013, R.C.R.D. PLAN #D–39078.
6. "LOT LINE RELOCATION PLAN PROPERTY OF HARBORCORP, LLC & BOSTON & MAINE CORPORATION", BY AMES MSC, DATED MARCH 15, 2005, R.C.R.D. PLAN #D–32675.
7. "LAND AT 233 VAUGHAN STREET PORTSMOUTH, NH BOSTON & MAINE CORPORATION TO BLUE STAR PROPERTIES, LLC", BY JAMES VERRA & ASSOCIATES, INC., DATED 6/3/01, R.C.R.D. PLAN #D–29702.
8. "VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R–10 PORTSMOUTH, NH, DISPOSITION MAP", BY ANDERSON–NICHOLS & CO., INC., DATED NOVEMBER 1969, R.C.R.D. PLAN D–2408
9. "PLAN OF LAND FOR SOLIMON NEGM", BY TOWN PLANNING & ENGINEERING ASSOCIATES, INC., DATED 3/28/79, R.C.R.D. PLAN #C–8575.
10. "VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R–10 PORTSMOUTH, NH, DISPOSITION PLAN PARCEL 2", BY ANDERSON–NICHOLS & CO., INC., DATED OCTOBER 1973, R.C.R.D. PLAN D–4115.
11. "PLAN OF PROPERTY CORNER VAUGHAN AND GREEN STREETS", DATED FEBRUARY 1907, R.C.R.D. PLAN #306.
12. "LAND SHOWING LAND AND WHARFAGE OWNED BY SILAS PEIRCE AND CO. LTD.", BY A.C. HOYT SURVEYOR, DATED AUGUST 8, 1902, R.C.R.D. PLAN #266.
13. "PLAN OF LAND PORTSMOUTH, NH FOR GEORGE D. EMERSON CO., BY JOHN W. DURGIN, DATED APRIL 1952, ON FILE AT JAMES VERRA AND ASSOCIATES.
14. "PLAN OF LAND VAUGHAN AND GREEN STREETS PORTSMOUTH, NH FOR SAMUEL W. & SUMNER L. POORVU", BY JOHN W. DURGIN, DATED JANUARY 1956, ON FILE AT JAMES VERRA AND ASSOCIATES.
15. "PLAN OF PROPERTY IN PORTSMOUTH, NH OWNED BY R.I. SUGDEN", BY WM A. GROVER, DATED APRIL 15, 1919, ON FILE AT JAMES VERRA AND ASSOCIATES.
16. "LAND ON VAUGHAN STREET PORTSMOUTH, NH, ESTATE OF CARRIE HAM TO LAWRENCE V. REGAN" BY JOHN W. DURGIN, DATED AUGUST 6, 1937, ON FILE AT JAMES VERRA AND ASSOCIATES.
17. "LAND IN PORTSMOUTH, NH, BOSTON & MAINE RAILROAD TO GEORGE D. EMERSON COMPANY", DATED JUNE 1954, R.C.R.D. BOOK 1339, PAGE 305.
18. TRACK PLAN, R.C.R.D. BOOK 1345, PAGE 51.
19. "VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R–10 PORTSMOUTH, NH, APPROVED AS SHOWING VAUGHAN STREET URBAN RENEWAL PROJECT BOUNDARIES AND AREA ONLY, CONDEMNATION MAP", BY ANDERSON–NICHOLS & CO., INC., DATED FEBRUARY 1971, R.C.R.D. PLAN 2425.
20. "SURVEY OF HARBORSIDE & HARBORPARK LAND IN PORTSMOUTH, NH", BY BRIGGS ASSOCIATES, INC., DATED AUGUST 13, 1985, REV. AUGUST 27, 1985, R.C.R.D. PLAN 14043.
21. "SUBDIVISION PLAN OF TAX MAP 123, LOT 15 FOR 299 VAUGHAN STREET, LLC", BY DOUCET SURVEY, INC., DATED MAY 19, 2017, R.C.R.D. PLAN D–40759.
22. "LICENSE, EASEMENT & LAND TRANSFER PLAN FOR VAUGHAN STREET, LLC AND VAUGHAN STREET HOTEL, LLC", BY DOUCET SURVEY, INC., DATED AUGUST 2017, R.C.R.D. PLAN D–40760.
23. "LOT MERGER PLAN FOR VAUGHAN STREET HOTEL, LLC", BY DOUCET SURVEY, INC., DATED SEPTEMBER 2017.
24. "STATION MAP – LANDS, BOSTON AND MAINE RAILROAD OPERATED BY THE BOSTON AND MAINE RAILROAD, STATION 2966+20 TO STATION 3019+0", DATED JUNE 30, 1914, ON FILE AT THE BOSTON AND MAINE CORPORATION.
25. "VAUGHAN STREET PROJECT, PROJECT NO. N.H. R–10, RIGHT OF WAY ADJUSTMENT", BY METCALF & EDDY, DATED MAY 5, 1966, R.C.R.D. PLAN D–2413.
26. "SKETCH OF RAILROAD CONVEYANCE, SEE R.C.R.D. BOOK 446, PAGE 164A.
27. "VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R–10, PORTSMOUTH, NH, DISPOSITION PLAN, PARCEL 2B", BY ANDERSON–NICHOLS & CO., INC., DATED APRIL 1974, R.C.R.D. PLAN DC–4518.
28. "SEWER EASEMENT PLAN, TAX MAP 119, LOT 4, PROPERTY OF NORTH END MASTER DEVELOPMENT LP, GREEN, MARKET & RUSSELL STREETS, PORTSMOUTH, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM", BY TFM, DATED JULY 16, 2019.
29. "SUBDIVISION PLAN OF PARCELS 1 & 2 IN PORTSMOUTH, NH FOR THE CITY OF PORTSMOUTH", BY BRIGGS ASSOCIATES INC., DATED AUGUST 1, 1984, R.C.R.D. PLAN D–13798.
30. "VAUGHAN STREET PROJECT, PROJECT NO. N.H. R–10, PROPERTY MAP–A, PORTSMOUTH HOUSING AUTHORITY, PORTSMOUTH, NEW HAMPSHIRE, ROCKINGHAM COUNTY", BY METCALF & EDDY, DATED MAY 5, 1966, R.C.R.D. PLAN D–2410.
31. "LAND IN PORTSMOUTH, NH, BOSTON & MAINE RAILROAD TO ROSE R. WOLFSON", DATED JUNE 1954, R.C.R.D. PLAN 2282.



Location Map (n.t.s.)

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 989 — MATTHEW W. FAGGINGER–AUER — SIGNATURE

BOARD OF NEW HAMPSHIRE — LEONARD A. LORD — 7/6/2021 — No. 14 — CERTIFIED WETLAND SCIENTIST

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE (NHRSA TITLE LXIV) AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

L.L.S. #989

7/6/21 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

EXISTING CONDITIONS PLAN
FOR
TIGHE & BOND
OF
STONE CREEK REALITY LLC
(TAX MAP 119, LOT 2)
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	E.D.P.	DATE:	NOVEMBER 2019
CHECKED BY:	M.W.F.	DRAWING NO.	4383F
JOB NO.	4383	SHEET	2 OF 2

DOUCET SURVEY LLC
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060
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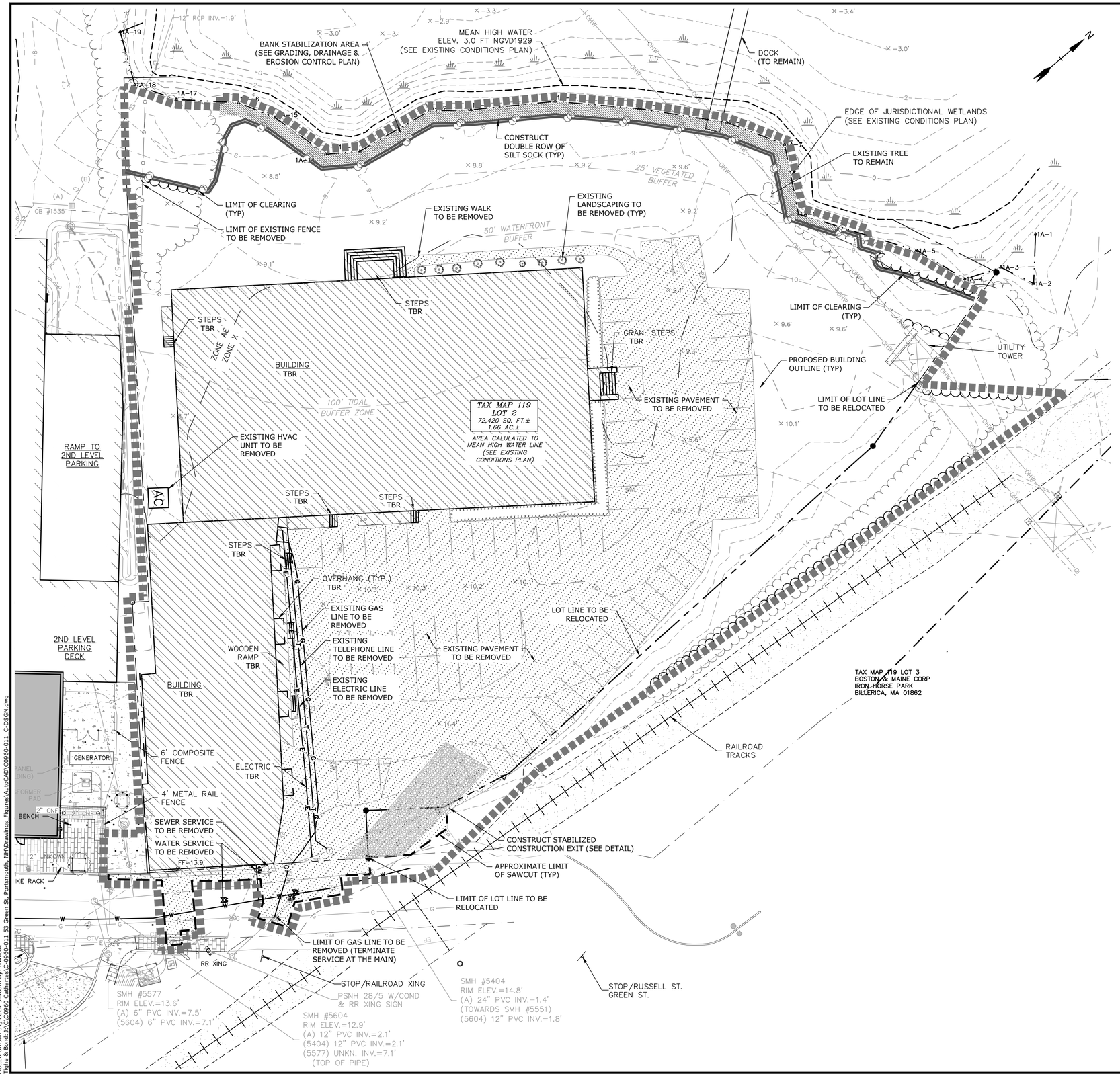

DEMOLITION NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
2. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
3. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
4. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
5. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
6. SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
8. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
10. UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK. CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE, AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
11. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
12. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, CATCH BASINS, UNDER GROUND PIPING, POLES, STAIRS, SIGNS, FENCES, RAMPS, WALLS, BOLLARDS, BUILDING SLABS, FOUNDATION, TREES AND LANDSCAPING.
13. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTSMOUTH.
14. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
15. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
16. PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS/CURB INLETS WITHIN CONSTRUCTION LIMITS AS WELL AS CATCH BASINS/CURB INLETS THAT MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INLET PROTECTION BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SILT SACK" BY ACF ENVIRONMENTAL OR EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN EVENT OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED OR SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE BARRIER.
17. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
18. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
19. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
20. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.

LEGEND

- APPROXIMATE LIMIT OF PROPOSED SAW CUT
- PROPERTY LINE
- PROPERTY LINE TO BE REMOVED
- LIMIT OF WORK
- ZONE AE / ZONE X — FEMA FLOOD PLAIN ZONE BOUNDARY
- PROPOSED SILT SOCK
- APPROXIMATE LIMIT OF PAVEMENT TO BE REMOVED
- PROPOSED STABILIZED CONSTRUCTION EXIT
- LOCATION OF PROPOSED BUILDING
- BUILDING TO BE REMOVED

TBR — TO BE REMOVED
TYP — TYPICAL

Tighe&Bond

STATE OF NEW HAMPSHIRE — NEIL A. HANSEN No. 19227 LICENSED PROFESSIONAL ENGINEER — 2/16/2024

STATE OF NEW HAMPSHIRE — PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER — 2/16/2024

0 20' 40'
GRAPHIC SCALE

Proposed Mixed Use Development

CPI Management, LLC

53 Green Street
Portsmouth, NH

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CHECKED:	NAH
APPROVED:	PMC

DEMOLITION PLAN

SCALE: AS SHOWN

C-101

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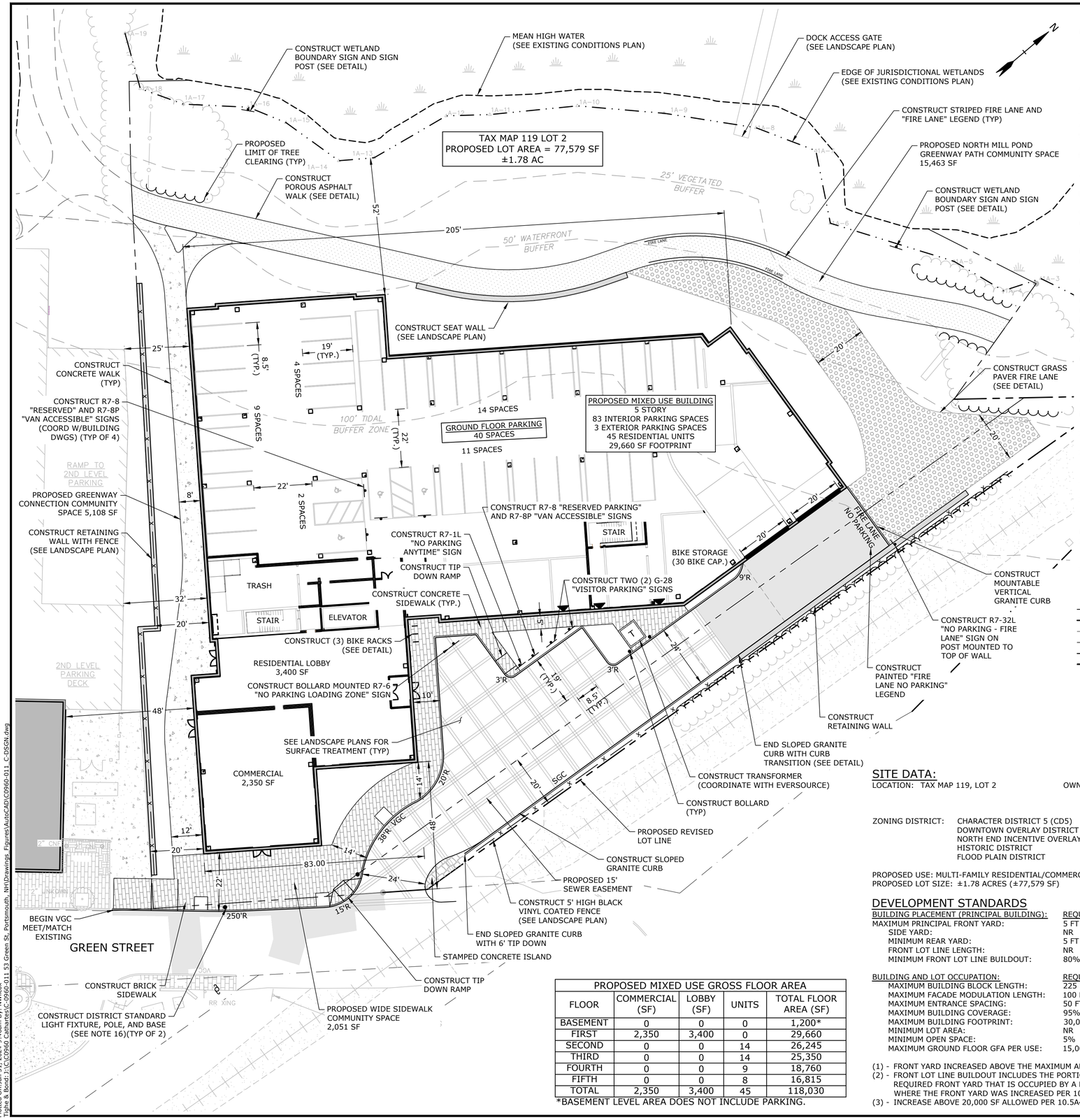

SITE NOTES:

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES SHALL BE THERMOPLASTIC MATERIAL. THERMOPLASTIC MATERIAL SHALL MEET THE REQUIREMENTS OF AASHTO AASHTO M249. (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F").
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
4. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
6. THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND CITY CODES & SPECIFICATIONS.
9. COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTSMOUTH.
10. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
11. SEE BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
12. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS.
13. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
14. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
15. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
16. THE STREET LIGHTING TYPE TO BE DISTRICT STYLE FIXTURE AND POLE TO MATCH EXISTING LIGHTING ON GREEN STREET.
17. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
18. THE APPLICANT SHALL HAVE A SITE SURVEY CONDUCTED BY A RADIO COMMUNICATIONS CARRIER APPROVED BY THE CITY'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE POLICE AND RADIO CONFIGURATION. IF THE SITE SURVEY INDICATES IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR THE CITY.
19. ALL TREES PLANTED ARE TO BE INSTALLED UNDER THE SUPERVISION OF THE CITY OF PORTSMOUTH DPW USING STANDARD INSTALLATION METHODS.
20. THE APPLICANT SHALL PREPARE A CONSTRUCTION MITIGATION AND MANAGEMENT PLAN (CMMP) FOR REVIEW AND APPROVAL BY THE CITY'S LEGAL AND PLANNING DEPARTMENTS.
21. A TEMPORARY SUPPORT OF EXCAVATION (SOE) PLAN SHALL BE PREPARED BY THE APPLICANT'S CONTRACTOR TO CONFIRM ANY TEMPORARY ENCUMBRANCES OF THE CITY'S RIGHT-OF-WAY. IF LICENSES ARE REQUIRED FOR THE SOE, THE APPLICANT WILL BE REQUIRED TO OBTAIN THESE FROM THE CITY PRIOR TO CONSTRUCTION.
22. ALL EXCESS SNOW SHALL BE HAULED OFF-SITE IN ACCORDANCE TO ALL LOCAL AND STATE LAWS. PROPOSED SNOW STAGING AREAS HAVE BEEN PROVIDED TO SHOW TEMPORARY SNOW STORAGE AREAS.
23. AREAS DESIGNATED FOR FIRE EMERGENCY ACCESS SHALL BE KEPT CLEAR OF SNOW.

SITE RECORDING NOTES:

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

LEGEND

	PROPERTY LINE		PROPOSED POROUS PAVEMENT
	PROPOSED PROPERTY LINE		PROPOSED PAVEMENT
	ABUTTER PROPERTY LINE		PROPOSED GRASS PAVER FIRE LANE
	PROPOSED EASEMENT	TYP	TYPICAL
	PROPOSED EDGE OF PAVEMENT	30'R	PROPOSED CURB RADIUS
	PROPOSED CURB	VGC	PROPOSED VERTICAL GRANITE CURB
	PROPOSED BUILDING	SGC	PROPOSED SLOPED GRANITE CURB
	PROPOSED BRICK SIDEWALK	SWL	SOLID WHITE LINE
	PROPOSED CONCRETE SIDEWALK	CAP	CAPACITY
	PROPOSED STAMPED CONCRETE		

SITE DATA:

LOCATION: TAX MAP 119, LOT 2

OWNER: STONE CREEK REALTY LLC
C/O DOUGLAS PINCIARO
PO BOX 121
NEW CASTLE, NH 03854

ZONING DISTRICT: CHARACTER DISTRICT 5 (CD5)
DOWNTOWN OVERLAY DISTRICT
NORTH END INCENTIVE OVERLAY DISTRICT
HISTORIC DISTRICT
FLOOD PLAIN DISTRICT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL/COMMERCIAL
PROPOSED LOT SIZE: ±1.78 ACRES (±77,579 SF)

DEVELOPMENT STANDARDS

BUILDING PLACEMENT (PRINCIPAL BUILDING):	REQUIRED	PROPOSED
MAXIMUM PRINCIPAL FRONT YARD:	5 FT	48 FT(1)
SIDE YARD:	NR	
MINIMUM REAR YARD:	5 FT	52 FT
FRONT LOT LINE LENGTH:	NR	103.66 FT
MINIMUM FRONT LOT LINE BUILDOUT:	80% (82.9 FT)	80.1% (83.0 FT)(2)

BUILDING AND LOT OCCUPATION:	REQUIRED	PROPOSED
MAXIMUM BUILDING BLOCK LENGTH:	225 FT	205 FT
MAXIMUM FACADE MODULATION LENGTH:	100 FT	<100 FT
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	95%	38%
MAXIMUM BUILDING FOOTPRINT:	30,000 SF(3)	29,660 SF
MINIMUM LOT AREA:	NR	
MINIMUM OPEN SPACE:	5%	35%
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF	3,400 SF

(1) - FRONT YARD INCREASED ABOVE THE MAXIMUM ALLOWED PER 10.5A42.12
(2) - FRONT LOT LINE BUILDOUT INCLUDES THE PORTION OF THE WIDTH OF THE REQUIRED FRONT YARD THAT IS OCCUPIED BY A BUILDING, INCLUDING AREAS WHERE THE FRONT YARD WAS INCREASED PER 10.5A42.12
(3) - INCREASE ABOVE 20,000 SF ALLOWED PER 10.5A46.10

BUILDING FORM (PRINCIPAL BUILDING):	REQUIRED	PROPOSED
BUILDING HEIGHT:	5 STORIES(4)	5 STORIES
	60 FT	<60 FT
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 IN	0 IN
MINIMUM GROUND STORY HEIGHT:	12 FT	>12 FT
MINIMUM SECOND STORY HEIGHT:	10 FT	>10 FT
FACADE GLAZING:		
SHOP FRONT	20% - 50%	20% - 50%
ALLOWED ROOF TYPES		
FLAT, GABLE, HIP, GAMBREL, MANSARD		FLAT

(4) - ADDITIONAL 1 STORY UP TO 10FT ALLOWED FOR PROVIDING AT LEAST 20% OF THE SITE TO BE ASSIGNED AS COMMUNITY SPACE PER 10.5A46.10.

COMMUNITY SPACE:	REQUIRED	PROPOSED
	20%	29%
	15,516 SF	22,622 SF

PARKING REQUIREMENTS

RESIDENTIAL UNITS (>750 SF)	45 UNITS x 1.3 SPACES	59 SPACES
VISITOR SPACES	1 SPACE / 5 UNITS	9 SPACES
DOWNTOWN OVERLAY DISTRICT		-4 SPACES
TOTAL MINIMUM PARKING SPACES REQUIRED =		64 SPACES

PARKING SPACES	REQUIRED	PROPOSED
	64 SPACES	86 SPACES

ADA PARKING SPACES	REQUIRED	PROPOSED
	4 SPACES	5 SPACES

BICYCLE SPACES	REQUIRED	PROPOSED
1 BICYCLE SPACE / 10 PARKING SPACES:	10 SPACES	30 SPACES

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

PROPOSED MIXED USE GROSS FLOOR AREA				
FLOOR	COMMERCIAL (SF)	LOBBY (SF)	UNITS	TOTAL FLOOR AREA (SF)
BASEMENT	0	0	0	1,200*
FIRST	2,350	3,400	0	29,660
SECOND	0	0	14	26,245
THIRD	0	0	14	25,350
FOURTH	0	0	9	18,760
FIFTH	0	0	8	16,815
TOTAL	2,350	3,400	45	118,030

*BASEMENT LEVEL AREA DOES NOT INCLUDE PARKING.

Tighe&Bond

STATE OF NEW HAMPSHIRE
NEIL A. HANSEN
No. 19227
LICENSED PROFESSIONAL ENGINEER
2/16/2024

STATE OF NEW HAMPSHIRE
PATRICK CRIMMINS
No. 12378
LICENSED PROFESSIONAL ENGINEER
2/16/2024

0 20' 40'
GRAPHIC SCALE

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53 Green Street
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APPROVED:	PMC

SITE PLAN

SCALE: AS SHOWN

C-102.1

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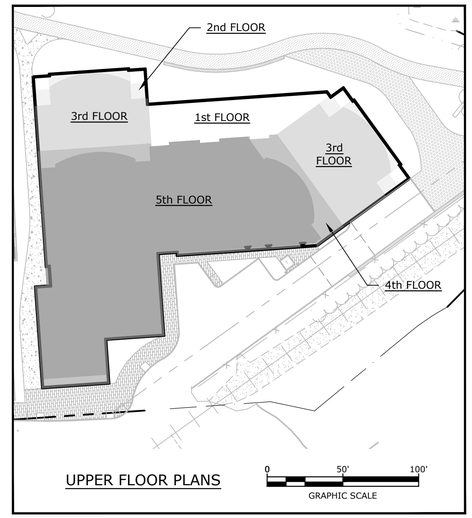

Tighe&Bond

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STATE OF NEW HAMPSHIRE
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BASEMENT &
UPPER FLOOR PLAN

SCALE: AS SHOWN

C-102.2

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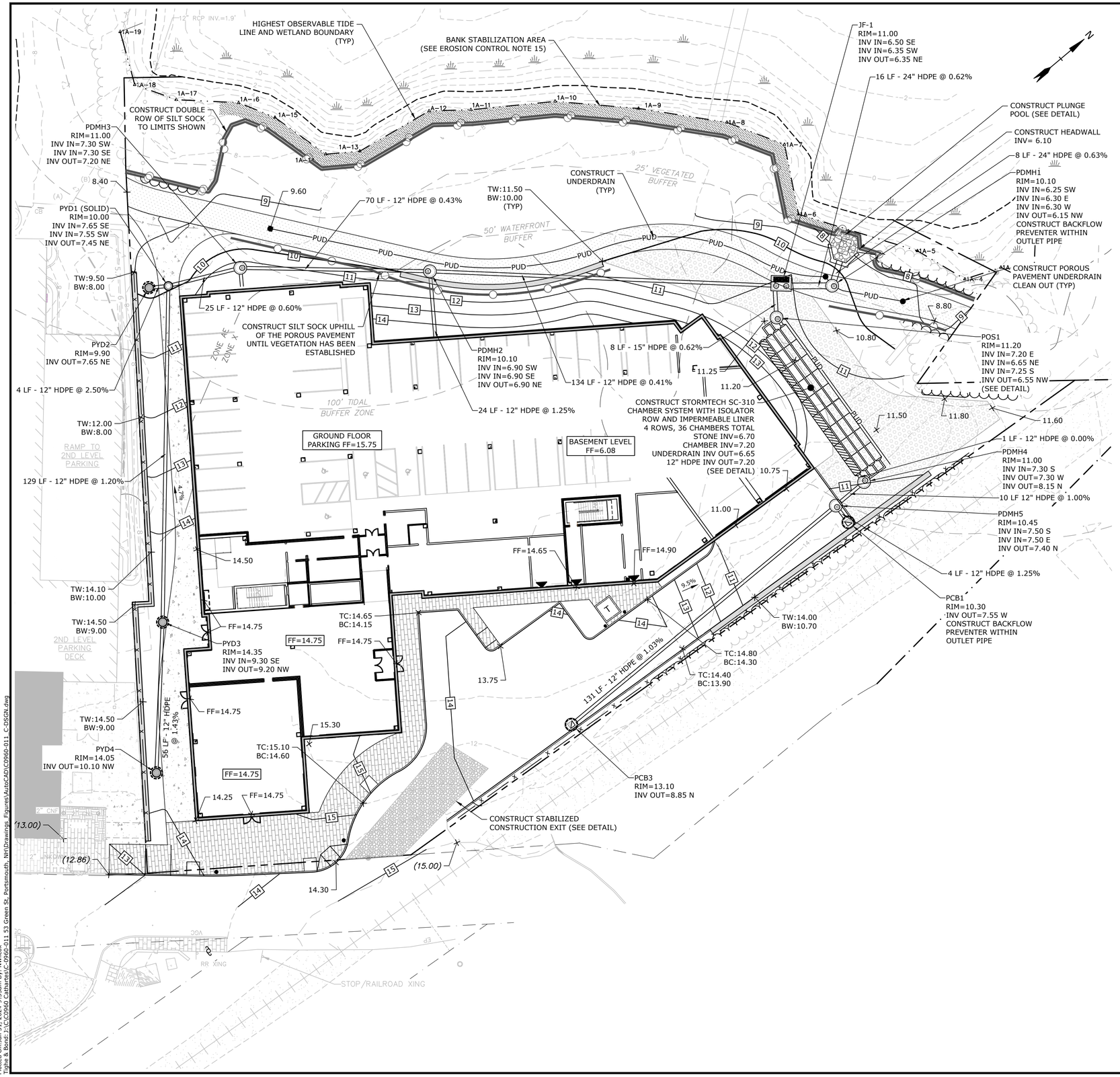

GRADING AND DRAINAGE NOTES:

1. COMPACTION REQUIREMENTS:

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

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

2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL), UNLESS OTHERWISE SPECIFIED.
3. SEE UTILITY PLAN FOR ALL SITE UTILITY INFORMATION.
4. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
5. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
6. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
7. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
9. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NHDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
10. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.
11. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS, LATEST REVISIONS.
12. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
13. SEE EXISTING CONDITIONS PLAN FOR BENCH MARK INFORMATION.
14. ALL DRAIN LINES WITH LESS THAN FOUR (4) FEET OF COVER SHALL BE INSULATED.
15. THE INSIDE OF THE DRAINAGE STRUCTURE SHALL BE TREATED WITH A SILOXANE COATING. SILOXANE COATING SHALL BE SIKAGARD-705L OR APPROVED EQUAL.

EROSION CONTROL NOTES:

1. INSTALL EROSION CONTROL BARRIERS AS SHOWN AS FIRST ORDER OF WORK.
2. SEE GENERAL EROSION CONTROL NOTES ON "EROSION CONTROL NOTES & DETAILS SHEET".
3. PROVIDE INLET PROTECTION AROUND ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
5. INSPECT INLET PROTECTION AND PERIMETER EROSION CONTROL MEASURES DAILY 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.
6. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
7. CONSTRUCT EROSION CONTROL BLANKET ON ALL SLOPES STEEPER THAN 3:1.
8. PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY, INCLUDING MOVING OF EARTH, THE APPLICANT SHALL INSTALL ALL EROSION AND SILTATION MITIGATION AND CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL PERMITS AND APPROVALS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, SPRINKLING WATER ON UNSTABLE SOILS SUBJECT TO ARID CONDITIONS.
10. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
11. ALL CATCH BASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN FULLY PAVED.
12. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED BY SILT FENCE AND SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL SEEDING. STOCKPILE AREAS TO BE LOCATED AS FAR AS POSSIBLE FROM THE DELINEATED EDGE OF WETLANDS.
13. SAFETY FENCING SHALL BE PROVIDED AROUND STOCKPILES OVER 10 FT.
14. CONCRETE TRUCKS WILL BE REQUIRED TO WASH OUT (IF NECESSARY) SHOOTS ONLY WITHIN AREAS WHERE CONCRETE HAS BEEN PLACED. NO OTHER WASH OUT WILL BE ALLOWED.
15. THE BANK STABILIZATION AREA SHALL BE REVIEWED BY THE CONTRACTOR UPON THE START OF CONSTRUCTION ACTIVITIES AND INSTALL EROSION CONTROL BLANKET ON ANY AREA EXHIBITING ACTIVE EROSION.
16. THE FEMA 100-YEAR FLOOD PLAIN ZONE BOUNDARY IS IDENTIFIED ON THE PLAN. THE BASE FLOOD ELEVATION IS 8.76'.

LEGEND

5	PROPOSED MAJOR CONTOUR LINE
6	PROPOSED MINOR CONTOUR LINE
	PROPOSED DRAIN LINE
PUD	PROPOSED UNDERDRAIN
	PROPOSED SILT SOCK
ZONE AE / ZONE X	FEMA FLOOD PLAIN ZONE BOUNDARY
	PROPOSED BANK STABILIZATION AREA (SEE EROSION CONTROL NOTE 15)
	PROPOSED RIP RAP
	PROPOSED STABILIZED CONSTRUCTION EXIT
	INLET PROTECTION SILT SACK
	PROPOSED CATCHBASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED YARD DRAIN
	PROPOSED JELLYFISH FILTER
JF	JELLYFISH FILTER
PCB	PROPOSED CATCH BASIN
PDMH	PROPOSED DRAIN MANHOLE
PYD	PROPOSED YARD DRAIN
TYP	TYPICAL

Tighe&Bond

STATE OF NEW HAMPSHIRE — NEIL A. HANSEN No. 19227 LICENSED PROFESSIONAL ENGINEER — 2/16/2024

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GRADING, DRAINAGE, AND EROSION CONTROL PLAN

SCALE: AS SHOWN

C-103

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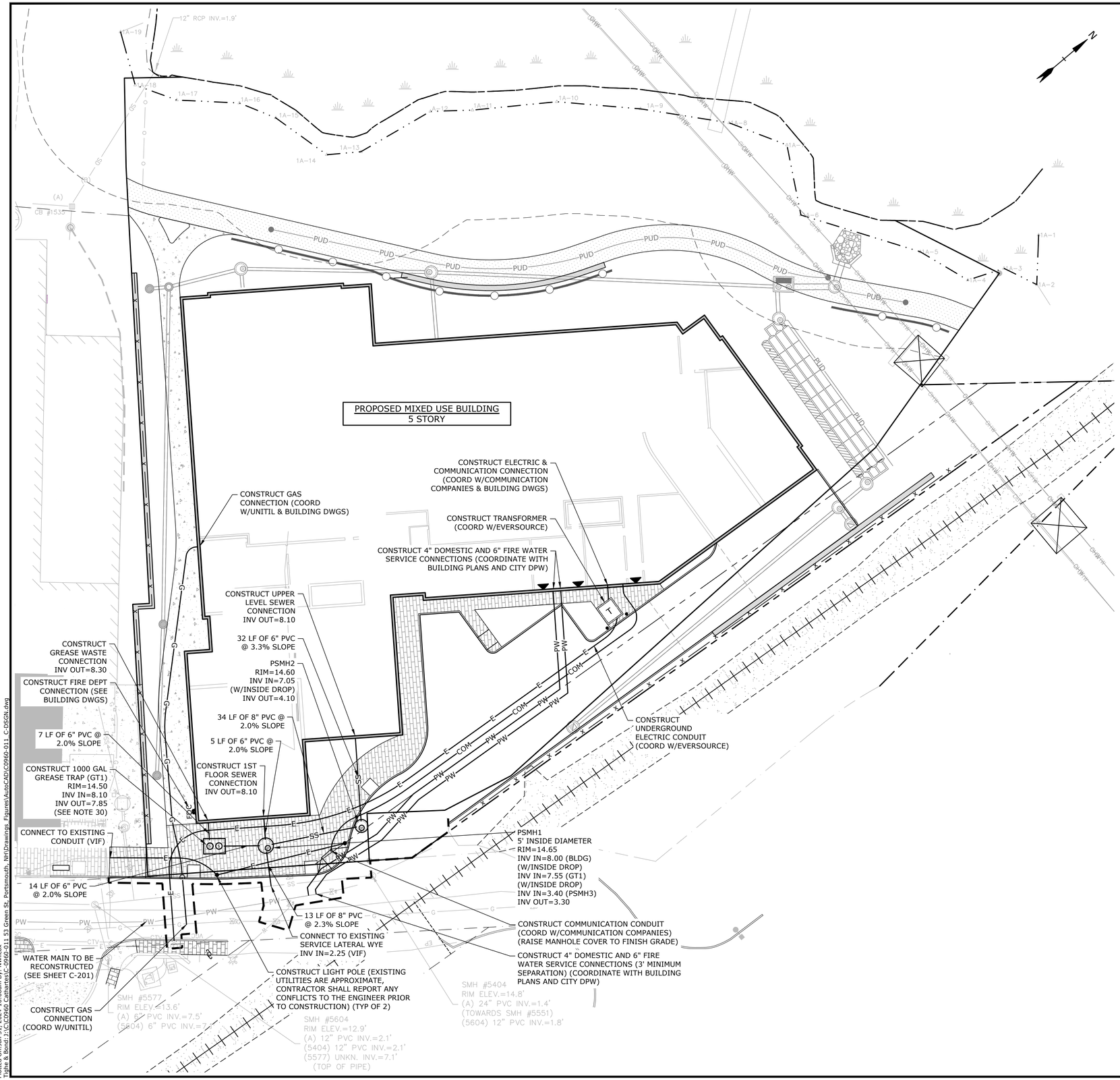

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UTILITY NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
2. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
   - NATURAL GAS - UNITIL
   - WATER/SEWER - CITY OF PORTSMOUTH
   - ELECTRIC - EVERSOURCE
   - COMMUNICATIONS - FAIRPOINT AND COMCAST
3. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
4. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
5. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
6. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE PORTSMOUTH WATER DEPARTMENT.
7. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
8. COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTSMOUTH.
9. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
10. CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO CITY OF PORTSMOUTH STANDARDS.
11. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
12. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
13. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
14. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
15. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
16. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
17. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
18. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
19. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
20. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON SITE AT ALL TIMES.
21. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILES) TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
22. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN
23. HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
24. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
25. ALL SEWER PIPE WITH LESS THAN 5' OF COVER SHALL BE INSULATED.
26. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
27. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
28. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.
29. CONTRACTOR SHALL PERFORM TEST PITS TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER IF LOCATIONS DIFFER FROM PLAN.
30. PROPOSED GREASE TRAP AND GREASE WASTE SERVICE CONNECTION TO BE CONSTRUCTED IF PROPOSED COMMERCIAL SPACE BECOMES RESTAURANT USE.

LEGEND

- SD — EXISTING STORM DRAIN
- SS — EXISTING SANITARY SEWER
- SS — EXISTING SANITARY SEWER TO BE ABANDONED
- W — EXISTING WATER SERVICE
- G — EXISTING GAS SERVICE
- E — EXISTING UNDERGROUND ELECTRIC SERVICE
- OHW — EXISTING OVERHEAD UTILITY SERVICE
- SS — PREVIOUSLY APPROVED SEWER
- PROPOSED STORM DRAIN
- SS — PROPOSED SANITARY SEWER
- PW — PROPOSED WATER SERVICE
- G — PROPOSED GAS SERVICE
- E — PROPOSED STREET LIGHTING CONDUIT
- PE&C — PROPOSED UNDERGROUND ELECTRIC AND COMMUNICATION SERVICE

- EXISTING DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- PREVIOUSLY APPROVED SEWER MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER SHUTOFF
- EXISTING ELECTRIC MANHOLE
- EXISTING PAD MOUNTED TRANSFORMER
- EXISTING GAS VALVE
- EXISTING HANDHOLE
- EXISTING COMMUNICATION MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED FIRE DEPARTMENT BUILDING CONNECTION
- PROPOSED GAS VALVE
- PROPOSED LIGHT POLE BASE
- BLDG — BUILDING
- TYP — TYPICAL
- COORD — COORDINATE
- VIF — VERIFY IN FIELD

Tighe&Bond

STATE OF NEW HAMPSHIRE — NEIL A. HANSEN No. 19227 LICENSED PROFESSIONAL ENGINEER
2/16/2024

STATE OF NEW HAMPSHIRE — PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
2/16/2024

0 20' 40'
GRAPHIC SCALE

Proposed Mixed Use Development

CPI Management, LLC

53 Green Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
J	2/16/2024	NHDES Wetland & Shoreland Submission
I	1/22/2024	Sewer Connection Permit
H	8/5/2021	Revised Site Data Table
G	7/20/2021	AoT Additional Info. Request
F	7/8/2021	AoT Resubmission
E	7/7/2021	PB Submission
D	5/19/2021	TAC Resubmission
C	4/21/2021	TAC Resubmission
B	3/22/2021	TAC & CC Submission
A	1/27/2021	CC Work Session

PROJECT NO:	C0960-011
DATE:	January 27, 2021
FILE:	C0960-011_C-DSGN.DWG
DRAWN BY:	AFS
CHECKED:	NAH
APPROVED:	PMC

UTILITIES PLAN

SCALE: AS SHOWN

C-104

LEGEND

PERMANENT PREVIOUSLY DEVELOPED TIDAL BUFFER ZONE IMPACT (25,340 SF)

TEMPORARY PREVIOUSLY DEVELOPED TIDAL BUFFER ZONE IMPACT (7,493 SF)

NORTH MILL POND

HIGHEST OBSERVABLE TIDE LINE ELEV. 4.3 FT NGVD1929 (SEE EXISTING CONDITIONS PLAN)

50' WATERFRONT BUFFER

100' TIDAL BUFFER ZONE

OHW

PW

G

W

2" CNF

Tighe&Bond

STATE OF NEW HAMPSHIRE
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A	1/27/2021	CC Work Session

PROJECT NO:	C0960-011
DATE:	February 9, 2024
FILE:	C0960-011_C-FIGS-V2.DWG
DRAWN BY:	AFS
CHECKED:	NAH
APPROVED:	PMC

WETLANDS BUFFER IMPACT PLAN

SCALE: AS SHOWN

C-105

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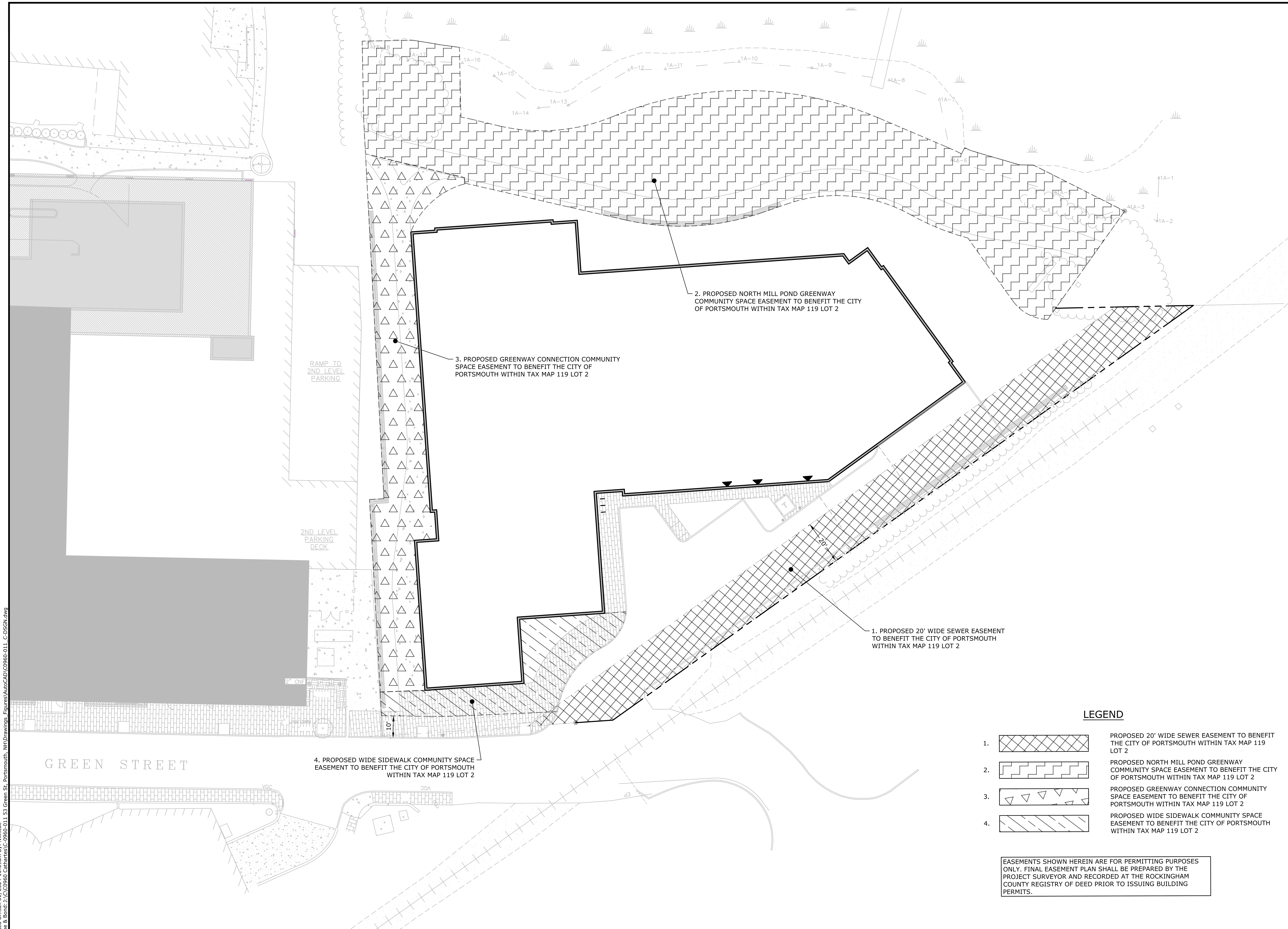

Tighe&Bond

STATE OF NEW HAMPSHIRE — NEIL A. HANSEN No. 15227 — LICENSED PROFESSIONAL ENGINEER — 2/16/2024

STATE OF NEW HAMPSHIRE — PATRICK CRIMMINS No. 12378 — LICENSED PROFESSIONAL ENGINEER — 2/16/2024

Proposed Mixed Use Development

CPI Management, LLC

53 Green Street
Portsmouth, NH

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DATE:	January 27, 2021
FILE:	C0960-011_C-DSGN.DWG
DRAWN BY:	AFS
CHECKED:	NAH
APPROVED:	PMC

EASEMENT PLAN

SCALE: AS SHOWN

C-301

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PROJECT NAME AND LOCATION
PROPOSED MIXED USE DEVELOPMENT
53 GREEN STREET 43°-04'-48"N
PORTSMOUTH, NH 03801 70°-45'-43"W

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A FIVE-STORY MIXED USE RESIDENTIAL BUILDING WITH ASSOCIATED SITE IMPROVEMENTS.

DISTURBED AREA
THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 1.75 ACRES.

SOIL CHARACTERISTICS
BASED ON THE NRCS WEB SOIL SURVEY FOR ROCKINGHAM COUNTY - NEW HAMPSHIRE, THE SOILS ON SITE CONSIST OF URBAN LAND.

NAME OF RECEIVING WATERS
THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA A PROPOSED OUTLET PIPE TO NORTH MILL POND AND WILL ULTIMATELY FLOW TO THE PISCATAQUA RIVER.

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

SPECIAL CONSTRUCTION NOTES:
1. THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE.
2. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
3. LIMIT THE LENGTH OF EXPOSURE OF UNSTABILIZED SOIL TO 45 DAYS OR LESS.

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

STABILIZATION:
1. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
   A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
   B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
   D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
2. WINTER STABILIZATION PRACTICES:
   A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
   B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
   C. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
3. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
   A. TEMPORARY SEEDING;
   B. MULCHING.
4. 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.
5. 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:
1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
2. DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

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

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

VEGETATION:
1. TEMPORARY GRASS COVER:
   A. SEEDBED PREPARATION:
      a. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE;
   B. SEEDING:
      a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
      b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;
      c. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;
   C. MAINTENANCE:
      a. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).
2. VEGETATIVE PRACTICE:
   A. FOR PERMANENT MEASURES AND PLANTINGS:
      a. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5;
      b. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;
      c. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;
      d. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;
      e. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
      f. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED;
      g. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
      h. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

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

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

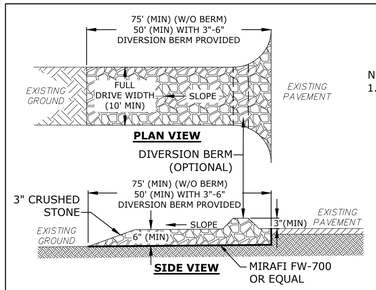
CONCRETE WASHOUT AREA:
1. THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
   A. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY;
   B. IF IT IS NECESSARY, SITE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

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

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

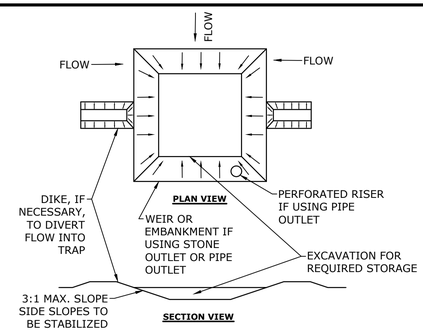
SPILL PREVENTION:
1. CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
   A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
      a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
      b. ALL 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;
      c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
      d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
      e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
      f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
   B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
      g. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
      h. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
      i. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
   C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
      a. PETROLEUM PRODUCTS:
         a.1. ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
         a.2. 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.
      b. FERTILIZERS:
         b.1. FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
         b.2. ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
         b.3. STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
      c. PAINTS:
         c.1. ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
         c.2. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
         c.3. EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
   D. SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
      a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
      b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;
      c. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
      d. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
      e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
      f. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
   E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
      a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPTMENT/VEHICAL FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
      b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
      c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
      d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
      e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
      f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

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



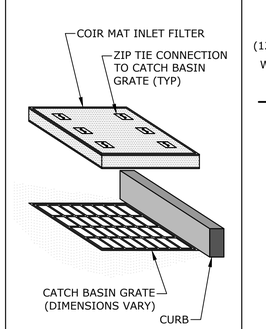
NOTES:
1. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT FROM THE SITE. WHEN WASHING IS REQUIRED, IT SHALL BE DONE SO RUNOFF DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS

STABILIZED CONSTRUCTION EXIT
NO SCALE



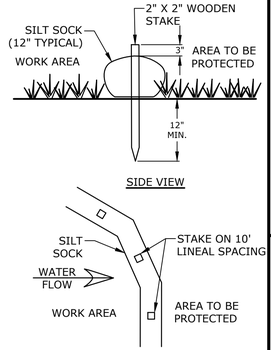
NOTES:
1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE.
2. THE MAXIMUM CONTRIBUTING AREA TO A SINGLE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. TRAP OUTLET SHALL BE MINIMUM OF ONE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

SEDIMENT TRAP
NO SCALE



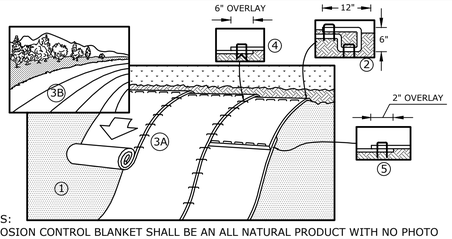
NOTES:
1. COIR MAT INLET FILTER SHALL BE STORM WATER INLET FILTER BY BLOCKSOM & CO. OR APPROVED EQUAL.
2. INSTALL AND MAINTAIN INLET PROTECTION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

INLET PROTECTION
NO SCALE



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

SILT SOCK
NO SCALE



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

EROSION CONTROL BLANKET
NO SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE — NEIL A. HANSEN No. 19227 LICENSED PROFESSIONAL ENGINEER — 2/16/2024

STATE OF NEW HAMPSHIRE — PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER — 2/16/2024

Proposed Mixed Use Development

CPI Management, LLC

53 Green Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
J	2/16/2024	NHDES Wetland & Shoreland Submission
I	1/22/2024	Sewer Connection Permit
H	8/5/2021	Revised Site Data Table
G	7/20/2021	AoT Additional Info. Request
F	7/8/2021	AoT Resubmission
E	7/7/2021	PB Submission
D	5/19/2021	TAC Resubmission
C	4/21/2021	TAC Resubmission
B	3/22/2021	TAC & CC Submission
A	1/27/2021	CC Work Session

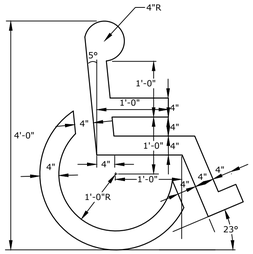
PROJECT NO:	C0960-011
DATE:	January 27, 2021
FILE:	C0960-011_C-DTLS.DWG
DRAWN BY:	AFS
CHECKED:	NAH
APPROVED:	PMC

EROSION CONTROL NOTES AND DETAILS SHEET

SCALE: AS SHOWN

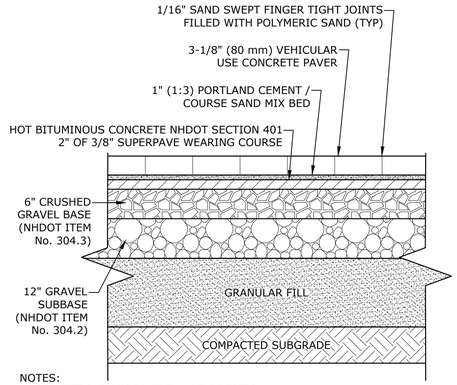
C-501

Last Saved: 1/22/2024
Plotted: Jan 23, 2024 - 10:20am By: NWilcox
Tighe & Bond: J:\C\C0960 Cathartes\C-0960-011 53 Green St, Portsmouth, NH\Drawings_Figures\AutoCAD\C0960-011_C-DTLS.dwg



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

ACCESSIBLE SYMBOL
NO SCALE

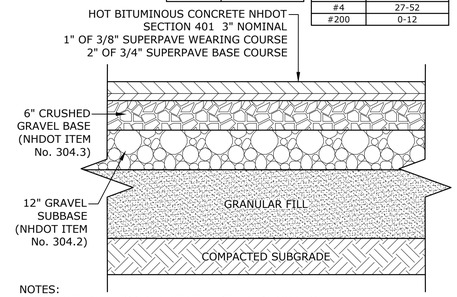


NOTES:
1. SEE SITE PLAN FOR WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR SLOPE AND CROSS-SLOPE.
3. REFER TO CITY SPECIFICATIONS FOR ASPHALT MIX DESIGN.
4. CONTRACTOR SHALL CONFIRM THIS PAVEMENT SECTION WITH THE PROJECT'S GEOTECHINCAL ENGINEEER PRIOR TO CONSTRUCTION.

VEHICULAR PAVER SECTION
NO SCALE

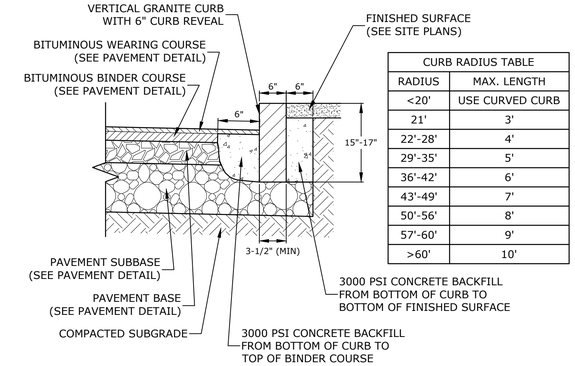
NHDOT ITEM No. 304.2 (GRAVEL)	
SIEVE SIZE	% PASSING
6"	100
#4	25-70
#200	0-12

NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING
3"	100
2"	95-100
1"	55-85
#4	27-52
#200	0-12



NOTES:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
3. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.
4. REFER TO CITY SPECIFICATIONS FOR ASPHALT MIX DESIGN.
5. CONTRACTOR SHALL CONFIRM THIS PAVEMENT SECTION WITH THE PROJECT'S GEOTECHINCAL ENGINEEER PRIOR TO CONSTRUCTION.

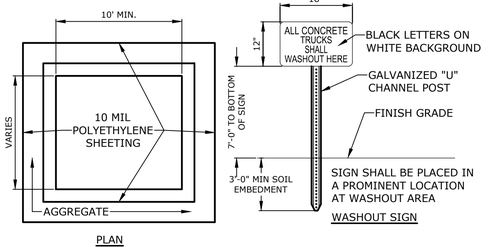
ON-SITE PAVEMENT SECTION
NO SCALE



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

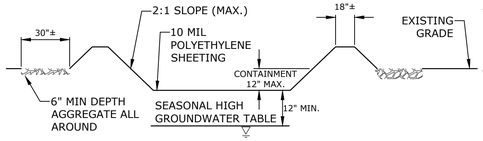
NOTES:
1. SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE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

VERTICAL GRANITE CURB
NO SCALE



PLAN

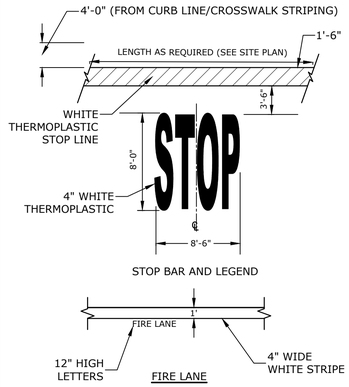
WASHOUT SIGN



TYPICAL SECTION

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

CONCRETE WASHOUT AREA
NO SCALE

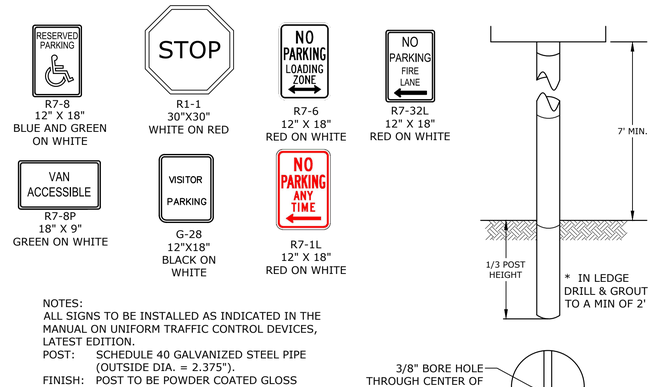


STOP BAR AND LEGEND

FIRE LANE

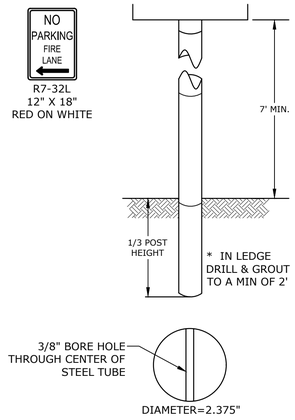
NOTE:
1. PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS AS SHOWN ON SITE PLAN.
2. ALL STOP BARS, WORDS, SYMBOLS AND ARROWS SHALL BE CONSTRUCTED USING WHITE THERMO PLASTIC, REFLECTERIZED PAVEMENT MARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505

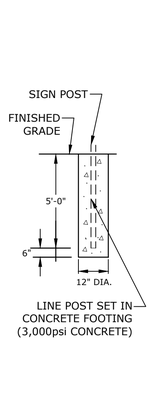
PAVEMENT MARKINGS
NO SCALE

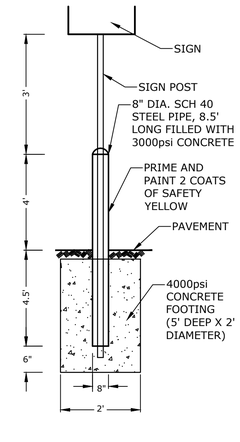


NOTES:
ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
POST: SCHEDULE 40 GALVANIZED STEEL PIPE (OUTSIDE DIA. = 2.375").
FINISH: POST TO BE POWDER COATED GLOSS BLACK
LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER (AS REQUIRED)
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070-1080)

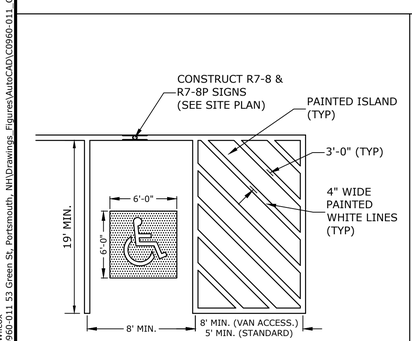
SIGN LEGEND & SIGN POST
NO SCALE





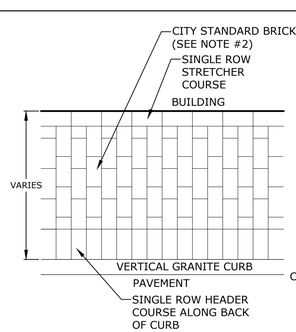


BOLLARD MOUNTED SIGN DETAIL
NO SCALE

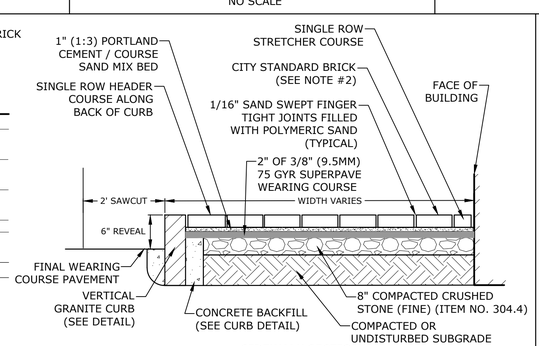


NOTES:
1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN W/DISABILITIES ACT.

ACCESSIBLE PARKING STALL
NO SCALE



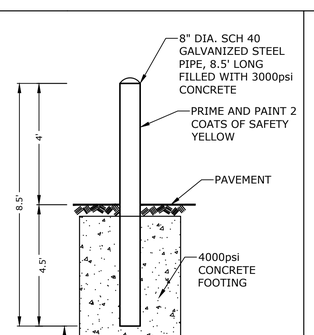
SIDEWALK PLAN VIEW



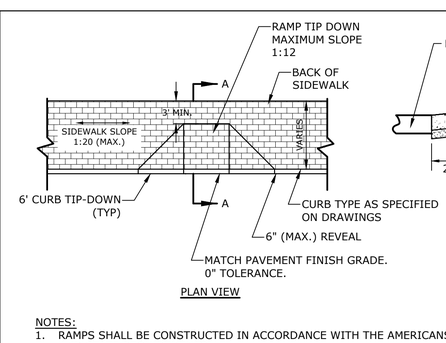
SIDEWALK SECTION

NOTES:
1. BRICK SIDEWALK SHALL BE INSTALLED AS DETAILED AND PER CITY OF PORTSMOUTH REQUIREMENTS/SPECIFICATIONS AND SHALL INCLUDE A CONTINUOUS APPROVED PAVER EDGE RESTRAINT SYSTEM AT ALL LOCATIONS NOT ADJACENT TO CURB OR BUILDINGS.
2. CITY STANDARD BRICK SHALL BE TRADITIONAL EDGE, PATHWAY, FULL RANGE 2.25"X4"X8" PAVER, BY PINE HALL BRICK, INC. BRICK MATERIAL SAMPLES SHALL BE PROVIDED TO DPW PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.
3. BEDDING MATERIAL SHALL BE A PORTLAND CEMENT / COURSE SAND MIX THAT IS 1 PART PORTLAND CEMENT AND 3 PARTS COURSE SAND. SAND SHALL CONFORM WITH ASTM C-33 AND CEMENT SHALL BE PORTLAND CEMENT TYPE I/TYPE II.

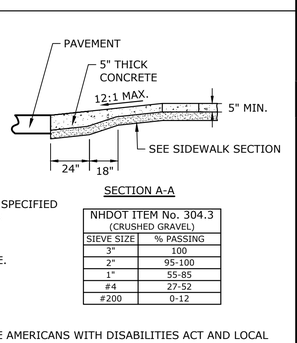
BRICK SIDEWALK
NO SCALE



BOLLARD DETAIL
NO SCALE



PLAN VIEW



SECTION A-A

NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING
3"	100
2"	95-100
1"	55-85
#4	27-52
#200	0-12

NOTES:
1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
2. A 6" COMPACTED CRUSHED GRAVEL BASE (NHDOT ITEM No. 304.3) SHALL BE PROVIDED BENEATH RAMPS.
3. THE MAXIMUM RUNNING SLOPE OF ANY SIDEWALK CURB RAMP IS 12:1, THE MAXIMUM CROSS SLOPE IS 2%. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
4. TRANSITIONS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. ROADWAY SHOULDER SLOPES ADJOINING SIDEWALK CURB RAMPS SHALL BE A MAXIMUM OF 5% (FULL WIDTH) FOR A DISTANCE OF 2 FT. FROM THE ROADWAY CURBLINE.
5. THE BOTTOM OF THE SIDEWALK CURB RAMP OR LANDING, EXCLUSIVE OF THE FLARED SIDES, SHALL BE WHOLLY CONTAINED WITHIN THE CROSSWALK MARKINGS.

SIDEWALK TIP DOWN RAMP
NO SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE — NEIL A. HANSEN No. 19227 LICENSED PROFESSIONAL ENGINEER
2/16/2024

STATE OF NEW HAMPSHIRE — PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
2/16/2024

Proposed Mixed Use Development

CPI Management, LLC

53 Green Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
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A	1/27/2021	CC Work Session

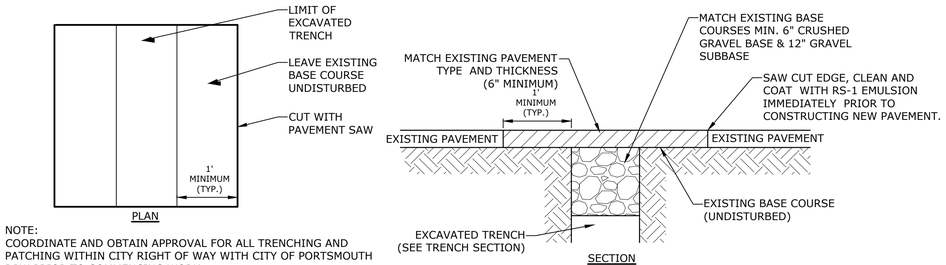
PROJECT NO:	C0960-011
DATE:	January 27, 2021
FILE:	C0960-011_C-DTLS.DWG
DRAWN BY:	AFS
CHECKED:	NAH
APPROVED:	PMC

DETAILS SHEET

SCALE: AS SHOWN

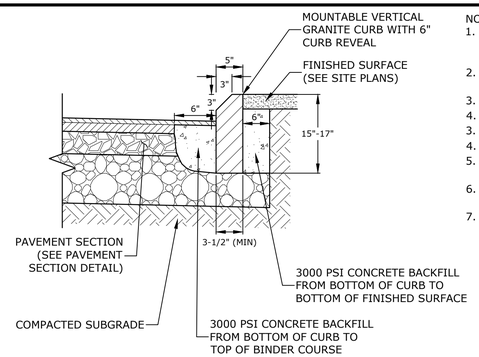
C-502

Last Saved: 1/22/2024
Printed: Jan 22, 2024 - 10:20am By: NWilcox
Tighe & Bond: J:\C\C0960 Catharines\C-0960-011 53 Green St, Portsmouth, NH\Drawings, Figures\AutoCAD\C0960-011_C-DTLS.dwg



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

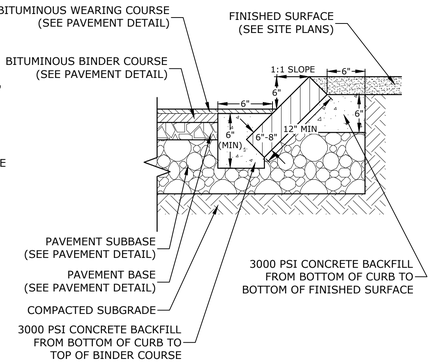
ROADWAY TRENCH PATCH
NO SCALE



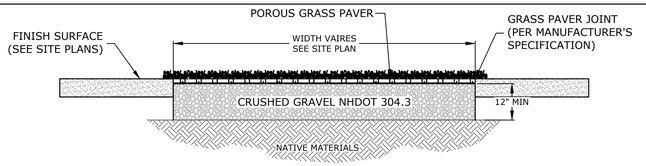
NOTES:
1. SEE SITE PLAN(S) FOR LIMITS OF MOUNTABLE VERTICAL GRANITE CURB (MVGC) AND SLOPED GRANITE CURB (SGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT MVGC STONES = 3'
4. MAXIMUM LENGTH OF STRAIGHT MVGC STONES = 10'
3. MINIMUM LENGTH OF STRAIGHT SGC STONES = 18"
4. MAXIMUM LENGTH OF STRAIGHT SGC STONES = 8'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
6. FOR MVGC ALL RADII 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS.
7. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

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

MOUNTABLE VERTICAL GRANITE CURB
NO SCALE

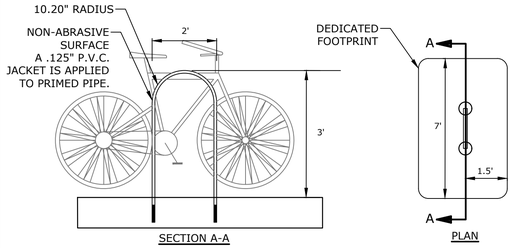


SLOPED GRANITE CURB
NO SCALE

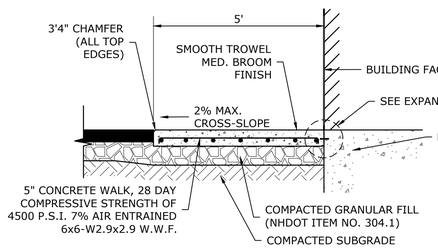


NOTES:
1. SEE GRADING, DRAINAGE, UTILITIES AND EROSION CONTROL PLAN FOR SLOPE AND CROSS-SLOPE.
2. POROUS GRASS PAVER SHALL BE GRASSPAVE^2, BY INVISIBLE STRUCTURES^{TM} OR APPROVED EQUAL.
3. INSTALL BASE COURSE AGGREGATE TO A MAXIMUM OF 95% COMPACTION STANDARD PROCTOR (ASTM D698 / AASHTO T99).
4. THE DENSITY OF SUBBASE COURSES SHALL BE DETERMINED BY AASHTO T 191 (SAND-CONE METHOD), AASHTO T 204 (DRIVE CYLINDER METHOD), OR AASHTO T 238 (NUCLEAR METHODS), OR OTHER APPROVED METHODS AT THE DISCRETION OF THE SUPERVISING ENGINEER.

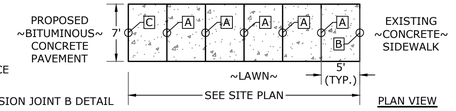
GRASS PAVER FIRE LANE SECTION
NO SCALE



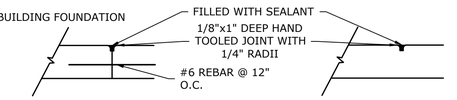
BIKE RACK
NO SCALE

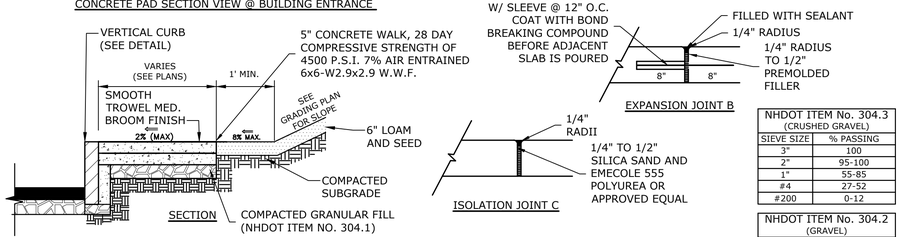


CONCRETE PAD SECTION VIEW @ BUILDING ENTRANCE



PLAN VIEW



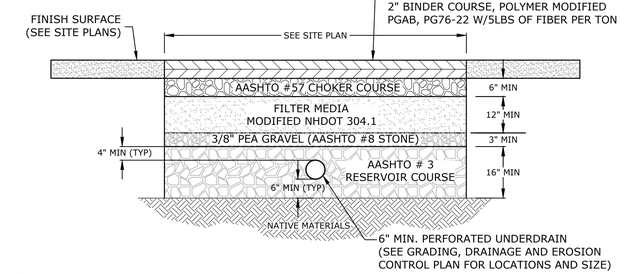


NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING
3"	100
2"	95-100
1"	55-85
#4	27-52
#200	0-12

NHDOT ITEM No. 304.2 (GRAVEL)	
SIEVE SIZE	% PASSING
6"	100
#4	25-70
#200	0-12

NOTES:
1. SEE SITE PLAN FOR SIDEWALK WIDTH AND LOCATIONS.
2. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR WALK AND SIDE SLOPE GRADES.

CONCRETE SIDEWALK
NO SCALE



NOTES:
1. SEE GRADING, DRAINAGE, UTILITIES AND EROSION CONTROL PLAN FOR SLOPE AND CROSS-SLOPE.
2. GRAVEL SECTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS FROM THE UNH STORMWATER CENTER FOR POROUS ASPHALT.
3. FILTER COURSE TO BE INCREASED AS NECESSARY TO MEET PROPOSED GRADES.
4. INSTALL FILTER COURSE AGGREGATE IN 8-INCH MAXIMUM LIFTS TO A MAXIMUM OF 95% STANDARD PROCTOR COMPACTION (ASTM D698 / AASHTO T99). INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.
5. INSTALL CHOKER, GRAVEL, AND STONE BASE COURSE AGGREGATE TO A MAXIMUM OF 95% COMPACTION STANDARD PROCTOR (ASTM D698 / AASHTO T99). CHOKER SHOULD BE PLACED EVENLY OVER SURFACE OF FILTER COURSE BED, SUFFICIENT TO ALLOW PLACEMENT OF PAVEMENT, AND NOTIFY ENGINEER FOR APPROVAL. CHOKER BASE COURSE THICKNESS SHALL BE SUFFICIENT TO ALLOW FOR EVEN PLACEMENT OF THE POROUS ASPHALT BUT NO LESS THAN 6-INCHES IN DEPTH.
6. THE DENSITY OF SUBBASE COURSES SHALL BE DETERMINED BY AASHTO T 191 (SAND-CONE METHOD), AASHTO T 204 (DRIVE CYLINDER METHOD), OR AASHTO T 238 (NUCLEAR METHODS), OR OTHER APPROVED METHODS AT THE DISCRETION OF THE SUPERVISING ENGINEER.
7. CONSTRUCTION AND QA/QC REQUIREMENTS FOR THE POROUS PAVEMENT SHALL BE IN ACCORDANCE WITH THE UNHSC DESIGN SPECIFICATIONS FOR POROUS ASPHALT PAVEMENT AND INFILTRATION BEDS, FEBRUARY 2014, REVISED SEPTEMBER 2016.
8. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF THE POROUS PAVED SURFACE THROUGHOUT CONSTRUCTION. THIS INCLUDES BUT NOT LIMITED TO EROSION CONTROL PROTECTION, AND PROHIBITING MATERIAL STORAGE AND HEAVY EQUIPMENT FROM THE POROUS PAVED SURFACE.

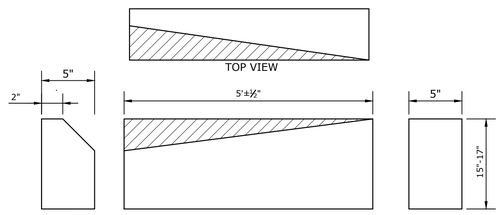
AASHTO #3 STONE (RESERVOIR COURSE)	
	% PASSING
2-1/2"	100
2"	90-100
1-1/2"	35-70
1"	0-15
1/2"	0-5

AASHTO #8 STONE (PEA GRAVEL)	
	% PASSING
1/2"	100
3/8"	85-100
#4	10-30
#8	0-10
#16	0-5

MODIFIED NHDOT 304.1	
	% PASSING
6"	100
#4	70-100
#200	0-6*

NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING
3"	100
2"	95-100
1"	55-85
#4	27-52
#200	0-12

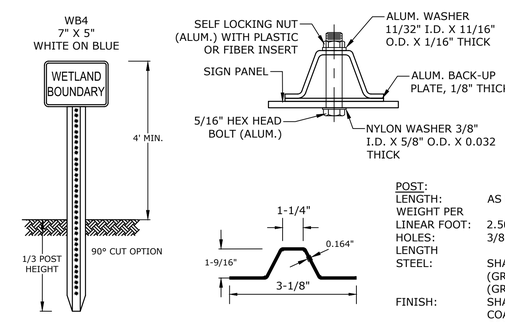
POROUS PAVEMENT SECTION
NO SCALE



TRANSITION SECTION

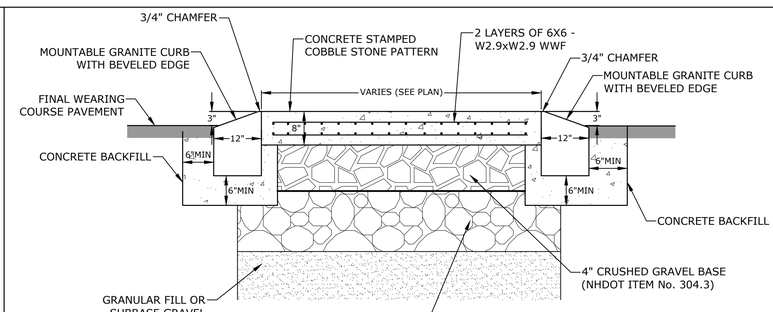
NOTES:
1. THE INTENT OF THIS ITEM IS TO PROVIDE A SMOOTH TRANSITION BETWEEN VERTICAL GRANITE CURB AND MOUNTABLE VERTICAL GRANITE CURB WITHOUT REQUIRING FIELD CHIPPING DURING INSTALLATION. THE MOUNTABLE VERTICAL GRANITE CURB MAY REQUIRE ADJUSTMENTS TO MEET THE TRANSITION PIECE HEIGHT. TRANSITION SLOPE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

CURB TRANSITION
NO SCALE



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

WETLAND BOUNDARY SIGN & SIGN POST
NO SCALE



NOTES:
1. CONCRETE TO BE 4500 PSI, 7% AIR ENTRAINED

STAMPED CONCRETE ISLAND
NO SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE — NEIL A. HANSEN No. 19227 LICENSED PROFESSIONAL ENGINEER
2/16/2024

STATE OF NEW HAMPSHIRE — PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER
2/16/2024

Proposed Mixed Use Development

CPI Management, LLC

53 Green Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
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A	1/27/2021	CC Work Session

PROJECT NO:	C0960-011
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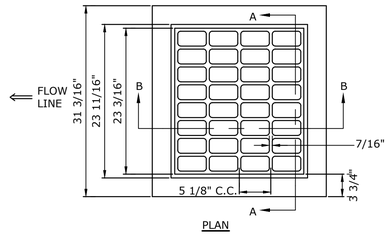
DRAWN BY:	AFS
CHECKED:	NAH
APPROVED:	PMC

DETAILS SHEET

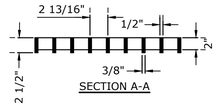
SCALE: AS SHOWN

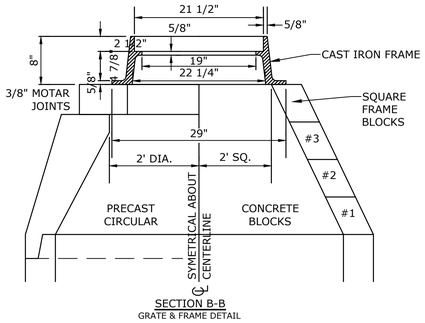
C-503

Last Saved: 1/22/2024
Printed: 2/16/2024 10:20am By: NWilcox
Tighe & Bond: J:\C\C0960 Cathartes\C-0960-011 53 Green St, Portsmouth, NH\Drawings, Figures\AutoCAD\C0960-011_C-DTLS.dwg

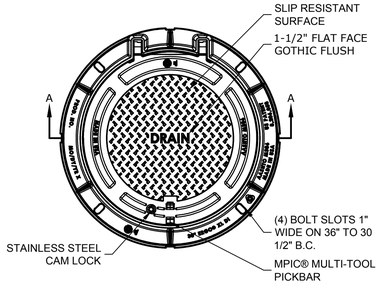


NOTE:
1. GRATE TO BE CAST IRON (NHDOT TYPE B)
2. FRAME AND GRATE TO BE MANUFACTURED IN THE USA





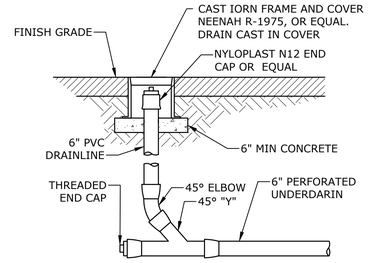
CATCH BASIN FRAME & GRATE
NO SCALE



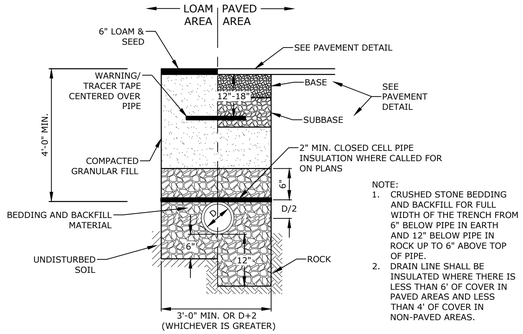
SECTION A-A

NOTES:
1. MANHOLE FRAME AND COVER SHALL BE 32" HINGED ERGO XL BY EJ CO.
2. ALL DIMENSIONS ARE NOMINAL.
3. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
   A. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
   B. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
   C. ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
4. LABEL TYPE OF MANHOLE WITH 3" HIGH LETTERS IN HE CENTER OF THE COVER.

DRAIN MANHOLE FRAME & COVER
NO SCALE

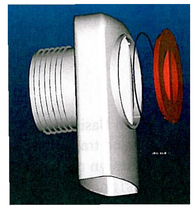


DRAIN CLEAN-OUT
NO SCALE



NOTE:
1. CRUSHED STONE BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 6" ABOVE TOP OF PIPE.
2. 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

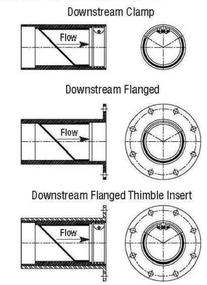


NOTES:
1. ALL CATCH BASIN OUTLETS TO HAVE "ELIMINATOR" OIL AND FLOATING DEBRIS TRAP MANUFACTURED BY KLEANSTREAM (NO EQUAL)
2. INSTALL DEBRIS TRAP TIGHT TO INSIDE OF STRUCTURE.
3. 1/4" HOLE SHALL BE DRILLED IN TOP OF DEBRIS TRAP

"ELIMINATOR" OIL FLOATING DEBRIS TRAP
NO SCALE

NOMINAL PIPE SIZE I.D.*		OVERALL LENGTH**		NUMBER OF CLAMPS	CUFF DEPTH		BACK PRESSURE RATING	
Inches	Millimeters	Inches	Millimeters		Inches	Millimeters	Feet	Meters
18	450	31	787	1	4	102	20	6

Mounting Styles and Configurations



Flange shape and bolt pattern can be customized.
Flangeless thimble Inserts are available.

TYPICAL BACK FLOW PREVENTER
NO SCALE

Tighe&Bond

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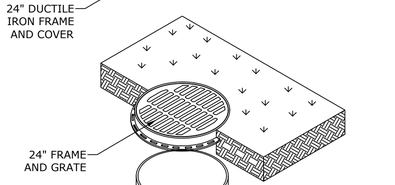
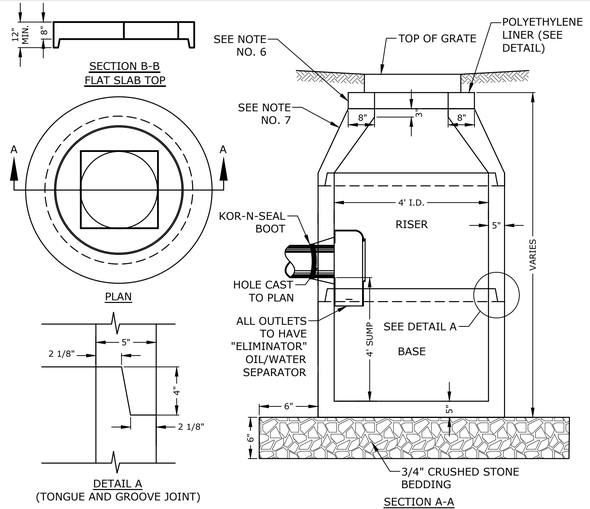
STATE OF NEW HAMPSHIRE — PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER — 2/16/2024



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

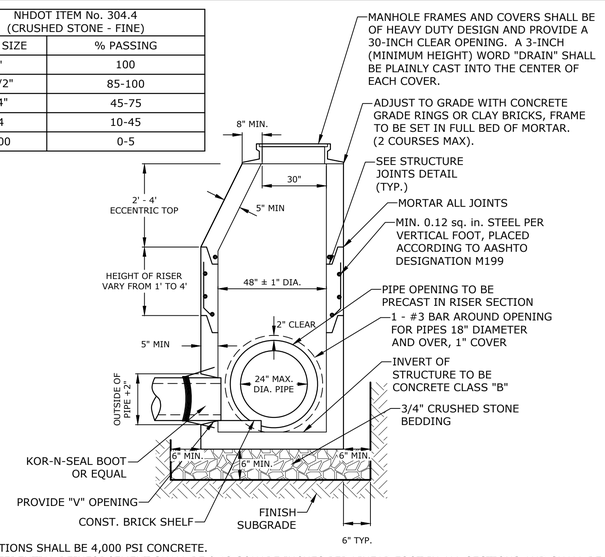
YARD DRAIN
NO SCALE



NOTES:
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
6. FITTING FRAME TO GRADE MAY BE DONE WITH PREFABRICATED ADJUSTMENT RINGS OR CLAY BRICKS (2 COURSES MAX.).
7. CONE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC, OR FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED.
8. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
9. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
10. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
11. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
12. "ELIMINATOR" OIL/WATER SEPARATOR SHALL BE INSTALLED TIGHT TO INSIDE OF CATCHBASIN.
13. THE INSIDE OF THE CONCRETE STRUCTURE SHALL BE TREATED WITH A SILOXANE COATING AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. SILOXANE COATING SHALL BE SIKAGARD-705L OR APPROVED EQUAL.

4' DIAMETER CATCHBASIN
NO SCALE

NHDOT ITEM No. 304.4 (CRUSHED STONE - FINE)	
SIEVE SIZE	% PASSING
2"	100
1-1/2"	85-100
3/4"	45-75
#4	10-45
#200	0-5



NOTES:
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE.
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE AND THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
4. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
5. CONSTRUCT CRUSHED STONE BEDDING AND BACKFILL UNDER (6" MINIMUM THICKNESS)
6. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
7. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
8. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
9. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
10. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF A HORIZNTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.
13. THE INSIDE OF THE CONCRETE STRUCTURE SHALL BE TREATED WITH A SILOXANE COATING AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. SILOXANE COATING SHALL BE SIKAGARD-705L OR APPROVED EQUAL.

4' DIAMETER DRAIN MANHOLE
NO SCALE

Proposed Mixed Use Development

CPI Management, LLC

53 Green Street
Portsmouth, NH

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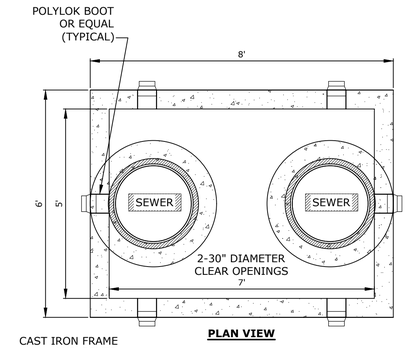
A	1/27/2021	CC Work Session

PROJECT NO:	C0960-011
DATE:	January 27, 2021
FILE:	C0960-011_C-DTLS.DWG
DRAWN BY:	AFS
CHECKED:	NAH
APPROVED:	PMC

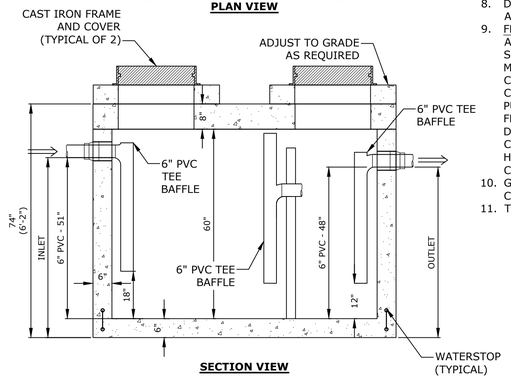
DETAILS SHEET

SCALE: AS SHOWN

C-504



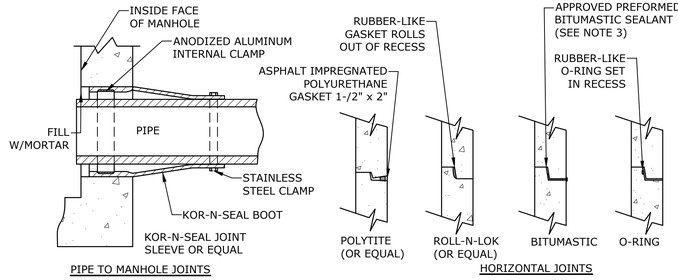
PLAN VIEW



SECTION VIEW

1,000 GALLON GREASE TRAP
NO SCALE

NOTES:
1. STEEL REINFORCEMENT SHALL CONFORM TO LATEST ASTM SPECIFICATIONS: ASTM-A615 GRADE 60 REBAR.
2. CONCRETE SHALL BE F_c=5,000 PSI @ 28 DAYS MINIMUM.
3. FLEXIBLE SLEEVES SHALL BE PROVIDED ON ALL PIPE CONNECTIONS.
4. JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
5. INLET SHALL PENETRATE AT LEAST 9" BELOW THE LIQUID LEVEL, BUT NOT DEEPER THAN THE OUTLET BAFFLE.
6. OUTLET SHALL EXTEND BELOW THE SURFACE OF THE LIQUID EQUAL TO 40% OF THE LIQUID DEPTH (19").
7. DESIGN LOADING SHALL BE: AASHTO-HS20-44, ASTM C-890-06.
8. DESIGN SPECIFIED AS: ASTM C-1227-08, ASTM C-913-08.
9. 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.
10. GREASE TRAP SHALL BE PHOENIX PRECAST CONCRETE P/N: C-6420 OR EQUAL.
11. TANK SHALL BE PUMPED AS NEEDED.

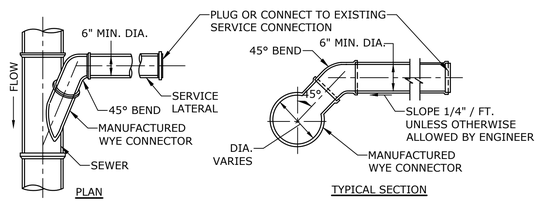


PIPE TO MANHOLE JOINTS

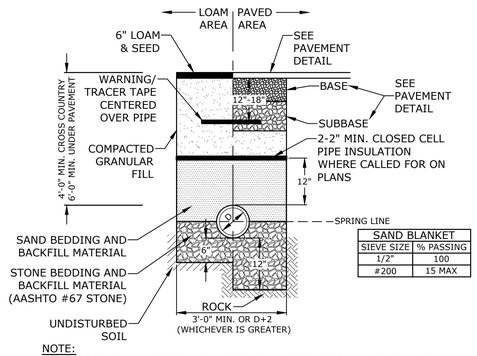
HORIZONTAL JOINTS

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

MANHOLE JOINTS
NO SCALE



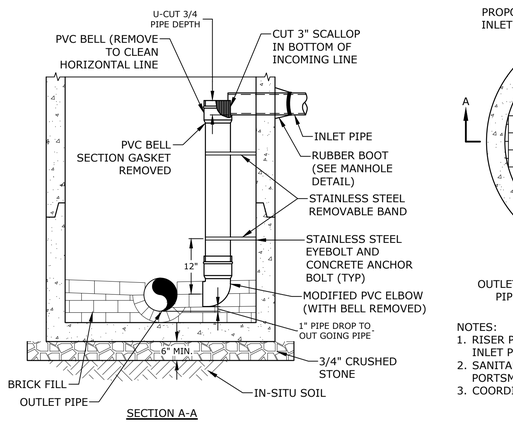
STANDARD SEWER SERVICE LATERAL CONNECTION
NO SCALE



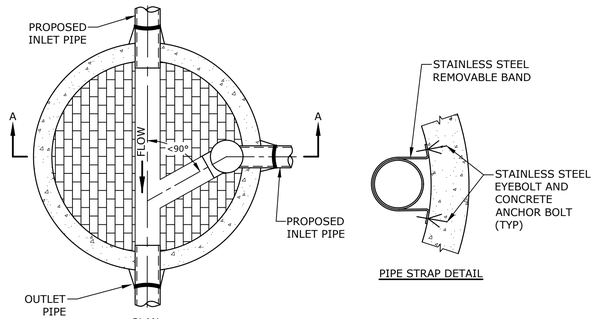
SAND BLANKET	
SIEVE SIZE	% PASSING
1/2"	100
#200	15 MAX

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

SEWER SERVICE TRENCH
NO SCALE

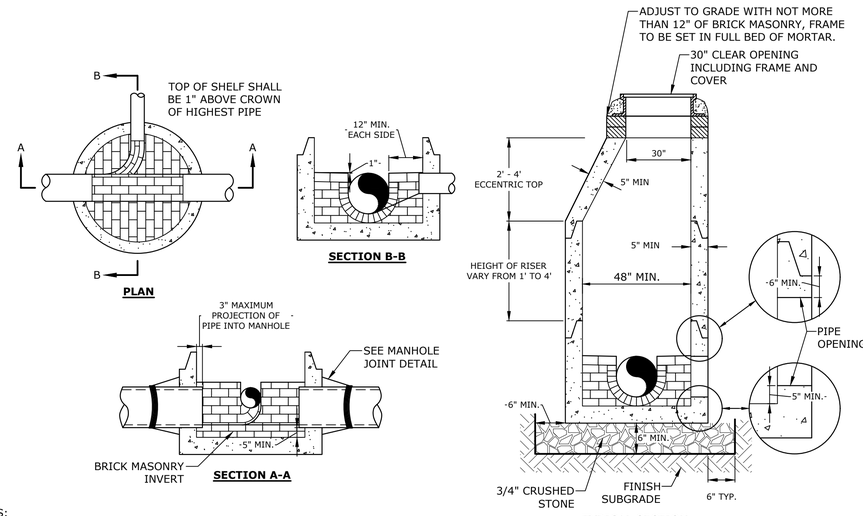


SECTION A-A



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

INSIDE DROP MANHOLE
NO SCALE



TYPICAL SECTION

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

SEWER MANHOLE
NO SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE
NEIL A. HANSEN
No. 19227
LICENSED
PROFESSIONAL ENGINEER
2/16/2024

STATE OF NEW HAMPSHIRE
PATRICK CRIMMINS
No. 12378
LICENSED
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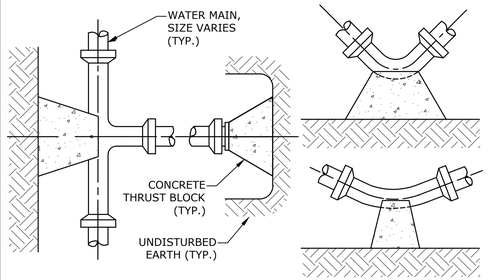
DETAILS SHEET

SCALE: AS SHOWN

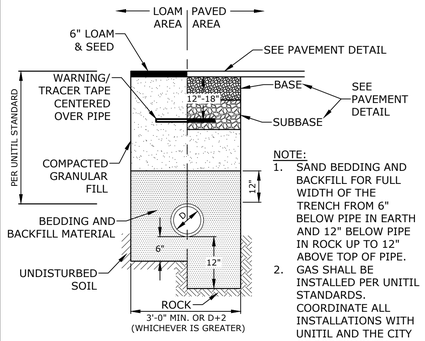
C-505



THRUST BLOCKING DETAIL
NO SCALE

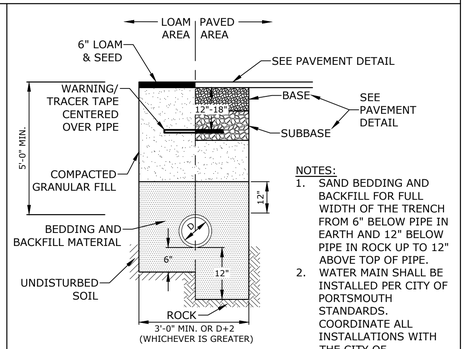
TEST PRESSURE = 200psi	SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL				
REACTION TYPE	PIPE SIZE				
	4"	6"	8"	10"	12"
A 90°	0.89	2.19	3.82	11.14	17.24
B 180°	0.65	1.55	2.78	8.38	12.00
C 45°	0.48	1.19	2.12	6.02	9.32
D 22-1/2°	0.25	0.60	1.06	3.08	4.74
E 11-1/4°	0.13	0.30	0.54	1.54	2.38

NOTES:
1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
5. INSTALLATION AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE WITH CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS.



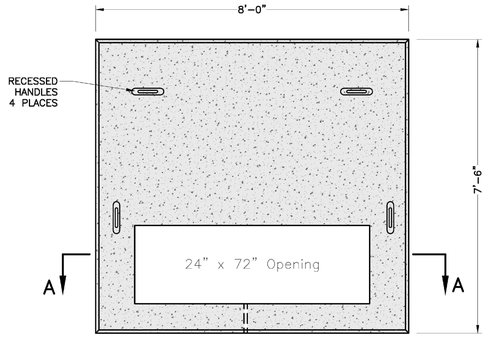
NOTE:
1. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
2. GAS SHALL BE INSTALLED PER UNITIL STANDARDS. COORDINATE ALL INSTALLATIONS WITH THE CITY OF PORTSMOUTH.

GAS TRENCH
NO SCALE

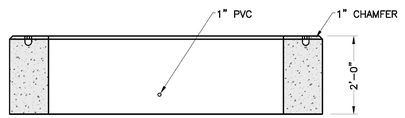


NOTES:
1. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
2. WATER MAIN SHALL BE INSTALLED PER CITY OF PORTSMOUTH STANDARDS. COORDINATE ALL INSTALLATIONS WITH THE CITY OF PORTSMOUTH.

WATER TRENCH
NO SCALE



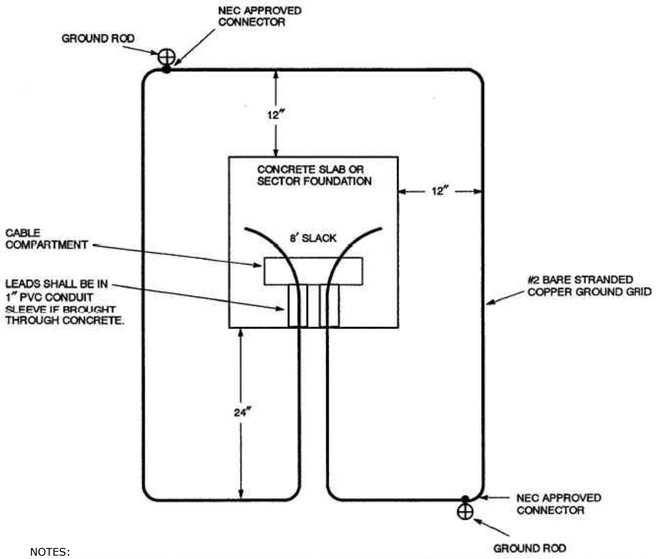
PLAN



SECTION A–A

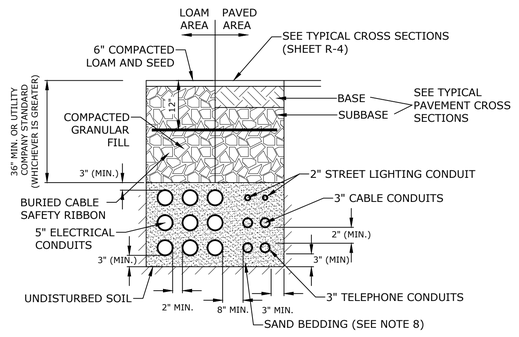
NOTES:
1. DIMENSIONS SHOWN REPRESENT TYPICAL REQUIREMENTS. MANHOLE LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED WITH EVERSOURCE PRIOR TO CONSTRUCTION
2. CONCRETE MINIMUM STRENGTH - 4,000 PSI @ 28 DAYS
3. STEEL REINFORCEMENT - ASTM A615, GRADE 60
4. PAD MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS

3-PHASE TRANSFORMER PAD
NO SCALE



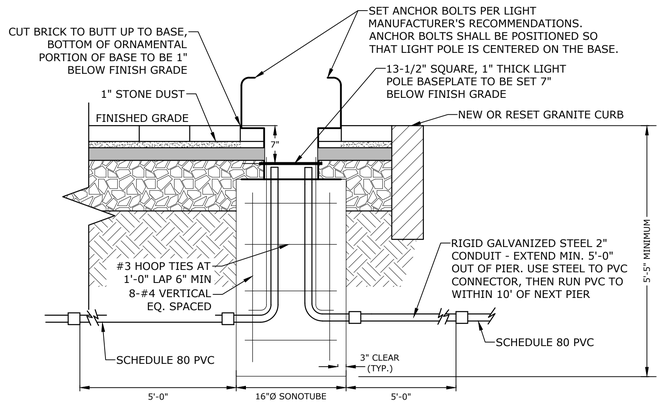
NOTES:
THE GROUND GRID SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AND IS TO BE BURIED AT LEAST 12 INCHES BELOW GRADE. EIGHT FEET OF EXTRA WIRE FOR EACH GROUND GRID LEG SHALL BE LEFT EXPOSED IN THE CABLE COMPARTMENT TO ALLOW FOR THE CONNECTION TO THE TRANSFORMER. THE TWO 8-FOOT GROUND RODS MAY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

PAD-MOUNTED EQUIPMENT GROUNDING GRID DETAIL
NO SCALE



NOTES:
1. 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.

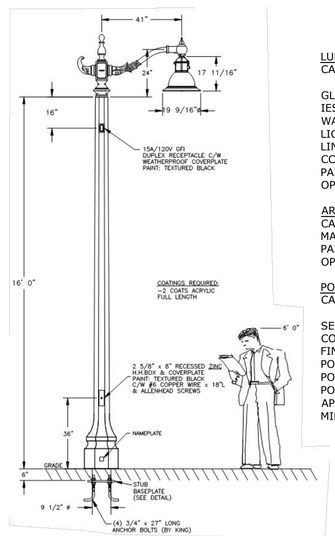
ELECTRICAL AND COMMUNICATION CONDUIT
NO SCALE



STANDARD BASE

NOTES:
1. REFER TO ELECTRICAL PLANS FOR WIRING DETAILS.
2. CONCRETE: 4000 PSI, AIR ENTRAINED STEEL: 60 KSI
3. LIGHT POLE FOUNDATIONS SHALL BE PLACED PRIOR TO INSTALLATION OF BRICK PAVERS.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL, TO INCLUDE PERFORMANCE SPECIFICATIONS, CALCULATIONS AND NH LICENSED STRUCTURAL ENGINEER'S STAMP FOR LIGHT POLE FOUNDATION.
5. STANDARD BASE SHALL BE CONSTRUCTED UNLESS THERE IS CONFLICT WITH THE EXISTING DUCT BANK. SPREAD FOOTING BASE SHALL BE USED IN LIEU OF STANDARD BASE IN LOCATIONS WHERE TOP OF DUCT BANK ELEVATION WILL CONFLICT WITH STANDARD POLE BASE DEPTH. CONTRACTOR SHALL VERIFY LOCATIONS WHERE SPREAD FOOTINGS ARE REQUIRED PRIOR TO CONSTRUCTION. SEE NOTE#4 FOR SUBMITTAL REQUIREMENTS.

NORTH END LIGHT FIXTURE BASE
NO SCALE



LUMINAIRE SPECIFICATIONS:

CATALOGUE NO.:	K729-P4FL-II-60(SSL) -7030-120:277-3K S/F KPL20
GLOBE MAT'L:	FLAT ARRAY, CLEAR FLAT LENS
IES CLASSIFIC.:	TYPE II
WATTAGE:	60W (7030 SERIES)
LIGHT SOURCE:	SOLID STATE LIGHTING
LINE VOLTAGE:	120:277V
CCT:	3000K
PAINT:	TEXTURED BLACK
OPTIONS:	S/F KPL-20 LEVELING DEVICE

ARM SPECIFICATIONS:

CATALOGUE NO.:	(MOD.) KA72-T-1-3
MATERIAL:	ALUMINUM
PAINT:	TEXTURED BLACK
OPTIONS:	KPL20 LEVELING DEVICE

POLE SPECIFICATIONS:

CATALOGUE NO.:	KBH16-G-S11-SBP C/W 140-30/100 & DR
SECTION:	OCTAGONAL
COLOUR:	ECLIPSE
FINISH:	POLISHED
POLE TOP:	6 3/8" FL/FL
POLE BUTT:	9 1/2" Ø
POLE LENGTH:	16' 6"
APPROX. WEIGHT:	1,190 LBS.
MIN. RACEWAY:	1 1/8" Ø

DISTRICT STANDARD LIGHT POLE & FIXTURE
NO SCALE

Tighe&Bond

STATE OF NEW HAMPSHIRE – NEIL A. HANSEN No. 19227 LICENSED PROFESSIONAL ENGINEER – 2/16/2024

STATE OF NEW HAMPSHIRE – PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER – 2/16/2024

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A	1/27/2021	CC Work Session

PROJECT NO:	C0960-011
DATE:	January 27, 2021
FILE:	C0960-011_C-DTLS.DWG
DRAWN BY:	AFS
CHECKED:	NAH
APPROVED:	PMC

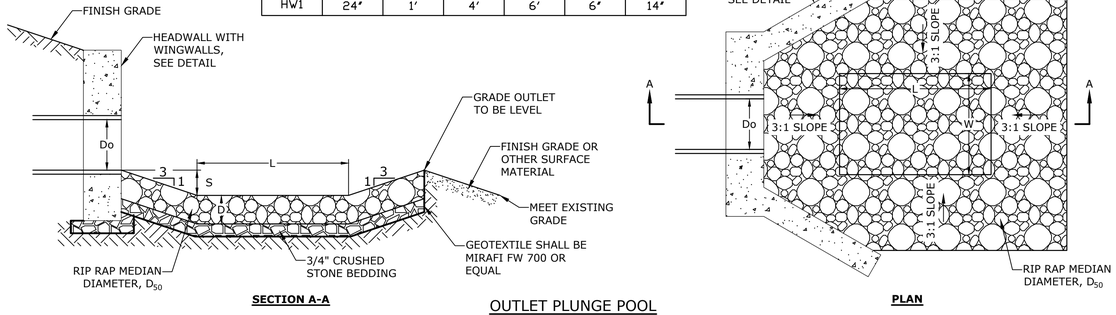
DETAILS SHEET

SCALE: AS SHOWN

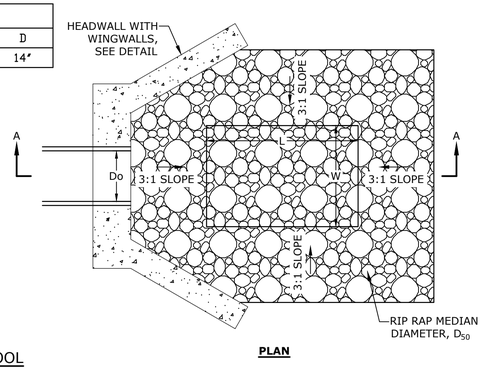
C-506

Last Saved: 1/22/2024
Printed: Jan 31, 2024 - 10:20am By: NWilcox
Tighe & Bond: J:\CC\C0960 Cathartes\C-0960-011 53 Green St, Portsmouth, NH\Drawings_Figures\AutoCAD\C0960-011_C-DTLS.dwg

OUTLET PLUNGE POOL SIZING						
	Do	S	W	L	D_{50}	D
HW1	24"	1'	4'	6'	6"	14"

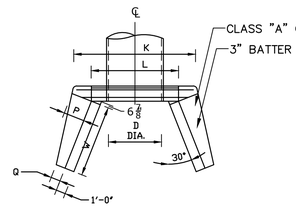


SECTION A-A



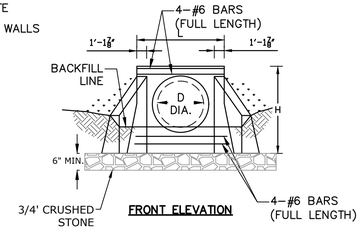
PLAN

OUTLET PLUNGE POOL
NO SCALE

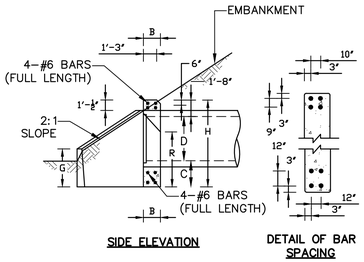


NOTE: ENDWALL SYMMETRICAL ABOUT ℄ OF PIPE.

PLAN



FRONT ELEVATION



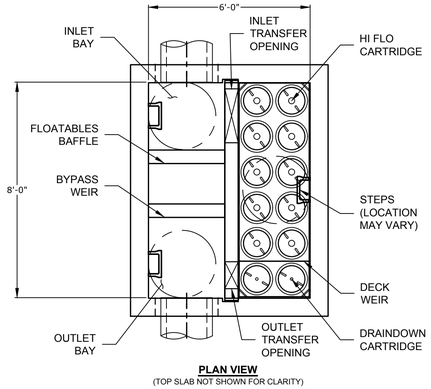
SIDE ELEVATION

DETAIL OF BAR SPACING

DIMENSIONS AND QUANTITIES FOR ONE WING TYPE ENDWALL											
D	B	C	G	H	K	L	P	Q	R	W	VOL.
IN.*	FT-IN	FT-IN	FT-IN	FT-IN	FT-IN	FT-IN	FT-IN	FT-IN	FT-IN	FT-IN	CY
24	1'-6"	2'-0"	3'-3"	6'-9"	9'-1 3/8"	7'-3 3/8"	1'-4 5/8"	0'-9 3/8"	3'-4 5/8"	5'-5 3/8"	5.87
36	1'-6"	2'-0"	3'-3"	6'-8"	9'-1 1/2"	7'-3 3/4"	1'-4 1/4"	0'-9 3/4"	3'-4 1/4"	5'-5 1/4"	5.87
42	1'-6"	2'-0"	3'-3"	7'-2"	9'-10 1/8"	7'-9 3/4"	1'-6 1/8"	0'-9 3/4"	3'-10 1/4"	6'-7 3/8"	6.67

* FOR D<36" USE DIMENSIONS LISTED FOR D=36"

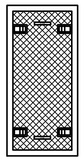
HEADWALL WITH WINGWALLS
NO SCALE



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)

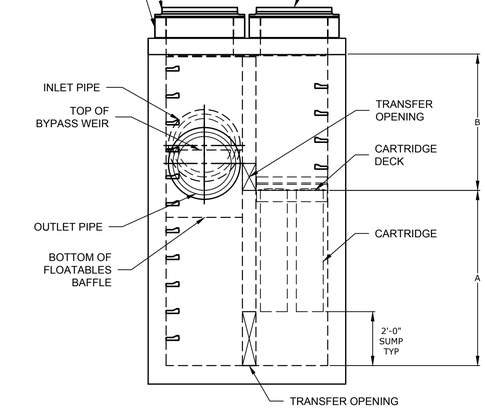
JELLYFISH JFPD0806 - DESIGN NOTES				
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD				
CARTRIDGE SELECTION				
CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	1.96	1.47	0.98	0.54
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00

SITE SPECIFIC DATA REQUIREMENTS	
STRUCTURE ID	JF-1
MODEL SIZE	JFPD0806
WATER QUALITY FLOW RATE (cfs)	0.95
PEAK FLOW RATE (cfs)	9.38
RETURN PERIOD OF PEAK FLOW (yrs)	50
# OF CARTRIDGES REQUIRED (HF / DD)	5/1
CARTRIDGE SIZE	54"



24" TRENCH COVER
LENGTH VARIES
NO SCALE

FRAME AND COVER
DIAMETER VARIES
NO SCALE



ELEVATION VIEW
JELLYFISH JFPD0806

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT)
D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

JELLYFISH FILTER DETAIL (JF-1)
NO SCALE

Jellyfish Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726, 8,221,618 & US 8,123,930. OTHER INTERNATIONAL PATENTS PENDING.

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

Tighe&Bond

STATE OF NEW HAMPSHIRE — NEIL A. HANSEN No. 19227 LICENSED PROFESSIONAL ENGINEER — 2/16/2024

STATE OF NEW HAMPSHIRE — PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER — 2/16/2024

Proposed Mixed Use Development

CPI Management, LLC

53 Green Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
J	2/16/2024	NHDES Wetland & Shoreland Submission
I	1/22/2024	Sewer Connection Permit
H	8/5/2021	Revised Site Data Table
G	7/20/2021	AoT Additional Info. Request
F	7/8/2021	AoT Resubmission
E	7/7/2021	PB Submission
D	5/19/2021	TAC Resubmission
C	4/21/2021	TAC Resubmission
B	3/22/2021	TAC & CC Submission
A	1/27/2021	CC Work Session

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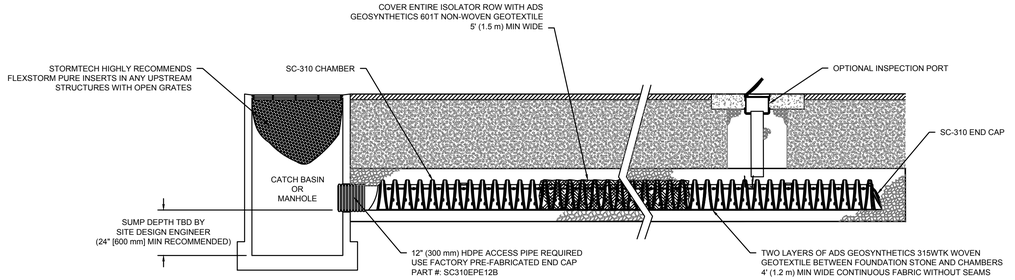
Printed: Jan 23, 2024 - 10:20am By: NWilcox
Tighe & Bond: J:\C\C0960 Catharles\C-0960-011 53 Green St, Portsmouth, NH\Drawings, Figures\AutoCAD\C0960-011_C-DTLS.dwg

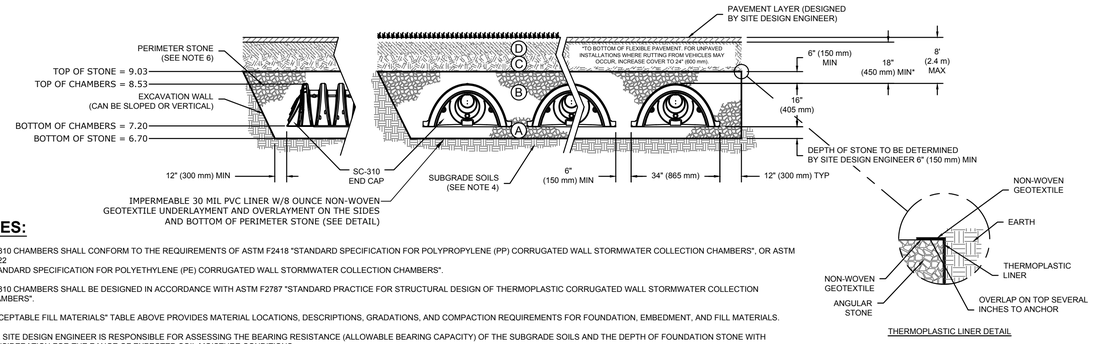
ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ² ³

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



SC-310 ISOLATOR ROW DETAIL
NTS



NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

THERMOPLASTIC LINER DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

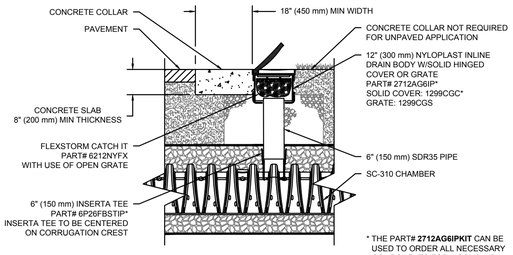
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



* THE PART# **2712AG6IPKIT** CAN BE USED TO ORDER ALL NECESSARY COMPONENTS FOR A SOLID LID INSPECTION PORT INSTALLATION

SC-310 6" INSPECTION PORT DETAIL
NTS

STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740, SC-310, OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.^]
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".^]
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   - 7.1. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   - 7.2. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
   - 7.3. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

NOTES FOR CONSTRUCTION EQUIPMENT^]

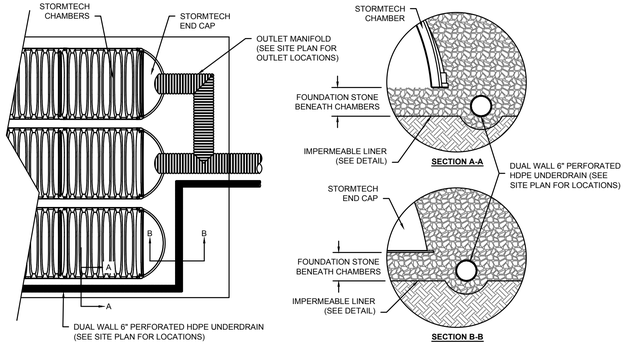
1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".^]
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".^]
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

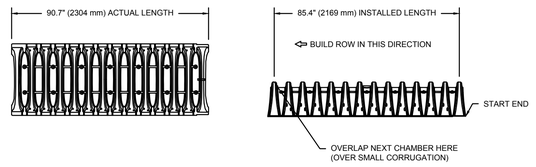
1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.^]
2. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-780 CONSTRUCTION GUIDE".^]
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.^] STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.^]
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.^]
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.^]
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.^]
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).^]
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.^]
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.



UNDERDRAIN DETAIL
NTS

SC-310 TECHNICAL SPECIFICATION

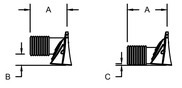
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	---
SC310EPE06B / SC310EPE06BPC			---	0.5" (13 mm)
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	---
SC310EPE08B / SC310EPE08BPC			---	0.6" (15 mm)
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	---
SC310EPE10B / SC310EPE10BPC			---	0.7" (18 mm)
SC310EPE12B	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

Tighe&Bond

STATE OF NEW HAMPSHIRE — NEIL A. HANSEN No. 19227 LICENSED PROFESSIONAL ENGINEER — 2/16/2024

STATE OF NEW HAMPSHIRE — PATRICK CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER — 2/16/2024

Proposed Mixed Use Development

CPI Management, LLC

53 Green Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
J	2/16/2024	NHDES Wetland & Shoreland Submission
I	1/22/2024	Sewer Connection Permit
H	8/5/2021	Revised Site Data Table
G	7/20/2021	AoT Additional Info. Request
F	7/8/2021	AoT Resubmission
E	7/7/2021	PB Submission
D	5/19/2021	TAC Resubmission
C	4/21/2021	TAC Resubmission
B	3/22/2021	TAC & CC Submission
A	1/27/2021	CC Work Session

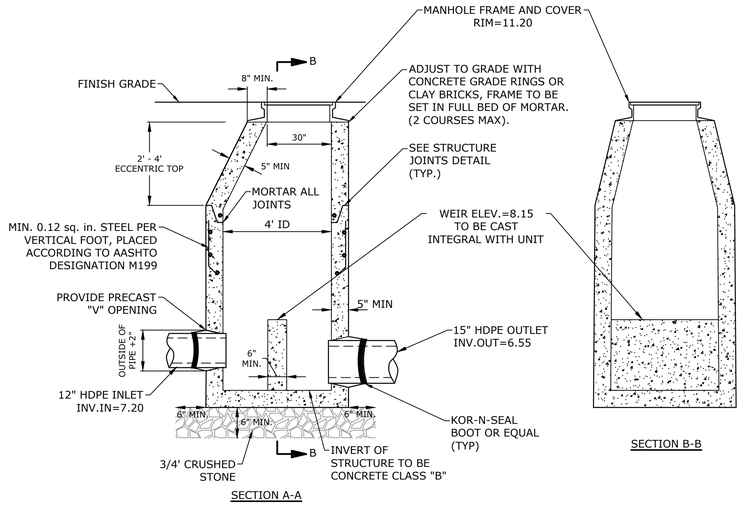
PROJECT NO:	C0960-011
DATE:	January 27, 2021
FILE:	C0960-011_C-DTLS.DWG
DRAWN BY:	AFS
CHECKED:	NAH
APPROVED:	PMC

DETAILS SHEET

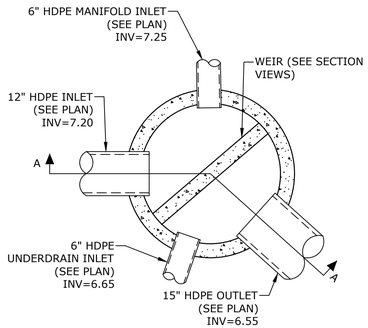
SCALE: AS SHOWN

C-508

last Saved: 1/22/2024
Printed: Jan 23, 2024-10:20am By: NWilcox
Tighe & Bond: J:\C\C0960 Catharines\C-0960-011 53 Green St, Portsmouth, NH\Drawings, Figures\AutoCAD\C0960-011_C-DTLS.dwg



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

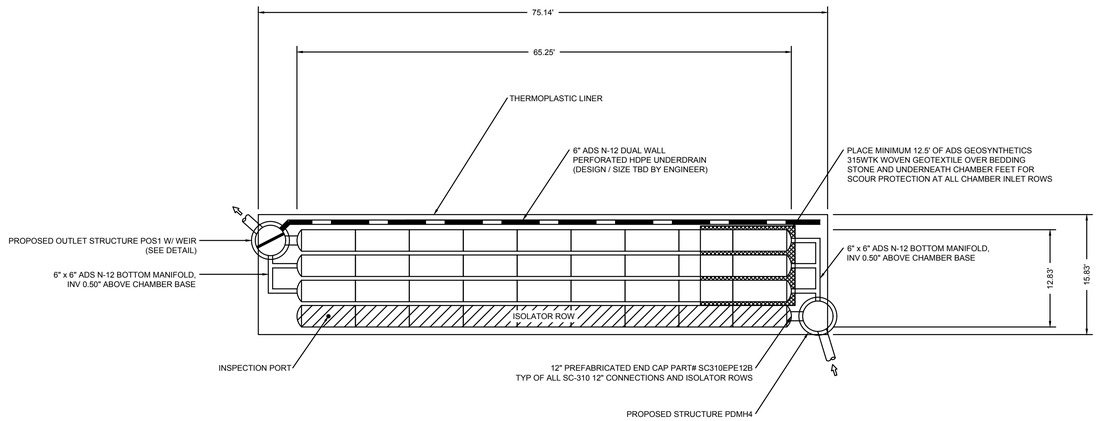


OUTLET STRUCTURE DETAIL (POS1)
NO SCALE

UNDERGROUND DETENTION LAYOUT
(36) STORMTECH SC-310 CHAMBERS
(8) STORMTECH SC-310 END CAPS
INSTALLED WITH 6" COVER STONE, 6" BASE STONE, 40% STONE VOID
INSTALLED SYSTEM VOLUME: 1429 CF
AREA OF SYSTEM: 1190 **FT²**
PERIMETER OF SYSTEM: 182 **FT**

PROPOSED ELEVATIONS

MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	16.53
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	10.53
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	10.03
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	10.03
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	10.03
TOP OF STONE:	9.03
TOP OF CHAMBER:	8.53
12" ISOLATOR ROW / BOTTOM CONNECTION INVERT:	7.28
6" BOTTOM CONNECTION INVERT:	7.24
BOTTOM OF CHAMBER:	7.20
BOTTOM OF STONE:	6.70



STORMTECH SC-310 CHAMBER LAYOUT
NO SCALE

Tighe&Bond

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Proposed Mixed Use Development

CPI Management, LLC

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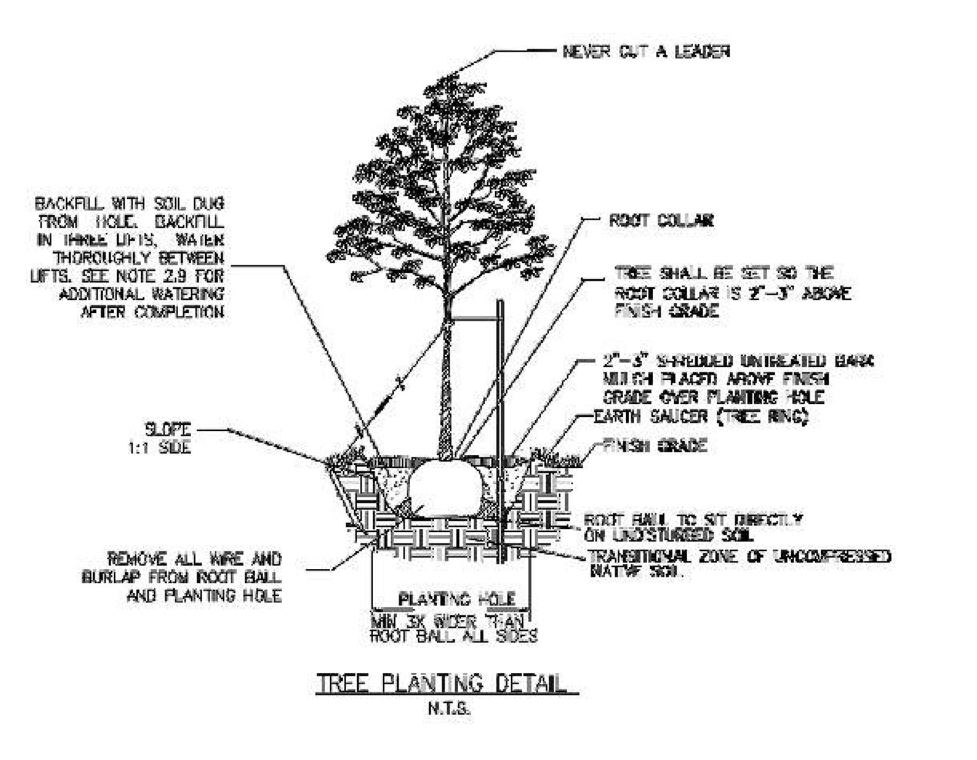
C-509

Landscape Notes

1. Design is based on drawings by Tighe & Bond dated 6/22/2021 and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
7. Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
8. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
9. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
10. The Contractor shall procure any required permits prior to construction.
11. Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
12. Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
13. The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
14. A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
15. All plants shall be legibly tagged with proper botanical name.
16. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
17. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
18. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
19. All landscaping shall be provided with the following:
    a. Outside hose attachments spaced a maximum of 150 feet apart, and
    b. An underground irrigation system, or
    c. A temporary irrigation system designed for a two-year period of plant establishment.
20. If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
21. The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide clean water suitable for plant health from off site, should it not be available on site.
22. All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
23. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and ½" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
24. Drip strip shall extend to 6" beyond roof overhang and shall be edged with 3/16" thick metal edger.
25. In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
26. Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy. Within the sight distance triangles at vehicle intersections the canopies shall be raised to 8' min.
27. Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
28. Landscape Architect is not responsible for the means and methods of the contractor.



PART 1 — GENERAL:

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

PART 2 — EXECUTION:

2.1 ALL PLANTING HOLES SHALL BE DUG BY HAND — NO MACHINES. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE NEW PLANTING PITS, PLANTING BEDS WITH GRANITE CURBING, AND PLANTING SITES WITH SILVA CELLS ARE BEING CREATED. IF A MACHINE IS USED TO DIG IN ANY OF THESE SITUATIONS AND PLANTING DEPTH NEEDS TO BE RAISED THE MATERIAL IN THE BOTTOM OF THE PLANTING HOLE MUST BE FIRMED WITH MACHINE TO PREVENT SINKING OF THE ROOT BALL.

2.2 ALL WIRE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL AND PLANTING HOLE.

2.3 THE ROOT BALL OF THE TREE SHALL BE WORKED SO THAT THE ROOT COLLAR OF THE TREE IS VISIBLE AND NO GIRDLING ROOTS ARE PRESENT.

2.4 THE ROOT COLLAR OF THE TREE SHALL BE 2"–3" ABOVE GRADE OF PLANTING HOLE FOR FINISHING DEPTH.

2.5 ALL PLANTINGS SHALL BE BACKFILLED WITH SOIL FROM THE SITE AND AMENDED NO MORE THAN 20% WITH ORGANIC COMPOST. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE ENGINEERED SOIL IS BEING USED IN CONJUNCTION WITH SILVA CELLS AND WHERE NEW PLANTING BEDS ARE BEING CREATED.

2.6 ALL PLANTINGS SHALL BE BACKFILLED IN THREE LIFTS AND ALL LIFTS SHALL BE WATERED SO THE PLANTING WILL BE SET AND FREE OF AIR POCKETS — NO EXCEPTIONS.

2.7 AN EARTH BERM SHALL BE PLACED AROUND THE PERIMETER OF THE PLANTING HOLE EXCEPT WHERE CURBED PLANTING BEDS OR PITS ARE BEING USED.

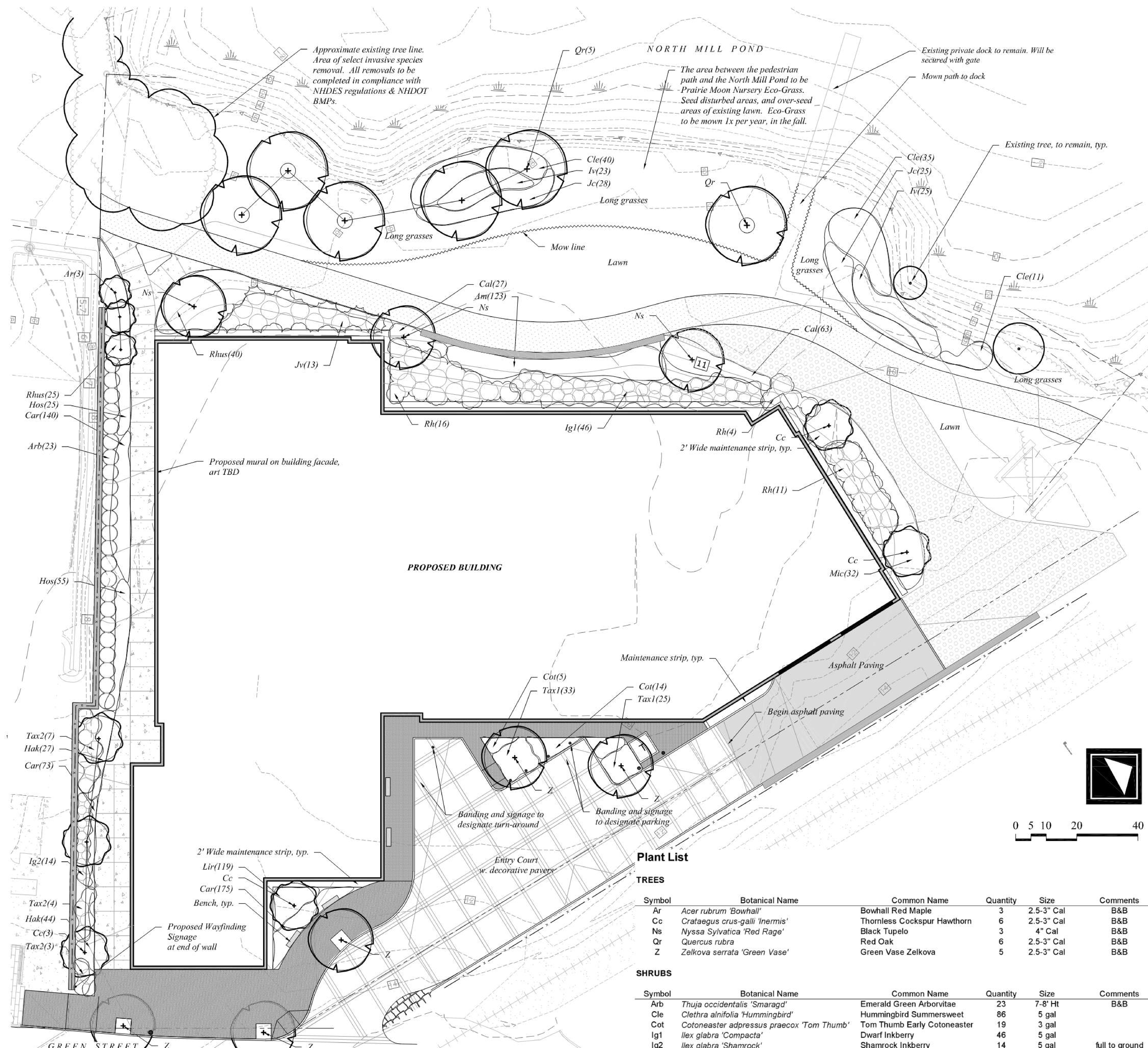
2.8 2"–3" OF MULCH SHALL BE PLACED OVER THE PLANTING AREA.

2.9 AT THE TIME OF PLANTING IS COMPLETE THE PLANTING SHALL RECEIVE ADDITIONAL WATER TO ENSURE COMPLETE HYDRATION OF THE ROOTS, BACKFILL MATERIAL AND MULCH LAYER.

2.10 STAKES AND GUYS SHALL BE USED WHERE APPROPRIATE AND/OR NECESSARY. GUY MATERIAL SHALL BE NON—DAMAGING TO THE TREE.

2.11 ALL PLANTING STOCK SHALL BE SPECIMEN QUALITY, FREE OF DEFECTS, AND DISEASE OR INJURY. THE CITY OF PORTSMOUTH, NH RESERVES THE RIGHT TO REFUSE/REJECT ANY PLANT MATERIAL OR PLANTING ACTION THAT FAILS TO MEET THE STANDARDS SET FORTH IN THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPORTATION AND/OR THE CITY OF PORTSMOUTH, NH PLANTING REQUIREMENTS.

City of Portsmouth Tree Planting Detail



Plant List

TREES

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Ar	*Acer rubrum 'Bowhall'*	Bowhall Red Maple	3	2.5-3" Cal	B&B
Cc	*Crataegus crus-galli 'Inermis'*	Thornless Cockspur Hawthorn	6	2.5-3" Cal	B&B
Ns	*Nyssa Sylvatica 'Red Rage'*	Black Tupelo	3	4" Cal	B&B
Qr	*Quercus rubra*	Red Oak	6	2.5-3" Cal	B&B
Z	*Zelkova serrata 'Green Vase'*	Green Vase Zelkova	5	2.5-3" Cal	B&B

SHRUBS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Arb	*Thuja occidentalis 'Smaragd'*	Emerald Green Arborvitae	23	7-8' Ht	B&B
Cle	*Clethra alnifolia 'Hummingbird'*	Hummingbird Summersweet	86	5 gal	
Cot	*Cotoneaster adpressus praecox 'Tom Thumb'*	Tom Thumb Early Cotoneaster	19	3 gal	
Ig1	*Ilex glabra 'Compacta'*	Dwarf Inkberry	46	5 gal	
Ig2	*Ilex glabra 'Shamrock'*	Shamrock Inkberry	14	5 gal	full to ground
Iv	*Ilex verticillata 'Red Sprite'*	Red Sprite Winterberry	48	5 gal	
Jc	*Juniperus communis 'Blueberry Delight'*	Blueberry Delight Juniper	53	3 gal	
Jv	*Juniperus virginiana 'Emerald Sentinel'*	Emerald Sentinel Red Cedar	13	7-8' Ht	B&B
Mic	*Microbiota decussata*	Russian Cypress	32	3 gal	
Rh	*Rhododendron maximum*	Rosebay Rhododendron	31	3-4' Ht	B&B
Rhus	*Rhus aromatica 'Grow-Low'*	Grow Low Sumac	65	3 gal	
Tax1	*Taxus media 'Ever-Low'*	Ever-Low Yew	58	3 gal	
Tax2	*Taxus media 'Greenwave'*	Greenwave Yew	14	5 gal	

PERENNIALS, GROUNDCOVERS, VINES and ANNUALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Am	*Amsonia hubrichtii*	Blue Star Flower	123	1 gal	
Car	*Carex appalachica*	Appalachian Sedge	388	1 gal	
Cal	*Calamagrostis acutifolia 'Karl Foerster'*	Feather Reed Grass	90	1 gal	
Hak	*Hakonechloa macra*	Japanese Frost Grass	71	1 gal	
Hos	*Hosta 'Guacamole'*	Guacamole Hosta	80	1 gal	
Lir	*Liriope spicata*	Lily Turf	119	1 gal	
Lawn	*Penninton Smartseed Tall Fescue Blend*				

woodburn & company
LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

Proposed Mixed Use Development

LANDSCAPE PLAN

53 Green Street Portsmouth, New Hampshire

Drawn By:	VM
Checked By:	RW
Scale:	1" = 20' - 0"
Date:	March 22, 2021
Revisions:	April 21, 2021 May 19, 2021 June 29, 2021

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