

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

7:00 PM Public Hearings begin

January 18, 2024

AGENDA

REGULAR MEETING 7:00pm

I. ELECTION OF OFFICERS

II. APPROVAL OF MINUTES

A. Approval of the December 21, 2023 meeting minutes.

III. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

- A. The request of **Portsmouth Submarine Memorial Association (Owners)**, for property located at **569 Submarine Way** requesting Amended Site Plan Approval to construct an approximately 1,588 square foot addition attached to the existing visitor center building and associated site improvements. Said property is located on Assessor Map 209 Lot 87 and lies within the Single Residence B (SRB) District.
- B. The request of **Prospect North 815 LLC (Owners)**, for property located at **815 Lafayette Road** requesting Site Plan Review Approval for the demolition of the existing building and tower along Sagamore Creek and the construction of three 4-story, 24-unit multi-family buildings (72 total units) with first floor parking. The project will include associated site improvements such as parking, pedestrian access, community space, utilities, stormwater management, lighting and landscaping. Said property is located on Assessor Map 245 Lots 3 & 4 and lies within the Gateway Corridor (G1) District.

IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature.

If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

- A.** The request of **Portsmouth Submarine Memorial Association (Owners)**, for property located at **569 Submarine Way** requesting Amended Site Plan Approval to construct an approximately 1,588 square foot addition attached to the existing visitor center building and associated site improvements. Said property is located on Assessor Map 209 Lot 87 and lies within the Single Residence B (SRB) District. (LU-23-165)

- B.** The request of **Prospect North 815 LLC (Owners)**, for property located at **815 Lafayette Road** requesting Site Plan Review Approval for the demolition of the existing building and tower along Sagamore Creek and the construction of three 4-story, 24-unit multi-family buildings (72 total units) with first floor parking. The project will include associated site improvements such as parking, pedestrian access, community space, utilities, stormwater management, lighting and landscaping; and a Development Site Conditional Use Permit under Section 10.5B43.10. Said property is located on Assessor Map 245 Lot 3 & 4 and lies within the Gateway Corridor (G1) District. (LU-23-149)

- C.** The request of **Prospect North 815 LLC (Owners)**, for property located at **815 Lafayette Road** requesting a Wetland Conditional Use Permit under Section 10.1017.50 of the Zoning Ordinance for work within the 100 ft wetland buffer is limited to the removal of existing impervious surfaces, existing leach field and septic system, and the restoration and enhancement of these areas with native grasses, shrubs, and trees. Said property is located on Assessor Map 245 Lot 3 & 4 and lies within the Gateway Corridor (G1) District. (LU-23-149)

- D.** The request of **HCA Health Services of New Hampshire DBA: Portsmouth Regional Hospital & C/O Ducharme McMillen & Associates (Owners)**, for property located at **333 Borthwick Avenue** requesting Amended Site Plan approval to amend the conditions of approval from July 21, 2022. Said property is located on Assessor Map 240 Lot 2-1 and lies within the Office Research (OR) District. (LU-22-35)

V. CITY COUNCIL REFERRALS

- A.** Solor Panel Zoning Amendments

- B.** EV Charging Station Zoning Amendments

VI. OTHER BUSINESS

- A. Chairman updates and discussion items
- B. Planning Board Rules and Procedures:** The Planning Board will consider general amendments to the Planning Board Rules & Procedures. The proposed rules may be reviewed in the Planning Department at City Hall, or online by visiting the Planning Board meeting date on the City's Municipal Meetings Calendar here:
https://files.cityofportsmouth.com/agendas/2024/Planning+Board/01-18-2024+Meeting/PL+Bd+rules++procedures+12.19.23+final+draft_pb_01182024.pdf
- C. Board discussion of Regulatory Amendments, Master Plan Scope & other matters

VII. ADJOURNMENT

https://us06web.zoom.us/webinar/register/WN_FTyb1m4nS1mZUWiD8STCuw



City of Portsmouth
Planning Department
1 Junkins Ave, 3rd Floor
Portsmouth, NH
(603)610-7216

Memorandum

To: Planning Board

From: Peter Stith, Planning Manager

Date: January 18, 2024

Re: Recommendations for the January 18, 2024 Planning Board Meeting

I.

I. ELECTION OF OFFICERS

The Chair will call for nominations for Chair and Vice Chair for the year.

Please find the section on Board Membership and Officers as found in the [Planning Board Rules and Procedures](#) below:

B. Board Membership and Officers.

...

2. Officers: Board members shall elect annually from its membership in January of each year a Chair and Vice-Chair. Unless voted to the contrary by the Board, the vote shall be conducted by secret ballot. (While this is currently in our Rules and Procedures this procedure is inconsistent with State Law and is not followed for Planning Board Elections) The concurring votes of five members in attendance at a meeting shall be necessary to initiate the election of Officers.

3. Duties of the Chair: The Chair shall preside at all meetings; shall have complete voting privileges on all matters, including the election of officers; and, report any discussion or action relative to the Board that has taken place since the last meeting.

4. Duties of the Vice-Chair: The Vice-Chair shall assist the Chair and, in the absence of the Chair, shall have all the powers and duties of the Chair.

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II. APPROVAL OF MINUTES

A. Approval of the December 21, 2023 minutes.

Planning Department Recommendation

1) Board members should determine if the draft minutes include all relevant details for the decision-making process that occurred at the December 21, 2023 meeting and vote to approve meeting minutes with edits if needed.

III. DETERMINATION OF COMPLETENESS

SITE PLAN REVIEW

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- B. The request of **Prospect North 815 LLC (Owners)**, for property located at **815 Lafayette Road** requesting Site Plan Review Approval for the demolition of the existing building and tower along Sagamore Creek and the construction of three 4-story, 24-unit multi-family buildings (72 total units) with first floor parking. The project will include associated site improvements such as parking, pedestrian access, community space, utilities, stormwater management, lighting and landscaping; and a Development Site Conditional Use Permit under Section 10.5B43.10. Said property is located on Assessor Map 245 Lot 3 and lies within the Gateway Corridor (G1) District.

Planning Department Recommendation

- 1) *Vote to determine that Items A & B are complete according to the Site Plan Review Regulations, (contingent on the granting of any required waivers under Section IV of the agenda) and to accept the applications for consideration.*
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IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

- A. The request of **Portsmouth Submarine Memorial Association (Owners)**, for property located at **569 Submarine Way** requesting Amended Site Plan Approval to construct an approximately 1,588 square foot addition attached to the existing visitor center building and associated site improvements. Said property is located on Assessor Map 209 Lot 87 and lies within the Single Residence B (SRB) District.

Project Background

The applicant is proposing to construct an addition to the existing museum that will allow for additional exhibit space. The amended site plan includes upgrades to stormwater infrastructure, landscaping, and site improvements.



Project Review, Decisions, and Recommendations

The applicant was before the Board of Adjustment and the Technical Advisory Committee. See below for details.

Zoning Board of Adjustment

The applicant was before the at its regularly scheduled meeting of Tuesday, October 17, 2023 to allow a museum use where it is currently not allowed. The Board voted to approve the variance as presented.

Technical Advisory Committee

The applicant was before TAC for at their regularly scheduled meeting of Tuesday, December 5, 2023 meeting and recommended approval with the following conditions:

- 1) *Applicant will provide documentation that the water line easement that crosses over parcel 209/54 has been assigned to the City.*
- 2) *Lighting plan will be provided and reviewed by City Staff prior to consideration by the Planning Board.*
- 3) *Bollards and signage will be noted on the site plan for handicap parking spaces.*

Conditions 2 and 3 have been satisfied. After consultation with the Legal Department pertaining to Condition 1 above, the staff recommended condition below has been revised.

Planning Department Recommendation

Site Plan Approval

- 1) *Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented.*

(Alt.) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as amended.

- 2) *Vote to grant Amended Site Plan Approval with the following conditions:*

2.1) The applicant will provide documentation that it has issued and recorded a license authorizing the City to utilize its existing water line easement, the terms and conditions to be approved by the Planning & Sustainability Director.

IV. PUBLIC HEARINGS – NEW BUSINESS

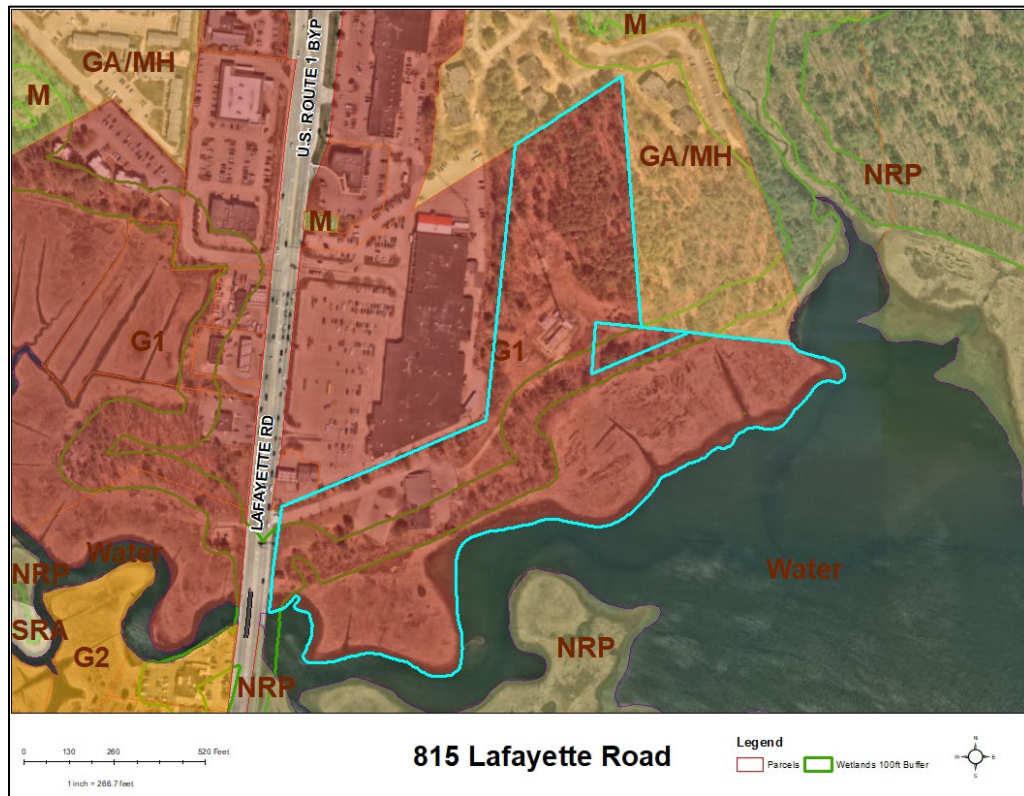
The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

It is recommended that New Business Items IIIB & C be discussed together and voted on separately. A motion is required to consider these items together.

- B.** The request of **Prospect North 815 LLC (Owners)**, for property located at **815 Lafayette Road** requesting Site Plan Review Approval for the demolition of the existing building and tower along Sagamore Creek and the construction of three 4-story, 24-unit multi-family buildings (72 total units) with first floor parking. The project will include associated site improvements such as parking, pedestrian access, community space, utilities, stormwater management, lighting and landscaping; and a Development Site Conditional Use Permit under Section 10.5B43.10. Said property is located on Assessor Map 245 Lot 3 and Lot 4 and lies within the Gateway Corridor (G1) District.

Project Background

This project includes removal of the existing building and impervious surface within the 100-foot buffer and construction of three new apartment buildings, containing 24 units each. The property is in the Gateway (G1) District on Lafayette Road. The intent of the G1 district is *“to facilitate a broad range of housing types together with compatible commercial, fabrication, and civic uses in a high-quality pedestrian environment with moderate to high density”*. If more than one principal structure is built as part of a development, it is considered a development site and requires a Conditional Use Permit from the Planning Board and must meet the findings in Section 10.5B43.10. In the G1 district, 10% of the development site must be community space as required by Section 10.5B41.80. The subject lot is over 19.5 acres (855,567 square feet), of which 85,556 square feet will be designated as a greenway trail community space type, which will include a portion of Lot 4. The project will result in a reduction of impervious with the removal of 11,738 sf within the buffer.



Project Review, Discussion, and Recommendations

The project has been before the Board of Adjustment, Conservation Commission, and Technical Advisory Committee. See below for details.

Board of Adjustment

The Board of Adjustment, at its regularly scheduled meeting of Tuesday, September 26, 2023, voted to grant the following variances:

- 1) Variance from Section 10.5B33.20 (Front Build-out) to permit a front build out of less than 50% of the total front yard width; and
- 2) Variance from Section 10.5B33.30 (Façade Orientation) to permit a façade orientation that is not parallel with the front property line.

Conservation Commission

The Conservation Commission, at its regularly scheduled meeting of Wednesday, November 8, 2023, voted 6-1 to recommend approval to the Planning Board with the following conditions:

1. A split rail fence shall be installed beside the trail on the shoreline side to discourage foot traffic and general disturbance within the 50' buffer.
2. Trail shall not extend into the 50' buffer, with no manicured landscaping activity happening between the 0-50' buffer other than invasive species removal.
3. Erosion control measures will be used during the invasive species removal process to ensure no impact to wetland and salt marsh habitat. Please include

these details on the plan set.

- 4. Applicant shall submit seasonal updates to the Planning & Sustainability Department once invasive species removal begins until plantings have gone in, and the buffer is stabilized. One year after plantings, if at least an 80% success rate has not been reached, applicants will replant and report back to the Planning & Sustainability Department one year after planting is complete and each subsequent year until an 80% planting success rate has been achieved.*
- 5. Please add a note to the plan that no salt storage will be allowed within the wetland and/or wetland buffer. All salt storage on site must be covered to minimize impacts from runoff.*
- 6. The community trail shall have a minimum width of 5' with a maximum width of 6'.*
- 7. Pavement sweeping maintenance shall be performed between March and April for the best results.*
- 8. Please relocate the proposed trash receptacle from the 0-50' buffer.*
- 9. Please include the locations of where signage designating public access and community space will be placed along the path. Please include a detailed specification of the signs within the plan set and include signage indicating that dogs must be leashed at all times.*
- 10. Please develop a long-term maintenance plan for the community space to be reviewed and approved by Planning and Sustainability Department staff and provided to the Planning Board with the Wetland Conditional Use Permit application for approval.*
- 11. Please clarify in the final submission to the Planning Board the exact location of the proposed community trail.*
- 12. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.*

****Conditions 4 and 12 are included in the staff recommendation, all other conditions have been satisfied.***

Technical Advisory Committee

The Technical Advisory Committee, at its regularly scheduled meeting of Tuesday, December 5, 2023, voted to recommend approval to the Planning Board with the following conditions:

- 1. Applicant will revise the submission letter to include details about the portion of the community space located on the adjacent lot for the Development Site Conditional Use Permit.*
- 2. The applicant will revise site note 13 to replace "Knox Box" to read "Knox Padlock".*

****The TAC conditions have been satisfied in the Planning Board submission.***

Staff Analysis – Wetland CUP

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

The applicant is proposing to remove all existing impervious from the wetland buffer while introducing a riprap stormwater outlet and will be replacing with native landscaping (including buffer seed mixes), a woodchip walking path and multiple planting beds.

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

The applicant is proposing to remove all existing impervious from the buffer, this will improve the health of the buffer overall.

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

The applicant is proposing to remove all existing impervious from the buffer and replace with native landscaping, planting beds, and buffer seed mix. Stormwater from the development outside of the buffer will be routed through a jellyfish filter treatment system and will exit into a constructed riprap outlet within the 50-100' buffer.

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

The applicant will be restoring the natural vegetated state and woodland area with new plantings and buffer seed mix.

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

The applicant is proposing the restoration of the buffer with the removal of impervious, improved stormwater treatment, additional plantings, and the elimination of lawn within the buffer.

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

The applicant is proposing to restore areas previously disturbed in the wetland buffer with buffer seed mix and plantings. The proposed community space within the 25' vegetated buffer is already protected and as such, would not qualify as community space.

Planning Department Recommendation

Wetland Conditional Use Permit

1) *Vote to find that the Conditional Use Permit application meets the criteria set forth in Section 10.1017 and to adopt the findings of fact as presented.*

(Alt.) Vote to find that the Conditional Use Permit application meets the criteria set forth in Section 10.1017 and to adopt the findings of fact as amended and read into the record.

2) *Vote to grant the Wetland Conditional Use permit with the following condition:*

- 2.1) *The applicant shall submit seasonal updates to the Planning & Sustainability Department once invasive species removal begins until plantings have gone in, and the buffer is stabilized. One year after plantings, if at least an 80% success rate has not been reached, applicants will replant and report back to the Planning & Sustainability Department one year after planting is complete and each subsequent year until an 80% planting success rate has been achieved.*
- 2.2) *In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.*
- 2.3) *The final alignment of the trail is subject to review and approval by the planning and sustainability director and any subsequent modification will be subject to a site plan amendment.*
- 2.4) *Remove note 9 on the proposed community space trail sign that limits use to Portsmouth residents only.*

Development Site Conditional Use Permit

1) *Vote to find that the Conditional Use Permit application meets the criteria set forth in Section 10.5B43.10 and to adopt the findings of fact as presented.*

(Alt.) Vote to find that the Conditional Use Permit application meets the criteria set forth in Section 10.5B43.10 and to adopt the findings of fact as amended and read into the record.

2) *Vote to grant the conditional use permit for a Development Site subject to the requirements and conditions of site plan review approval.*

Site Plan Approval

1) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented.

(Alt.) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as amended.

2.) Vote to grant Site Plan Approval with the following conditions:

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:

- 2.1) The site plan, and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
- 2.2) The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of improvements within the public rights-of-way and on site.
- 2.3) Owner shall provide an access easement to the City for water valve access and leak detection. The easement shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by the City Council.
- 2.4) Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit <https://www.cityofportsmouth.com/publicworks/stormwater/ptap>

Prior to the issuance of a Certificate of Occupancy or release of the bond:

- 2.5) The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance.
 - 2.6) A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted for review to the City's Stormwater Division/ Public Works Department.
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IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

- C. The request of **Prospect North 815 LLC (Owners)**, for property located at **815 Lafayette Road** requesting a Wetland Conditional Use Permit under Section 10.1017.50 of the Zoning Ordinance for work within the 100 ft wetland buffer is limited to the removal of existing impervious surfaces, existing leach field and septic system, and the restoration and enhancement of these areas with native grasses, shrubs, and trees. Said property is located on Assessor Map 245 Lot 3 and lies within the Gateway Corridor (G1) District.

See Item IIIB under New Business above.

IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

- D. The request of **HCA Health Services of New Hampshire DBA: Portsmouth Regional Hospital & C/O Ducharme McMillen & Associates (Owners)**, for property located at **333 Borthwick Avenue** requesting Amended Site Plan approval to amend the conditions of approval from July 21, 2022. Said property is located on Assessor Map 240 Lot 2-1 and lies within the Office Research (OR) District.

Project Background

The radiology/oncology addition was approved at the July 21, 2022 Planning Board meeting. The building construction is complete, and they are seeking a Certificate of Occupancy (CO) to start using the facility. Two subsequent conditions that are required to be satisfied prior to the issuance of CO have not been completed are provided below:

2.6) The wetland area adjacent to the emergency area will be dredged from Borthwick to the oxygen tank area to restore free flowing drainage. This will be done in conjunction with an associated wetland enhancement along the edges of this same area.

2.8) The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance.

The applicant is actively pursuing permitting for the dredging work and are requesting these two conditions be modified to allow issuance of the CO to use the facility while they seek additional approvals for the dredging and work in the wetlands. The applicant has provided a timeline indicating they have been working throughout 2023 on the dredging plan and are close to submitting a permit application to NHDES. Per their timeline, the applicant expects the work to be complete by April 2025, however the draft recommendation extends that to December 2025, with the understanding that if the work has not been completed, the City will pull the bond and have the work completed.

Planning Department Recommendation

- 1) *Vote to modify prior conditions of approval 2.6 and 2.8 from the letter of decision dated July 27, 2022 and add condition 2.9:*

2.6) Prior to the bond release and in conjunction with the new site review agreement in condition 2.9, the wetland area adjacent to the emergency area will be dredged from Borthwick to the oxygen tank area to restore free flowing drainage. This will be done in conjunction with an associated wetland enhancement along the edges of this same area.

2.8) Prior to the bond release, the Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance.

2.9) The applicant will execute a new site review agreement for the completion of the dredging work to be completed by December 2025. The new agreement will be secured by surety, in the same amount as the current bond.

V. CITY COUNCIL REFERRALS

A. Solar Energy Panel Amendment

Background

- A. In anticipation of a referral from the City Council at their January 16, 2023 meeting for a zoning amendment related to solar energy panels in the Historic District, see attached memo from Deputy City Attorney McCourt. Staff will provide a supplemental memo prior to the Planning Board meeting if the referral differs from what is attached in Attorney McCourt’s memo.

C. EV Charging Station Amendments

Background

This information was included in the staff memo for the November meeting and at that time, the Board agreed to hold a work session in January to discuss these amendments further, which is scheduled for January 25, 2024.

At their May 2, 2022 meeting, The City Council referred draft zoning ordinance amendments for Electric Vehicle Charging Stations to the Planning Board for a referral back for first reading. Attached is the draft sent by Council to the Planning Board. Staff reviewed the proposed amendments and provided a redlined version for consideration and discussion.

Currently, an Electric Vehicle Charging station as a principal use is allowed by special exception in the GB, G1, B, CD4-W and I zones under a motor vehicle service station as described in the definition below. Amending the Zoning ordinance to allow EV chargers as a principal use in more zones could ease the installation of EV Charging infrastructure in Portsmouth. As an accessory use, EV charging station are currently allowed as an accessory use to any permitted principal use.

<p>Motor vehicle service station</p> <p>An establishment that sells fuel (including but not limited to gasoline, diesel, natural gas, electricity or hydrogen) to individual vehicles. A motor vehicle service station may include the following:</p> <ul style="list-style-type: none">▪ retail sale of propane and kerosene;▪ retail sale of products required for motor vehicle maintenance such as oil, transmission fluid, brake fluid, polish, wax, fuel additives and treatments, wipers, tires, batteries, windshield wiper fluid, cleaning fluids and similar items;▪ minor automotive maintenance such as the addition of fluids, replacement of wiper blades and similar activities; and▪ retail sale of over-the-counter consumer merchandise.
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VI. OTHER BUSINESS

A. Chairman's Updates and Discussion Items

B. Planning Board Rules & Procedures

Discuss the recent draft amendments to the Rules & Procedures.

Planning Department Recommendation

Vote to adopt the Planning Board Rules & Procedures as amended.

C. Board Discussion of Regulatory Amendments and Other Matters

VII. ADJOURNMENT

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

7:00 PM

December 21, 2023

MINUTES

MEMBERS PRESENT: Rick Chellman, Chair; Corey Clark, Vice-Chair (via Zoom); Joseph Almeida, Facilities Manager; City Council Representative Beth Moreau; Karen Conard, City Manager; Members Greg Mahanna, James Hewitt, and Jayne Begala

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ALSO PRESENT: Peter Britz, Director of Planning and Sustainability

MEMBERS ABSENT: Alternates William Bowen and Andrew Samonas

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Chair Chellman stated that Vice-Chair Corey Clark was ill but would be present via Zoom.

*Mr. Mahanna moved to allow Vice-Chair Clark to join the meeting via Zoom, seconded by Mr. Almeida. The motion **passed** unanimously.*

I. PRESENTATIONS

- A.** Receive a presentation and consider a recommendation to the City Council to adopt the proposed FY 2025-2030 Capital Improvement Plan.

[Video Timestamp 7:37] City Manager Karen Conard reviewed the 2025-2030 Capital Improvement Plan (CIP) definition and process. She said it was a planning tool to provide the City with a 6-year horizon to support city-wide capital investments and that a variety of funding sources made up the CIP. She said that evening's meeting was the first opportunity to solicit public input, and that the City Council would hold its CIP session on January 17 as well as another public hearing in February and then adopt the CIP in March.

[Timestamp 14:48] Members of the City's various departments were present to submit their requests, including the Fire Department, Police Department, Public Works, Schools, Finance and Administration, Library, Economic and Community Development, Health, Recreation, Information, and Sustainability.

QUESTIONS FROM THE BOARD

[Timestamp 1:02:02] Councilor Moreau asked why the Coast Guard was involved in the new project added for Marine One by the Fire Department. Fire Chief Bill McQuillen said the Coast

Guard was having a difficult time finding recruits so they scaled back, and he thought it was prudent to move it up in the planning process.

Councilor Moreau asked if a grant was available for the new police vehicle body cameras and if the \$50,000 proposed was State dollars. Police Chief Mark Newport said the State money would be \$50,000 for the grant. Ms. Moreau said the Police Department was asking for another \$400,000 for the current police space, and what areas would be updated. Chief Newport said as part of the remediation, they still had to work on the redundant dispatch center and work on Fire Station No. 2, and there would still security issues with the back parking lot. He said there were several other projects that the money would be used for.

[Timestamp 1:05:55] Ms. Begala referred to Item 25, land acquisition, and said there was \$500,000 set aside twice in the five-year period to augment the City's conservation plan. She asked for more information. Planning Director Peter Britz said the money would be set aside so when someone wanted to sell their open space, the City could purchase it.

[Timestamp 1:07:05] Mr. Hewitt asked if the 2015 build-out plan for the multifield complex at the end of the DPW property that showed three soccer fields and another field was still in the plan and if there was a provision for softball fields there. DPW Director Peter Rice said the intent was to have three fields including a softball field. Mr. Hewitt asked if that field would be dedicated to softball. Mr. Rice said it would be a multi-use field with the ability to have softball on it. Mr. Hewitt asked Mr. Rice to confirm that the City had two red listed bridges, the Cates St bridge and the Maplewood Avenue culvert bridge. Mr. Rice said there were three, including the Copley Road bridge. Vice-Chair Clark asked if the Monroe Street stormwater item would address the issues of stormwater affecting the baseball field there and was told that it would.

[Timestamp 1:10:16] Councilor Moreau asked if the monies put aside for three years for the City Hall's HVAC system would be incrementally phased to fully replace it. Mr. Rice said the work they were presently doing was to maintain the existing system and get it functional, and the intent was to eventually get a new system. Ms. Moreau said there were additional funds for the Hanover Garage and asked if that would be the last part of the phase. Mr. Rice said it was a 3-year program that they were over a year into and costs had escalated and were higher than budgeted for. Ms. Moreau said a Hillside Avenue resident at the November subcommittee meeting asked if the Hillside Avenue project could be added. Mr. Rice said they did an initial design and that there was a section near Lafayette Road that they would need an easement for. He said the anticipated cost was close to \$290,000 for a 500-ft long sidewalk and it wasn't in the CIP. Councilor Moreau said it be added and recommended to the City Council.

[Timestamp 1:13:32] Ms. Begala said the biggest section of the CIP were the buildings, at 160 million dollars, and the 38 million dollars for the new police station. She asked what kind of building was needed that would cost 38 million dollars. Police Chief Newport said it would cover a new police facility, which they were trying to refine based on the amount of funds they had. Ms. Begala asked if it was forecasted on the current size of the police station and noted that it was a huge line item. Chief Newport said the initial costs were based on 2014 but costs had gone up significantly and the updated price was almost 20 million dollars over the 42 million dollars they were proposing. He said it was a cost per square foot approach, and the square

footage was 40,000 sf in 2014, with the most recent at 57,700 sf. He said they were working to refine the costs. Chair Chellman asked whether that was a placeholder on a design of years ago and if it would change. He was told that it was cost per square footage but the number would get refined and improved and was anticipated to be in that range.

Chair Chellman opened the public hearing.

PUBLIC HEARING

Greg Hebert of 183 Hillside Drive said the owners of the ABC Buildings blocked off the cut-through access with a fence. He said school children and other citizens normally used that safe access to the south Lafayette Road intersection. He said the neighborhood did a survey and determined that there were 400 trips per week happening through the cut-through. He read a letter that the group submitted to the City Council about how a sidewalk should be installed in that area because people were now forced to cross Greenleaf Avenue where the average speed was 50 percent over the posted limit. He said the fence created an urgent need for a pedestrian sidewalk but that the ABC owners were not interested in participating.

No one else spoke, and Chair Chellman closed the public hearing.

DISCUSISON AND DECISION OF THE BOARD

Councilor Moreau moved to ask the City to incorporate a safe pedestrian sidewalk for Hillside Avenue into the plan as a project for \$350,000. Mr. Hewitt seconded the motion.

Mr. Hewitt asked if the Board understood why the owner of ABC Buildings blocked the access and whether all means were exhausted as to working something out. Mr. Rice said he attended the City's Legal Department meetings and the owner of ABC Buildings was not interesting in providing a public path. He said the City would run the risk of someone saying the public wasn't allowed on private property, so the City was better off creating an alternative route.

The motion passed by a unanimous roll call vote of 8-0.

[Timestamp 1:30:00] Mr. Hewitt said the Water Master Plan was voted on by the Planning Board in 2022 to include it in the CIP, but the City Council removed it. He asked if it should be put back in. Public Works Deputy Director Brian Goetz said there were four components underway and if they were going to complete the master plan, it didn't have to be in the CIP. He said it would combine all the elements for the CIP and update that 2012 master plan with all the components and that it wasn't necessary to include it as a standalone item in the CIP. He said they would do infrastructure capacity studies in addition to tank inspection, water system modeling, lead service line inventory, and a seacoast emergency interconnection study, and would also hire two interns to apply projections and demographics.

Mr. Hewitt said he thought the City's water system was well run but noted that there were master plans for Prescott Park, Market Square, the pump station, recreational fields, and so on, and out of all those plans, the State of NH only recommended that two plans be regularly updated, the

City's Master Plan and the Water Master Plan. He said the Master Plan was 11 years old and he couldn't see why it couldn't be updated. Mr. Mahanna said making it a Water Master Plan made it a City plan, so he was in favor. Ms. Conard said it would be foolish to identify funding in the CIP when it could be done by existing personnel. Chair Chellman asked if a consultant was needed if the DPW produced a report and titled it a master plan produced by the Planning Department. Mr. Hewitt said one of the Planning Board's greatest responsibilities was to ensure that the City had an adequate supply of good drinking water, and that's what master plans were for. Ms. Begala said it would provide an opportunity for citizen input regarding availability, demand, pollution issues and so on, and that water was an area where impact fees should be considered due to the increasing demands and costs reflected that were due to large developments coming into town. She said she'd like to see planning that was more than just costing out and included a public forum and a look at other issues, like share costing in terms of impact fees. Chair Chellman said the City could consider impact fees but only if there was a master plan and a CIP plan. He said if the City prepared a document within the budget, it would give the public the change for input. He said a 2024 document that is the DPW's Water Master Plan would include public participation and would be vetted by the public soon.

[Timestamp 1:40:16] Mr. Hewitt said the EPA would announce serious PFAS rules down the road that would affect most of the City's drinking wells, and that a new lead and copper rule was also coming out. These said those were things that had to be planned for and needed a public document that citizens were aware of. Public Works Deputy Director Brian Goetz said they had been tracking PFAS for the last ten years for several projects and that they also had a quarterly meeting that the public was invited to. Chair Chellman said he would be satisfied if the DPW was prepared to produce a report that updated the 2012 Water Master Plan.

*Mr. Hewitt moved that the FY 2025 CIP include an updated Water Master Plan for \$100,000.
Mr. Mahanna seconded the motion.*

[Timestamp 1:33:44] Mr. Mahanna said more effort needed to be spent on water for Portsmouth. Mr. Almeida asked if the work would be done by DPW staff or an outside consultant. Mr. Hewitt said there were ongoing activities to address PFAS and lead and copper, and all that information should be in a document for the sake of transparency. Chair Chellman said it was a report. Councilor Moreau said she would not support the motion because she trusted the DPW staff's ability to update the document and that the Safe Water Advisory Committee could also address any issues from public feedback. She said the DPW staff felt that they had the funds, expertise, and ability to reach out to the public and that the Board should give them the opportunity to do so. Vice-Chair Clark agreed. He said the staff had the knowledge and a consultant would take a lot of time to be brought up to speed to put together a new master plan. He said a master plan might be more prudent down the road because of changing regulations, however.

*The motion **failed** by a roll call vote of 3-5, with Mr. Almeida, Councilor Moreau, Vice-Chair Clark, City Manager Conrad, and Chair Chellman voting in opposition to the motion.*

*Councilor Moreau moved to recommend adoption of the Capital Improvement Plan to the City Council, seconded by Mr. Almeida. The motion **passed** by a unanimous roll call vote of 8-0.*

II. APPROVAL OF MINUTES

A. Approval of the November 16, 2023 meeting minutes.

Mr. Hewitt asked for two amendments to the first paragraph on page 2 of the minutes.

He asked that the phrase “he said the capacity chart had a pink rash of Level Service F” be added to a sentence so that it now reads:

“Relating to the traffic study, Mr. Hewitt said he noticed significant impacts to the Regional Transportation Network, NH Route 33, and the Spaulding Turnpike, and he said the capacity chart had a pink rash of Level Service F.”

Relating to the second change, he asked that his question further on in the same paragraph about how much water per day would be used by the new Pease facility and Mr. Hansen’s response that he didn’t know be reflected in the minutes. The added sentence reads:

“Mr. Hewitt asked how much water per day would be used by the new Pease facility, and Mr. Hansen said he didn’t know.”

*Councilor Moreau moved to approve the minutes as amended, seconded by Ms. Conard. The motion **passed** by a unanimous roll call vote of 8-0.*

III. DETERMINATIONS OF COMPLETENESS

Chair Chellman read the two site plan review requests into the record.

SITE PLAN REVIEW

- A. The request of **Pease Development Authority (Owner)**, for property located at **360 Corporate Drive** requesting Site Plan Review approval for construction of a three-story Healthcare Complex with approximately 52,000 GSF. to allow space for up to 10 tenants which include an Ambulatory Surgical Center, Imaging Center and Plastic Surgery Center. The project includes (125) vehicle parking spaces, (2) loading docks as well as associated paving, stormwater management, lighting, utilities, and landscaping. Said property is located on Assessor Map 315 Lot 5 and lies within the Airport Business Commercial (ABC) District.
- B. The request of **Maureen Oakman and Michael A. Valinski (Owners)**, for property located at **1155 Sagamore Avenue** requesting Site Plan Review Approval for the demolition of the existing building and construction of a 4-unit residential condominium with the associated paving, stormwater, lighting, utilities and landscaping. Said property is located on Assessor Map 224 Lot 18 and lies within the Mixed Residential Office (MRO) District.

Ms. Begala said she questioned the completeness of the 360 Corporate Drive application. Therefore, the two petitions were voted on separately.

[Timestamp 1:59:15] Ms. Begala said the length traffic impact assessment report was 99 percent descriptive to the Lonza Biologics traffic, so she didn't think it was complete because she wasn't sure if the question of traffic impact particular to 360 Corporate Drive had really been addressed. She said the impact on the intersections was not clear. Chair Chellman said the applicant provided traffic information and it was agreed at the TAC meeting that it could be used and that there was a component in the Lonza study for the site. Mr. Hewitt said he was also concerned about completeness and wondered why the Board had a traffic report that said Lonza instead of 360 Corporate Drive. He said it was confusing and that he didn't find any mention of 360 Corporate Drive in the document. He said he was shocked that the mitigation plan was missing and asked if that was a completeness issue. Mr. Mahanna read Section 403.04, No. 9 of the site plan submission requirements indicating that a traffic impact analysis may be required as deemed necessary by the Board due to the project's proposed size, location, and traffic generating characteristics in accordance with the transportation model to be derived from the PDA Transportation Master Plan. He said the intersection was a nightmare and had been mentioned in the regional impact traffic study and the Lonza traffic study and it had not been updated.

Chair Chellman further explained what completeness was, noting that drainage was also part of the site plan review. It was further discussed [timestamp 2:02:30].

*Councilor Moreau moved that the Board vote to determine that the application is complete according to the Pease Plan Review Regulations and to accept the application for consideration. Ms. Conard seconded. The motion **passed** by a roll call vote of 5-3, with Mr. Hewitt, Ms. Begala, and Mr. Mahanna voting in opposition to the motion.*

*Councilor Moreau moved that the Board vote to determine that Item B is complete according to the Site Plan Review Regulations and to accept the application for consideration. Mr. Almeida seconded. The motion **passed** by a unanimous roll call vote of 8-0.*

IV. PUBLIC HEARINGS – NEW BUSINESS

- A.** The request of **Pease Development Authority (Owner)**, for property located at **360 Corporate Drive** requesting Site Plan Review approval for the construction of a three-story Healthcare Complex with approximately 52,000 GSF to allow space for up to 10 tenants which include an Ambulatory Surgical Center, Imaging Center and Plastic Surgery Center. The project includes (125) vehicle parking spaces, (2) loading docks as well as associated paving, stormwater management, lighting, utilities and landscaping. Said property is located on Assessor Map 315 Lot 5 and lies within the (Airport Business Commercial (ABC) District. (LU-23-135)

SPEAKING TO THE APPLICATION

[Timestamp 2:10:39] Jeff Kilburg of Apex Design was present on behalf of the applicant and reviewed the site plan. He noted that there was a trip generation study included in the submission packet, and that Planning Director Peter Stith and City Engineer Eric Eby determined that it was based on the traffic trip generation study and Lonza's previous traffic study, along with TAC. He said it would not provide new information beyond the Lonza study.

[Timestamp 2:15:10] Ms. Begala asked Mr. Kilburg to explain what the impact of 360 Corporate Drive's various businesses in the medical complex, with 125 cars coming and going at the intersection of Corporate Drive and Grafton Road and the impact to Corporate Drive and the intersection north of that would be. Mr. Kilburg said there was a 23-hour recovery room but no overnight care in the facility, so the ambulance would be traditional business hours. He said because that, a trip generation study was done and submitted to TAC, with a copy of the Lonza study, and discussed with Mr. Eby and Mr. Stith. He said they didn't have the specifications Ms. Begala was looking for because it had already been accommodated for in the Lonza traffic study, and the trip generations required by their facility had already been accounted for in the study. Ms. Begala asked how Lonza knew the 360 Corporate Drive building would be built and that it included all those trips. Mr. Kilburg said Lonza had to provide a traditional growth rate of traffic specific to Lonza's generated traffic, but that rate was accommodating of the traffic generated by 360 Corporate Drive and also accommodated future growth, like new employees and additional truck traffic. He said Mr. Eby had said it didn't make sense to pursue another traffic study.

[Timestamp 2:20:22] Property consultant Gregg Mikolaities said he had been permitting projects at Pease since 1994 and the standard process was to generate a trip generation study, which went into a master plan. He said the data got updated every 2-5 years. He said Lonza was such a big project that they did ask for the comprehensive study, and traffic had been accommodated for in that study. Mr. Mahanna said the trip generation comparison said it would generate 1,686 more vehicle trips per day and thought that warranted another traffic study. Mr. Mikolaities said they deferred to Mr. Eby. Mr. Hewitt said the only original traffic work he had seen in the application was the trip generation study that said a weekday had 1,948 trips, and he asked what the trip generation number in the Lonza report was. Chair Chellman said he spoke with Mr. Eby before the meeting, who said no traffic study beyond the Tighe and Bond one was needed. Ms. Begala said the trip generation was based on the 2018 turnaround numbers, so it seemed that even the assumptions were old. She said additional information was needed that delineated what part of the study was due to 360 Corporate Drive, and she wanted it in 2023 standards. Councilor Moreau said she felt that the Lonza growth rate included the new buildings and projects proposed in the area. Ms. Begala asked how Lonza would know that.

[Timestamp 2:29:51] Dr. Alex Slocum said there was no emergency facility and no 24-hour access except for when a patient had to stay overnight, for which they were planning to be able to accommodate that. Mr. Kilburg said the growth rate extended to the year 2035, so if they were to require a traffic study for a new traffic analysis yearly for every development, it would be redundant in terms of projects across the board, where Lonza had accommodated for it in their analysis. Mr. Mahanna referred to a November 2018 letter from the Rockingham County Planning Commission, which was a regional impact committee, and said the letter talked about the Lonza proposed expansion and recommended that the PDA and City of Portsmouth should utilize traffic impact studies for development proposals in the Pease Tradeport to gauge impacts

on the transportation network and to gain an understanding of when the thresholds will be released and so on. He concluded that the Rockingham County Planning Commission was recommending further traffic study in that area, beyond the Lonza study, and it was discussed

[Timestamp 2:34:13] Ms. Begala said she was used to seeing a traffic impact study relating to a project. Vice-Chair Clark said the site was constrained due to wetlands and things had been designed so that the project wouldn't go into the wetlands, and they were adhering to a 25-ft buffer. He asked what mitigation was being done as part of that so that the wetlands would not be impacted. Mr. Kilburg said they went through multiple iterations of building style and design as well as site plan design, and each iteration impacted less and less wetlands so that the current iteration had no wetland impact. He said they set the building back an additional distance from the wetland buffer itself and discussed with TAC having a construction fence along the wetlands to prevent any infiltration into the buffer itself. Mr. Mahanna asked if there was a building permit for the project yet and was told that there wasn't. He asked about the construction trailers parking screening and bike racks at the back of the building. The project surveyor Brian Jones said there was screening vegetation along Corporate and International Drives that were reviewed by the PDA and TAC multiple times and approved. He noted that there was also a continued strip of plantings behind the parking spaces. Mr. Mahanna said one plan showed it as snow storage. Mr. Jones said the shrubs were a hardy species and could handle the snow storage.

[Timestamp 2:41:44] Mr. Hewitt asked when the Conservation Commission had jurisdiction at the PDA and when they did not. Mr. Britz said Pease had a 25-ft buffer width, so there was no Conditional Use Permit required. He said Pease worked with the applicants to stay out of the buffer so that they didn't have to go before the Conservation Commission, and any State wetlands permit in Portsmouth was reviewed by the Conservation Commission. Ms. Begala asked what the plan was for snow removal off the building's roof. Mr. Kilburg said the roof was designed to accommodate any snow load. Vice-Chair Clark asked what the status of the NHDES AOT permit was. Mr. Kilburg said they prepared the drainage study and responded to review comments but hadn't heard back. However, he anticipated approval. Vice-Chair Clark asked if there were concerns with snow storage within the stormwater treatment basin, and Mr. Kilburg said they did not make that comment. It was further discussed. [Timestamp 2:44:55]

Mr. Hewitt asked the applicant if their traffic report would be updated to make it specific to 360 Corporate Drive. Mr. Kilburg said if Mr. Eby's recommendation was not agreed to, they would be forced into that situation, but there were many parties involved and groundbreaking and construction would be delayed for 8-12 weeks.

[Timestamp 2:47:40] Developer Dan Humphrey said they addressed the traffic concerns and were confident that the existing data was complete and what was developed was not outside that scope. Ms. Begala asked what the requirements were in terms of what happened at the intersections and what the recommendation was regarding mitigating traffic impacts due to 360 Corporate Drive. Mr. Jones said the Planning Department and Mr. Eby said the project was within the boundary conditions of the anticipated increase. Mr. Mahanna said the intersection was a two-lane road with only stop signs and went into Route 33, and they were already red marked "F". Mr. Hewitt said he would want a site-specific traffic report for 360 Corporate Drive that includes all existing proposed uses, and suggestions for mitigation at all the impact intersections.

[Timestamp 2:51:21] Chair Chellman said he understood the concerns and said there were different problems within the Pease Development, and the intersections were failing. He thought that adding the 360 Corporate Drive data would refine things but the failed intersections would still fail. He said there was a bigger issue about not holding the applicants up which was the issue of external impacts of Pease and that it needed to be discussed with the PDA, Greenland and Newington folks, and the Rockingham Planning Commission, but it wasn't the applicant's issue. He said the Board recently approved the Lonza project, which was a much bigger project that demonstrated severe traffic problems within the Pease development. He said that was PDA's purview, which was very insular, and they weren't required to look outside the Pease limits. He said the impacts on Route 33 should be able to be considered outside the applicant's proposal but it had to be discussed. He said the Board could recommend to the PDA to advance the project, with the additional traffic information that Ms. Begala requested. He said traffic was an issue and the Board could suggest that Pease do something about it internally but couldn't require them to do it. He said the Board had 60 days to act and should try to do what they could before that.

Ms. Begala said she was concerned about the internal impacts on the intersections and thought the applicant needed to improve the traffic flow and the safety provisions of those intersections. Mr. Hewitt said things might not change dramatically with an updated traffic report but thought it still needed to be updated to be accurate and to have subjective mitigation. Mr. Mahanna suggested putting a traffic light at the intersection. Chair Chellman said that was engineering decision and that there was a difference between the regulatory aspects and the maintenance ones. Councilor Moreau said the Board could recommend that the applicant look at regulating those intersections due to traffic concerns and let them figure out the best way to do that.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD

Councilor Moreau moved that the Board recommend Site Plan Approval to the PDA Board and that the PDA look at the intersections in and around the facility for traffic calming management and manage the traffic impacts and safety. Ms. Conard seconded the motion.

*The motion **passed** by a unanimous roll call vote of 8-0.*

- B.** The request of **120-0 Wild Rose Lane LLC (Owner)**, for property located at **60 Pleasant Point Drive** requesting a Wetland Conditional Use Permit from Section 10.1017.50 of the Zoning Ordinance for the demolition of the existing home and construction of a new dwelling. The project consists of 5,368 sf of impervious surface including a dock, two sets of stairs, a pool, patio, cabana, and a portion of the home, which results in a reduction of 31 sf from the existing conditions. The project includes pervious pavers within the buffer, a long-term storm-water maintenance plan, landscaping plan within the buffer, a bank restoration plan, replacement of the

existing lawn with a micro-clover seed mix and the removal of invasive species on site. Said property is located on Assessor Map 207 Lot 13 and lies within the Single Residence B (SRB) District. (LU-23-180)

SPEAKING TO THE APPLICATION

[Timestamp 3:02:23] Project engineer Eric Weinrieb was present on behalf of the applicant and reviewed the application.

*At this point in the meeting, Councilor Moreau moved to continue the meeting past 10:00, seconded by Ms. Conard. The motion **passed** by a roll call vote of 7-2, with Ms. Begala voting in opposition.*

[Timestamp 3:04:31] Ms. Begala said the original house was 2,632 sf and the expansion made it 5,368 sf and was now designed as a tee. She said the new building wasn't put in the same footprint and was coming into the buffer more. She asked why the applicant decided to put the pool and cabana in the 150-ft buffer, noting that it was a huge site and they could have been put somewhere else. She asked the reason for the pervious driveway. Mr. Weinrieb said part of the driveway was permeable and part of it was hard construction, and the pool was in the location it was because it was up on a bluff and was presently in the 50-ft buffer. He said they were moving it back further and reducing the overall impervious in the 100-ft buffer. He said a significant portion of the house was outside the buffer, but the house belonged in that prominent high location because it was a valuable piece of land and had views. He said the pool couldn't be put on the other side of the house because it had to be near the living space. Ms. Begala said the lot was more than 9,000 sf and asked if the wetlands Conditional Use Permit request was for aesthetics. Mr. Weinrieb said they were before the Board because the existing house was invasive, the bank was eroding, and it had no stormwater management and they were making the lot much better. Vice-Chair Clark said the land management plan was one of the better ones he had seen but seemed that it was lacking in the areas that would be maintained, like the grass areas, and there was no discussion about fertilizer. Mr. Weinrieb said the person who helped with the invasive management plan was on Zoom and would address it.

[Timestamp 3:11:15] Devin (no last name given) via Zoom explained that the lawn didn't need fertilizer because the micro clover turf lawn fixed nitrogen for the turf grass. He said it was a safer use in a sensitive buffer. Vice-Chair Clark said he didn't see that mentioned in the land management plan. Devin said the plan focused on the area within the 25-ft buffer and the bank, but they would commit to not recommending no fertilizer on the lawn anywhere on the property. Vice-Chair Clark said that would be acceptable but thought something needed to be put into the document that went with the property's perpetuity. Devin said the homeowners would avoid the use of fertilizer within any resources. He said if the pool were located on the north and northwest sides, it would be close to the abutters and would impact their views.

[Timestamp 3:13:05] Ms. Begala referred to Point No. 5 in the analysis about the proposal having the least adverse impact to areas and environments under the jurisdictions. She said the house could be stacked on the original footprint, therefore reducing the footprint of the house. She said the applicant more than doubled the size of the house and enlarged the pool, so she didn't feel that point was complied with. She said she still didn't understand why there wasn't a

porous driveway and why the impervious surface for the entire building was only reduced by 200 feet. Mr. Weinrieb said he disagreed and that they worked hard with the City Staff. He said there was a portion of the lot within the 100-ft buffer, but due to the shape of the lot, he believed the entire lot was as important beyond or within the 100-ft buffer and they treated every bit of it the same way and as a holistic site. He said they were protecting and maintaining the entire parcel, even though the footprint was larger. He said they could have added a second-story to the house and not had to come before the Board, the pool would still be in the 50-ft buffer, the driveway would be fully impervious, and there would be no stormwater improvement. Chair Chellman said it seemed like some grade of the impervious part of the driveway had to be maintained. Mr. Weinrieb agreed and said that portion would not be sanded. Mr. Almeida said he appreciated all the improvements being done on the site and wasn't concerned with the size of the building because it was a premier site and it was a sign of the times in Portsmouth.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD

Vice-Chair Clark moved that the Board find that the Conditional Use Permit application meets the criteria set forth in Section 10.1017.50 and adopt the findings of fact as presented. Councilor Moreau seconded the motion.

*The motion **passed** by a roll call vote of 7-1, with Ms. Begala voting in opposition.*

*Vice-Chair Clark moved that the Board grant the Wetland Conditional Use permit with the following **conditions**:*

- 2.1) In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers along the 25' vegetative buffer during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.*
- 2.2) Applicant shall provide monthly invasive management and planting updates to the Planning and Sustainability Department once removal begins and until the end of the restoration process (see Management Calendar for Treatment and Planting). These updates shall be a report summarizing the activities performed, the success rates, any proposed plan changes, and any upcoming activities involving the 25' vegetative buffer on site. If plants have not achieved an 80% success rate or greater after one year, applicants will replant and report back to the Planning & Sustainability Department one year after planting is complete and each subsequent year until an 80% planting success rate has been achieved.*
- 2.3) No fertilizers shall be used within any resources and/or buffer areas.*

Vice-Chair Clark said the site was a premier one in Portsmouth and it was an opportunity to show the level of effort that the Conservation Commission does for the Planning Board in reviewing difficult sites and working with the applicant to come up with unique solutions.

The motion passed by a roll call vote of 7-1, with Ms. Begala voting in opposition.

- C. The request of **Maureen Oakman** and **Michael A. Valinski (Owners)**, for property located at **1155 Sagamore Ave** requesting Site Plan Review Approval for the demolition of the existing building and construction of a 4-unit residential condominium with the associated paving, stormwater, lighting, utilities, and landscaping. Said property is located on Assessor Map 224 Lot 18 and lies within the Mixed Residential Office (MRO) District. (LU-23-178)

SPEAKING TO THE APPLICATION

[Timestamp 3:21:25] Project engineer John Chagnon was present on behalf of the applicant to review the petition. He noted that the parking would be moved to the side yard, the utilities would be upgraded to underground electric, the new structure would be connected to the public sewer, the drainage would be directed toward a raingarden, and the driveway's existing grade would remain the same. He said it was approved by TAC in November and that the water line easement was needed to serve the four units with City water and would be worked out with the City's Legal Department before the building permit was granted.

[Timestamp 3:23:30] Mr. Mahanna said the survey didn't show any encroachments but all the aerials made it look like the lot encroached on the driveway going to the adjacent condominiums. Mr. Chagnon said Sea Star Cove's sidewalk came off Sagamore Avenue and was constructed across the applicant's lot. He said an easement was granted to DOT and the City for that sidewalk and the property line came close but did not cross over the sidewalk.

[Timestamp 3:25:17] Councilor Moreau said the Board received feedback from the public and one issue was the height and whether the roof was flat or pitched. Mr. Chagnon said the building's height was measured halfway between the peak of a pitched roof and the level of the eave, so it was about 37-1/2 feet where 40 feet was allowed. Ms. Moreau said she assumed the patios would be 18 inches off the ground and not subject to setbacks. Mr. Chagnon agreed and said the final plan tucked the patios back in a bit off the property line and were less than 18 inches above grade. Mr. Mahanna said the corner closest to Sagamore Avenue showed a 13-ft setback where 15 ft was required and asked what it meant. Mr. Chagnon said it was a side, so it was 13 feet where 10 feet was required. Councilor Moreau asked if there would be a fence dividing the two properties. Mr. Chagnon said the applicant would work with them but it wasn't a requirement and it was outside the approval of TAC. Mr. Mahanna said it looked like there was a separate sewer tap for the sprinkler line coming in underneath Sea Star Cove and out to Sagamore Avenue vs the other utility. Mr. Chagnon said when Sea Star Cove was permitted, the sewer to Sagamore Avenue ended just beyond the development and it was extended by Sea Star Cove up to a manhole at the end of the driveway. As part of that, he said Sea Star Cove agreed to provide a sewer connection for the applicant's lot. He said it was in place and a separate line was

dedicated to the lot. Mr. Mahanna said Sea Star Cove was alleging that the new development would use a private hydrant. Mr. Chagnon said there was a fire hydrant which was Sea Star Cove's and the issue was that Sea Star Cove had a private driveway. He said Sea Star Cove wanted the City to take over the road, which wouldn't happen. Mr. Mahanna asked if the new development would share in the maintenance. Mr. Chagnon said there were hydrants on Sagamore Avenue available and the building was a sprinkler one. Ms. Begala asked about the raingarden. Mr. Chagnon said it was part of the common area but there was room for a few chairs. Mr. Hewitt asked if a highway access permit had been applied for. Mr. Chagnon said they had not applied for one but there was an existing driveway permit for the daycare facility and they were told that they had to apply for a new permit.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Mary Pappas via Zoom said she was a Sea Star Cove resident and that the Board had addressed a lot of her concerns. She asked about the building's height and what would be between each patio. She said the setback didn't look like it was met. She said Sea Star Cove would also like some fencing and had concerns about the fire hydrant's maintenance and whether it could be shared. She noted that the November 16 letter seemed to have different numbers.

[Timestamp 3:39:18] Mr. Chagnon said 45 feet was the peak of the building and there would be vegetation between the patios and landscaping. He said they had a fence between the patios at one point but the new plan was to vegetate the areas between the patios. Relating to the differences in the survey, he said there was a survey prepared for the site plan for the daycare center to show all the other features and get site plan approval. He said further survey information led to differences of opinion. He passed out copies of the survey to the Board. Chair Chellman said the survey stamp on the plan was good enough for him. He said the slight difference was in the rear northwest corner and was very de minimis.

No one else spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD

Councilor Moreau moved that the Board find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented. Mr. Almeida seconded.

*The motion **passed** by a unanimous roll call vote of 8-0.*

*Councilor Moreau moved that the Board grant Site Plan Approval with the following **conditions: Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:***

- 2.1) *The site plan, and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*

- 2.2) *The applicant shall provide an access easement to the City for water valve access and leak detection. The easement shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by the City Council.*
- 2.3) *Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit:
<https://www.cityofportsmouth.com/publicworks/stormwater/ptap>*

Prior to the issuance of a Certificate of Occupancy or release of the bond:

- 2.4) *The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance.*
- 2.5) *A stormwater inspection and maintenance report shall be completed annually, and copies shall be submitted for review to the City's Stormwater Division/ Public Works Department.*

Mr. Almeida seconded the motion.

Councilor Moreau said the building's top height was 45 feet and the base of the roof was 30 feet, which made it 37-1/2 feet tall where 40 feet was allowed. She said as long as there was no structure above 18 inches in height, the patio was not considered a structure and wasn't attached to the building and was allowed to go beyond the actual setback. She said the applicant would add vegetation between the patios and had agreed to work with the abutter about the fence issue.

*The motion **passed** by a roll call vote of 8-0.*

V. OTHER BUSINESS

A. Chairman Updates and Discussion Items

Chair Chellman said Vice-Chair Clark was resigning and thanked him for his service on the Board. Vice-Chair Clark thanked everyone and said it had been a great seven years.

Chair Chellman said he would bring back further information to the Board on the Pease application as to whether the Board should have a meeting to discuss the regional aspects.

- B. Planning Board Rules and Procedures:** The Planning Board will consider general amendments to the Planning Board Rules & Procedures. The proposed rules may be reviewed in the Planning Department at City Hall, or online by visiting the Planning Board meeting date on the City's Municipal Meetings Calendar here:

<https://www.cityofportsmouth.com/planportsmouth/events/planning-board-meeting-57>

There was no discussion.

C. Board Discussion of Regulatory Amendments, Master Plan Scope & Other Matters

There was no discussion.

VI. ADJOURNMENT

The meeting adjourned at 10:45 p.m.

Respectfully submitted,

Joann Breault
Secretary for the Planning Board

DRAFT

Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: January 10, 2024

Property Address: 369 Submarine Way

Application #: LU – 23 - 165

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
1	Compliance with all City Ordinances and Codes and these regulations. <u>Applicable standards:</u>	Meets Does Not Meet	<u>Applicable standards:</u> A Variance for the expanded use was granted. Project complies with all other Ordinance requirements including parking, setbacks, open space, building coverage, height, and frontage.
2	Provision for the safe development, change or expansion of use of the site.	Meets Does Not Meet	TAC reviewed the site layout, and recommended approval. Plans show new sidewalks, utility connections and drainage infrastructure needed. Driveway exists.
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	Meets Does Not Meet	Erosion controls during construction as necessary (see Sheet D1). Long Term Maintenance easily accomplished. No downstream abutter impacts.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
4	Adequate protection for the quality of groundwater.	Meets Does Not Meet	No groundwater withdrawal (water supply is city). No nearby production wells.
5	Adequate and reliable water supply sources.	Meets Does Not Meet	Water supply is Public -City. Supply confirmed by TAC review. New plumbing fixtures will be low flow / water conserving.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	Meets Does Not Meet	Sewer connection is Public - City. Extension to new addition will be an internal connection
7	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	Meets Does Not Meet	Internal finishes will be with Low VOC paints & adhesives. Flooring to be Floor Score or Sustainable Carpet Certified
8	Adequate provision for fire safety, prevention and control.	Meets Does Not Meet	TAC Approval obtained – no issues from the Fire Department.
9	Adequate protection of natural features such as, but not limited to, wetlands.	Meets Does Not Meet	Urban site which was previously developed. No new wetland or buffer impacts proposed.
10	Adequate protection of historical features on the site.	Meets Does Not Meet	Historical features are present on site. The expansion will serve to continue the current display; and add space for the display of additional historical items.
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	Meets Does Not Meet	The additional space will not add significantly to trip generation. Museums are low volume generators.
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	Meets Does Not Meet	Good access to recently created city street. TAC approved with the only traffic related comments the number of ADA spaces.
13	Adequate insulation from external noise sources.	Meets Does Not Meet	The proximity to potential highway noise is not a factor in the public's enjoyment of the site.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
14	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	Meets Does Not Meet	Trash collection will be private. TAC Review included Fire and Police Departments. All concerns addressed in design.
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	Meets Does Not Meet	Light and air remains as the site conforms to setbacks and open space requirements. Open space provided.
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	Meets Does Not Meet	Existing sidewalk on Submarine Way connects site driveway to surrounding environs.
17	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	Meets Does Not Meet	Land is suitable for the intended purpose, Lot is currently used for this purpose. Plans follow ordinance and guidelines; see TAC approval.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	Meets Does Not Meet	Proposed addition in the center of the site. Landscaping will be relocated to soften building edge.
19	Compliance with applicable City approved design standards.	Meets Does Not Meet	Approved by the Technical Advisory Committee.
	Other Board Findings:		



200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

21 December 2023

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for Amended Site Plan Approval at 569 Submarine Way, Museum Expansion of Albacore Park

Dear Mr. Chellman and Planning Board Members:

On behalf of the Portsmouth Submarine Memorial Association, we are pleased to submit the attached plan set for **Amended Site Plan Approval** for the above-mentioned project and request that we be placed on the agenda for your **January 18, 2024**, Planning Board Meeting. The project is the proposed construction of an addition to the existing Albacore Park with the associated and required site improvements. Albacore Park is operated by the Portsmouth Submarine Memorial Association (PSMA), a Non-Profit devoted to education and to the preservation of submarine history. The site includes the Albacore Museum and a Memorial Garden. The Park was created in 1985 with the existing museum building being constructed around 1986. The showpiece of the Park is the USS Albacore submarine. Albacore Park operates seven days a week with the majority of visitors during the summer months. Attractions include the USS Albacore submarine, the Memorial Gardens, and exhibits within the existing visitor center building. There is ample off-street parking available on the property. Between 2-4 staff members are present at the Property daily depending on the season and museum event schedule.

PSMA currently has access to more exhibits than there is space available to comfortably display within the existing building and also intends to display more items relating to the maritime history of the Piscataqua River region. Meeting and office space is also severely limited. Accordingly, PSMA proposes to construct an approximately 1,588 square foot addition to the site and attach it to the existing visitor center building. The proposal will also include improvements to the walkway and ramp adjacent to the building for improved accessibility. Based upon the Parking Demand Analysis, even with the additional space there is ample parking at the site. The Property is located in a transitional area with frontage on both the US Route 1 By-Pass and Market Street. Recently the NH State DOT, as a part of the Sarah Mildred Long Bridge replacement, created a short street known as Submarine Way, which now serves as the park access point. The property is within the SRB Zoning District, adjacent to the Business, General Residence A and Waterfront Industrial Districts. It is surrounded by a mix of uses, with residences to the west and east (across Route 1 By-Pass), commercial fueling uses to the south and Bohenko Gateway Park to the north (across Market Street). The current museum use is a pre-existing permitted non-conforming use through the issuance of a 1983 special exception. The creation of additional museum space is considered an expansion of that non-conforming use which requires zoning relief (Variance) which was granted by the Portsmouth Zoning Board. The proposed addition meets all dimensional requirements of the zoning ordinance.

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Abutters.

- Boundary Plan C1 – This plan shows the existing site property boundary and the existing site easements.
- Existing Conditions Plan – Orthophoto C2 – This plan shows the existing site based on photography from a drone flight, as it was at the time. Note that the Ghost Ship has since been removed.
- Existing Conditions Plan C3 - This plan shows the existing site conditions in detail.
- Amended Site Plan C4 – This plan shows the site development with the proposed addition and the circulation / access improvements and the building layout with setbacks. The project received a Special Exception from the Board of Adjustment for the expansion of the museum use.
- Utility Plan C5 – This plan shows site utilities. The project will connect utilities internally to the addition, with a section of an existing water service being relocated to the same existing building entrance.
- Grading and Drainage Plan C6 – This plan shows the relocation of existing drainage at the proposed addition, and the addition of a yard drain.
- Lighting Plan C7 – This plan shows the proposed building lighting to light the new sidewalks. No change to the parking lot lighting is proposed.
- Erosion Control Notes and Details D1 and Details D2 – These plans shows site details.
- Floor Plans and Elevations A1.1 and A 2.1 – This plan shows the Architectural design for the buildings.

The project received Technical Advisory Committee approval at the December 5, 2023, meeting, subject to the following conditions, with our response in **bold** text:

1. Applicant will provide documentation that the water line easement that crosses over parcel 209/54 has been assigned to the City. **The development team has been working with the city on this issue. Attached please find a copy of the latest information.**
2. Lighting plan will be provided and reviewed by City Staff prior to consideration by the Planning Board. **The Lighting Plan C7, and the Lighting Specification have been included in the submission.**
3. Bollards and signage will be noted on the site plan for handicap parking spaces. **Bollards and ADA signage have been added to Sheet C4 (Amended Site Plan) and Sheet D2 (Detail).**

The following additional information is included in this submission:

- ZBA Approval
- Water Line Easement on Abutting Parcel - Deed(s) and Plan
- Authorization for Use of Easement (Albacore Park)
- Site Photographs
- Green Building Statement
- Parking Demand Memo
- Lighting Specification

We look forward to an in-person presentation of this submission to the Planning Board and hereby request approval. If there are any questions or concerns, please feel free to contact me.

Sincerely,



John R. Chagnon, PE

P:\NH\5010373-Portsmouth_Submarine_Memorial_ Assn\452.02-1 Submarine Way, Portsmouth-JRC\2023 Site Plan\Applications\Portsmouth Site Plan\Planning Board Submission Letter 12-21-23.doc



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

ZONING BOARD OF ADJUSTMENT

October 24, 2023

Portsmouth Submarine Memorial Association
569 Submarine Way
Portsmouth, New Hampshire 03801

RE: Board of Adjustment request for property located at 569 Submarine Way (LU-23-165)

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, October 17, 2023**, considered your application for constructing an addition to the existing building to substantially increase the use which requires the following: 1) Variance from Section 10.440 Use #3.40 to allow a museum where the use is not permitted. Said property is shown on Assessor Map 209 Lot 87 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Board voted to **approve** the request as presented and advertised.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Zoning Board of Adjustment Meeting website:

<https://www.cityofportsmouth.com/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

A handwritten signature in cursive script that reads "Phyllis Eldridge".

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Kevin Baum, Esq; Hoefle, Phoenix, Gormley & Roberts, PLLC
John Chagnon; Ambit Engineering

Carly Ann Seary

LCHIP ROA433053 25.00
RECORDING 14.00
SURCHARGE 2.00



Return To:
~~BEASLEY & FERBER P.C.
53 CUTTS STREET
PO BOX 2463
CONCORD, NH 03302-2463~~
Beasley + Ferber PC
PO Box 2463
Concord NH 03302-2463

QUITCLAIM DEED

We, **James J. Murphy and Carla J. Murphy**, married couple, of 214 Leslie Drive, Portsmouth, New Hampshire 03801, for consideration paid, grant to **James J. Murphy and Carla J. Murphy, Trustees of the James J. Murphy and Carla J. Murphy Revocable Trust**, dated November 16, 2018, of 214 Leslie Drive, Portsmouth, New Hampshire 03801, with quitclaim covenants:

A certain parcel of land with the buildings thereon, situate in the City of Portsmouth, County of Rockingham, State of New Hampshire, on the Easterly side of Cutts Street, the same being Lot #33 as shown on a plan of "Water Easement Plan Across Land of Albacore Trust, Leslie Drive, County of Rockingham Portsmouth, N.H." dated July 26, 1984, prepared by Richard P. Millette and Associates and recorded in the Rockingham County Registry of Deeds, Plan C-12849, and more particularly described as follows:

Beginning at the Southeasterly corner of said Lot #33 at the southwesterly corner of Lot #32; thence running S 39 degrees 32' 23" W seventy (70) feet to Lot #34; thence turning and running N 50 degrees 27' 37" W one hundred (100) feet by said Lot #34 to Leslie Drive, a proposed street as shown on said plan; thence turning and running N 39 degrees 32' 23" E by said Leslie Drive seventy (70) feet to Lot #32; thence turning and running S 50 degrees 27' 37" E one hundred (100) feet to the point of beginning.

Together with a right of way for all purposes to said Lot along Leslie Drive.

Subject to protective covenants recorded by Margo Construction Company, Inc. on July 7, 1955 and recorded in Rockingham County Registry of deeds, Book 1360, Page 298.

Subject to a 10' water easement as shown on plan dated July 26, 1984 and recorded as Plan #C-12849.

WARRANTY DEED
(Statutory Form, N. H. RSA 477:27)

2670 P1379

FOR CONSIDERATION PAID, I/We **Albacore Trust by Joseph G. Sawtelle, Jr. as** 0333056691
Trustee, under Declaration of Trust dated _____ and recorded
at Book _____ Page _____ in Rockingham County Registry of Deeds.
500 Market Street, Portsmouth, NH 03801

grant(s) to **Carla P. Marvin**

664 State Street, Apt. #1, Portsmouth, NH 03801

with WARRANTY COVENANTS, as joint tenants with rights of survivorship.

A certain parcel of land with the buildings thereon, situate in
Portsmouth, County of Rockingham, State of New Hampshire, on the Easterly
side of Cutts Street, the same being Lot #33 as shown on a plan of Bersum
Gardens for the Margo Construction Company, Inc., dated October, 1955, John
W. Durgin, C.E. and recorded in the Rockingham County Registry of Deeds, Plat
67, Page 14, and more particularly described as follows:

Beginning at the Southeasterly corner of said Lot #33 at the
Southwesterly corner of Lot #32; thence running S 39° 24' W seventy (70) feet
to Lot #34; thence turning and running N 50° 36' W, one hundred (100) feet by
said Lot #34 to Leslie Drive, a proposed street as shown on said plan; thence
turning and running N 39° 24' E by said Leslie Drive, seventy (70) feet to
Lot #32; thence turning and running S 50° 36' E, one hundred (100) feet to
the point of beginning.

Together with a right of way for all purposes to said Lot along Leslie
Drive.

Subject to protective covenants recorded by said corporation on July 7,
1955, and recorded in Rockingham County Registry of Deeds, Book 1360, Page
298.

Meaning and intending to describe and convey the same premises conveyed
to Joseph G. Sawtelle, Jr., Trustee of The Albacore Trust, by Warranty Deed
of Joseph L. Smith and Pamela G. Sestito, dated July 2, 1984, and recorded at
Book 2499, Page(s) 1134, Rockingham County Registry of Deeds.

Subject to a 10' water easement as shown on plan dated July 26, 1984
and recorded as Plan #C-12849.

099-15

MAR 29 11 25 AM '91

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Granite State Title Services, Inc., Rochester, N.H. 03867

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX

MO	DAY	YR
03	29	91

\$ 999.00

XX THOUSAND 9 HUNDRED AND 99 DOLLARS

CONTROL NUMBER 12490 | VOID IF ALTERED

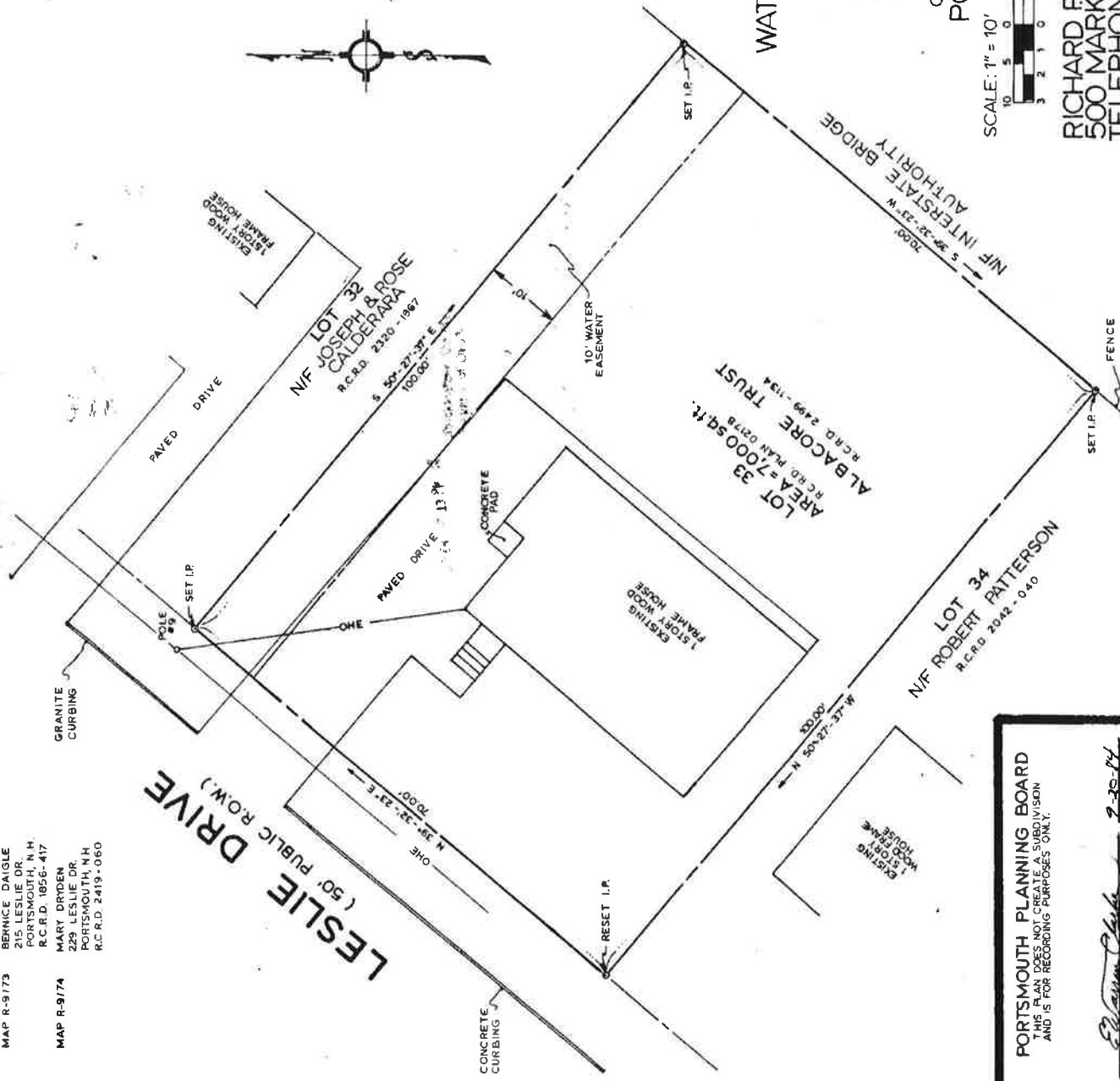
SEP 24 4 12 PM '84
Rockingham County
Registry of Deeds

ABUTTERS ACROSS ROAD

MAP R-9/73
BERNICE DAIGLE
215 LESLIE DR.
PORTSMOUTH, N.H.
R.C.D. 1956-417

MAP R-9/74
MARY DRYDEN
229 LESLIE DR.
PORTSMOUTH, N.H.
R.C.D. 2419-060

LESLIE DRIVE
(50' PUBLIC R.O.W.)



REFERENCES:

1. LAND OF INTERSTATE BRIDGE AUTHORITY FOR ALBACORE MEMORIAL PARK, DATED MAY 21, 1984 BY RICHARD P. MILLETTE AND ASSOCIATES
2. PLAN OF BERSUM GARDENS FOR MARGO CONST. CO. PORTSMOUTH, N.H., DATED OCT. 1956 BY JOHN W. DURGIN, CIVIL ENGINEERS, R.C.D. PLAN 02178.



WATER EASEMENT PLAN
ACROSS
LAND OF
ALBACORE TRUST
LESLIE DRIVE
COUNTY OF ROCKINGHAM
PORTSMOUTH, N.H.

SCALE: 1" = 10'
DATE: JULY 26, 1984



RICHARD P. MILLETTE AND ASSOCIATES
500 MARKET STREET, PORTSMOUTH, N.H.
TELEPHONE: (603) 431-2222

PORTSMOUTH PLANNING BOARD
THIS PLAN DOES NOT CREATE A SUBDIVISION
AND IS FOR RECORDING PURPOSES ONLY.

Elaine Clark 2-25-84

C-12849

84155



PORTSMOUTH SUBMARINE MEMORIAL ASSOCIATION
569 Submarine Way, Portsmouth, NH

December 19, 2023

Via Email and US Mail

Karen Conard
City Manager
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

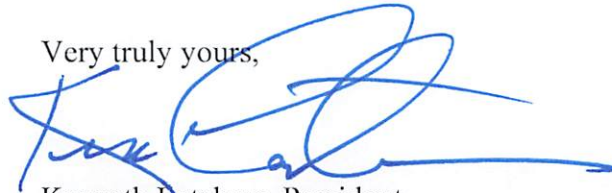
Re: Authorization for Use of Water Line Easement

Dear Mr. Britz:

Please accept this letter as authorization on behalf of the Portsmouth Submarine Memorial Association ("PSMA"), as owner of the property located at 569 Submarine Way, also identified as Portsmouth Tax Map 209, Lot 87. PSMA holds a beneficial 10' water easement (the "Easement") over the property located at 214 Leslie Drive (Tax Map 209, Lot 54) by virtue of the deed from PSMA's predecessor in title, the Albacore Trust, to Carla P. Marvin recorded in the Rockingham County Registry of Deeds at Book 2870, Page 1379, as shown on Plan C-12849.

By this letter, PSMA authorizes the City of Portsmouth to use the Easement for the purpose of installing, maintaining, inspecting, removing, repairing, and replacing a water line with its associated pipes and appurtenances within the Easement.

Very truly yours,



Kenneth Datchaw, President
Portsmouth Submarine Memorial Association
Board of Directors

Exhibit E Site Photographs



Aerial Views of Property



Exhibit E
Site Photographs



View of Property from the North



View of Property from the North

**Exhibit E
Site Photographs**



View of the Property from the South



View of the Property from the East (towards Leslie Drive)

Exhibit E
Site Photographs



Visitors Center



Memorial Garden

November 20, 2023

Project: Albacore Park
569 Submarine Way
Portsmouth, NH

Site Plan Review - Green Building Statement

The proposed ~1,600 sf addition to the existing welcome center & museum will be constructed as a Type V-B consisting of light-wood, conventionally framed walls and roof structure on concrete foundation.

The project is not pursuing a certification, but will aim to meet or exceed sustainable industry standards through the following measures:

Site Sustainability

- No additional parking hardscape developed for this addition
- Fully-accessible routes through site and to building addition
- No reduction of trees or landscaping other than turf-grass

Water Efficiency

- Low-flow (dual flush) toilets
- Low Flow faucets
- Replacement of existing toilet and faucet with new, low-flow fixtures

Energy Efficiency

- Meet or exceed IECC prescriptive method for wall assemblies
- Exceed IECC prescriptive roof assembly R-value by 20%
- Exceed below-grade wall (foundation) insulation requirements
- Reduced thermal bridging using continuous insulation
- LED lighting throughout
- Window units with less than 0.28 u-factor

Indoor Environment

- Low VOC paints & adhesives
- Flooring to be Floor Score or Sustainable Carpet Certified

Mechanical Systems

- Mechanical systems to meet or exceed 2018 IMC and ASHRAE standards
- Energy Recovery Ventilation

Respectfully Submitted,

Evan Mullen – Dir. Operations
Port One Architects, Inc.
emullen@portonearchitects.com
603-436-8891, ext. 11



200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

23 September, 2023

**Parking Demand
Proposed Museum Addition
Albacore Park
569 Submarine Way
Portsmouth, NH**

The purpose of this calculation is to identify the proposed parking demand expected to be generated by the proposed Visitor Center addition at 569 Submarine Way in Portsmouth, NH. Currently, the site contains a 1,600 square foot Visitor Center with museum displays, the USS Albacore Submarine walk in exhibit, and a storage out building. The submarine has an estimated floor display area of 4,200 square feet. The project proposes to expand the Visitor Center building with a 1,600 +/- square foot addition.

In developing the expected parking demand Ambit Engineering considered the standard Parking Demand rates and equations published in the Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition. The land use category that best correlates with the site use is Museum (ITE Land Use Code 580). The parking demand, based upon the GFA of the existing and proposed building addition and the added 4 museum staff, is summarized below for the **Average Peak Period of Parking Demand on a Weekday, Saturday, and Sunday:**

Parking Demand Summary – PROPOSED

Peak Period of Demand - Weekday

Museum (0.98 vehicles per 1,000 SF GFA)	0.98 x 7.4 KSF = 8 vehicles
Staff	4 staff = 4 vehicles
<u>Total</u>	<u>12 vehicles</u>

Peak Period of Demand - Saturday

Museum (2.50 vehicles per 1,000 SF GFA)	2.50 x 7.4 KSF = 19 vehicles
Staff	4 staff = 4 vehicles
<u>Total</u>	<u>23 vehicles</u>

Peak Period of Demand - Sunday

Museum (4.34 vehicles per 1,000 SF GFA)	4.34 x 7.4 KSF = 33 vehicles
Staff	4 staff = 4 vehicles
<u>Total</u>	<u>37 vehicles</u>

Based on the calculation there is ample parking on the site to meet the peak demand of 37 vehicles. The site can easily accommodate the proposed museum addition.

Please feel free to call if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'JRC', with a long horizontal flourish extending to the right.

John R. Chagnon, PE
Ambit Engineering – Haley Ward

Museum (580)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: Dense Multi-Use Urban

Peak Period of Parking Demand: 10:00 a.m. - 2:00 p.m.

Number of Studies: 2

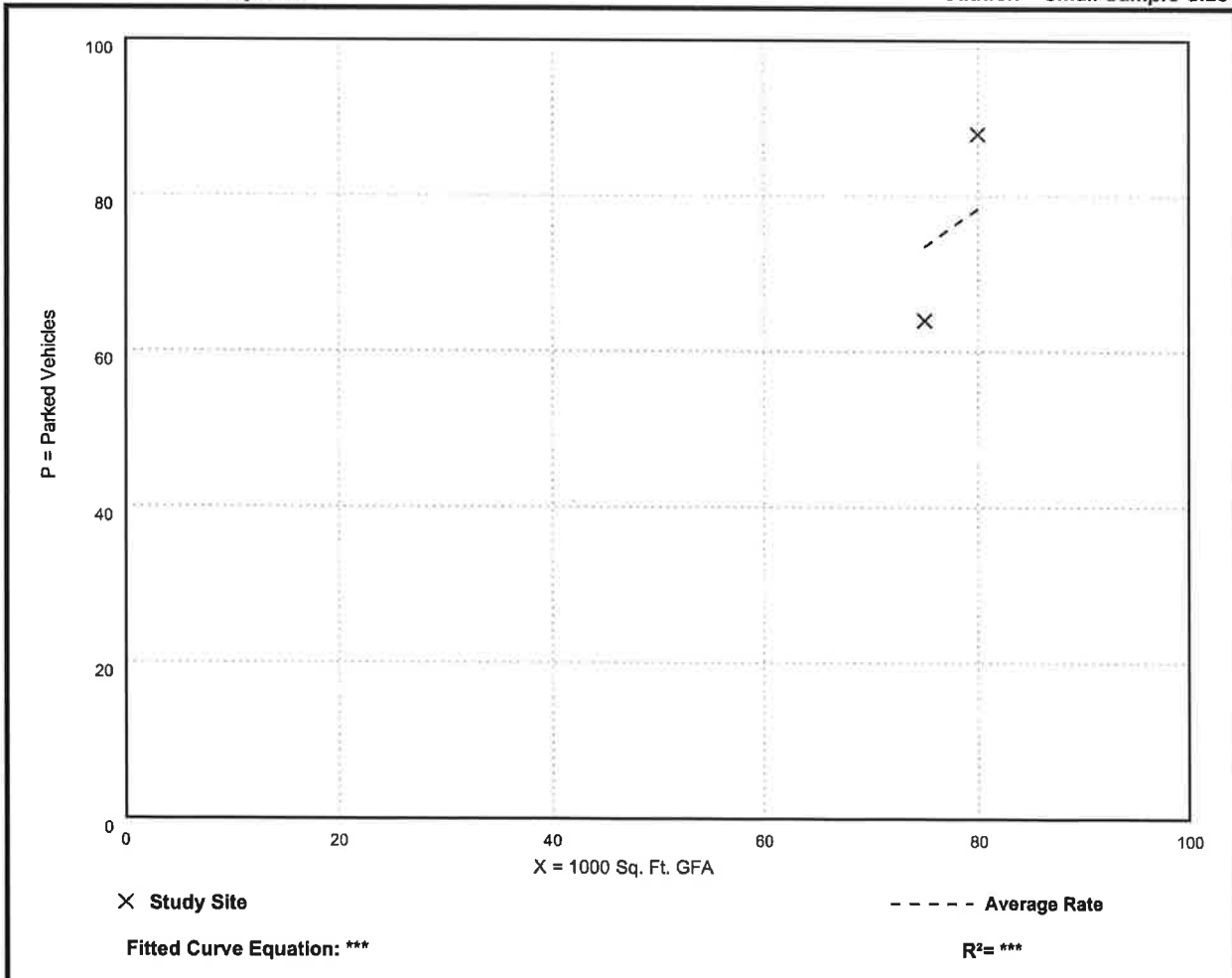
Avg. 1000 Sq. Ft. GFA: 78

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.98	0.85 - 1.10	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Museum (580)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: Dense Multi-Use Urban

Peak Period of Parking Demand: 12:00 - 4:00 p.m.

Number of Studies: 1

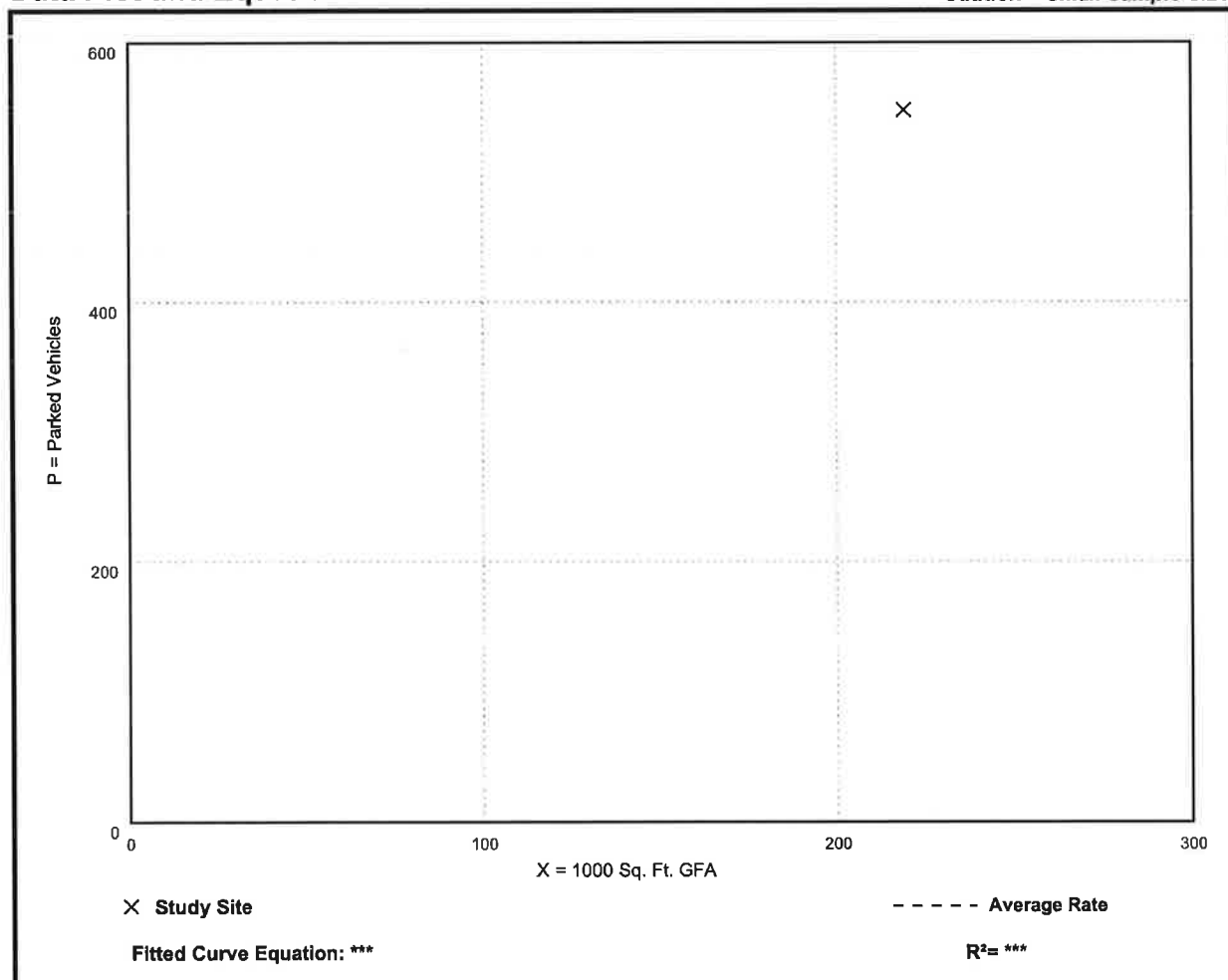
Avg. 1000 Sq. Ft. GFA: 219

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.50	2.50 - 2.50	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Museum (580)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Sunday

Setting/Location: Dense Multi-Use Urban

Peak Period of Parking Demand: 1:00 - 5:00 p.m.

Number of Studies: 2

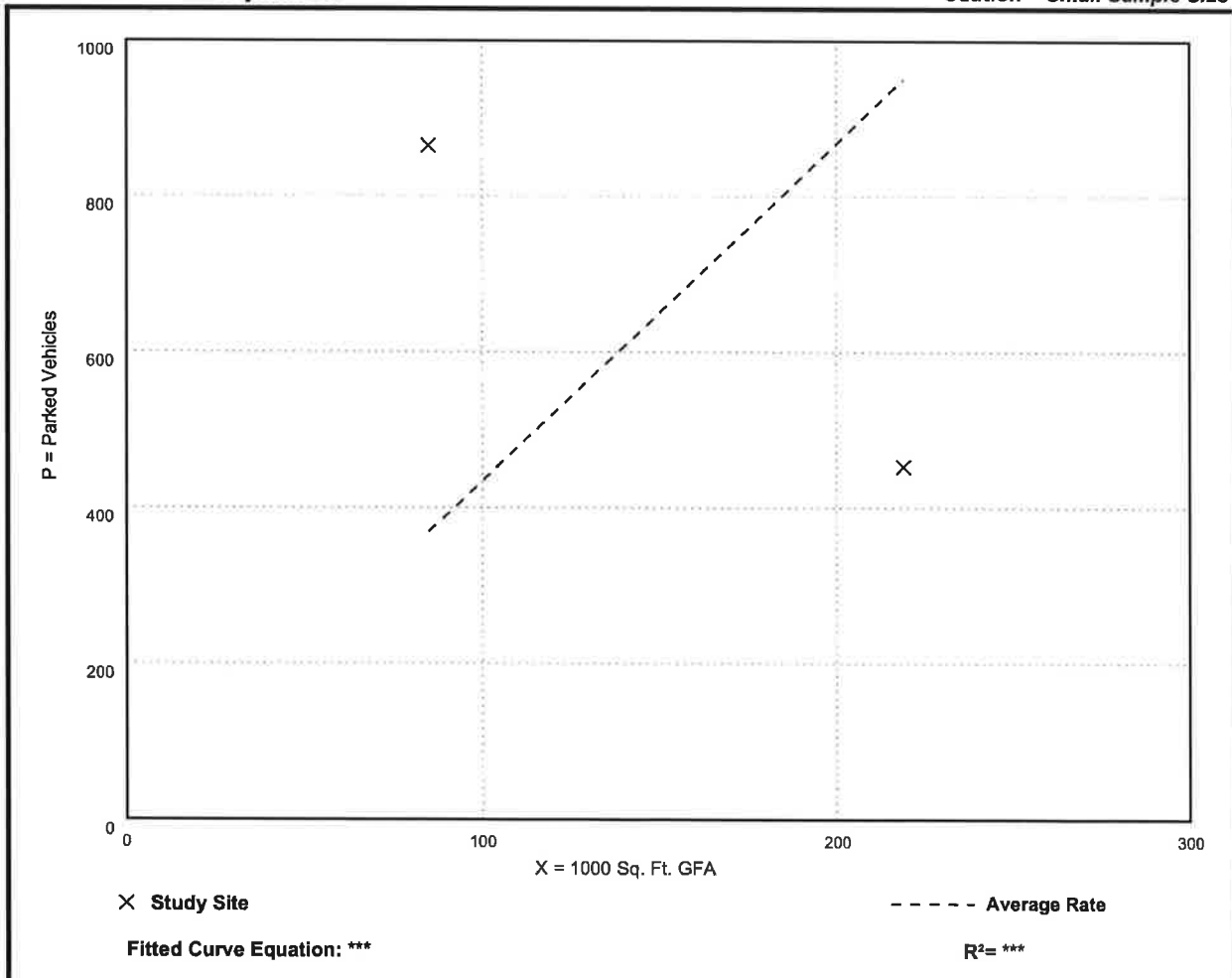
Avg. 1000 Sq. Ft. GFA: 152

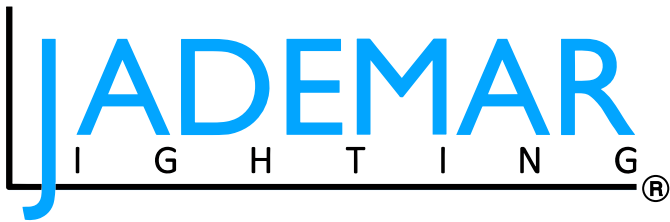
Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
4.34	2.07 - 10.18	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size





JWP-FC-CPS-HE SERIES

HIGH LUMEN EFFICACY

CCT & POWER SELECTABLE

FULL CUT-OFF LED WALL PACK



PRODUCT DESCRIPTION

The JWP-FC-CPS-HE Series of High Efficacy CCT & Power Selectable Full Cut-Off Wall Packs is designed for maximum adaptability in a vast range of commercial and industrial applications and rugged service environments. With one fixture alone you have multiple wattage and CCT options allowing for less inventory levels and more flexibility on the field.

With weatherproof housings, these LEDs are a versatile and durable outdoor luminaries. Long-lasting, high-efficiency LEDs provide energy savings and maintenance costs compared to traditional HID Wall Packs.

STANDARD FEATURES

Construction and Materials

- Die-cast aluminum cooling design (Dark Bronze Standard)
- Optical lens is made of high quality Polycarbonate
- Vandal Resistant

Optical System

- Very Wide Beam Angle: (7Hx7V) 94.3° x 76.8°

Electrical System

- Power Selectable with Primary Input Power: **30W/24W/18W/12W, 70W /56W/42W/28W, 120W/96W/72W/48W**
- CCT Selectable: 3000K / 4000K / 5000K
- Input Voltage: 120-277VAC
- Efficacy: 170 lm/W max
- Power Factor: >0.9
- CRI: ≥70
- Operating Temp: -30°C to 45°C (-22°F to 113°F)
- Total Harmonic Distortion: <15%
- Integral Surge Protection: L-N:6KV, L-PE:6KV, N-PE:6KV

Dimming and Controls

- 1-10V Continuous Dimming Standard
- Photocell Standard

Certifications and Compliance

- UL Listed for Wet Locations
- RoHS compliant
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated Emissions
- Complies with Dark Sky Requirements
- **Lifetime Based on TM21:** L70 ≥ 187,000 / L80 ≥ 162,000 / L90 ≥ 100,000 Hrs

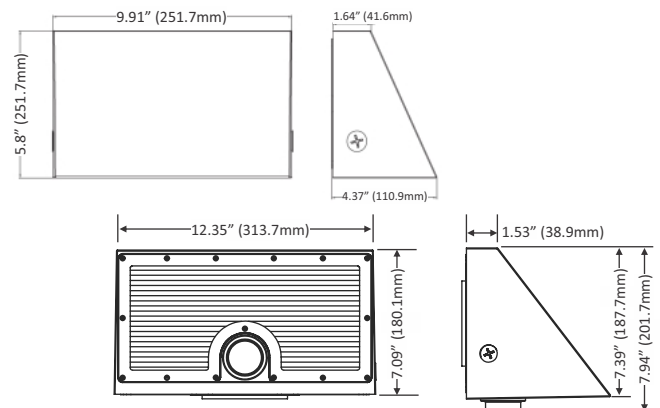
OPTIONAL FEATURES

- Bi-level Microwave Occupancy/Motion Sensor
- Wireless Bluetooth System
- 4W and 8W Emergency Battery Pack Options
- White, Black, and Silver Housing Color Options (Special Order)

PERFORMANCE SUMMARY

Primary Input Power	30W: 30W/24W/18W/12W 70W: 70W /56W /42W /28W 120W: 120W /96W /72W /48W
Efficacy	170 lm/W max
Input Voltage and Frequency	120-277VAC , 50/60Hz
CCT Selectable	3000K /4000K /5000K
CRI	≥70
Power Factor	>0.9
Ambient Working Temp.	-30°C to 45°C (-22°F to 113°F)
Effective Projected Area	30W: 0.40 sq. ft. / 70W & 120W: 0.77 sq. ft.
Dimming & Controls	1-10V Dimming & Photocell Standard Bi-Level Microwave Occupancy/Motion Sensor and Wireless Bluetooth System Optional
Construction	Die Cast Aluminum Alloy with Epoxy Powder Coat Finish and Polycarbonate Lens
Lifetime Based on TM21	L70 @ 187,000Hrs L80 @ 162,000Hrs L90 @ 100,000Hrs
Certifications & Compliance	UL Listed
Limited Warranty	5 Yrs

PRODUCT DIMENSIONS



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WWW.JADEMAR.COM



Information contained herein is subject to change without notice.
Values are nominal.
Revised 12/2023

PROJECT NAME:	
MODEL NUMBER:	
DATE:	

JWP-FC-CPS-HE SERIES HIGH LUMEN EFFICACY CCT & POWER SELECTABLE FULL CUT-OFF LED WALL PACK

ORDERING INFORMATION / Example: JWP-FC-CPS-HE-70W-PC-BZ

Product Series	Input Voltage	Selectable CCT	Dimming	Photocell	Controls Options	Light Distribution	Finish/Housing Color	EM Pack Option
JWP-FC-CPS-HE-30W JWP-FC-CPS-HE-70W JWP-FC-CPS-HE-120W	Blank 120-277V Standard	Blank 3000K/ 4000K/ 5000K	Blank 0-10V Dimming Standard	PC Photocell Standard	BMW Microwave Bi-Level Motion Sensor Bluetooth Microwave Bi-Level Motion Sensor Synapse DLC Listed Wireless Control System SYNC-NLC CASAMBI Bluetooth Control System CB-NLC DLC Listed SIG Certified Silvair BLE Mesh SR-NLC	Blank Very Wide 7Hx7V	BZ Bronze RAL#8019 Standard WH White RAL#9010* BK Black RAL#9005* SV Silver RAL#7001* <i>*Special Order</i>	EM8 8W EM Pack

FIELD INSTALLED OPTIONS

Model Number	Description
BMW-RC	Remote Control for Motion Sensor



BMW-RC



BMW



BT-BMWO

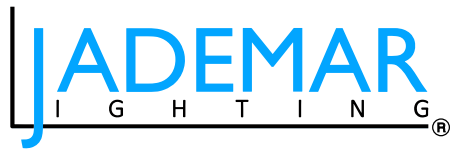


8W EM PACK

LUMEN PERFORMANCE AND ELECTRICAL DATA

Model Number	JWP-FC-CPS-HE-30W											
Primary Input Power	30W			24W			18W			12W		
CCT	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
Lumen Output	3,688	3,779	3,548	3,055	3,102	2,926	2,411	2,413	2,291	1,675	1,663	1,603
Efficiency	125	132	120	130	136	125	136	140	130	140	142	134
Model Number	JWP-FC-CPS-HE-70W											
Primary Input Power	70W			56W			42W			28W		
CCT	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
Lumen Output	11,046	11,156	11,268	8,813	8,901	8,990	6,978	7,048	7,118	5,159	5,211	5,263
Efficiency	168	170	172	158	160	162	163	165	167	168	170	172
Model Number	JWP-FC-CPS-120W											
Primary Input Power	120W			96W			72W			48W		
CCT		4000K	5000K		4000K	5000K		4000K	5000K		4000K	5000K
Lumen Output		17,148	17,319		14,447	14,591		11,257	11,370		7,759	7,837
Efficiency		160	162		160	162		165	167		170	172
CRI	≥70											
Input Voltage	120-277V											
Light Distribution	30W: 100.4° X 91.6° / 70W & 120W: 94.3° X 76.8° (7Hx7V)											
Power Factor	>0.9											
Driver Efficacy	0.90%											
Dimming	1-10V Continuous Dimming											
Lifetime Based on TM21	L70 ≥ 187,000 / L80 ≥ 162,000 / L90 ≥ 100,000 Hrs											
Ambient Temperature	-30°C to 45°C (-22°F to 113°F)											
Outdoor Rating	Wet Locations											
Cable	5 core, 18AWG (0.3m)											
Limited Warranty	5 Years											



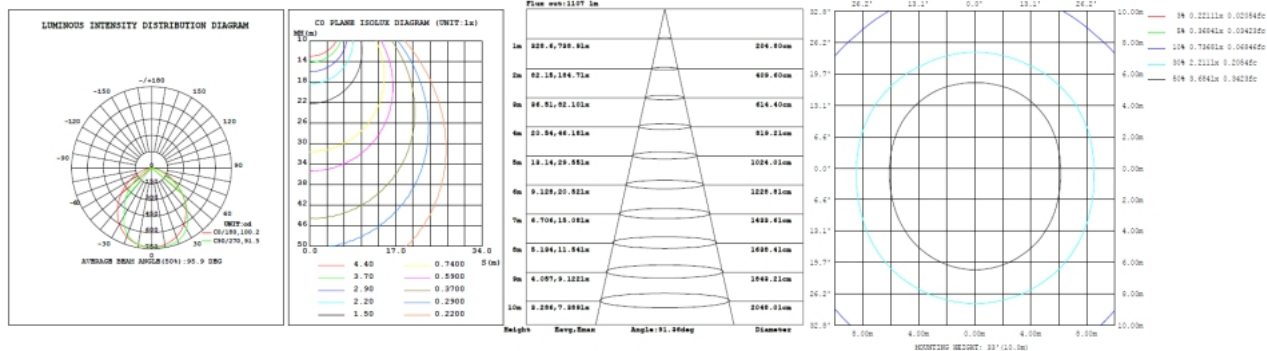


JWP-FC-CPS-HE SERIES

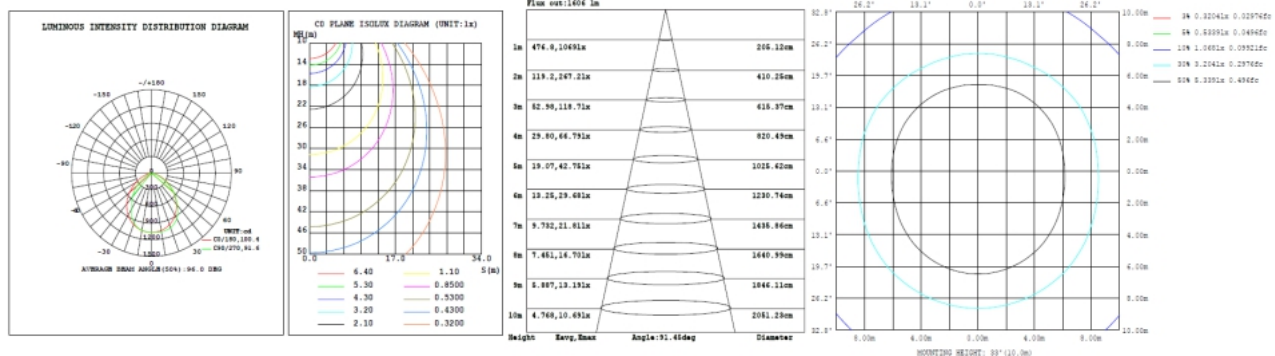
HIGH LUMEN EFFICACY CCT & POWER SELECTABLE FULL CUT-OFF LED WALL PACK

PHOTOMETRIC DATA

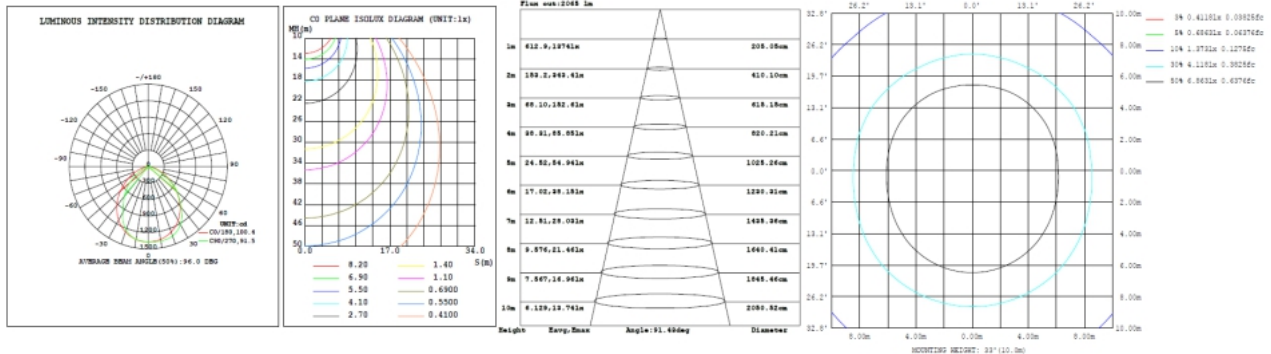
JWP-FC-CPS-HE-12W @ 4000K - AVERAGE BEAM ANGLE (50%): 95.9°



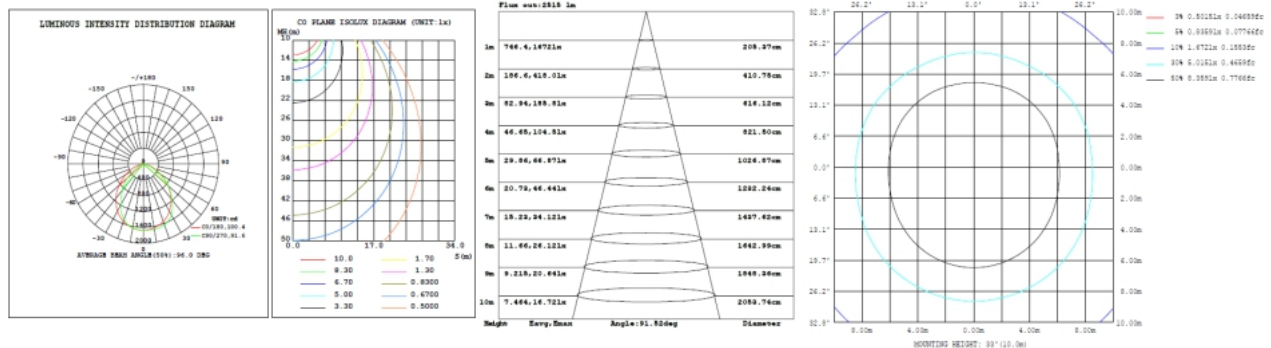
JWP-FC-CPS-HE-18W @ 4000K - AVERAGE BEAM ANGLE (50%): 96.0°



JWP-FC-CPS-HE-24W @ 4000K - AVERAGE BEAM ANGLE (50%): 96.0°



JWP-FC-CPS-HE-30W @ 4000K - AVERAGE BEAM ANGLE (50%): 96.0°



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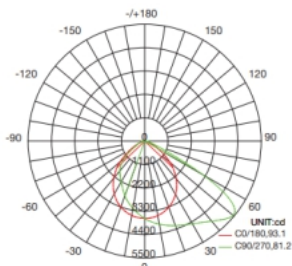


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PHOTOMETRIC DATA

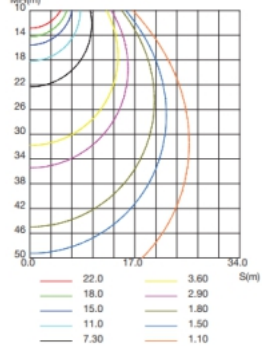
JWP-FC-CPS-HE-70W @ 5000K - AVERAGE BEAM ANGLE (50%): 87.1°

LUMINOUS INTENSITY DISTRIBUTION DIAGRAM

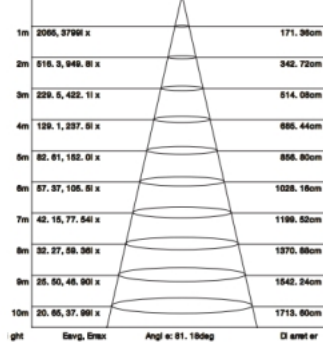


AVERAGE BEAM ANGLE(50%):87.1 DEG

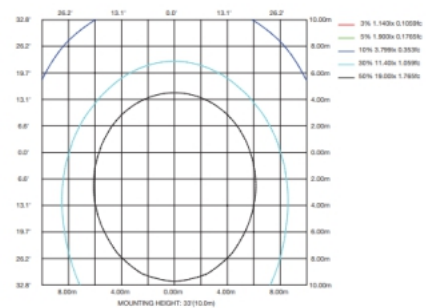
C0 PLANE ISOLUX DIAGRAM (UNIT:lx)



Flux out: 4800 lm

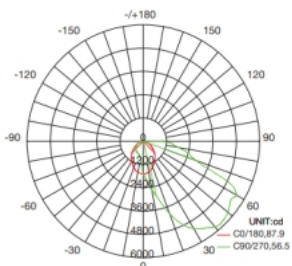


ISOLUX DIAGRAM



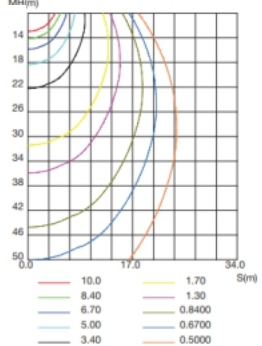
JWP-FC-CPS-HE-70W @ 5000K - AVERAGE BEAM ANGLE (50%): 72.2°

LUMINOUS INTENSITY DISTRIBUTION DIAGRAM

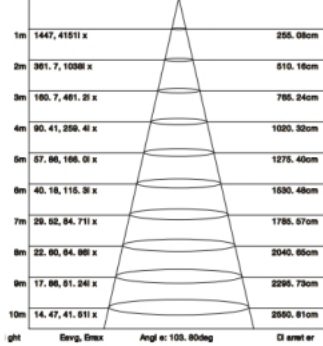


AVERAGE BEAM ANGLE(50%):72.2 DEG

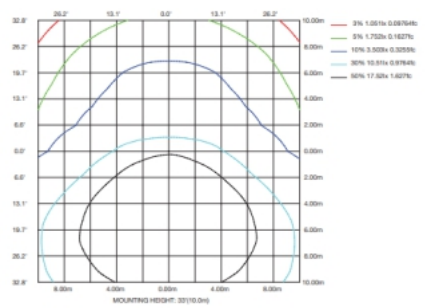
C0 PLANE ISOLUX DIAGRAM (UNIT:lx)



Flux out: 7440 lm

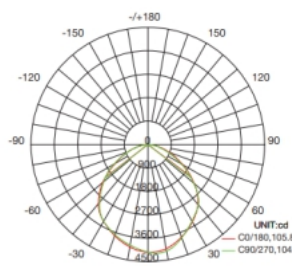


ISOLUX DIAGRAM



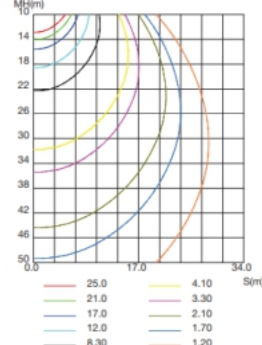
JWP-FC-CPS-HE-70W @ 5000K - AVERAGE BEAM ANGLE (50%): 105.1°

LUMINOUS INTENSITY DISTRIBUTION DIAGRAM

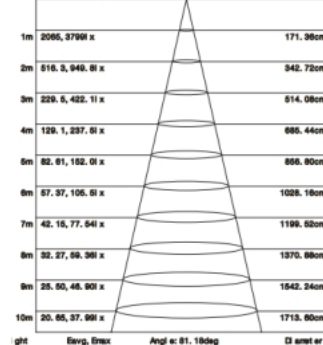


AVERAGE BEAM ANGLE(50%):105.1 DEG

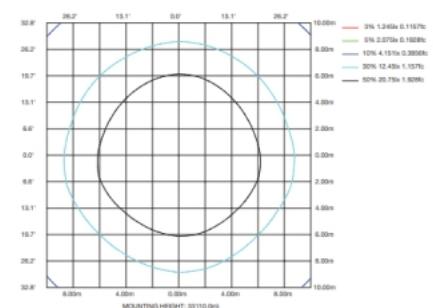
C0 PLANE ISOLUX DIAGRAM (UNIT:lx)



Flux out: 4800 lm



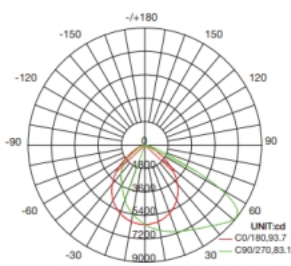
ISOLUX DIAGRAM



PHOTOMETRIC DATA

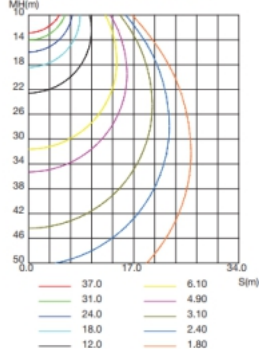
JWP-FC-CPS-HE-120W @ 5000K - AVERAGE BEAM ANGLE (50%): 88.4°

LUMINOUS INTENSITY DISTRIBUTION DIAGRAM

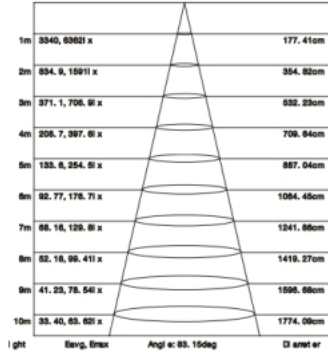


AVERAGE BEAM ANGLE(50%):88.4 DEG

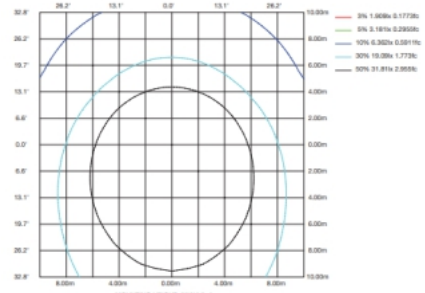
CO PLANE ISOLUX DIAGRAM (UNIT:lx)



Flux out: 8500 lm

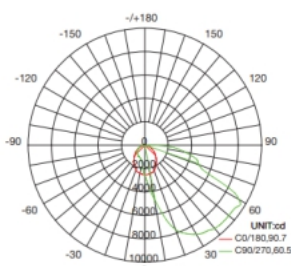


ISOLUX DIAGRAM



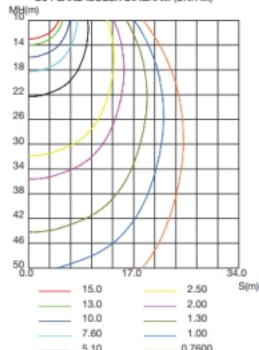
JWP-FC-CPS-HE-120W @ 5000K - AVERAGE BEAM ANGLE (50%): 75.6°

LUMINOUS INTENSITY DISTRIBUTION DIAGRAM

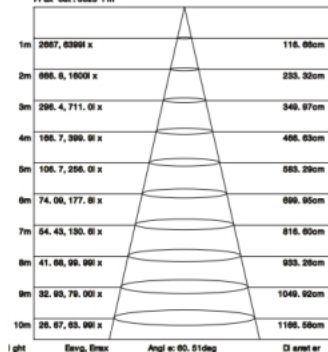


AVERAGE BEAM ANGLE(50%):75.6 DEG

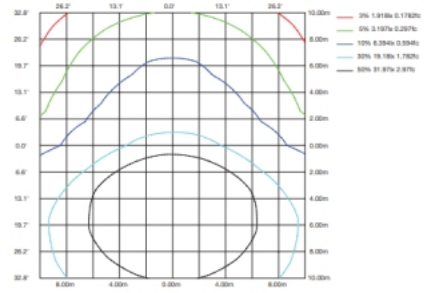
CO PLANE ISOLUX DIAGRAM (UNIT:lx)



Flux out: 9000 lm

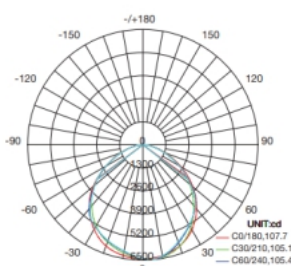


ISOLUX DIAGRAM



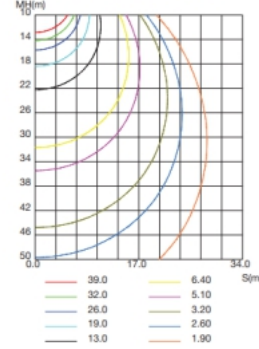
JWP-FC-CPS-HE-120W @ 5000K - AVERAGE BEAM ANGLE (50%): 105.9°

LUMINOUS INTENSITY DISTRIBUTION DIAGRAM

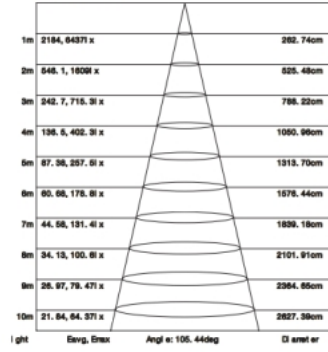


AVERAGE BEAM ANGLE(50%):105.9 DEG

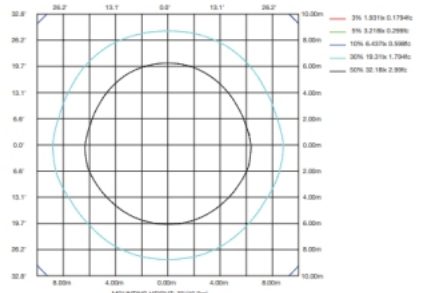
CO PLANE ISOLUX DIAGRAM (UNIT:lx)



Flux out: 12000 lm



ISOLUX DIAGRAM



PROPOSED MUSEUM BUILDING ALBACORE PARK 569 SUBMARINE WAY PORTSMOUTH, NEW HAMPSHIRE SITE PLANS

REQUIRED PERMITS:
PORTSMOUTH ZONING BOARD: APPROVED 10/17/2023
PORTSMOUTH PLANNING BOARD: PENDING

OWNER:
PORTSMOUTH SUBMARINE
MEMORIAL ASSOCIATION
569 SUBMARINE WAY
PORTSMOUTH, NH 03801
TEL: (603) 436-3680

LAND SURVEYOR & CIVIL ENGINEER:

AMBIT ENGINEERING
A DIVISION OF HALEY WARD, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, NH 03801
(603) 430-9282

ARCHITECT:

PORT ONE ARCHITECTS
959 ISLINGTON STREET
PORTSMOUTH, NH. 03801
TEL: (603) 436-8891

LAND USE ATTORNEY:

**HOEFLE, PHOENIX, GORMLEY &
ROBERTS, PLLC**
127 PARROTT AVENUE
PORTSMOUTH, NH 03801
TEL. (603) 436-0666

INDEX OF SHEETS

- C1 - BOUNDARY PLAN
- C2 - EXISTING CONDITIONS PLAN ORTHOPHOTO
- C3 - EXISTING CONDITIONS PLAN
- C4 - AMENDED SITE PLAN
- C5 - UTILITY PLAN
- C6 - GRADING & DRAINAGE PLAN
- C7 - LIGHTING PLAN
- D1-D2 - DETAILS
- A1.1 & A2.1 - ARCHITECTURAL PLANS

UTILITY CONTACTS

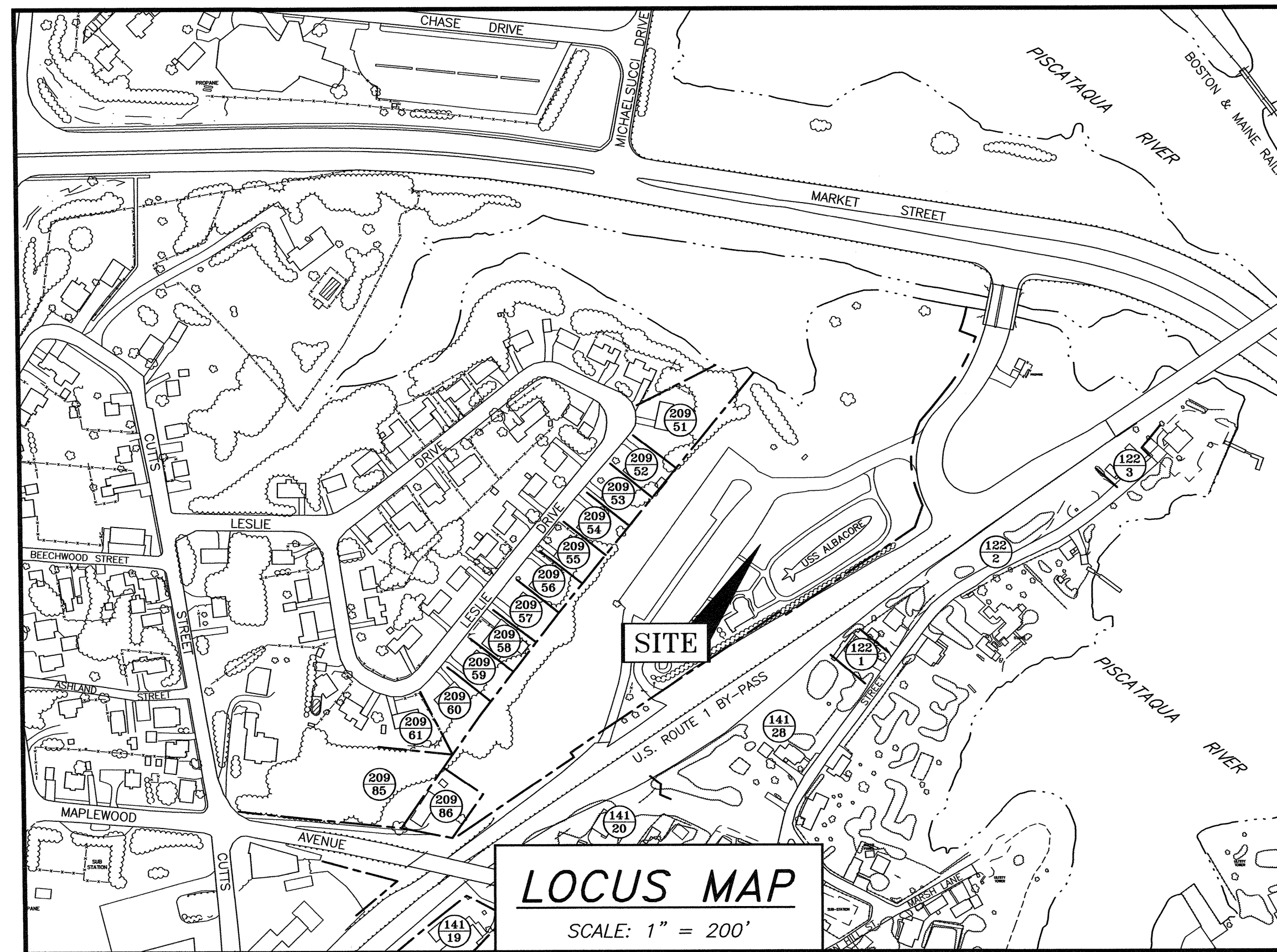
ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext.
555.5678
ATTN: MICHAEL BUSBY, P.E.
(MANAGER)

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294-5144
ATTN: DAVE BEAULIEU

CABLE:
XFINITY BY COMCAST
180 GREENLEAF AVE.
PORTSMOUTH, N.H. 03801
Tel. (603) 266-2278
ATTN: MIKE COLLINS

SEWER & WATER:
PORTSMOUTH DEPARTMENT
OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427-1530
ATTN: JIM TOW

COMMUNICATIONS:
FAIRPOINT
COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525
ATTN: JOE CONSIDINE
EMAIL:
jconsidine@fairpoint.com



LEGEND:

N/F	NOW OR FORMERLY	PROPERTY LINE
RP	RECORD OF PROBATE	SETBACK LINE
RCRD	ROCKINGHAM COUNTY	FORCE MAIN
	REGISTRY OF DEEDS	SEWER PIPE
	MAP 11/LOT 21	SEWER LATERAL
● IR FND	IRON ROD FOUND	GAS LINE
○ IP FND	IRON PIPE FOUND	STORM DRAIN
● IR SET	IRON ROD SET	FOUNDATION DRAIN
○ DH FND	DRILL HOLE FOUND	WATER LINE
○ DH SET	DRILL HOLE SET	FIRE SERVICE LINE
■	GRANITE BOUND w/IRON ROD FOUND	UNDERGROUND ELECTRIC SUPPLY
		UNDERGROUND ELECTRIC SERVICE
		OVERHEAD ELECTRIC/WIRES
		RETAINING WALL
		EDGE OF PAVEMENT (EP)
		CONTOUR
		SPOT ELEVATION
		UTILITY POLE
		ELECTRIC METER
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD/PULLBOX
		WATER SHUT OFF/CURB STOP
		PIPE CLEANOUT
		GATE VALVE
		HYDRANT
		CATCH BASIN
		SEWER MANHOLE
		DRAIN MANHOLE
		WATER METER MANHOLE
		TEST BORING
		TEST PIT
		LANDSCAPED AREA
CI	CAST IRON PIPE	
COP	COPPER PIPE	
CMP	CORRUGATED METAL PIPE	
DI	DUCTILE IRON PIPE	
PVC	POLYVINYL CHLORIDE PIPE	
RCP	REINFORCED CONCRETE PIPE	
HYD	HYDRANT	
℄	CENTERLINE	
EP	EDGE OF PAVEMENT	
EL	ELEVATION	
FF	FINISHED FLOOR	
INV	INVERT	
TBM	TEMPORARY BENCH MARK	
TYP	TYPICAL	
HH	UTILITY HANDHOLE	

PROJECT ABUTTERS:

141 19	N/F 1010 US ROUTE 1 BYPASS, LLC 720 LAFAYETTE ROAD SEABROOK, NH 03874 5582/0945	122 1	N/F ANDREA L. ARDITO & BRAD R. LEBO 121 NORTHWEST STREET PORTSMOUTH, N.H. 03801 5646/0912	209 51	N/F DONNA J. FLAGG LIVING TRUST DONNA J. FLAGG, TRUSTEE 920 SE 46th STREET APT. 2A CAPE CORAL, FL 33904 4235/1400	209 54	N/F JAMES J. & CARLA J. MURPHY REV TRUST JAMES J. & CARLA J. MURPHY TRUSTEES 214 LESLIE DRIVE PORTSMOUTH, N.H. 03801 5967/2916	209 57	N/F GERALD R. & DOLORES BROWN IRREVOCABLE TRUST GERALD R. & DOLORES BROWN TRUSTEES 174 LESLIE DRIVE PORTSMOUTH, N.H. 03801 4860/0981	209 60	N/F JEFFREY J. & KELLY L. MEE 130 LESLIE DRIVE PORTSMOUTH, N.H. 03801 6084/1599	209 86	N/F STATE OF NEW HAMPSHIRE P.O. BOX 483, 7 HAZEN DRIVE CONCORD, N.H. 03302 5014/1442		
141 20	N/F ALLAN L. PECHNER 399 MAPLEWOOD AVENUE #3 PORTSMOUTH, N.H. 03801 5573/1754	122 2	N/F AMANDA B. MORNEAULT 137 NORTHWEST STREET PORTSMOUTH, N.H. 03801 6479/2400	209 52	N/F MATTHEW C. BEAL & HEIDI L. MEDLYN 242 LESLIE DRIVE PORTSMOUTH, N.H. 03801 5766/2758	209 55	N/F SAMANTHA SMART & DEREK SWEITZER 202 LESLIE DRIVE PORTSMOUTH, N.H. 03801 6452/2890	209 58	N/F WILLIAM & MARTHA BOULANGER 354 POST ROAD GREENLAND, N.H. 03840 4614/0005	209 61	N/F JEANE CLEMENTS 122 LESLIE DRIVE PORTSMOUTH, N.H. 03801 5315/1380	122 2-1	N/F DAR BUILDERS LLC 305 MASSABESIC STREET MANCHESTER, N.H. 03103 6397/0611	122 4-1	N/F JOANNE S. & PETER K. MOGREN 250A NORTHWEST STREET PORTSMOUTH, NH 03801 6397/0611
141 28	N/F JULIANN C. LEHNE & WILLIAM A. LEHNE JR. 73 NORTHWEST STREET PORTSMOUTH, N.H. 03801 6198/2447	122 3	N/F MICHAEL GEORGE PETRIN KATIE MARIE LAVERRIERE 239 NORTHWEST STREET PORTSMOUTH, N.H. 03801 2304/1890	209 53	N/F JOSEPH F. & ROSE M. CALDERARA 230 LESLIE DRIVE PORTSMOUTH, N.H. 03801 2320/1967	209 56	N/F PAMELA EIFFE 186 LESLIE DRIVE PORTSMOUTH, NH 03801 6098/2784	209 59	N/F JEFFREY J. MEE & KELLEY L. MICHAUD MEE TRUST JEFFREY J. MEE & KELLY L. MEE TRUSTEES 146 LESLIE DRIVE PORTSMOUTH, N.H. 03801 6497/2676	209 85	N/F CUTTS MANSION CONDOMINIUM 525 MAPLEWOOD AVENUE PORTSMOUTH, N.H. 03801 5549/413 D-38356	122 4-2	N/F BRIAN BLANCHETTE 250B NORTHWEST STREET PORTSMOUTH, NH 03801 4298/2699	122 4	N/F CHRISTIAN SHORE CONDOMINIUM 250 NORTHWEST STREET PORTSMOUTH, NH 03801

APPROVED BY THE PORTSMOUTH PLANNING BOARD

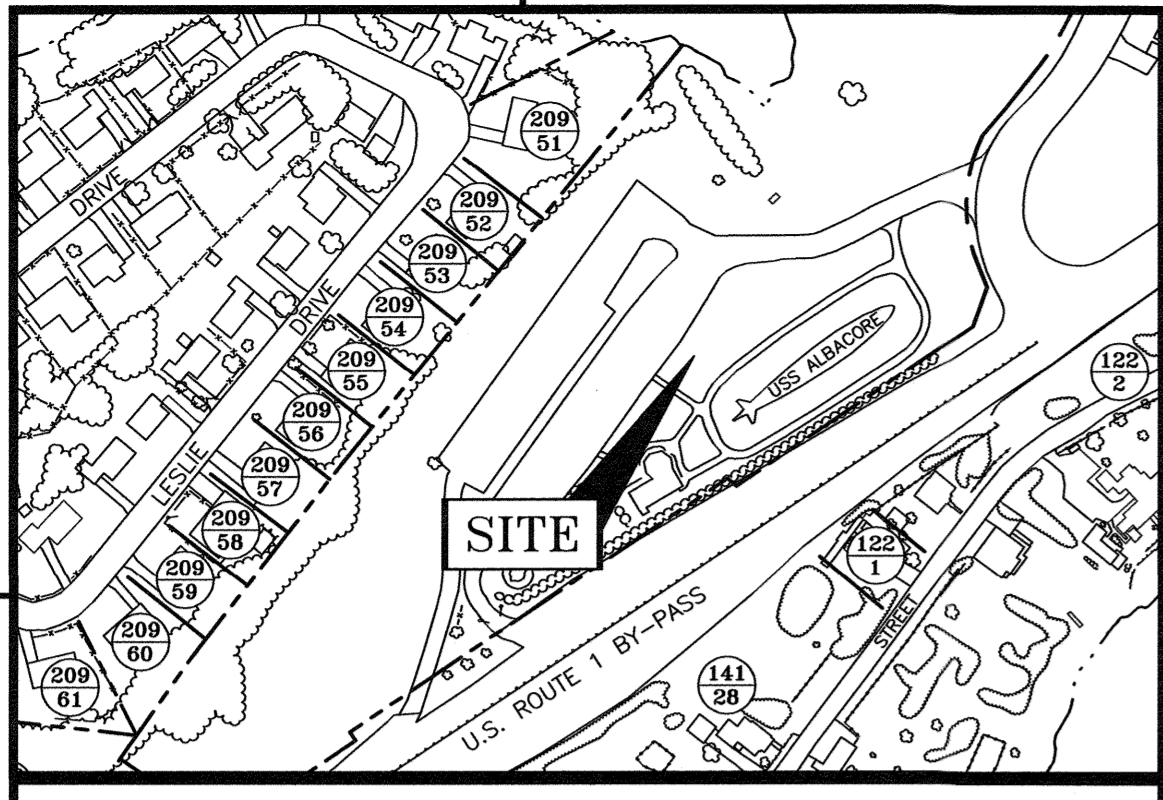
CHAIRMAN _____ DATE _____

**PROPOSED MUSEUM BUILDING
ALBACORE PARK
569 SUBMARINE WAY
PORTSMOUTH, N.H.**



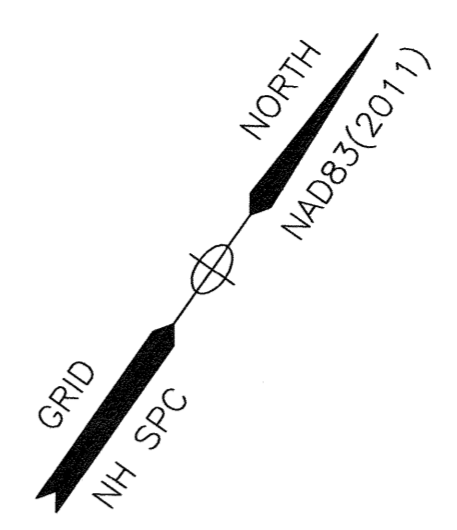
WWW.HALEYWARD.COM
PLAN SET SUBMITTAL DATE: 21 DECEMBER 2023

200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

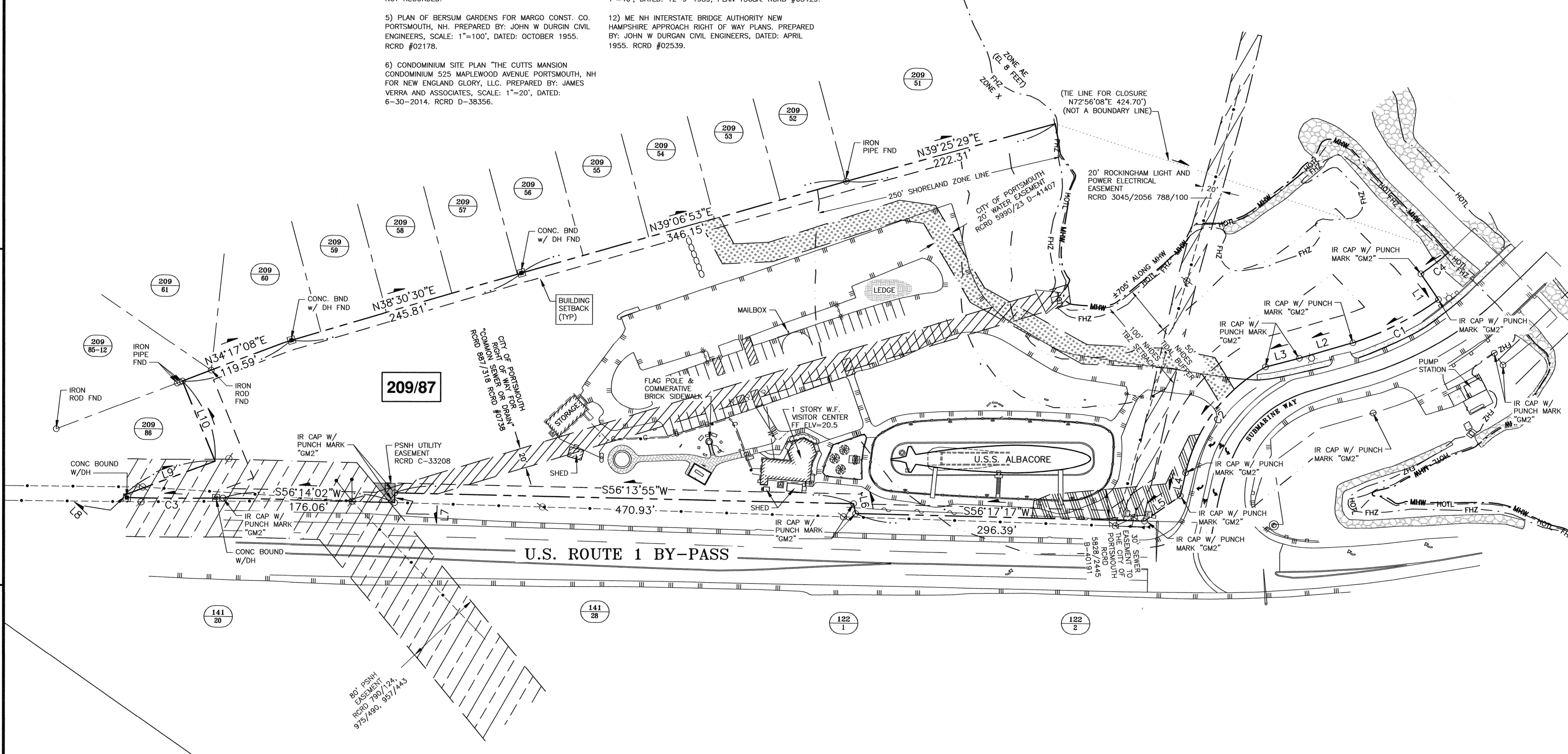


LOCATION MAP SCALE: 1" = 200'

- PLAN REFERENCES:**
- LAND OF INTERSTATE BRIDGE AUTHORITY FOR ALBACORE MEMORIAL PARK ROUTE 1-BYPASS PORTSMOUTH, NH. PREPARED BY: RICHARD P MILLETTE AND ASSOCIATES, SCALE: 1"=60', DATED: 11/16/84. RCRD D-13159.
 - STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS X-5379(025) NH PROJECT NO. 13455 US ROUTE 1 BYPASS OVER PISCATAQUA RIVER BRIDGE NO. 251/108. PREPARED BY: GM2 ASSOCIATES, SCALE: 1"=20', DATED: JULY 17, 2019. RCRD D-41603.
 - EASEMENT PLAN FOR MUDFLAT & SALTMARSH MITIGATION SITES ALONG INNER INNER CUTTS COVE ADJACENT TO MARKET STREET EXTENSION PORTSMOUTH, NH. PREPARED BY: KIMBALL CHASE FOR BALSAM ENVIRONMENTAL CONSULTANTS, INC., DATED: APRIL, 1994. SCALE: 1"=60'. NOT RECORDED.
 - SITE PLAN PLAN FOR MUDFLAT & SALTMARSH MITIGATION SITES ALONG INNER INNER CUTTS COVE ADJACENT TO MARKET STREET EXTENSION PORTSMOUTH, NH. PREPARED BY: KIMBALL CHASE FOR NEW HAMPSHIRE PORT AUTHORITY, DATED: APRIL 14, 1994, SCALE: 1"=60'. NOT RECORDED.
 - PLAN OF BERSUM GARDENS FOR MARGO CONST. CO. PORTSMOUTH, NH. PREPARED BY: JOHN W DURGIN CIVIL ENGINEERS, SCALE: 1"=100', DATED: OCTOBER 1955. RCRD #02178.
 - CONDOMINIUM SITE PLAN "THE CUTTS MANSION CONDOMINIUM 525 MAPLEWOOD AVENUE PORTSMOUTH, NH FOR NEW ENGLAND GLORY, LLC. PREPARED BY: JAMES VERRA AND ASSOCIATES, SCALE: 1"=20', DATED: 6-30-2014. RCRD D-38356.
 - PORTSMOUTH POWER COMPANY POWER TRANSMISSION LINE ACROSS LAND OF RICHARD H HAM PORTSMOUTH, NH. SCALE: 1"=200', DATED: MARCH 21, 1924. RCRD #0353.
 - CITY OF PORTSMOUTH, NH BOARD OF PUBLIC WORKS LAYOUT OF PROPOSED SEWER ON PROPERTY OF R.H. HAM MAPLEWOOD AVENUE. PREPARED BY: JOHN W DURGIN, SCALE: 1"=200', DATED: FEBRUARY 1929. RCRD #0738.
 - WATER EASEMENT PLAN ACROSS LAND OF ALBACORE TRUST LESLIE DRIVE COUNTY OF ROCKINGHAM PORTSMOUTH, NH. PREPARED BY: RICHARD P MILLETTE AND ASSOCIATES, SCALE: 1"=10', DATED: JULY 26, 1984. RCRD C-12849.
 - EASEMENT PLAN PORT OF PORTSMOUTH MARITIME MUSEUM ASSOCIATION & PUBLIC SERVICE OF NEW HAMPSHIRE ALBACORE PARK PORTSMOUTH, NH. PREPARED BY: WILLIAM T WORMELL, SCALE: 1"=50', DATED: 11/2/05. RCRD C-33208.
 - NEW HAMPSHIRE GAS & ELECTRIC COMPANY PLAN SHOWING REROUTING OF TRANSMISSION LINE ROUTE T503 FROM JACKSON HILL SUB STATION THROUGH POLE T21-5038 SHOWING RIGHT OF WAY CHANGES. SCALE: 1"=40', DATED: 12-9-1939, PLAN Y368A. RCRD #03429.
 - ME NH INTERSTATE BRIDGE AUTHORITY NEW HAMPSHIRE APPROACH RIGHT OF WAY PLANS. PREPARED BY: JOHN W DURGIN CIVIL ENGINEERS, DATED: APRIL 1955. RCRD #02539.



INNER INNER CUTTS COVE



- NOTES:**
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 209 AS LOT 87.
 - OWNERS OF RECORD: PORTSMOUTH SUBMARINE MEMORIAL ASSOCIATION 569 SUBMARINE WAY PORTSMOUTH, N.H. 03801 2532/1623, 5551/1278
 - PARCEL IS PARTIALLY IN SPECIAL FLOOD HAZARD AREA (AE EL. 8) AS SHOWN ON FIRM PANEL 33015C0259F. DATED JANUARY 29, 2021.
 - EXISTING LOT AREA: 302,176 S.F.± 6,9370 AC.± 705'± ALONG MEAN HIGH WATER
 - PARCEL IS LOCATED IN SINGLE RESIDENCE B DISTRICT.
 - DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 15,000 S.F.
FRONTAGE: 100 FEET
SETBACKS: FRONT 30 FEET
SIDE 30 FEET
REAR 35 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 20%
MINIMUM OPEN SPACE: 40%
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF ASSESSOR'S MAP 209 LOT 87 IN THE CITY OF PORTSMOUTH.
 - VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT GNSS OBSERVATIONS.
 - MEAN HIGH WATER SHOWN AT ELEVATION 3.81' (NAVD88) PER NOAA STATION 8419870 SEAVY ISLAND, PORTSMOUTH HARBOR TIDAL DATUM.
 - PARCEL IS BURDENED BY AN 80' WIDE UTILITY EASEMENT TO PUBLIC SERVICE OF NEW HAMPSHIRE, SEE RCRD 790/124, 975/490, 957/443.
 - PARCEL IS BURDENED BY A PUBLIC SERVICE UTILITY EASEMENT "A" SEE RCRD C-33208.
 - PARCEL IS BURDENED BY A 30' SEWER EASEMENT TO THE CITY OF PORTSMOUTH, SEE RCRD 5828/2445 AND RCRD B-40191.
 - PARCEL IS BURDENED BY A 20' WATER EASEMENT TO THE CITY OF PORTSMOUTH, SEE RCRD 5990/23 AND RCRD D-41407.
 - PARCEL IS BURDENED BY A RIGHT OF WAY FOR COMMON SEWER OR DRAIN TO THE CITY OF PORTSMOUTH, SEE RCRD 887/318 AND RCRD #0738.
 - PARCEL IS BURDENED BY A 20' POWER AND ELECTRIC EASEMENT TO ROCKINGHAM LIGHT AND POWER, SEE RCRD 3045/2056 AND 788/100.

1	11/20/23	ISSUED FOR TAC APPROVAL	SJR	JRC
0	11/7/23	ISSUED FOR COMMENT	RJB	JRC
No.	DATE	DESCRIPTION	BY	CHK.

TAC SUBMISSION



200 Griffin Road, Unit 3 Portsmouth, NH 03801 603.430.9282

PROJECT: ALBACORE PARK BUILDING ADDITION 569 SUBMARINE WAY PORTSMOUTH, NEW HAMPSHIRE

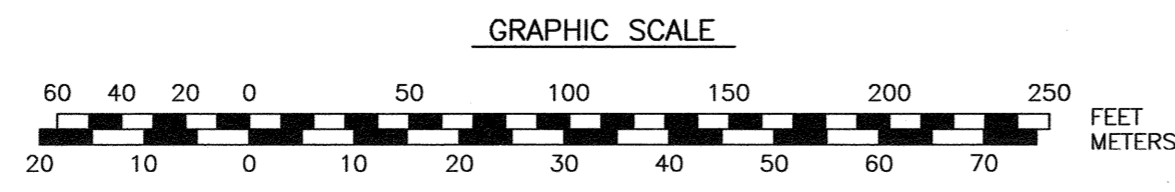
TITLE: BOUNDARY PLAN

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S69°16'14"E	32.00'
L2	S38°45'23"W	57.13'
L3	S40°26'15"W	35.88'
L4	S22°28'48"E	24.15'
L5	S19°49'28"W	45.11'
L6	N46°29'25"W	10.31'
L7	S33°36'34"E	10.00'
L8	N82°03'04"W	3.84'
L9	N34°27'30"E	99.58'
L10	N57°20'18"W	88.89'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.00'	98.66'	98.28'	S28°00'59"W	17°23'37"
C2	165.00'	140.18'	136.01'	S01°51'33"W	48°40'43"
C3	2915.00'	98.67'	98.66'	S55°13'39"W	1°56'22"
C4	280.00'	36.07'	36.05'	S17°02'20"W	7°22'52"



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS 738 DATE: 11-20-23

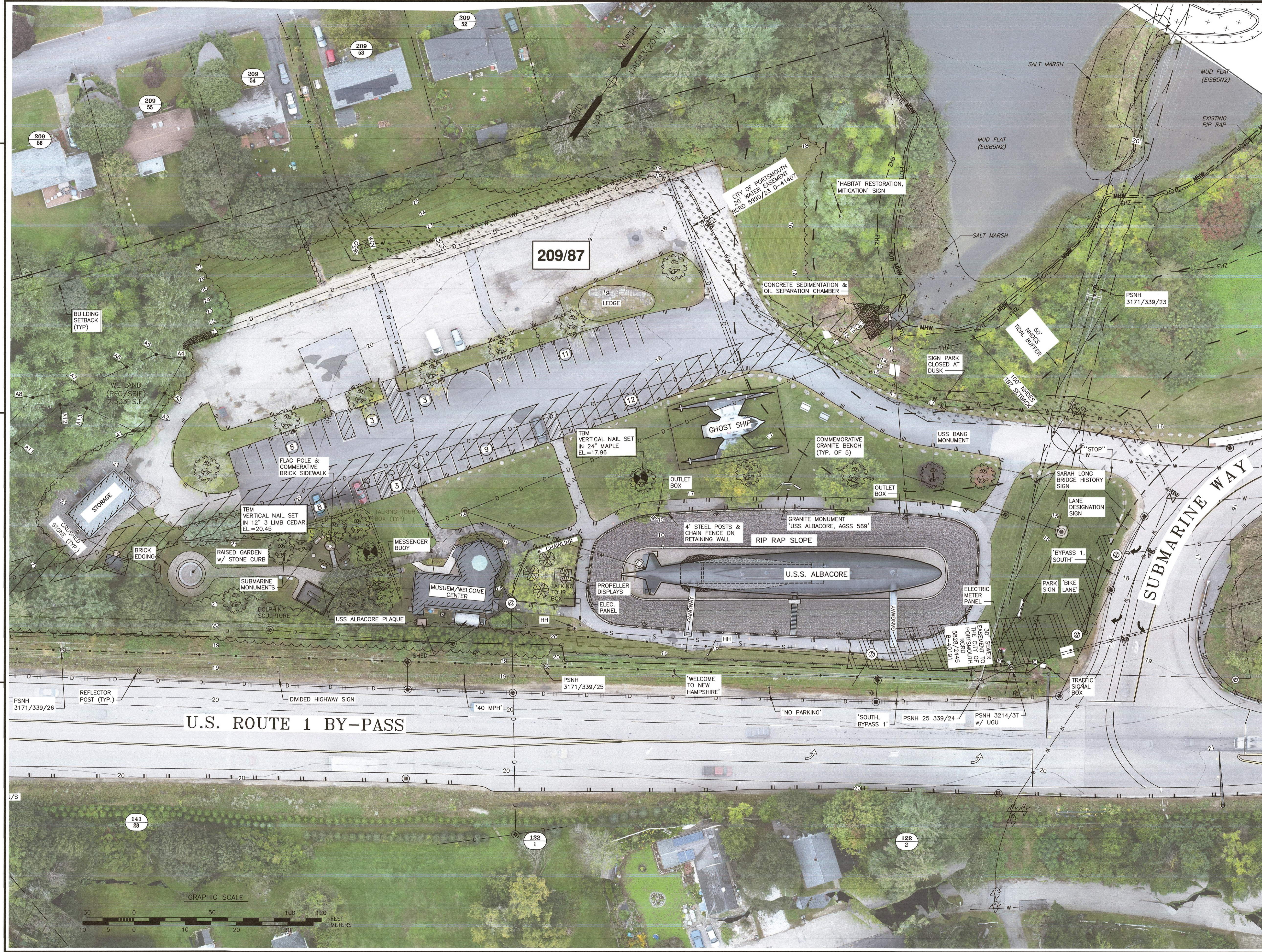
DATE: OCTOBER 2023 SCALE: 1" = 60'

DRAWN BY: RJB DESIGNED BY: --- CHECKED BY: JRC

PROJECT No: 5010373-452.02 FIELD BOOK & PAGE: FB 347 PG 20

SHEET No: SHEET 1 C1

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- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 209 AS LOT 87.
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569 SUBMARINE WAY
PORTSMOUTH, N.H. 03801
2532/1623, 5551/1278
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 - 8) MEAN HIGH WATER SHOW AT ELEVATION 3.81' (NAVD88) PER NOAA STATION 8419870 SEAVY ISLAND, PORTSMOUTH HARBOR TIDAL DATUM.
 - 9) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S TAX MAP 209 LOT 87 IN THE CITY OF PORTSMOUTH.

0	11/7/23	ISSUED FOR COMMENT	RJB	JRC
No.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

TAC SUBMISSION

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

200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

WWW.HALEYWARD.COM

PROJECT

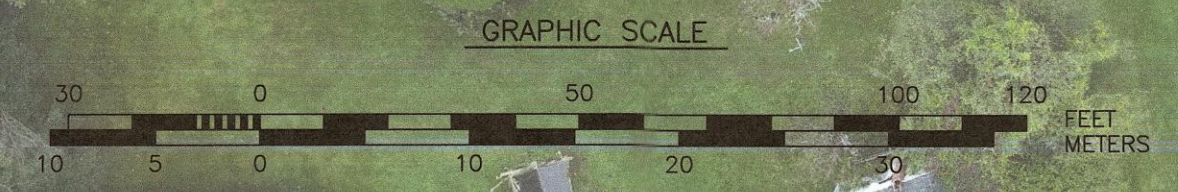
ALBACORE PARK BUILDING ADDITION
569 SUBMARINE WAY PORTSMOUTH, NEW HAMPSHIRE

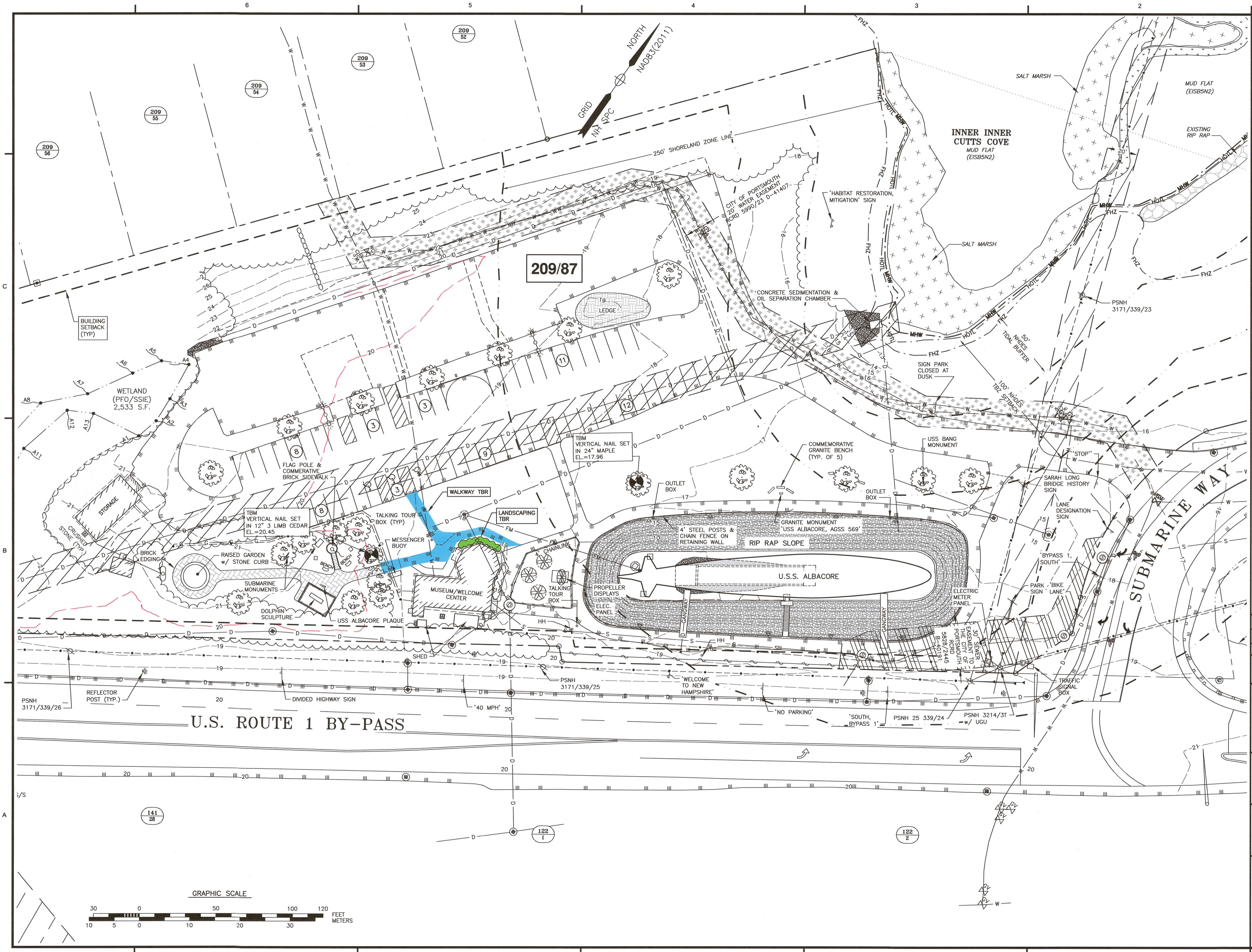
TITLE

**EXISTING CONDITIONS PLAN
ORTHO PHOTO**

DATE	SCALE	
OCTOBER 2023	SCALE: 1" = 30'	
DRAWN BY	DESIGNED BY	CHECKED BY
RJB	---	JRC
PROJECT No.	FIELD BOOK & PAGE	
5010373-452.02	FB 347 PG 20	
SHEET No.	DWG No.	
SHEET 2	C2	

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 Portsmouth Plotted: Chon TX3000.dwg





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569 SUBMARINE WAY
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1	11/20/23	GHOST SHIP, DRAINS	SJR	JRC
0	11/7/23	ISSUED FOR COMMENT	RJB	JRC
No.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS
TAC SUBMISSION

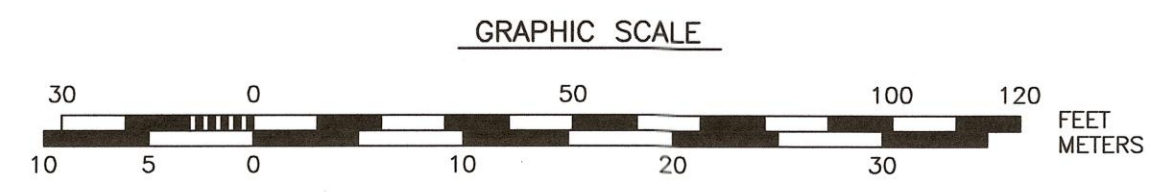
AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

PROJECT
ALBACORE PARK BUILDING ADDITION
569 SUBMARINE WAY PORTSMOUTH, NEW HAMPSHIRE

TITLE
EXISTING CONDITIONS PLAN

	DATE	OCTOBER 2023	SCALE	SCALE: 1" = 30'
	DRAWN BY	RJB	DESIGNED BY	—
	CHECKED BY	—	CHECKED BY	JRC
	PROJECT No.	5010373-452.02	FIELD BOOK & PAGE	FB 347 PG 20
SHEET No.	SHEET 3		DWG No.	C3



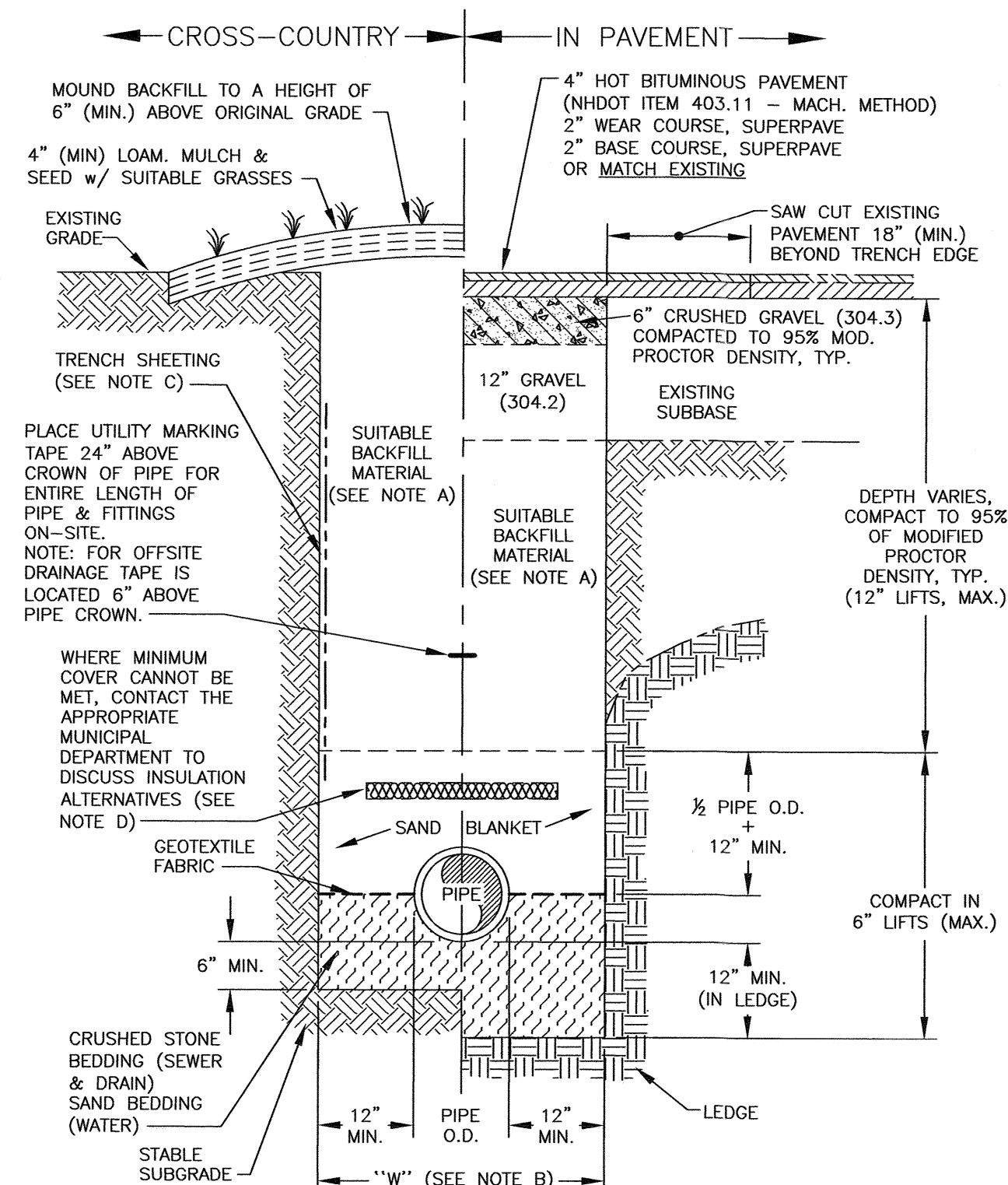
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UTILITY NOTES:

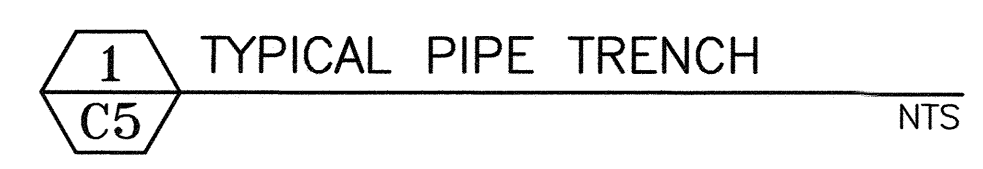
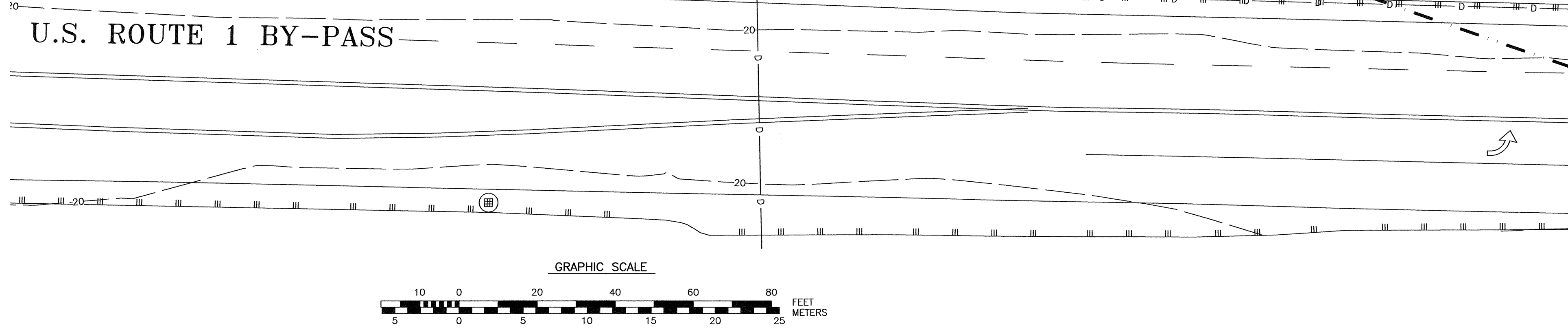
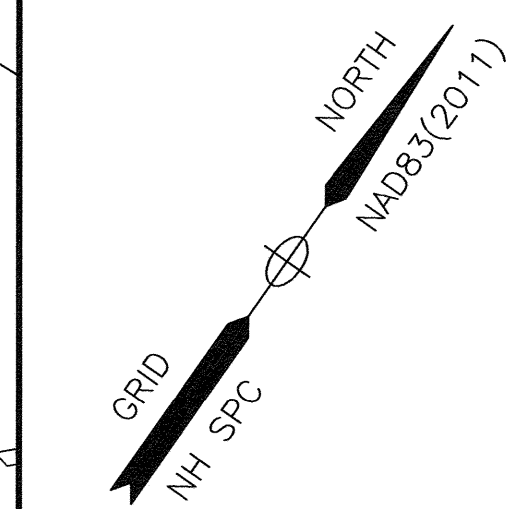
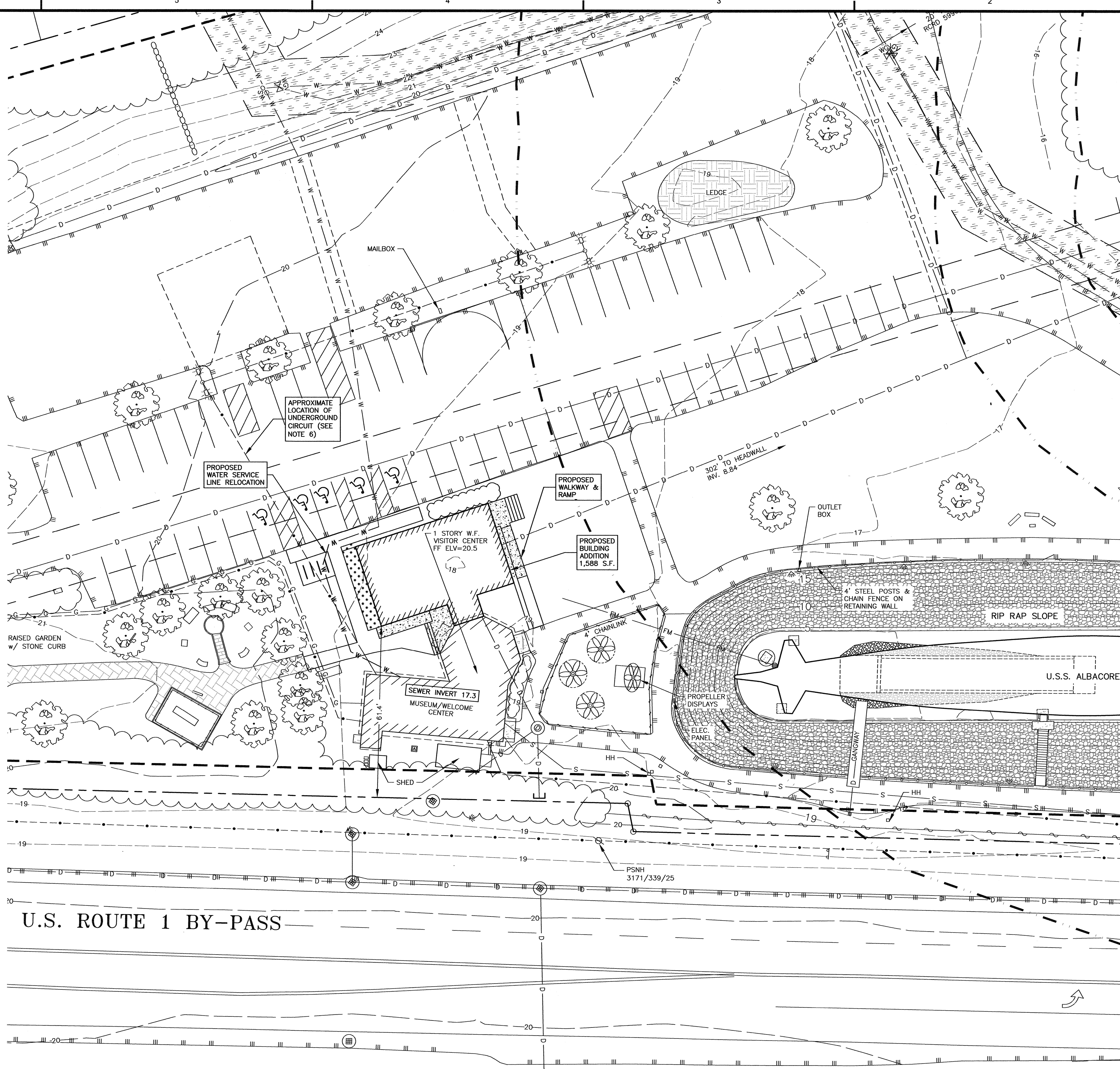
- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- 4) ALL WATER SERVICE INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
- 5) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- 6) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH.
- 7) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJUTING PROPERTIES THROUGHOUT CONSTRUCTION.
- 8) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 9) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
- 10) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 11) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
- 12) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- 13) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR ALL UTILITIES.
- 14) 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 WATER ABOVE SEWER.
- 15) VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- 16) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION." (NHDES DECEMBER 2008).
- 4) SEWER INFORMATION: SEWER SERVICE TO THE NEW BATHROOMS WILL BE CONNECTED INTERNALLY. ADDITIONAL SEWER FLOW IS NOT EXPECTED FROM THE PROPOSED ADDITION.
- 5) WATER SERVICE WILL BE EXTENDED INTERNALLY TO NEW FIXTURES FROM OLD BUILDINGS CONNECTION.
- 6) CONTRACTOR TO DETERMINE LOCATION OF EXTERIOR LIGHTING CONDUIT (TO POLE MOUNTED LIGHTS) AND SUBMIT TO ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE ANY CONFLICTS/RESOLUTIONS.



- TRENCH NOTES:**
- A) TRENCH BACKFILL:
 - IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.
- IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE.
- B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D.
- C) TRENCH SHEETING:
 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFE EXCAVATION PRACTICES.
- D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):
 5' MINIMUM FOR SEWER (IN PAVEMENT)
 4' MINIMUM FOR SEWER (CROSS COUNTRY)
 3' MINIMUM FOR STORMWATER DRAINS
 5' MINIMUM FOR WATER MAINS
- E) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.



No.	DATE	DESCRIPTION	BY	CHK.
2	12/5/23	UNDERGROUND ELECTRICAL	SJR	JRC
1	11/20/23	ISSUED FOR TAC APPROVAL	SJR	JRC
0	11/7/23	ISSUED FOR COMMENT	OMS	JRC

DRAWING ISSUE STATUS

TAC SUBMISSION

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

200 Griffin Road, Unit 3
 Portsmouth, NH 03801
 603.430.9262

WWW.HALEYWARD.COM

PROJECT

ALBACORE PARK BUILDING ADDITION
 569 SUBMARINE WAY PORTSMOUTH, NEW HAMPSHIRE

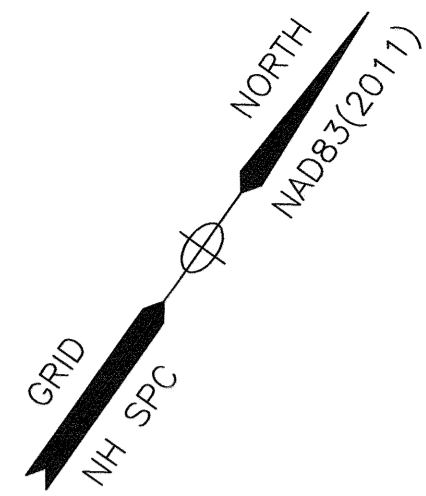
TITLE

UTILITY PLAN

DATE	OCTOBER 2023	SCALE	SCALE: 1" = 20'
DRAWN BY	OMS	DESIGNED BY	JRC
CHECKED BY	JRC	CHECKED BY	JRC
PROJECT No.	5010373-452.02	FIELD BOOK & PAGE	FB 347 PG 20
SHEET No.		DWG No.	

SHEET 5 C5

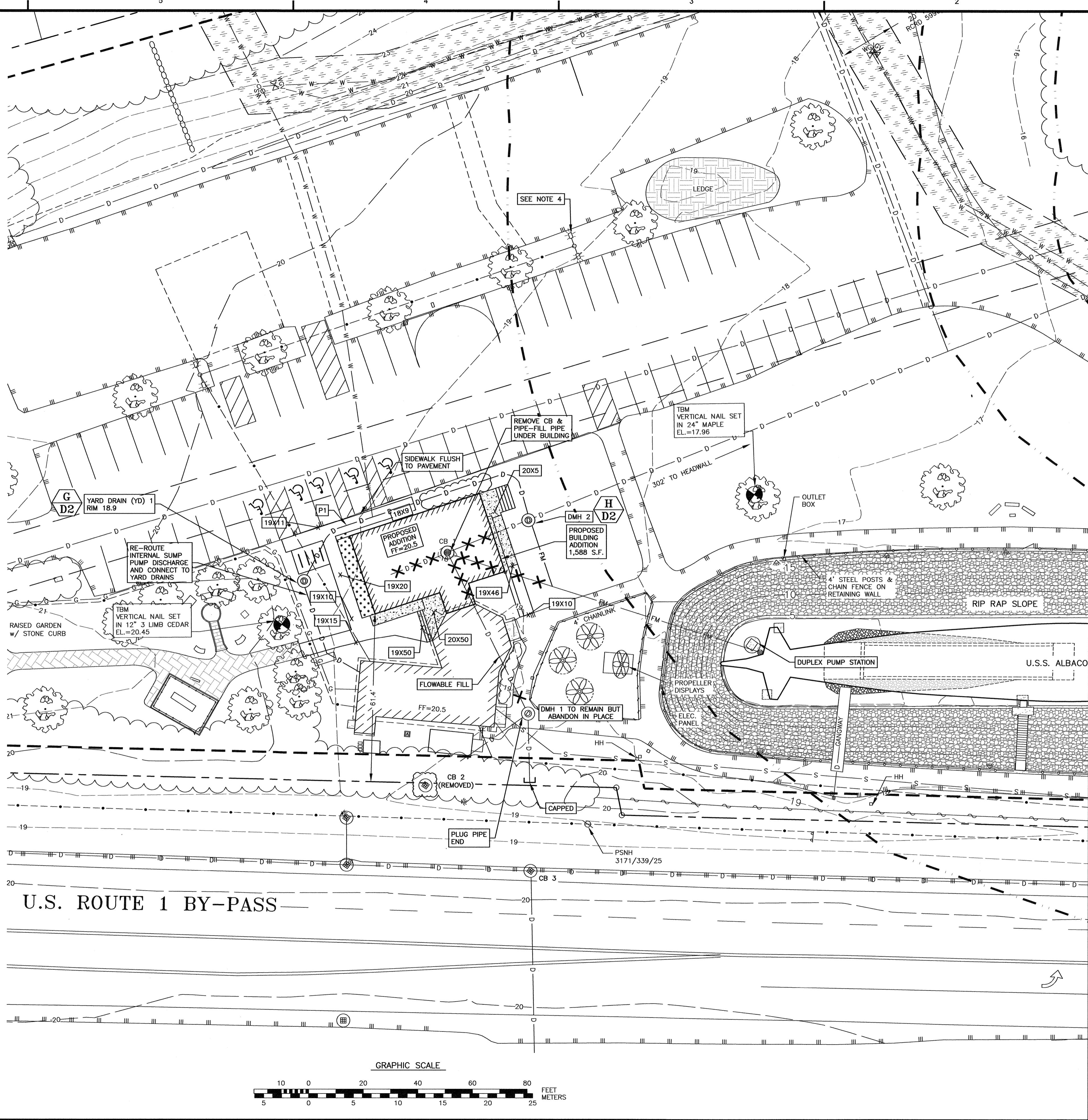
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DRAINAGE STRUCTURE SCHEDULE				
STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT
CB 1	EX	17.74	18" C. PVC	8.84
CB 1	EX	17.74	18" PVC	8.84
CB 1	EX	17.74	(2) 4" PVC	13.84
CB 1	EX	17.74	4" CPP	11.54
CB 2	EX	18.98	12" PVC	13.68
CB 2	EX	18.98	12" PVC	13.58
CB 3	EX	16.98	12" CMP	13.43
CB 3	EX	16.98	18" RCP	13.33
CB 3	EX	16.98	12" CMP	13.12
DMH 1	EX	18.90	18" PVC IN	10.32
DMH 1	EX	18.90	12" PVC IN	12.88
DMH 1	EX	18.90	18" PVC OUT	10.22
DMH 2	PROP	18.50	4" PVC IN	14.50
DMH 2	PROP	18.50	18" PVC IN	9.51
DMH 2	PROP	18.50	18" PVC OUT	8.53
YD 1	PROP	18.90	4" PVC OUT	15.50

PIPE SCHEDULE			
PIPE #	PIPE SIZE	LENGTH	SLOPE
1	4"	100'	0.01

*ALL PIPE TO BE HDPE



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 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
 - 4) CONTRACTOR TO DETERMINE LOCATION OF EXTERIOR LIGHTING CONDUIT (TO POLE MOUNTED LIGHTS) AND SUBMIT TO ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE ANY CONFLICTS/RESOLUTIONS.

No.	DATE	DESCRIPTION	BY	CHK.
2	12/5/23	DRAINAGE	SJR	JRC
1	11/20/23	ISSUED FOR TAC APPROVAL	SJR	JRC
0	11/7/23	ISSUED FOR COMMENT	OMS	JRC

DRAWING ISSUE STATUS

TAC SUBMISSION



200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

WWW.HALEYWARD.COM

PROJECT

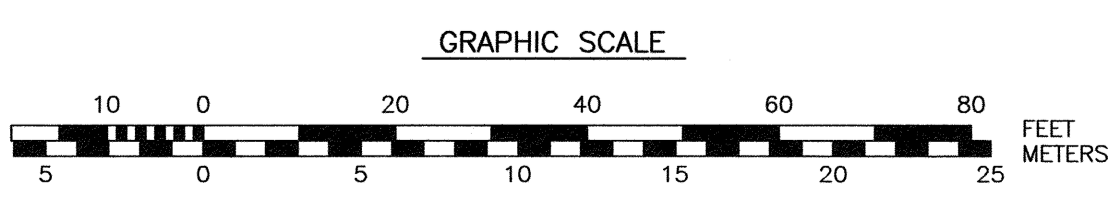
ALBACORE PARK BUILDING ADDITION
569 SUBMARINE WAY PORTSMOUTH, NEW HAMPSHIRE

TITLE

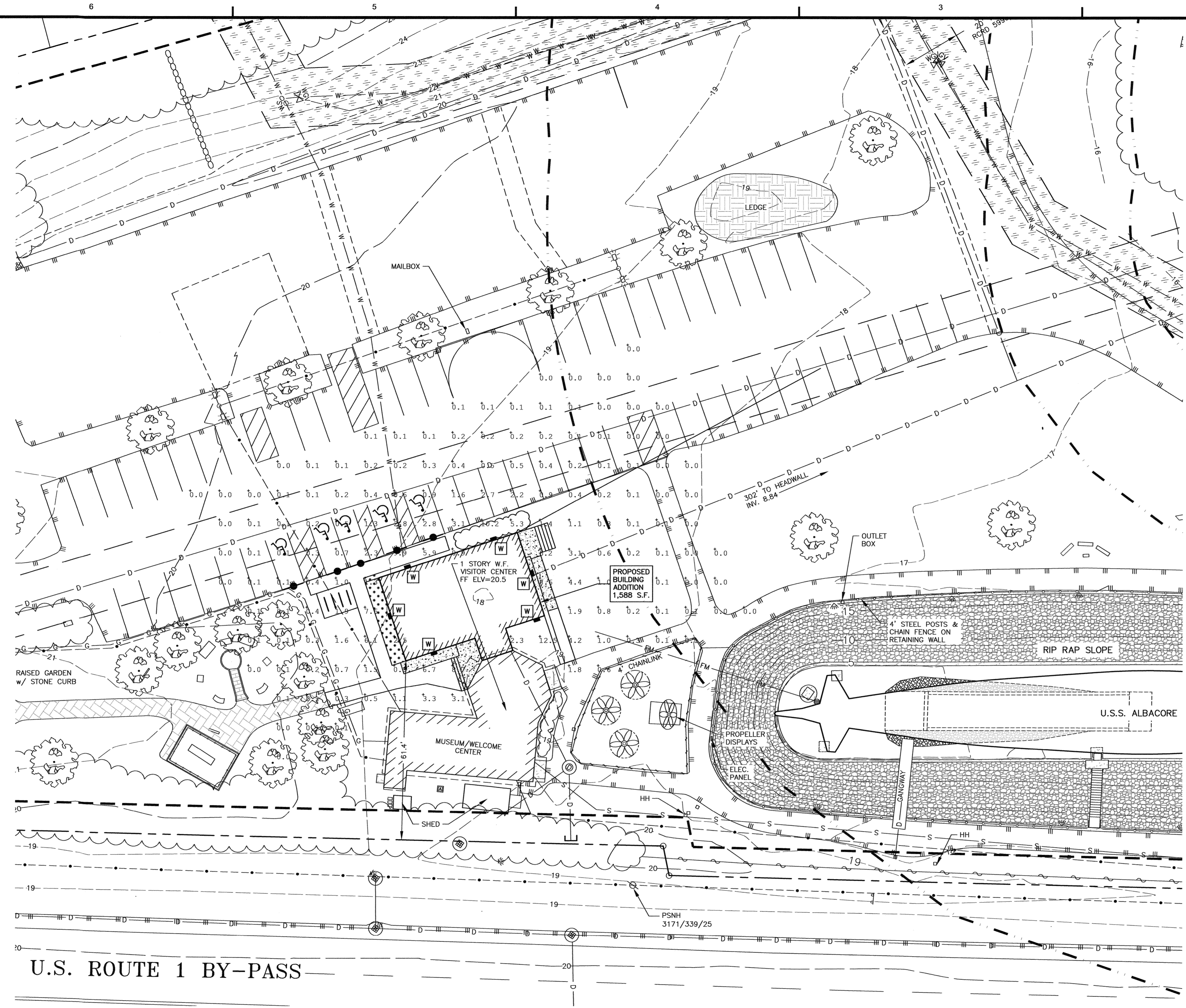
GRADING & DRAINAGE PLAN

DATE OCTOBER 2023	SCALE SCALE: 1" = 20'
DRAWN BY OMS	DESIGNED BY JRC
CHECKED BY JRC	
PROJECT No. 5010373-452.02	FIELD BOOK & PAGE FB 347 PG 20
SHEET No.	DWG No.

SHEET 6 C6

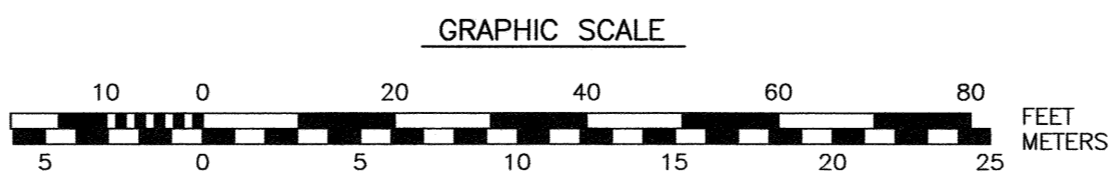


P:\NH\01\0373-portsmouth-submarine-memorial-assn\452.02-1-submarine-way-portsmouth-nh-jrc\0373-site-plan\plans & specs\sheet\452.02-survey-2023.dwg, 12/5/2023 10:55:56 PM, Portsmouth Pletter, Chon TX3000.pct

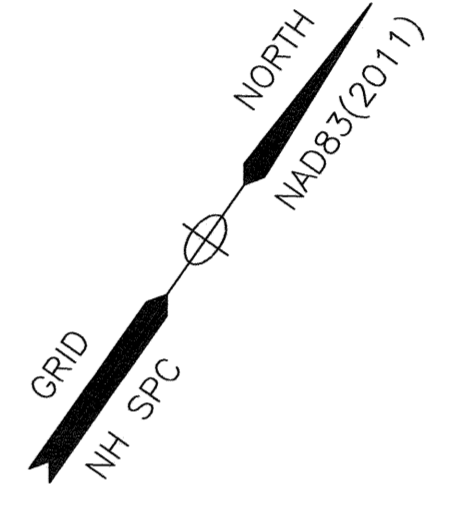


U.S. ROUTE 1 BY-PASS

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	[MANUFAC]
□	6	W	Single	JWP-FC-CPS-HE-30W (30W,40K) / WALL MOUNTED 10 AFG	JADEMAR LIGHTING



- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
 - 4) CONTRACTOR TO DETERMINE LOCATION OF EXTERIOR LIGHTING CONDUIT (TO POLE MOUNTED LIGHTS) AND SUBMIT TO ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE ANY CONFLICTS/RESOLUTIONS.
 - 5) THE PURPOSE OF THIS PLAN IS TO SHOW EXTERIOR MOUNTED LIGHTING FOR THE NEW BUILDING ADDITION.



0	12/22/23	ISSUED FOR COMMENT	OMS	JRC
No.	DATE	DESCRIPTION	BY	CHK

PLANNING BOARD SUBMISSION



200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

WWW.HALEYWARD.COM

PROJECT
ALBACORE PARK BUILDING ADDITION
569 SUBMARINE WAY PORTSMOUTH, NEW HAMPSHIRE

TITLE
LIGHTING PLAN

DATE OCTOBER 2023	SCALE SCALE: 1" = 20'
DRAWN BY SJR	DESIGNED BY JRC
CHECKED BY JRC	
PROJECT No. 5010373-452.02	FIELD BOOK & PAGE FB 347 PG 20
SHEET No.	DWG No.

SHEET 7 C7

P:\NH\5010373-Portsmouth-Submarine-Memorial_Asr\452.02-1_Summary Map, Portsmouth-IRC\023_Site Plan\Plans & Specs\Site\452.02_Survey 2023.dwg, 12/21/2023, 10:35:09 AM, Portsmouth, Pletzer, Canon, TX3000.dwg

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

IF REQUIRED THE CONTRACTOR SHALL OBTAIN AN NPDES PHASE II STORMWATER PERMIT AND SUBMIT A NOTICE OF INTENT (N.O.I.) BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE S.W.P.P.P. AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

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

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

INSTALL PERIMETER CONTROLS, I.E., SILT/SOXX AND CATCH BASIN PROTECTION AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES. PLACE FODS AS NEEDED.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED.

ROUGH GRADE SITE/EXCAVATE FOR FOUNDATION.

LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

CONSTRUCT BUILDING.

CONNECT UTILITIES.

PLACE BINDER LAYER OF PAVEMENT FOR SIDEWALKS.

PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.

AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.

CONSTRUCT SIDEWALKS.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A BUILDING ADDITION WITH WALKWAYS.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 10,000 S.F.

BASED ON THE USGS WEB SOIL SURVEY THE SOILS ON SITE CONSIST OF 799 WHICH IS URBAN LAND COMPLEX. SITE WAS DISTURBED FOR PARK CONSTRUCTION.

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA A CLOSED DRAINAGE SYSTEM TO THE CITY OF PORTSMOUTH CLOSED DRAINAGE SYSTEM WHICH ULTIMATELY FLOWS TO INNER INNER CUTS COVE THEN TO THE PISCATAQUA RIVER.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

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.

DUST CONTROL: DUST CONTROL MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.

DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ADJACENT AREAS.

IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILT/SOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT/SOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDDED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
- IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA.

STABILIZATION MEASURES TO BE USED INCLUDE:

- TEMPORARY SEEDING;
- MULCHING.

- ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN THESE AREAS, SILT/SOXX, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
- DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT/SOXX, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

MAINTENANCE AND PROTECTION

THE SILT/SOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SILT/SOXX SHALL BE REMOVED ONCE SITE IS STABILIZED, AND DISTURBED AREAS RESULTING FROM SILT/SOXX REMOVAL SHALL BE PERMANENTLY SEEDDED.

THE CATCH BASIN INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;

AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;

STOCKPILES

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

CONCRETE WASHOUT AREA

THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:

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

ALLOWABLE NON-STORMWATER DISCHARGES

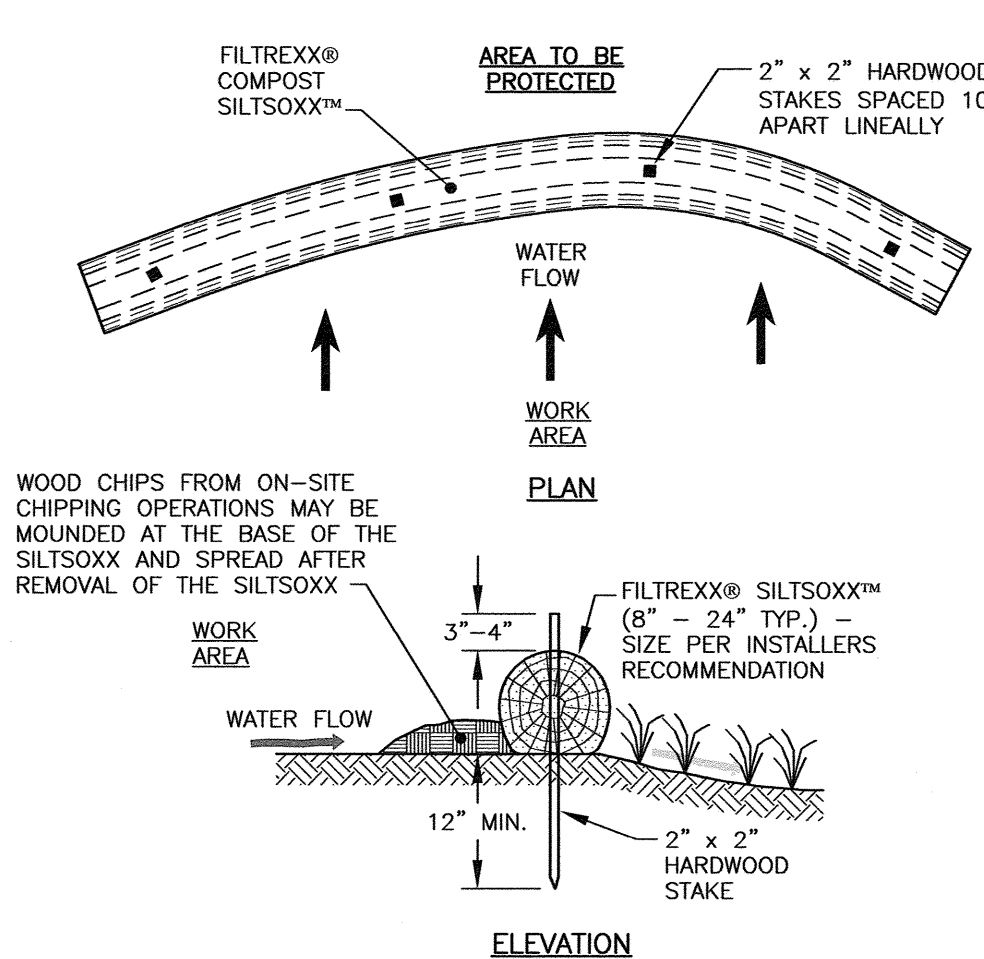
- FIRE-FIGHTING ACTIVITIES;
- FIRE HYDRANT FLUSHING;
- WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
- WATER USED TO CONTROL DUST;
- POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
- ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
- PAVEMENT WASH WATERS WHERE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

WASTE DISPOSAL

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

BLASTING NOTES

- CONTRACTOR SHALL CONTACT THE NHDES AND/OR LOCAL JURISDICTION PRIOR TO COMMENCING ANY BLASTING ACTIVITIES.
- FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT SHALL SUBMIT A BLASTING PLAN THAT IDENTIFIES:
 - WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR;
 - THE ESTIMATED QUANTITY OF BLAST ROCK IN CUBIC YARDS; AND
 - SITE-SPECIFIC BLASTING BEST MANAGEMENT PRACTICES.



- WOOD CHIPS FROM ON-SITE CHIPPING OPERATIONS MAY BE MOUNDDED AT THE BASE OF THE SILT/SOXX AND SPREAD AFTER REMOVAL OF THE SILT/SOXX
- NOTES:
- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 - FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
 - THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 - SILT/SOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
 - THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

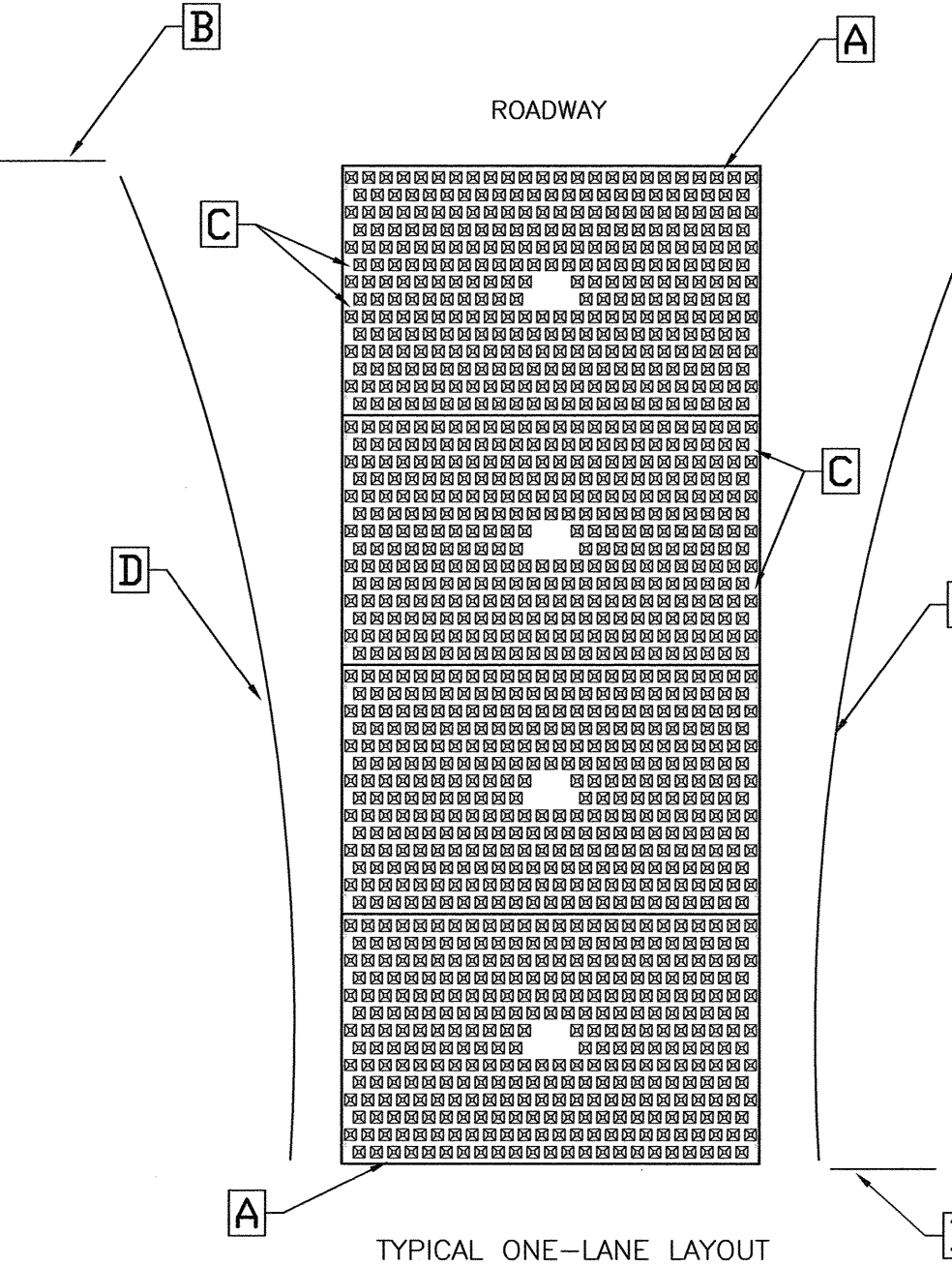
FILTREXX® SILT/SOXX™ FILTRATION SYSTEM

CATCH BASIN INLET BASKET

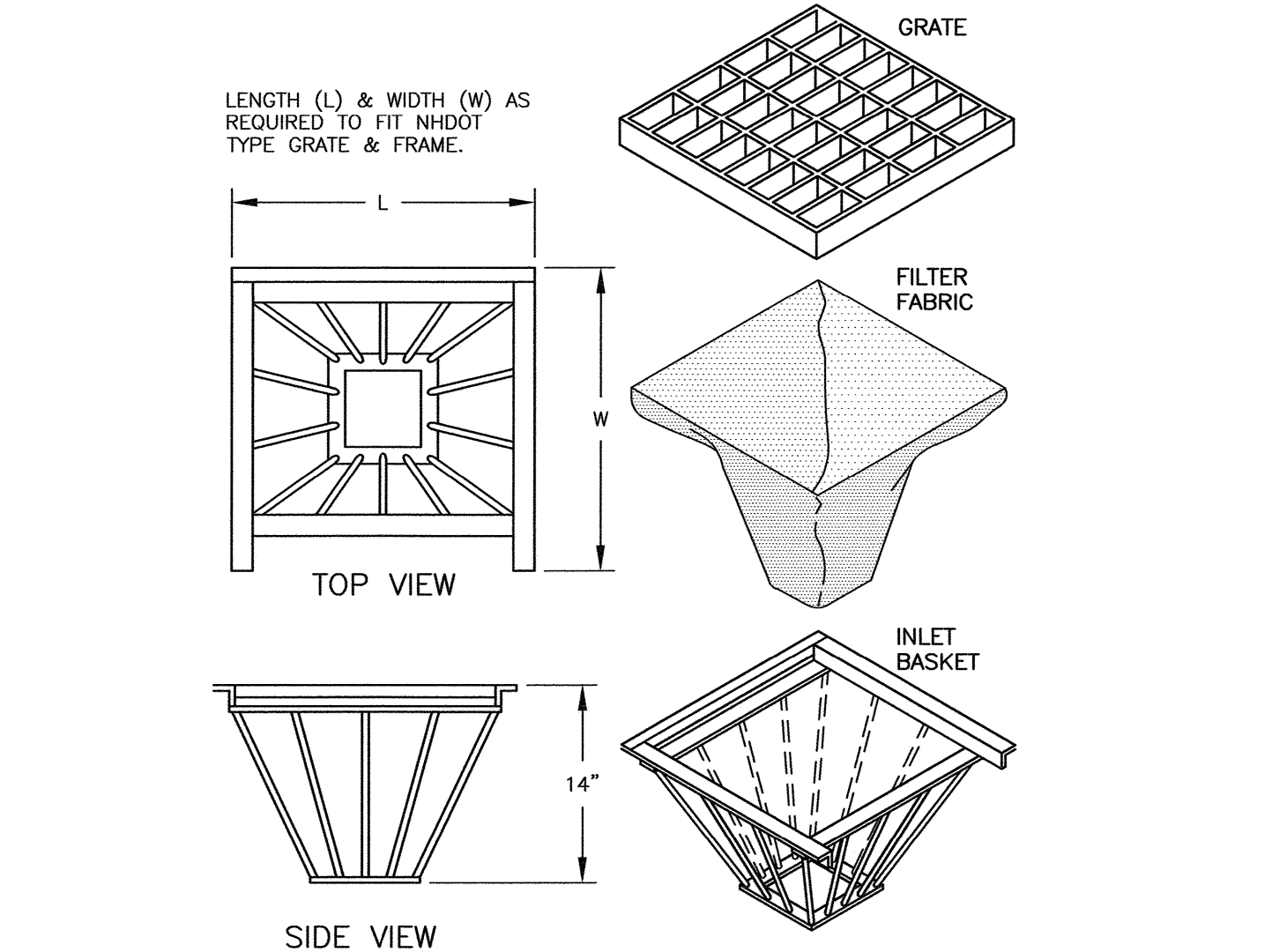
FODS TRACKOUT CONTROL SYSTEM

INSTALLATION:
THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

- KEY NOTES:
- FODS TRACKOUT CONTROL SYSTEM MAT.
 - FODS SAFETY SIGN.
 - ANCHOR POINT.
 - SILT/SOXX OR ORANGE CONSTRUCTION FENCE.



FODS (OPTIONAL)



- INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.
- FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND, SHALL EXTEND AT LEAST 6" PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.
- THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
 - TENSILE STRENGTH: 45 LB. MIN. IN ANY PRINCIPAL DIRECTION (ASTM D1682)
 - MULLEN BURST STRENGTH: MIN. 60 psi (ASTM D774)
- THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 gpm/s.f. (MULTIPLY THE PERMITTIVITY IN SEC.-1 FROM ASTM 54491-85 CONSTANT HEAD TEST USING THE CONVERSION FACTOR OF 74.)
- THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.
- SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

CATCH BASIN INLET BASKET

INSTALLATION:
1. THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.

2. CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.

3. ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATION.

4. THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.

5. AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.

6. AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.

7. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS, AND SLIDE MATS TOGETHER.

8. NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.

9. UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.

10. SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

USE AND MAINTENANCE
1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-CURVE ROUTE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

- REMOVAL
1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
3. THE ANCHORS SHOULD BE REMOVED.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ONTO A TRUCK FOR REMOVAL FROM THE SITE.

- NOTES:
- THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

0	11/20/23	ISSUED FOR TAC APPROVAL	OMS	JRC
No.	DATE	DESCRIPTION	BY	CHK

TAC SUBMISSION

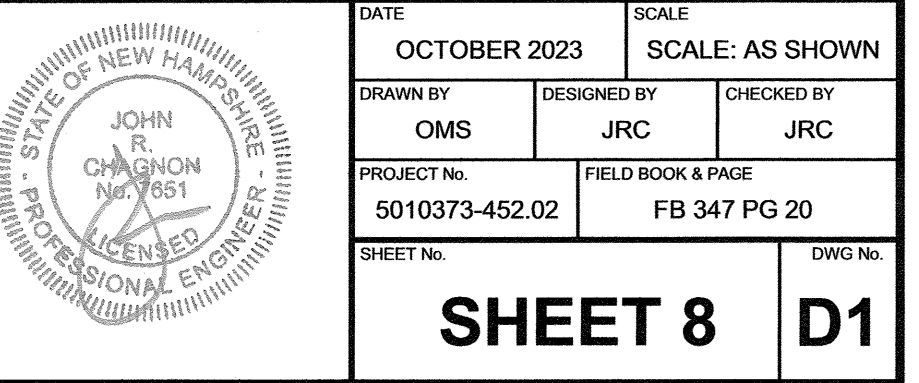
AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.

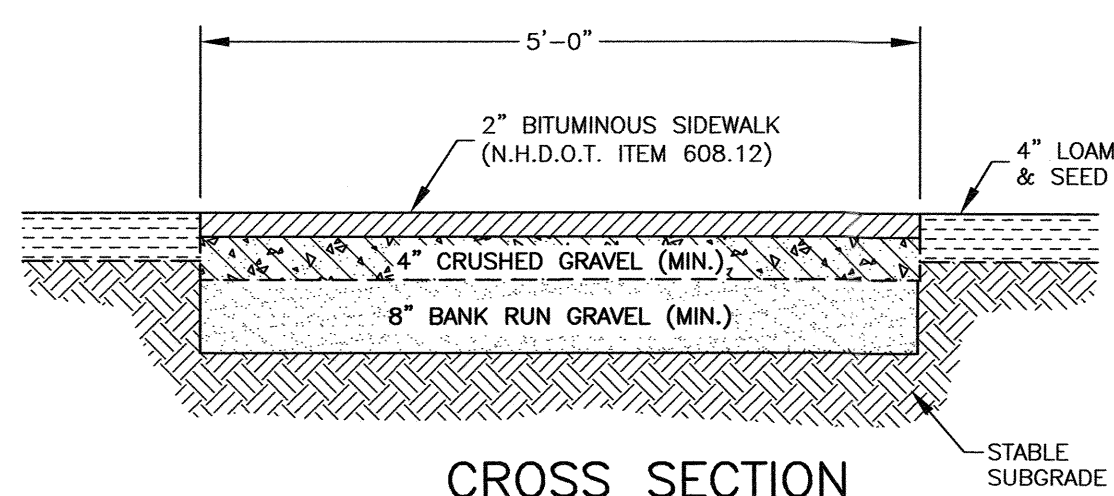
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.431.7282

PROJECT
ALBACORE PARK BUILDING ADDITION
569 SUBMARINE WAY PORTSMOUTH, NEW HAMPSHIRE

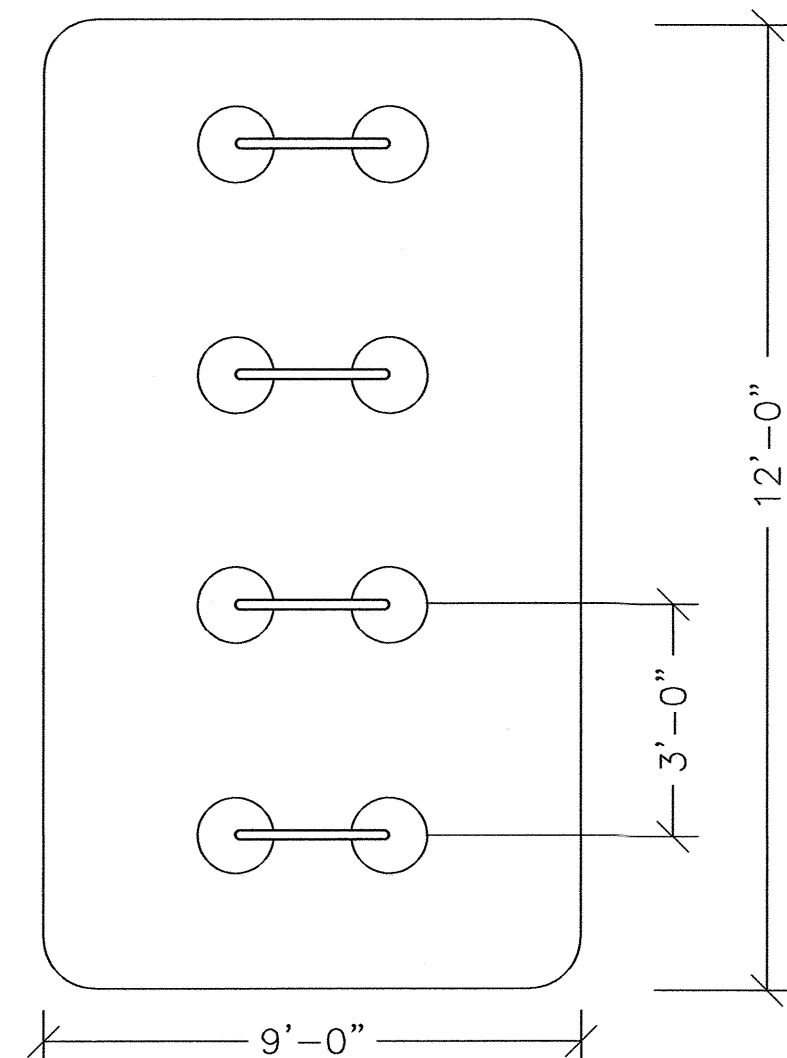
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EROSION PROTECTION NOTES & DETAILS

DATE	SCALE	
OCTOBER 2023	SCALE: AS SHOWN	
DRAWN BY	DESIGNED BY	CHECKED BY
OMS	JRC	JRC
PROJECT No.	FIELD BOOK & PAGE	
5010373-452.02	FB 347 PG 20	
SHEET No.	DWG No.	
SHEET 8	D1	

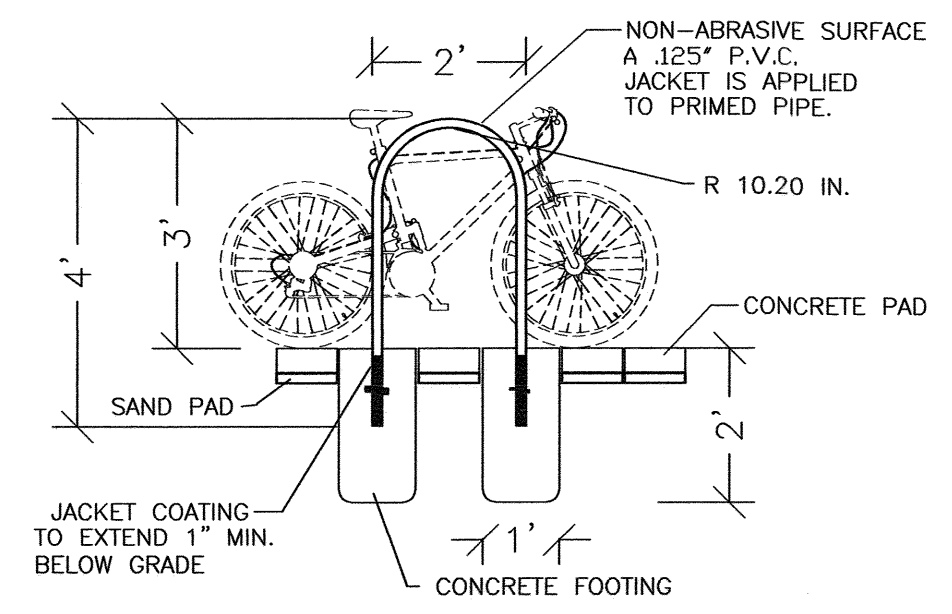




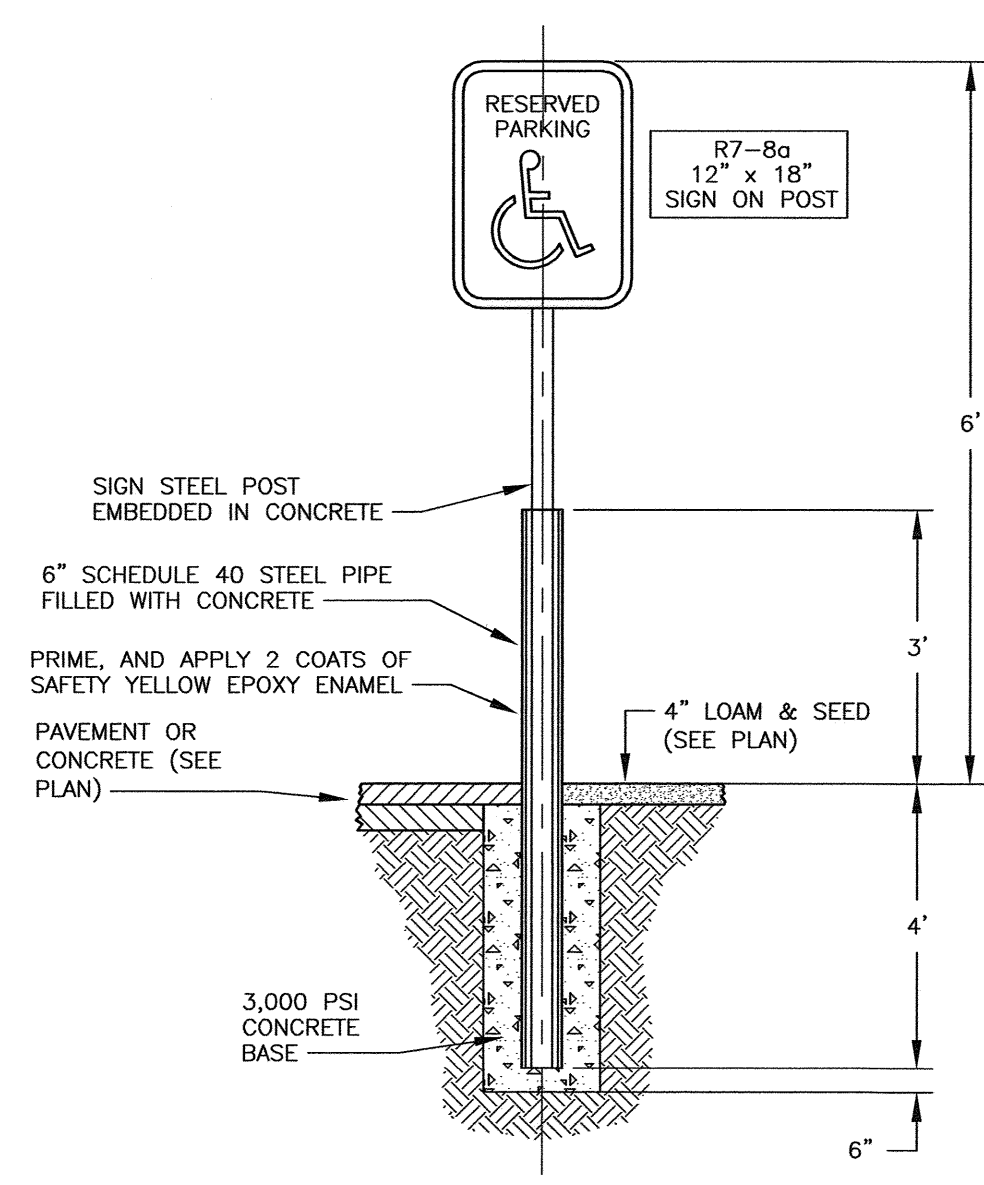
D BITUMINOUS CONCRETE SIDEWALK
NTS



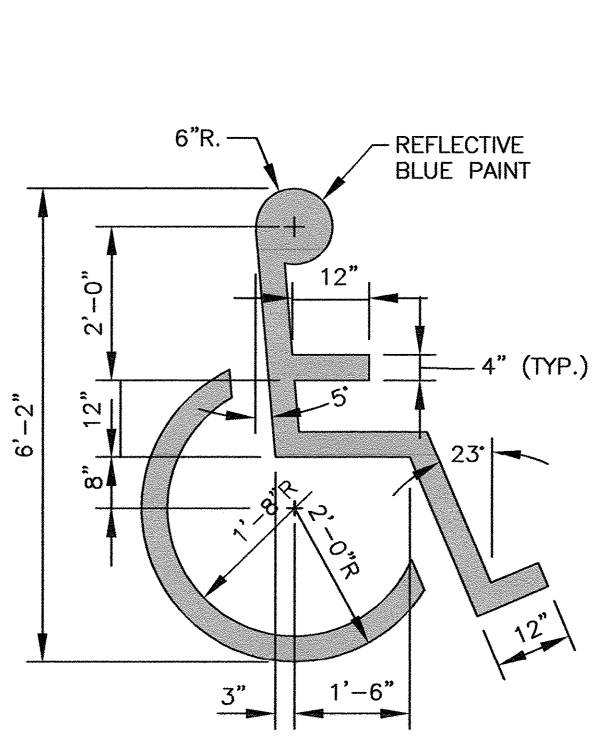
TYPICAL PLAN



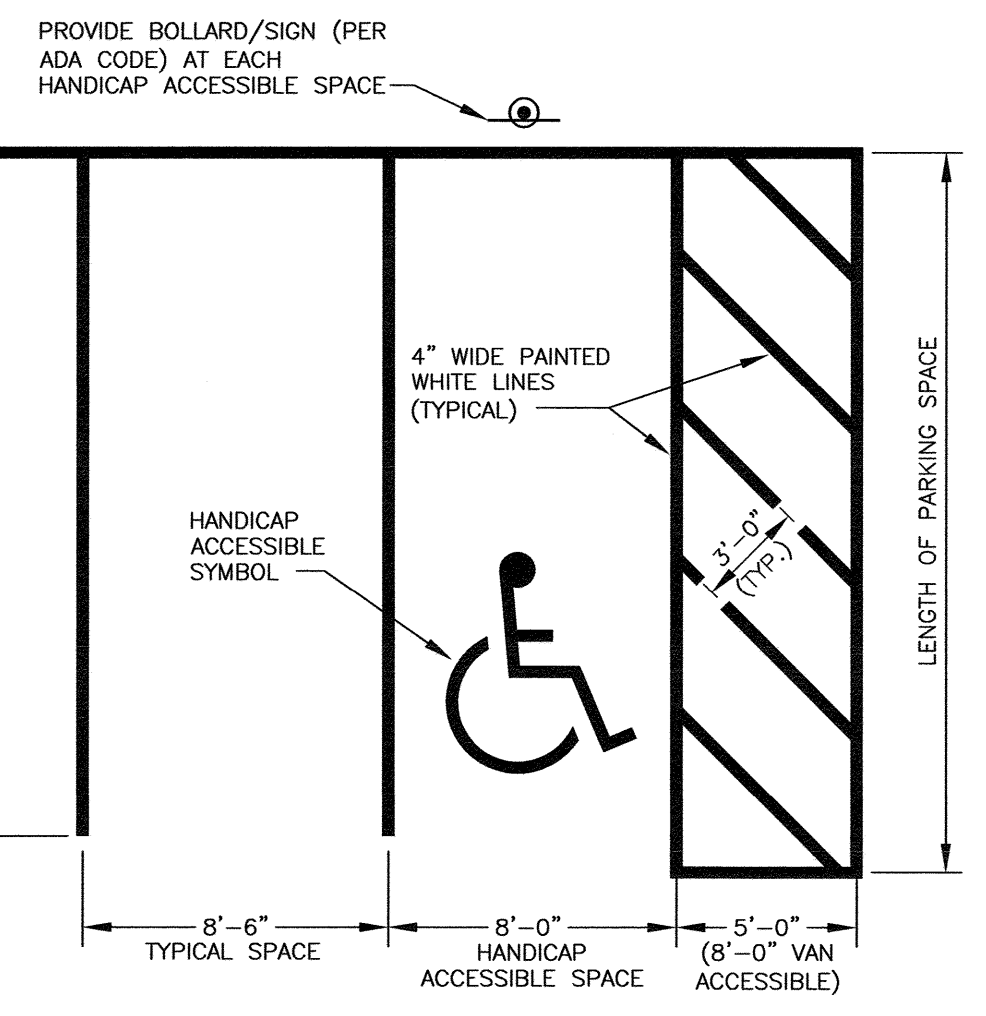
E BICYCLE RACK
NTS



EACH SPACE SHALL HAVE THIS BOLLARD/SIGN INSTALLED PER ADA CODE
BOLLARD/SIGNAGE
LEGEND SYMBOL



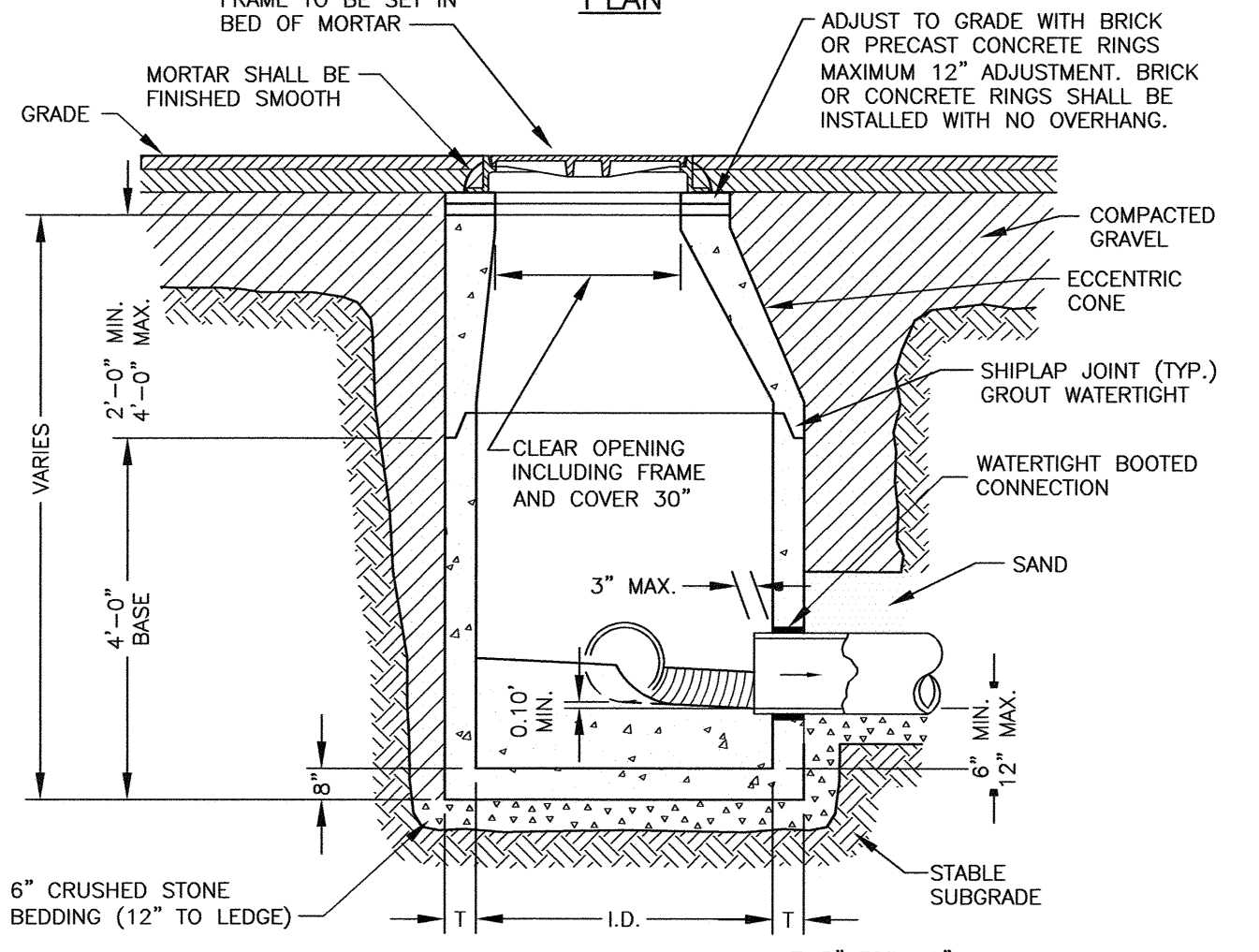
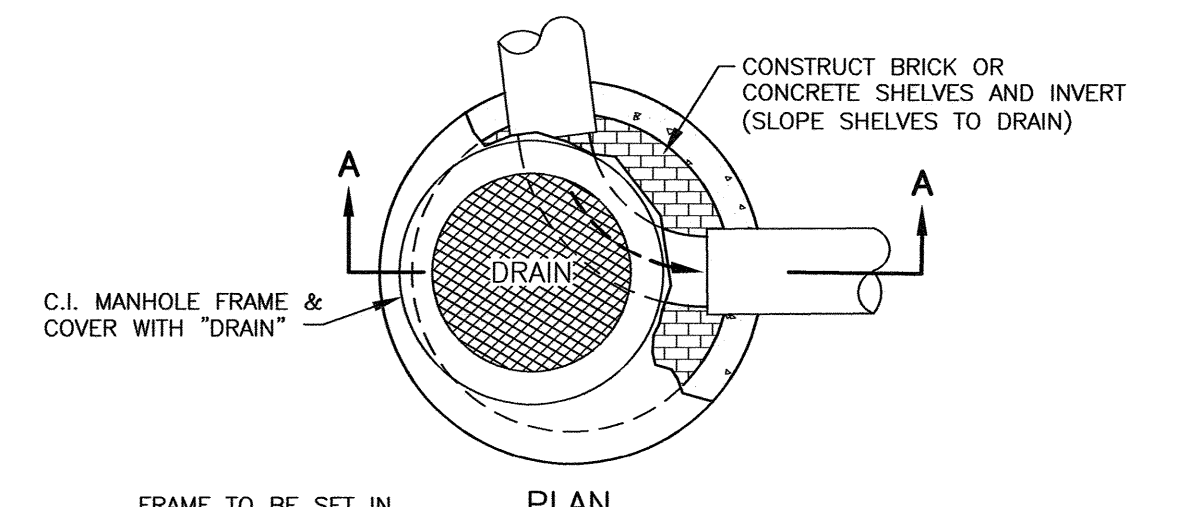
HANDICAP ACCESSIBLE SYMBOL



F HANDICAP PARKING SIGNAGE
NTS

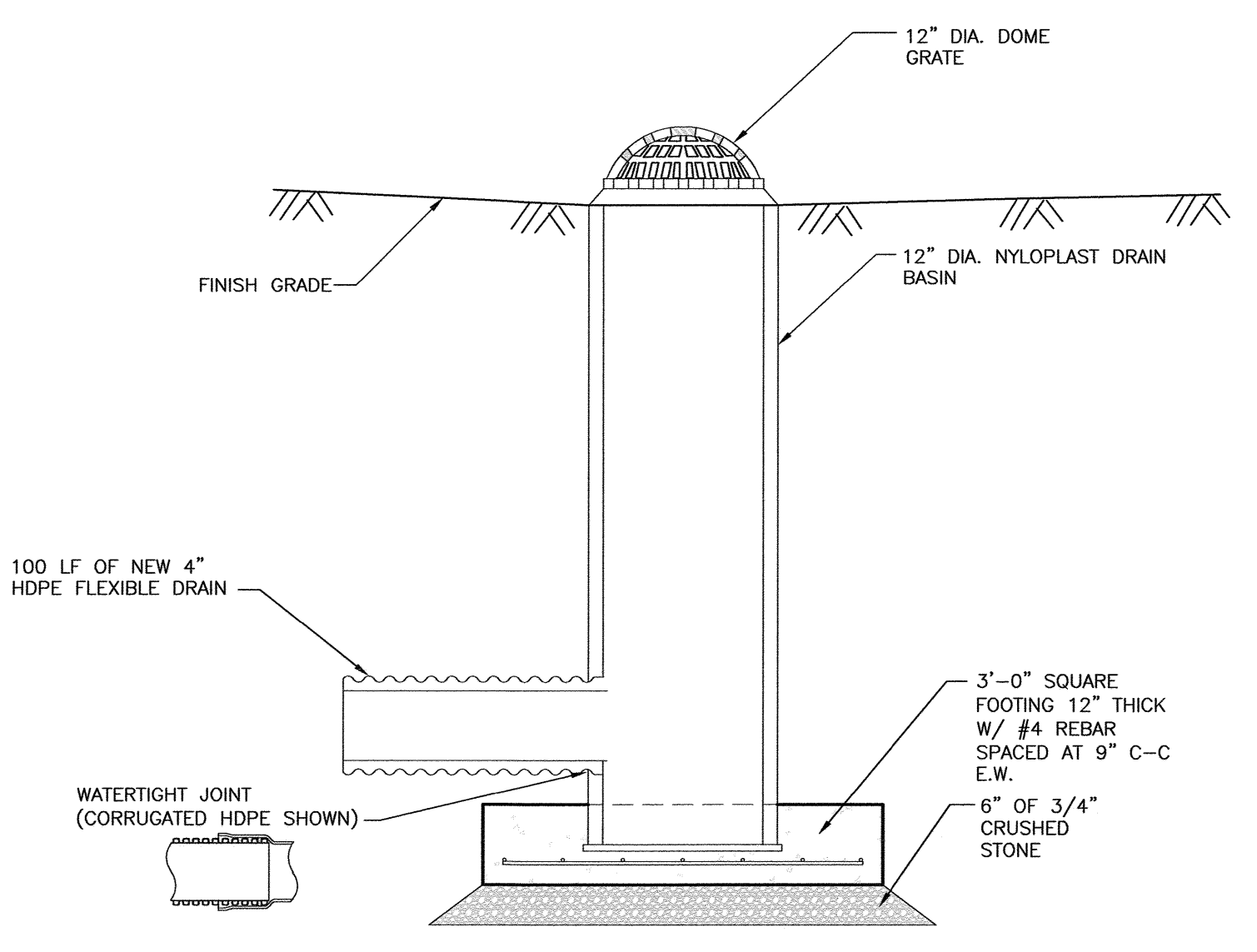
- NOTES:
- 1) SYMBOL TO BE PAINTED IN ALL HANDICAPPED SPACES.
 - 2) SYMBOL, PAINT AND SIGNAGE TO CONFORM TO AMERICANS WITH DISABILITIES ACT (ADA).
 - 3) ALL VAN ACCESSIBLE SPACES SHALL HAVE "VAN ACCESSIBLE" PLATE INSTALLED ON SIGN POST BELOW HANDICAP SIGN.

VAN ACCESSIBLE



- NOTES:
1. CONCRETE SHALL BE 4,000 P.S.I. AFTER 28 DAYS.
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 3. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FOOT.
 4. EACH CASTING TO HAVE LIFTING HOLES CAST IN.
 5. ALL MANHOLES SHALL BE 48" I.D. UNLESS SPECIFIED OTHERWISE ON THE PLANS.
 6. MANHOLE SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND H-20 LOADING.

H DRAIN MANHOLE W/BOOT
NTS



G YARD DRAIN
NTS

- NOTES:
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

1	12/22/23	DETAIL F	SJR	JRC
0	11/20/23	ISSUED FOR TAC APPROVAL	OMS	JRC
No.	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS
TAC SUBMISSION

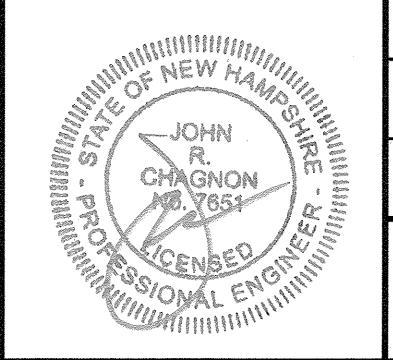
AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9292

PROJECT
ALBACORE PARK BUILDING ADDITION
569 SUBMARINE WAY PORTSMOUTH, NEW HAMPSHIRE

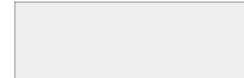
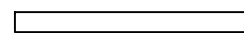

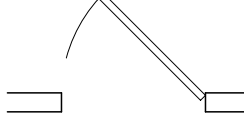
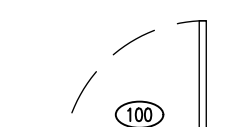
TITLE
DETAILS

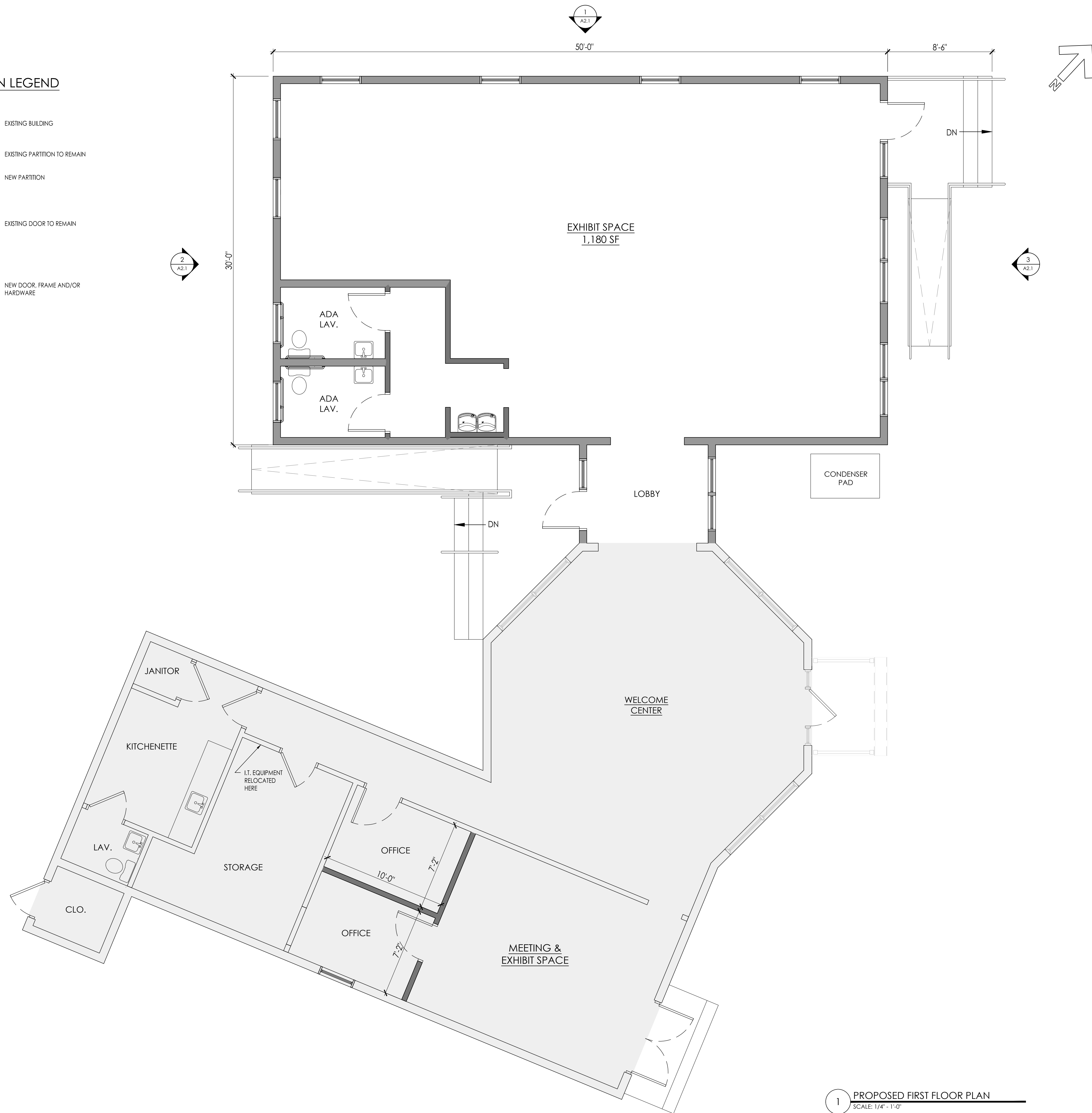
DATE OCTOBER 2023	SCALE SCALE: AS SHOWN	
DRAWN BY OMS	DESIGNED BY JRC	CHECKED BY JRC
PROJECT No. 5010373-452.02	FIELD BOOK & PAGE FB 347 PG 20	
SHEET No.	DWG No.	
SHEET 9 D2		



P:\NW\01073_2\Projects\Submarine_Memorial_Asst\452.02 - Submarine Way Portsmouth\HWC\2023 Site Plans\Drawings & Specs\Site\452.02 Details\New 2023.dwg, 12/27/2023, 10:46:46 AM, Plotter: HP DesignJet 4000, Plotter Driver: HP DesignJet 4000

FLOOR PLAN LEGEND

-  EXISTING BUILDING
-  EXISTING PARTITION TO REMAIN
-  NEW PARTITION
-  EXISTING DOOR TO REMAIN
-  NEW DOOR, FRAME AND/OR HARDWARE



OWNER:
ALBACORE PARK
BUILDING COMMITTEE

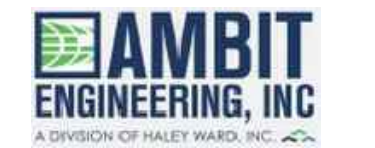
ALBACORE PARK
PORTSMOUTH, NH

ARCHITECT:
PORT ONE
ARCHITECTS

959 Islington Street
Portsmouth, NH 03801
603.436.8891
info@portonearchitects.com

CONTRACTOR:

CIVIL / STRUCTURAL ENGINEER:



200 Griffin Rd. Unit 3
Portsmouth, NH 03801

MEPFP ENGINEER:

Revision History		
#	Date	Issuance

SEAL

SCHEMATIC DESIGN

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LOCUS MAP

PROJECT NAME:

ALBACORE PARK
WELCOME CENTER
ADDITION &
RENOVATIONS

DRAWING TITLE:

**SCHEMATIC
FLOOR PLAN**

PROJECT No: 23-041

DATE: Dec. 21, 2023

DRAWING SCALE: As indicated

DRAWING No:

1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

A1.1

OWNER:
**ALBACORE PARK
 BUILDING COMMITTEE**
 ALBACORE PARK
 PORTSMOUTH, NH

ARCHITECT:
PORTONE
 ARCHITECTS

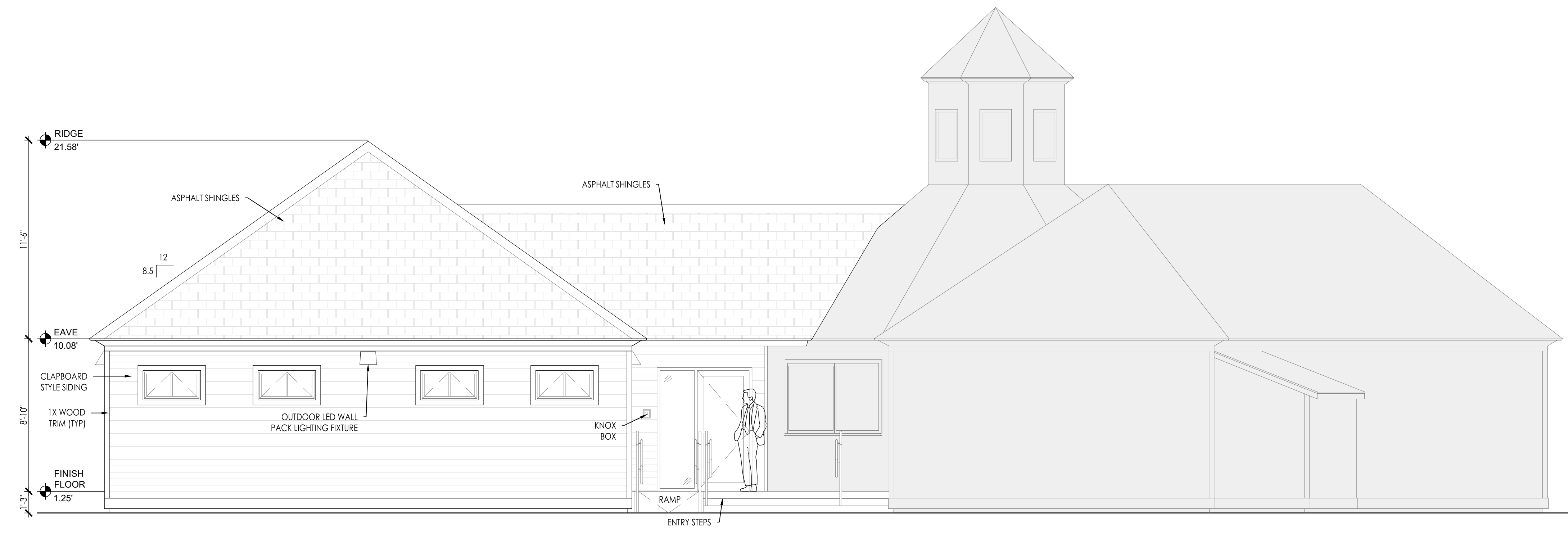
959 Islington Street
 Portsmouth, NH 03801
 603.436.8891
 info@portonearchitects.com

CONTRACTOR:

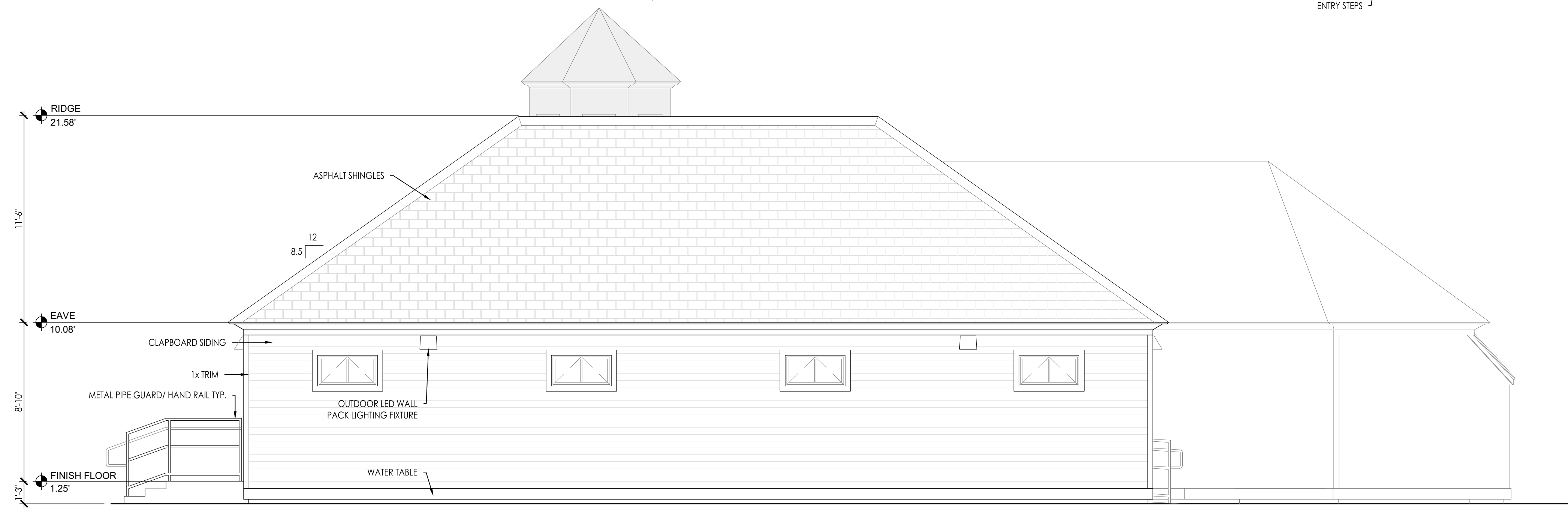
CIVIL / STRUCTURAL ENGINEER:
AMBIT
 ENGINEERING, INC.
A DIVISION OF HALEY WADE, P.C., A.C.E.
 200 Griffin Rd. Unit 3
 Portsmouth, NH 03801
 MEPFP ENGINEER:



3 PROPOSED NORTH EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



1 PROPOSED WEST EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"

Revision History		
#	Date	Issuance

SEAL

SCHEMATIC DESIGN

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 LOCUS MAP

PROJECT NAME:
**ALBACORE PARK
 WELCOME CENTER
 ADDITION &
 RENOVATIONS**

DRAWING TITLE:
**EXTERIOR
 ELEVATIONS**

PROJECT No: 23-041
 DATE: Dec. 21, 2023
 DRAWING SCALE: As indicated
 DRAWING No:

A2.1

Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: January 18, 2024

Property Address: 815 Lafayette Rd.

Application #: LU-23-149

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
1	Compliance with all City Ordinances and Codes and these regulations. <u>Applicable standards:</u>	Meets Does Not Meet	<u>Applicable standards:</u> The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations. The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.
2	Provision for the safe development, change or expansion of use of the site.	Meets Does Not Meet	The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations. The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	Meets Does Not Meet	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> • TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements. • A full drainage analysis report was submitted that included analysis of the predevelopment and post development drainage conditions. <p>The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.</p>
4	Adequate protection for the quality of groundwater.	Meets Does Not Meet	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> • TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements. • A full drainage analysis report was submitted that included analysis of the predevelopment and post development drainage conditions. <p>The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.</p>
5	Adequate and reliable water supply sources.	Meets Does Not Meet	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> • TAC reviewed the water service design for conformance with City design requirements. • The site will be served by city water. <p>The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.</p>
6	Adequate and reliable	Meets	The application has been reviewed by the

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
	sewage disposal facilities, lines, and connections.	Does Not Meet	<p>Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> TAC reviewed sewage disposal facilities, lines, and connections for conformance with City design requirements. The site will be served by municipal sewer. <p>The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.</p>
7	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	Meets Does Not Meet	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements. <p>The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.</p>
8	Adequate provision for fire safety, prevention and control.	Meets Does Not Meet	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <p>The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.</p>
9	Adequate protection of natural features such as, but not limited to, wetlands.	Meets Does Not Meet	<p>The application has been reviewed by the Technical Advisory Committee and the Conservation Commission for conformance with the minimum requirements of the Site Plan Regulations.</p> <p>The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee and September 8, 2023 at the Conservation Commission Meetings.</p>
10	Adequate protection of historical features on the site.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for</p>

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
		Does Not Meet	<p>conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> There are no on-site historical features. <p>The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.</p>
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	Meets Does Not Meet	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> TAC reviewed the management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion. for conformance with City design requirements. A full traffic impact study was submitted that included analysis of the no-build and build conditions. <p>The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.</p>
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	Meets Does Not Meet	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> TAC reviewed the management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion. for conformance with City design requirements. A full traffic impact study was submitted that included analysis of the no-build and build conditions. <p>The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.</p>
13	Adequate insulation from external noise sources.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum</p>

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
		Does Not Meet	<p>requirements of the Site Plan Regulations.</p> <p>The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.</p>
14	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	<p>Meets</p> <p>Does Not Meet</p>	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> • TAC reviewed that police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project. • Project will not utilize municipal solid waste disposal. <p>The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.</p>
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	<p>Meets</p> <p>Does Not Meet</p>	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> • TAC reviewed the community space areas proposed as part of the design plan. <p>The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.</p>
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	<p>Meets</p> <p>Does Not Meet</p>	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> • TAC reviewed the layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks. <p>The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.</p>

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
17	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	Meets Does Not Meet	The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations. The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	Meets Does Not Meet	The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations. <ul style="list-style-type: none"> • TAC reviewed the quantities, type or arrangement of landscaping and open space. The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.
19	Compliance with applicable City approved design standards.	Meets Does Not Meet	The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations. The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.
Other Board Findings:			

Findings of Fact | Development Site Conditional Use Permit

City of Portsmouth Planning Board

Date: January 18, 2024

Property Address: 815 Lafayette Rd.

Application #: LU-23-149

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

Development Site Conditional Use Permit

10.5B43.10 For a development that contains multiple buildings in the Gateway District, the Planning Board may grant a conditional use permit, if all of the following criteria are met:

	Development Site Conditional Use Permit 10.5B43.10 Findings	Finding (Meets Criteria/Requirement)	Supporting Information
1	The development project is consistent with the Portsmouth Master Plan.	Meets Does Not Meet	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Development Site CUP.</p> <ul style="list-style-type: none"> TAC reviews the proposed development's consistency with Goals 1.2, 2.1, 2.3, & 5.3 of the City of Portsmouth Master Plan. <p>The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.</p>
2	The development project has been designed to allow uses that are appropriate for its context and consistent with City's planning goals and objectives for the area.	Meets Does Not Meet	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Development Site CUP.</p> <ul style="list-style-type: none"> TAC reviews the proposed development's use relative to the City's planning goals and objectives for the area. <p>The application was recommended for approval on December 5, 2023 at the</p>

	Development Site Conditional Use Permit 10.5B43.10 Findings	Finding (Meets Criteria/Requirement)	Supporting Information
3	The project includes measures to mitigate or eliminate anticipated impacts on traffic safety and circulation, demand on municipal services, stormwater runoff, natural resources, and adjacent neighborhood character.	Meets Does Not Meet	<p>Technical Advisory Committee Meeting.</p> <p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Development Site CUP.</p> <ul style="list-style-type: none"> • TAC reviewed the proposed project's anticipated impacts on traffic safety and circulation, demand on municipal services, stormwater runoff, natural resources, and adjacent neighborhood character. • The Project will have a negligible impact on traffic due to the existing large traffic volumes on Lafayette Road. A traffic study has been prepared and is being reviewed by NHDOT. • The development site has been designed to mitigate stormwater runoff with the use of detention and filtration stormwater treatment practices. The proposed project is a significant improvement over existing conditions as there is no stormwater treatment on site. • The Project as designed will be complementary to the abutting commercial uses. <p>The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.</p>
4	The project is consistent with the purpose and intent set forth in Section 10.5B11.	Meets Does Not Meet	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Development Site CUP.</p> <ul style="list-style-type: none"> • TAC reviews the proposed development's consistency with the purpose and intent set forth in Section 10.5B11. <p>The application was recommended for approval on December 5, 2023 at the Technical Advisory Committee Meeting.</p>
5	Other Board Findings:		

	Development Site Conditional Use Permit 10.5B43.10 Findings	Finding (Meets Criteria/Requirement)	Supporting Information

DRAFT

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: January 18, 2024

Property Address: 815 Lafayette Rd.

Application #: LU-23-149

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

In order to grant Wetland Conditional Use permit approval the Planning Board shall find the application satisfies criteria set forth in the Section 10.1017.50 (Criteria for Approval) of the Zoning Ordinance.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
1	<i>1. The land is reasonably suited to the use activity or alteration.</i>	Meets Does Not Meet	The applicant is proposing to remove all existing impervious from the wetland buffer while introducing a riprap stormwater outlet and will be replacing with native landscaping (including buffer seed mixes), a woodchip walking path and multiple planting beds.
2	<i>2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i>	Meets Does Not Meet	The applicant is proposing to remove all existing impervious from the buffer, this will improve the health of the buffer overall.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
3	<i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	Meets Does Not Meet	The applicant is proposing to remove all existing impervious from the buffer and replace with native landscaping, planting beds, and buffer seed mix. Stormwater from the development outside of the buffer will be routed through a jellyfish filter treatment system and will exit into a constructed riprap outlet within the 50-100' buffer.
4	<i>4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.</i>	Meets Does Not Meet	The applicant will be restoring the natural vegetated state and woodland area with new plantings and buffer seed mix.
5	<i>5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.</i>	Meets Does Not Meet	The applicant is proposing the restoration of the buffer with the removal of impervious, improved stormwater treatment, additional plantings, and the elimination of lawn within the buffer.
6	<i>6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	Meets Does Not Meet	The applicant is proposing to restore areas previously disturbed in the wetland buffer with buffer seed mix and plantings. The proposed community space within the 25' vegetated buffer is already protected and as such, would not qualify as community space.
7	<u>Other Board Findings:</u>		

M-5131-001
December 27, 2023

Mr. Peter Britz, Director of Planning & Sustainability
City of Portsmouth Planning & Sustainability Department
1 Junkins Avenue
Portsmouth NH, 03801

**Re: Request for Site Review, Development Site Conditional Use & Wetland Conditional Use Permits
Proposed Multi-Family Development, 815 Lafayette Road, Portsmouth, NH**

Dear Peter,

On behalf of Prospect North 815, LLC (owner/applicant) we are pleased to submit one (1) set of hard copies and one electronic file (.pdf) of the following information to support a request for a Site Review Permit, a Development Site Conditional Use Permit, and a Wetland Conditional Use Permit for the above referenced project:

- One (1) 22x34 & one (1) 11x17 copy of the Site Plan Set, last revised December 27, 2023;
- TAC & Con Com Conditions Response Letter, dated December 27, 2023;
- Drainage Analysis, last revised December 27, 2023;
- Long-Term Operation & Maintenance Plan, last revised December 27, 2023;
- Grade Plane Exhibit, dated October 23, 2023;
- Wetland Buffer Impervious Surface Exhibit, last revised November 22, 2023;
- Wetland Delineation Report, dated November 22, 2022;
- Invasive Species Removal Plan, dated October 23, 2023
- Community Space: Monitoring and Maintenance Plan, dated December 27, 2023;
- Community Space Exhibit, last revised December 27, 2023;
- Truck Turning Exhibit, last revised November 22, 2023;
- Traffic Impact Study, dated October 23, 2023;
- Unutil Will Service Letter, dated October 19, 2023;
- Green Energy Statement, dated October 23, 2023;
- Site Review Checklist, dated October 23, 2023;
- Application Fee Calculation Form;
- Owners Authorization, dated June 1, 2023

PROJECT SUMMARY

Existing Conditions

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



Proposed Redevelopment

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

The project met with the Zoning Board of Adjustments (ZBA) at its regularly scheduled meeting on September 26, 2023, at which the board granted two variances. The first is a variance from Section 10.5B33.20 (front build-out) to permit a front build-out of less than 50% of the total front yard width and the second is a variance from Section 10.5B33.30 (Façade Orientation) to permit an orientation that is not parallel with the front property line.

Open Space & Buffer Enhancement

The proposed project results in work within the 100-foot Tidal Buffer and therefore is subject to conditional use approval for demolition and construction activities. The 100-foot tidal buffer within the development area includes impervious parking surfaces, walkways, patio, concrete pads, and a building. The project will provide an overall improvement by removing all impervious cover within the 100-foot tidal buffer. The impervious surface impacts from the proposed project are shown in Table 1. In addition to the summary in Table 1 below, detailed calculations of the impervious surfaces within the buffer for the existing and proposed condition are depicted in the enclosed Wetland Buffer Impervious Surface Exhibit.

The projects landscape plan proposes to replace existing impervious areas with native grass mix and plant native trees in an effort to enhance the previously disturbed wetlands buffer.

Table 1. 815 Lafayette Road, Wetland Buffer Impervious Surfaces

Buffer Segment	Existing Impervious (SF)	Final Impervious (SF)
0-25 feet	218	0
25-50 feet	1,937	0
50-100 feet	9,583	0
Total	11,738	0
Net Impervious Surface	-11,738	

Section 10.1017.24 of the Zoning Ordinance which indicates “Where feasible, the application shall include removal of impervious surfaces at least equal in area to the area of impervious surface impact. The intent of this provision is that the project will not result in a net loss of pervious surface within a jurisdictional wetland buffer.” As shown in Table 1, the proposed project exceeds this requirement by providing an 11,738 SF reduction in impervious surface.

LAND USE PERMIT APPLICATIONS

Site Plan Review Permit

The project will require a Site Plan Review Permit for the site improvements described above in the project summary. The project has previously met with the Planning Board for



Conceptual Consultation and the Technical Advisory Committee (TAC) and Conservation Commission (CC).

Development Site Conditional Use Permit

Under Section 10.5B41.10 Development Site Standards are “allowed by Conditional Use Permit approval from the Planning Board, a development site is any lot or group of contiguous lots owned or controlled by the same person or entity, assembled for the purpose of a single development and including more than one principal building or building type”. As the proposed development includes more than one principal building and the proposed community space is on a separate lot with shared ownership, a CUP to allow the use of the Development Site Standards is being requested for this proposed project.

Conditional Use Permit Criteria

Based on the above described and enclosed materials, the following addresses how the Project warrants the granting of a Conditional Use Permit for a Development Site by satisfying the following four (4) criteria for approval in Section 10.5B43.10 of the Zoning Ordinance:

(1) The development project is consistent with the Portsmouth Master Plan.

The Project is consistent with several goals identified in the Master Plan.

- Goal 1.2 is to encourage walkable mixed-use development along existing commercial corridors. The proposed project has been designed to promote alternative modes of transportation such as walking and bicycling by incorporating both public and private bicycle storage spaces as well as maintaining a sidewalk connection to the existing sidewalks along Lafayette Road.
- Goal 2.1 is to ensure that new development complements and enhances its surroundings. The proposed residential buildings will further enhance the continued success of the adjacent commercial, retail, and restaurants located in the Lafayette Plaza and surrounding parcels.
- Goal 2.3 is to maintain and establish usable public access to and along the waterfront. The proposed project includes the restoration and enhancement of the 100’ wetland buffer along Sagamore Creek and grants public access by way of the proposed community greenway trail along the waterfront.
- Goal 5.3 is to promote effective stewardship to enhance the city's natural resources. Action 5.3.2 under goal 5.3 says protect and care for existing trees, native vegetation, and woodlands and identify areas for new planting. The proposed work includes the removal of invasive species along the waterfront to promote the health of native vegetation and has opted to field delineate the proposed community trail to avoid the removal of existing well-established trees. Additionally, the entire portion of the wetland buffer that is currently impervious surfaces will be restored to a natural state using native trees, shrubs, and grasses.

(2) The development project has been designed to allow uses that are appropriate for its context and consistent with City’s planning goals and objectives for the area.

The Project has been designed to be complementary to the abutting uses. Residential buildings are an allowed use within the zone and the addition of public

access is consistent with goals laid out in the City's Master Plan as described in criteria item 1.

(3) The project includes measures to mitigate or eliminate anticipated impacts on traffic safety and circulation, demand on municipal services, stormwater runoff, natural resources, and adjacent neighborhood character.

The Project will have a negligible impact on traffic due to the existing large traffic volumes on Lafayette Drive. A traffic study has been prepared and is being reviewed by NHDOT.

The development site has been designed to mitigate stormwater runoff with the use of detention and filtration stormwater treatment practices. The proposed project is a significant improvement over existing conditions as there is no stormwater treatment on site.

The Project as designed will be complementary to the abutting commercial uses.

(4) The project is consistent with the purpose and intent set forth in Section 10.5B11.

Section 10.5B11.10 states that *"The purpose of Article 5B is to implement and support the goals of the City's Master Plan and Housing Policy to encourage walkable mixed-use development and continued economic vitality in the City's primary gateway areas, ensure that new development complements and enhances its surroundings, provide housing stock that is suited for changing demographics, and accommodate the housing needs of the City's current and future workforce."*

As described in Criteria 1 – 3 the Project is consistent with *the goals of the City's Master Plan including* Goal 1.2 to encourage walkable mixed-use development along existing commercial corridors, Goal 2.1 to ensure that new development complements and enhances its surroundings, and Goal 2.3 to maintain and establish usable public access to and along the waterfront.

The Project will also provide additional and much needed housing stock to the City in an area outside of the downtown core, with easy access to abutting retail and commercial areas, and public transportation.

Wetland Conditional Use Permit

Jurisdictional wetland areas, including 2,782+/- linear feet of tidal wetlands and buffers along Sagamore Creek. A Conditional Use Permit for Wetland Buffer Impact will be required for the project for work within the 100 ft wetland buffer. Proposed work within the 100 ft wetland buffer is limited to the removal of existing impervious surfaces, existing leach field and septic system, and the restoration and enhancement of these areas with native grasses, shrubs, and trees. The project received a recommendation for approval from the Conservation Commission at their November 8, 2023, meeting.

Conditional Use Permit Criteria

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

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

The land is currently a previously disturbed site that consists of the former WHEB Radio Station building. The proposed project design is an allowed use within the

Gateway Neighborhood Mixed Use District. Additionally, the proposed project site consists of a previously disturbed tidal buffer area which has historically been used as a commercial area. Work to be performed requiring a conditional use permit under this section includes the removal of existing impervious surfaces, removal of the existing leach field and septic system, and the restoration and enhancement of these areas with native grasses, shrubs, and trees. The proposed work results in the removal of all impervious surfaces from the buffer, the restoration and enhancement of these areas, and will provide public access in the upland area along Sagamore Creek.

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

The placement of the proposed buildings and parking areas was done in a manner to remove all impervious surfaces within the 25-, 50-, and 100-foot tidal buffers and proposes to replace existing impervious surfaces with native grass mix and plant native trees and shrubs.

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

There will be no adverse impact on the wetland functional values of the site as the existing condition is previously disturbed and consists of buildings, parking area, concrete pads, sidewalks, a leach field and septic system. The proposed project intends to remove all impervious surfaces from the wetland buffer area. The remainder of the buffer will be enhanced by the removal of invasive species and enhance the existing vegetation with native vegetation. The proposed project design site and landscape plans enhance the previously disturbed tidal buffer area given the existing condition and provide added value by creating public open space for recreation along the upland bank of Sagamore Creek.

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

The proposed project design proposes minimal alteration to the natural woodland to the greatest extent practical. This alteration includes the removal of invasive species and the construction of a wood chip greenway community trail, which is an allowed use under Section 10.1016.10(1) of the Zoning Ordinance. The construction of the wood chip trail is intended to minimize disturbance of the natural vegetative state by field alignment of the proposed trail around existing large native trees.

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

The proposed project design does not have an adverse impact on the site as it would enhance the buffer by improving water quality through stormwater treatment and providing public access to the upland bank of Sagamore Creek. Impervious surfaces within the 25-foot, 50-foot, and 100-foot tidal buffers have been removed by eliminating buildings, parking, sidewalks, patios, and concrete pads in addition to the removal of the existing leach field and septic system.

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

The proposed project design within the vegetated buffer strip is limited to the removal of impervious areas and selective invasive species removal. The

landscape plan proposes replacing the existing disturbed areas within the 25-foot wetland buffer with a native grass mix, mown as required to avoid incursions of invasive species, and the addition of several native trees and shrubs on the water side of the wood chip path.

CONCLUSION

As shown in the enclosed information, the proposed plan will remove impervious surface within the buffer area, improve stormwater management, enhance the Sagamore Creek tidal wetland buffer and provide public benefit in the form of open space along the upland bank of Sagamore Creek.

To date the applicant has attended the following meetings with the local land-use boards related to the Site Plan:

- June 15, 2023 – Planning Board Conceptual Consultation
- September 12, 2023 – Technical Advisory Committee Work Session
- September 13, 2023 – Conservation Commission Work Session
- September 26, 2023 – Zoning Board of Adjustment
- November 7, 2023 – Technical Advisory Committee Meeting
- November 8, 2023 – Conservation Commission Meeting
- December 5, 2023 – Technical Advisory Committee Meeting

The enclosed information has been prepared to address comments and feedback received to date from these land-use boards.

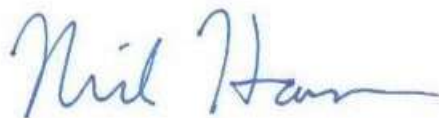
We respectfully request to be placed on the PB meeting agenda for January 18, 2024. If you have any questions or need any additional information, please contact me by phone at (603) 433-8818 or by email at NAHansen@tighebond.com.

Sincerely,

TIGHE & BOND, INC.



Patrick M. Crimmins, PE
Vice President



Neil A. Hansen, PE
Project Manager

Copy: Prospect North 815, LLC

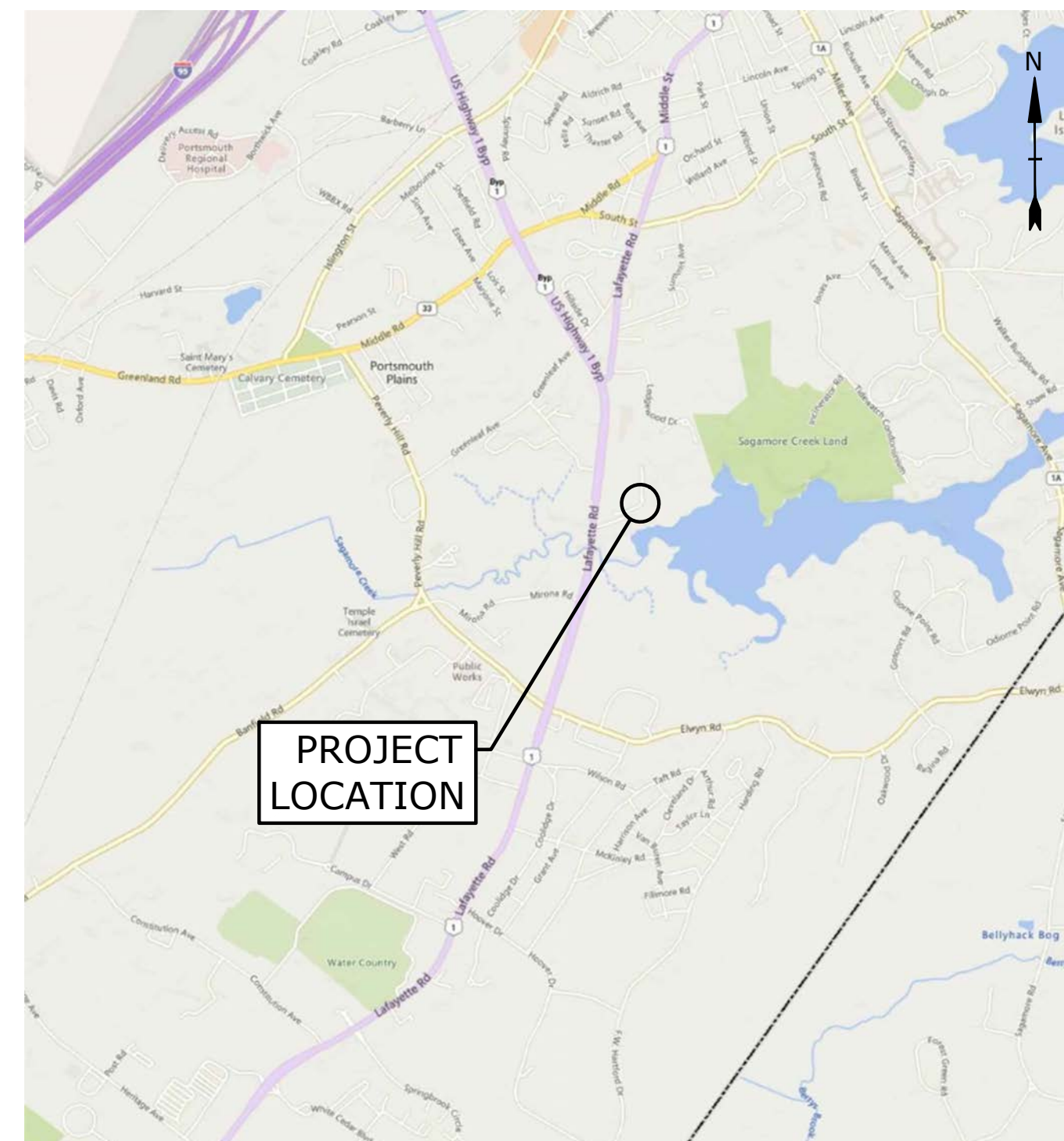
815 LAFAYETTE ROAD PROPOSED MULTI-FAMILY DEVELOPMENT

PORTSMOUTH, NEW HAMPSHIRE

DATE: OCTOBER 23, 2023

LAST REVISED: DECEMBER 27, 2023

LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
	COVER SHEET	12/27/2023
1 OF 1	STANDARD BOUNDARY SURVEY	2/17/2023
C1	EXISTING CONDITIONS PLAN	10/20/2023
C2	EXISTING CONDITIONS PLAN	10/20/2023
G-100	GENERAL NOTES AND LEGEND	12/27/2023
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN	12/27/2023
C-102	OVERALL SITE PLAN	12/27/2023
C-102.1	SITE PLAN	12/27/2023
C-103	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	12/27/2023
C-104	UTILITY PLAN	12/27/2023
C-105	PHOTOMETRIC PLAN	12/27/2023
C-201	EASEMENT PLAN	12/27/2023
L-100	LANDSCAPE SCHEDULE AND NOTES	12/27/2023
L-101	LANDSCAPE PLAN	12/27/2023
C-501	EROSION CONTROL NOTES AND DETAILS SHEET	12/27/2023
C-502	DETAILS SHEET	12/27/2023
C-503	DETAILS SHEET	12/27/2023
C-504	DETAILS SHEET	12/27/2023
C-505	DETAILS SHEET	12/27/2023
C-506	DETAILS SHEET	12/27/2023
C-507	DETAILS SHEET	12/27/2023
C-508	DETAILS SHEET	12/27/2023
1 OF 2	BUILDING ELEVATIONS	8/29/2023
2 OF 2	TYPICAL FLOOR PLANS	8/29/2023



LOCATION MAP
SCALE: 1" = 2000'

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

CONSTRUCTION NOTES:

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

PREPARED BY:

Tighe & Bond

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

APPLICANT:

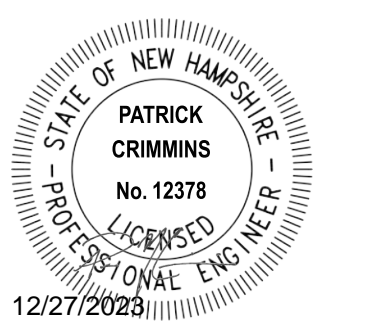
PROSPECT NORTH 815, LLC
PO Box 372
Greenland, NH 04840

ARCHITECT:

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

SURVEYOR:

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



**PB SUBMISSION
COMPLETE SET 24 SHEETS**



LOCATION MAP SCALE: 1"=500'

LEGEND:

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

LENGTH TABLE

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

TIE LINE LENGTH TABLE

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

(NOT A BOUNDARY LINE--FOR CLOSURE PURPOSES ONLY)

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

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

John R. Chagnon
JOHN R. CHAGNON, LLS 738

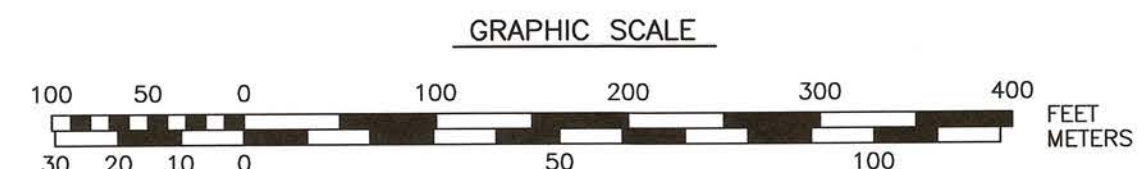
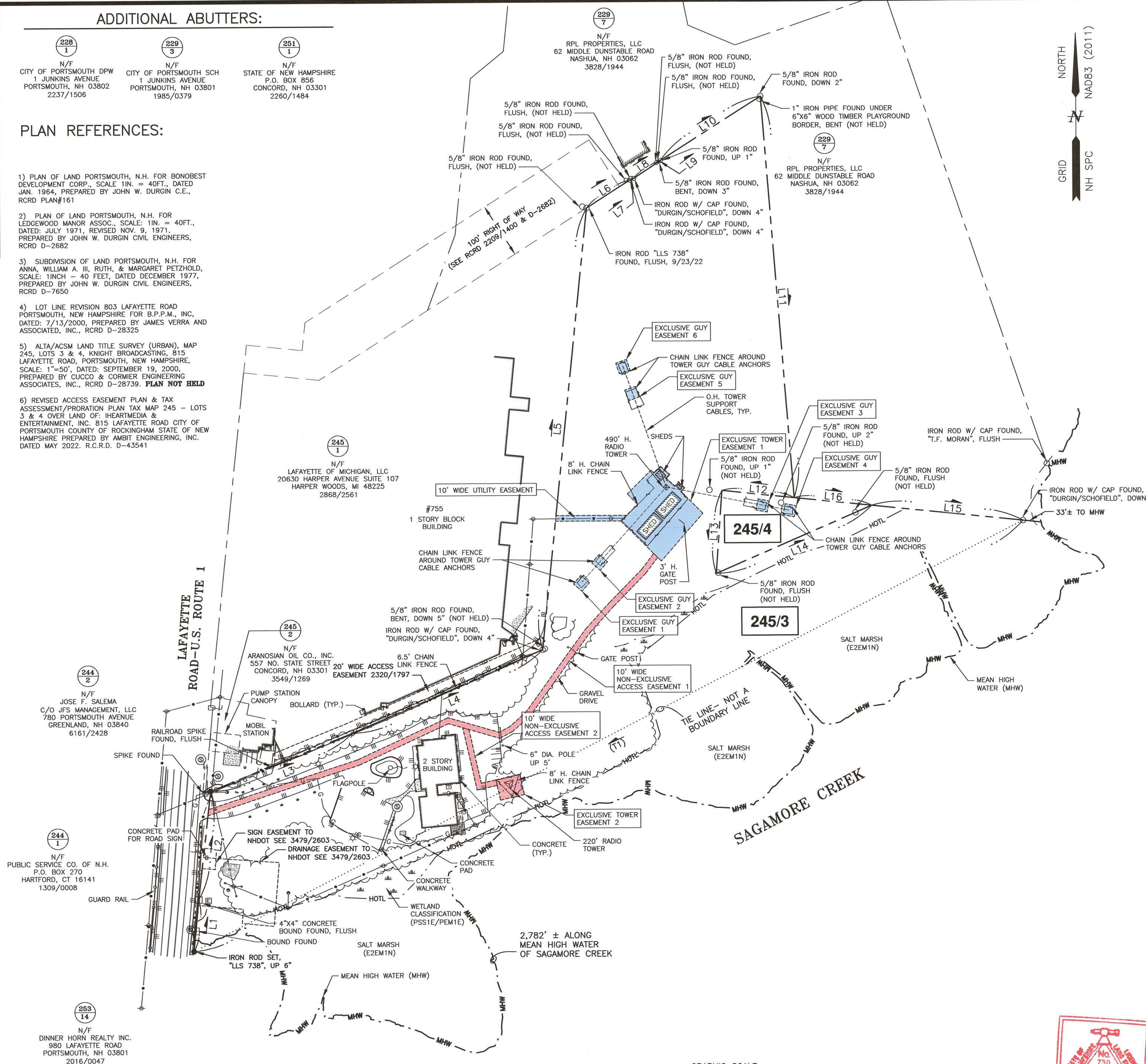
2.17.23
DATE

ADDITIONAL ABUTTERS:

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

PLAN REFERENCES:

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



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 438-2315

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

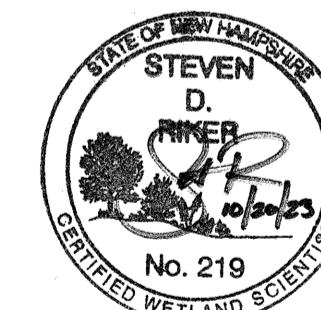
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/26/23

STANDARD BOUNDARY SURVEY
TAX MAP 245 - LOTS 3 & 4
OWNER:
PROSPECT NORTH 815 LLC
815 LAFAYETTE ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

NOTES:

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

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

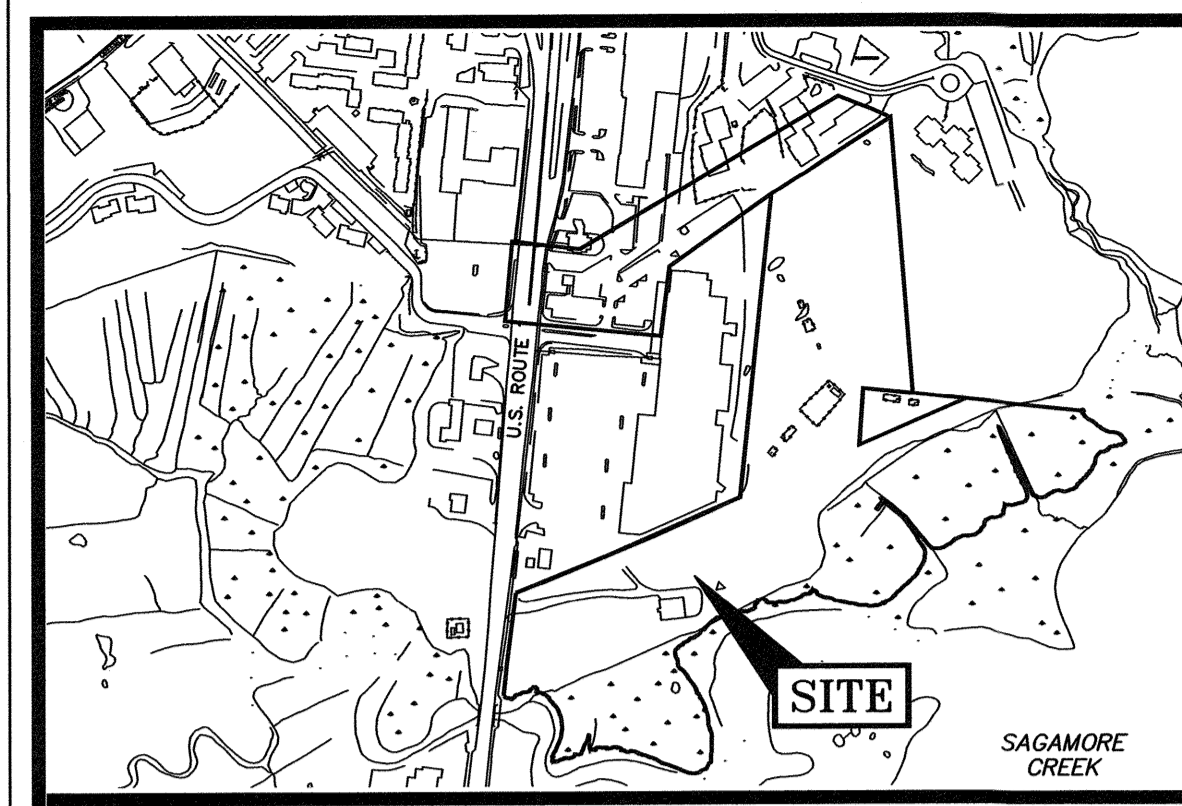


WETLAND NOTES:

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

PLAN REFERENCES:

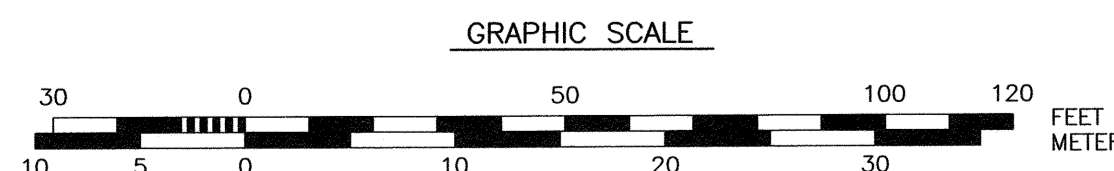
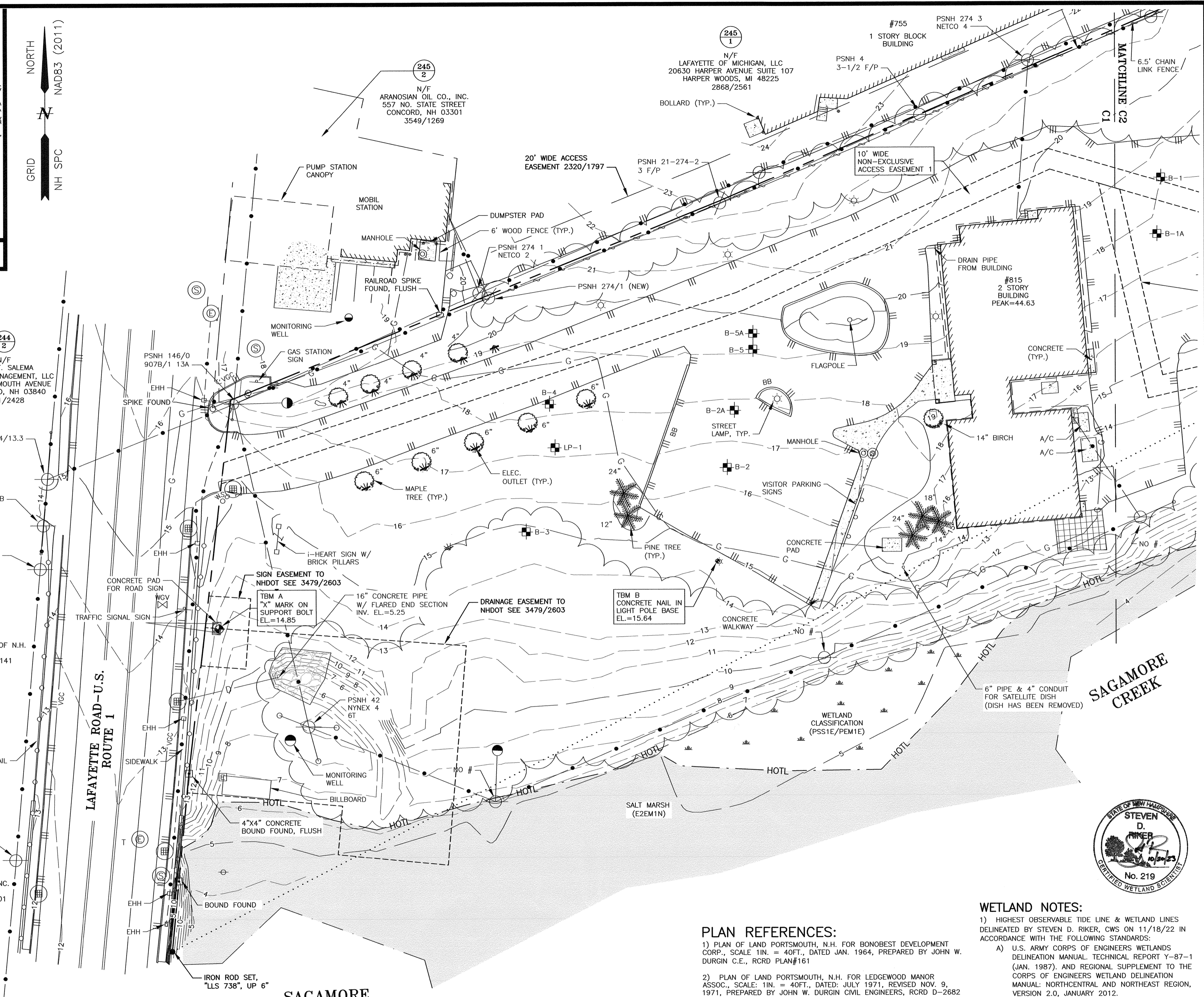
- 1) PLAN OF LAND PORTSMOUTH, N.H. FOR BONOBEST DEVELOPMENT CORP., SCALE 1IN. = 40FT., DATED JAN. 1964, PREPARED BY JOHN W. DURGIN C.E., RCRD PLAN#161
- 2) PLAN OF LAND PORTSMOUTH, N.H. FOR LEDGEWOOD MANOR ASSOC., SCALE: 1IN. = 40FT., DATED: JULY 1971, REVISED NOV. 9, 1971, PREPARED BY JOHN W. DURGIN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



LOCATION MAP SCALE: 1"=500'

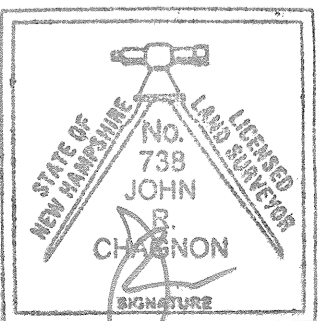
LEGEND:

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



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

John R. Chagnon
JOHN R. CHAGNON, LLS 738
DATE: 10.20.23

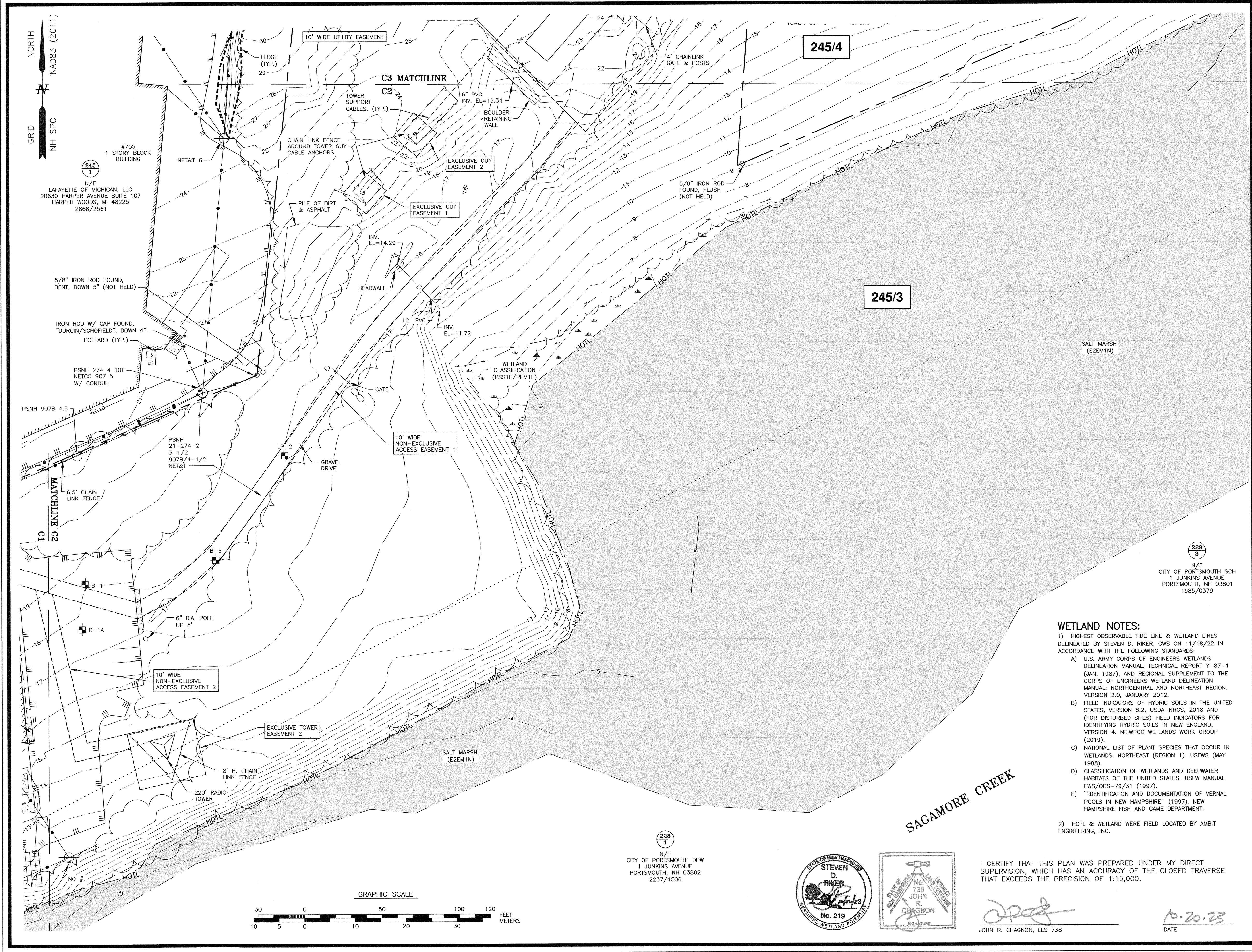


SCALE: 1" = 30' JANUARY 2023

EXISTING CONDITIONS PLAN

C1

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

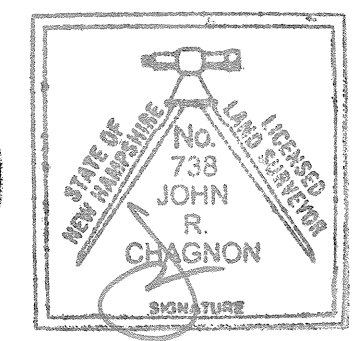
NO.	DESCRIPTION	DATE
1	ADD WETLAND NOTES	10/20/23
0	ISSUED FOR COMMENT	2/2/23

REVISIONS		

SCALE: 1" = 30' JANUARY 2023

EXISTING CONDITIONS PLAN **C2**

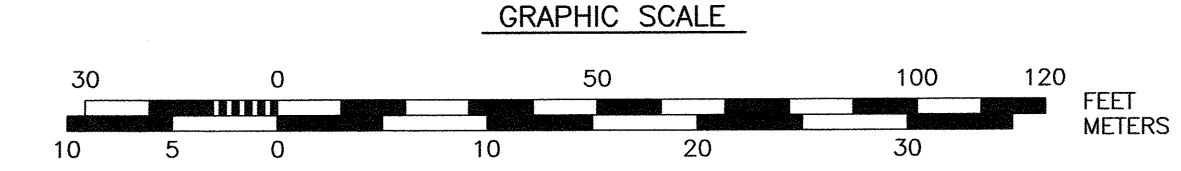
228
1
N/F
CITY OF PORTSMOUTH DPW
1 JUNKINS AVENUE
PORTSMOUTH, NH 03802
2237/1506

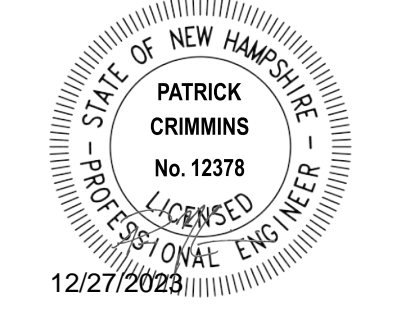


I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, WHICH HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

John R. Chagnon
JOHN R. CHAGNON, LLS 738

10.20.23
DATE





GENERAL NOTES:

- 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.
- COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTSMOUTH.
- THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
- 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.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES AND COMPLY WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR AND COMPLY WITH ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
- ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
- CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
- CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
- SEE EXISTING CONDITIONS PLAN FOR BENCH MARK INFORMATION.

DEMOLITION NOTES:

- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- 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.
- COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- 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.
- 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.
- 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.
- UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY AND CITY OF PORTSMOUTH STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE, AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
- PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS/CURB INLETS WITHIN CONSTRUCTION LIMITS AS WELL AS CATCH BASINS/CURB INLETS THAT RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INLET PROTECTION BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SILT SACK" BY ACF ENVIRONMENTAL OR EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN EVENT OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED OR SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE BARRIER.
- 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.
- 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.
- THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB FOR REUSE.

SITE NOTES:

- PAVEMENT MARKINGS SHALL BE INSTALLED AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, FIRE LANES, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES. ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE PAVEMENT MARKINGS. ALL THERMOPLASTIC PAVEMENT MARKINGS INCLUDING LEGENDS, ARROWS, CROSSWALKS AND STOP BARS SHALL MEET THE REQUIREMENTS OF AASHTO M249. ALL PAINTED PAVEMENT MARKINGS INCLUDING CENTERLINES, LANE LINES AND PAINTED MEDIANS SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F".
- 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.
- SEE DETAILS FOR PAVEMENT MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
- CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES.
- PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
- STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE, WHITE THERMOPLASTIC AND CONFORM TO CURRENT MUTCD STANDARDS.

- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- SEE ARCHITECTURAL/BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
- CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
- COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- GATE SHALL BE EQUIPPED WITH KNOX PADLOCK. COORDINATE WITH THE CITY OF PORTSMOUTH FIRE DEPARTMENT.
- THE PROPERTY MANAGER WILL BE RESPONSIBLE FOR TIMELY SNOW REMOVAL FROM ALL PRIVATE SIDEWALKS, DRIVEWAYS, AND PARKING AREAS. SNOW REMOVAL WILL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF WHEN SNOW BANKS EXCEED 3 FEET IN HEIGHT.
- CONTRACTOR SHALL COORDINATE WITH OWNER AND ELECTRICAL DRAWINGS FOR THE PROPOSED DUAL ELECTRIC VEHICLE CHARGING STATION TYPE, ELECTRICAL REQUIREMENTS AND CONDUIT LAYOUT PRIOR TO CONSTRUCTION.
- SALT STORAGE AREAS SHALL BE LOCATED OUTSIDE THE 100' WETLAND BUFFER AND SHALL BE COVERED AT ALL TIMES TO ELIMINATE RUNOFF CONTAMINANTS.

GRADING AND DRAINAGE NOTES:

- 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.
- ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL) OR RCP CLASS IV, UNLESS OTHERWISE SPECIFIED.
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 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.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NHDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
- ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.

EROSION CONTROL NOTES:

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

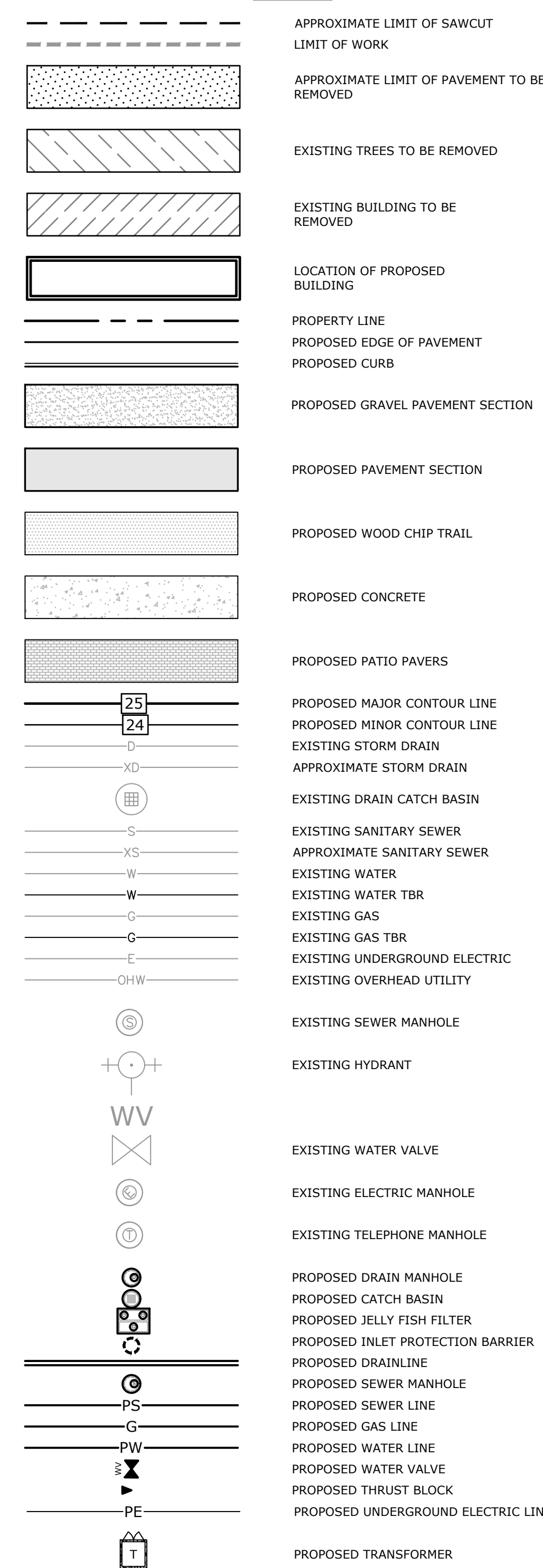
UTILITY NOTES:

- COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
 - NATURAL GAS - UNUTIL
 - WATER - CITY OF PORTSMOUTH
 - SEWER - CITY OF PORTSMOUTH
 - ELECTRIC - EVERSOURCE
 - COMMUNICATIONS - CONSOLIDATED COMM/FAIRPOINT/COMCAST
- ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
- ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF PORTSMOUTH WATER DEPARTMENT.
- ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO CITY OF PORTSMOUTH DPW STANDARDS.
- 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.
- ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
- ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 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.
- CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
- 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.
- SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN
- HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
- ALL SEWER PIPE WITH LESS THAN 6' OF COVER IN PAVED AREAS OR LESS THAN 4' OF COVER IN UNPAVED AREAS SHALL BE INSULATED.
- 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.
- SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.
- CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.
- CONTRACTOR SHALL FIELD VERIFY EXISTING SEWER LINE LOCATION, INVERT AND DIAMETER PRIOR TO CONSTRUCTION AND SHALL SUBMIT FIELD INFORMATION TO ENGINEER FOR REVIEW. MODIFICATIONS TO THE NEW SEWER CONNECTION LOCATION AND ELEVATION MAY BE NECESSARY BASED ON THE OBSERVED EXISTING CONDITIONS.
- EACH UTILITY CONNECTION WITHIN THE LAFAYETTE ROAD RIGHT OF WAY WILL REQUIRE A NHDOT RIGHT OF WAY ACTIVITIES PERMIT.

EXISTING CONDITIONS PLAN NOTES:

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

LEGEND



ABBREVIATIONS

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

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 Tighe & Bond\23\1193\31 1193 Development, LLC\001_815 Lafayette Road\Drawings\AutoCAD\M51_31_001_DSGN.dwg

PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

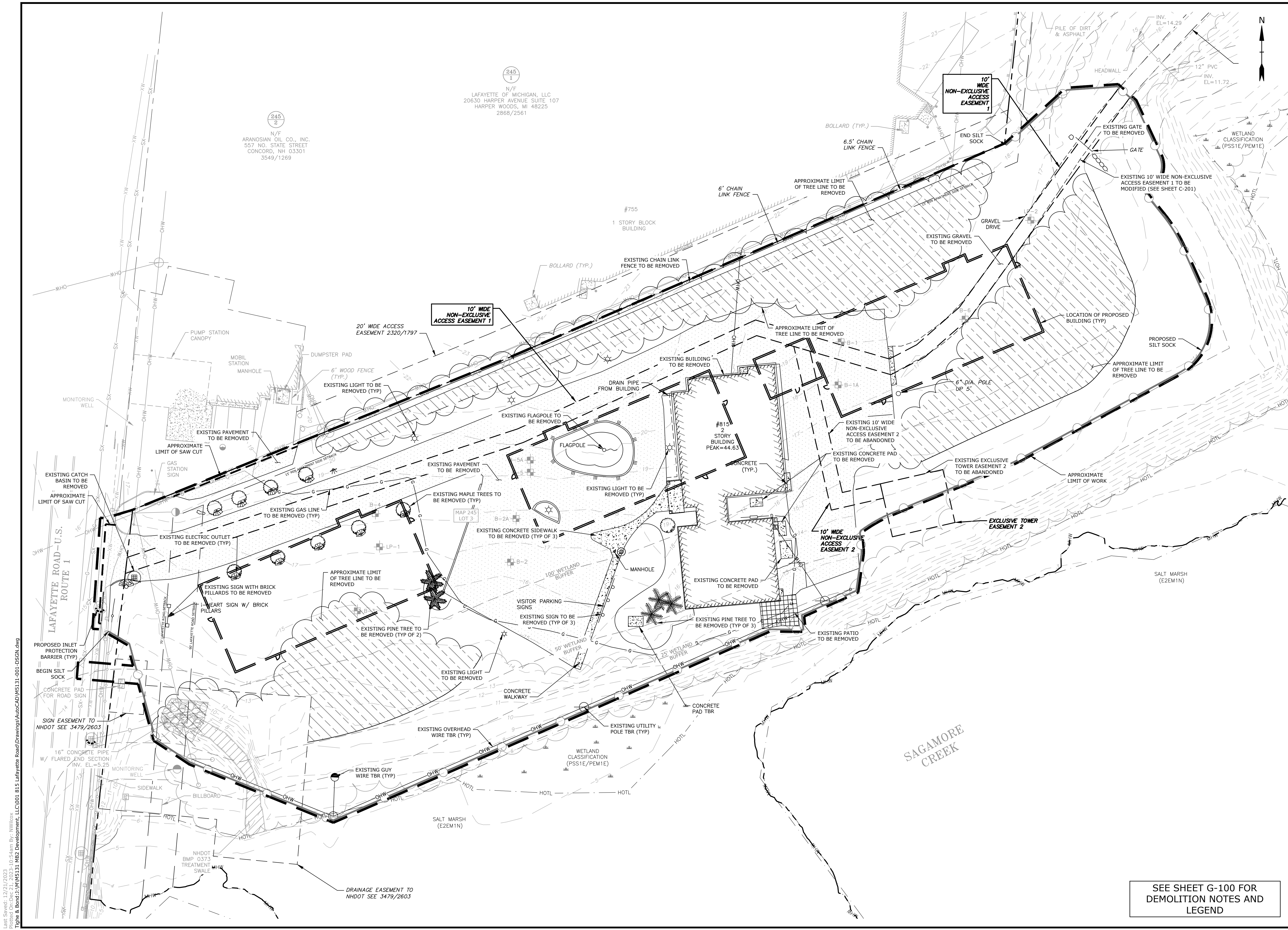
**815 LAFAYETTE ROAD
PORTSMOUTH,
NEW HAMPSHIRE**

C	12/27/2023	PB Submission
B	11/22/2023	TAC Resubmission
A	10/23/2023	TAC Submission
MARK	DATE	DESCRIPTION

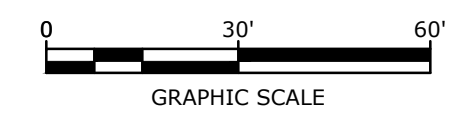
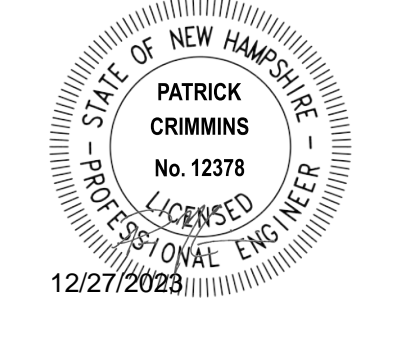
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DATE:	10/23/2023
FILE:	M5131-001-DSGN.dwg
DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

GENERAL NOTES

SCALE: AS SHOWN



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 Tighe & Bond 03/11/2023 11:02 Development, LLC 001 815 Lafayette Road Drawings\AutoCAD\M5131_001_DSGN.dwg



**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

**PROSPECT
NORTH 815,
LLC**

**815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE**

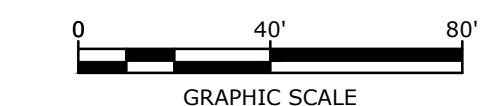
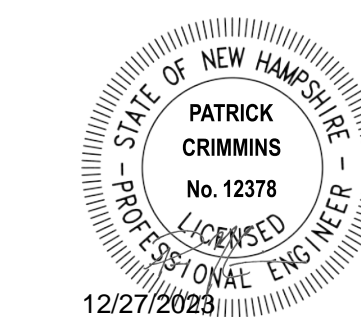
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DATE:	10/23/2023
FILE:	M5131-001-DSGN.dwg
DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

**EXISTING CONDITIONS
AND DEMOLITION PLAN**

SCALE: AS SHOWN

SEE SHEET G-100 FOR
DEMOLITION NOTES AND
LEGEND



PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

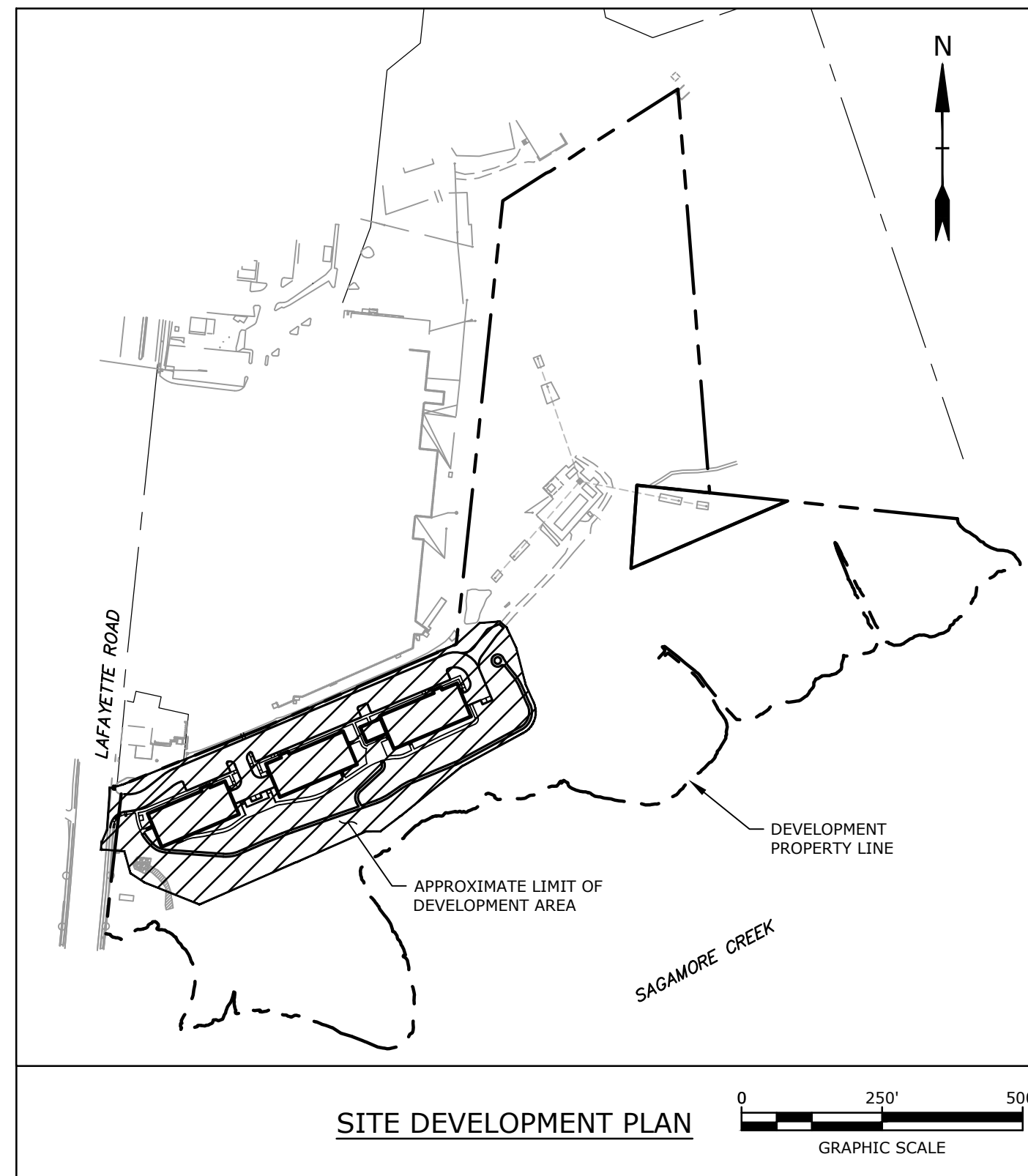
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DATE: 10/23/2023
FILE: M5131-001-DSGN.dwg
DRAWN BY: CJK
DESIGNED/CHECKED BY: NAH
APPROVED BY: PMC

OVERALL SITE PLAN

SCALE: AS SHOWN

C-102



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

ZONING DISTRICT: GATEWAY DISTRICT (G1)

PROPOSED USE: MULTIFAMILY

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

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

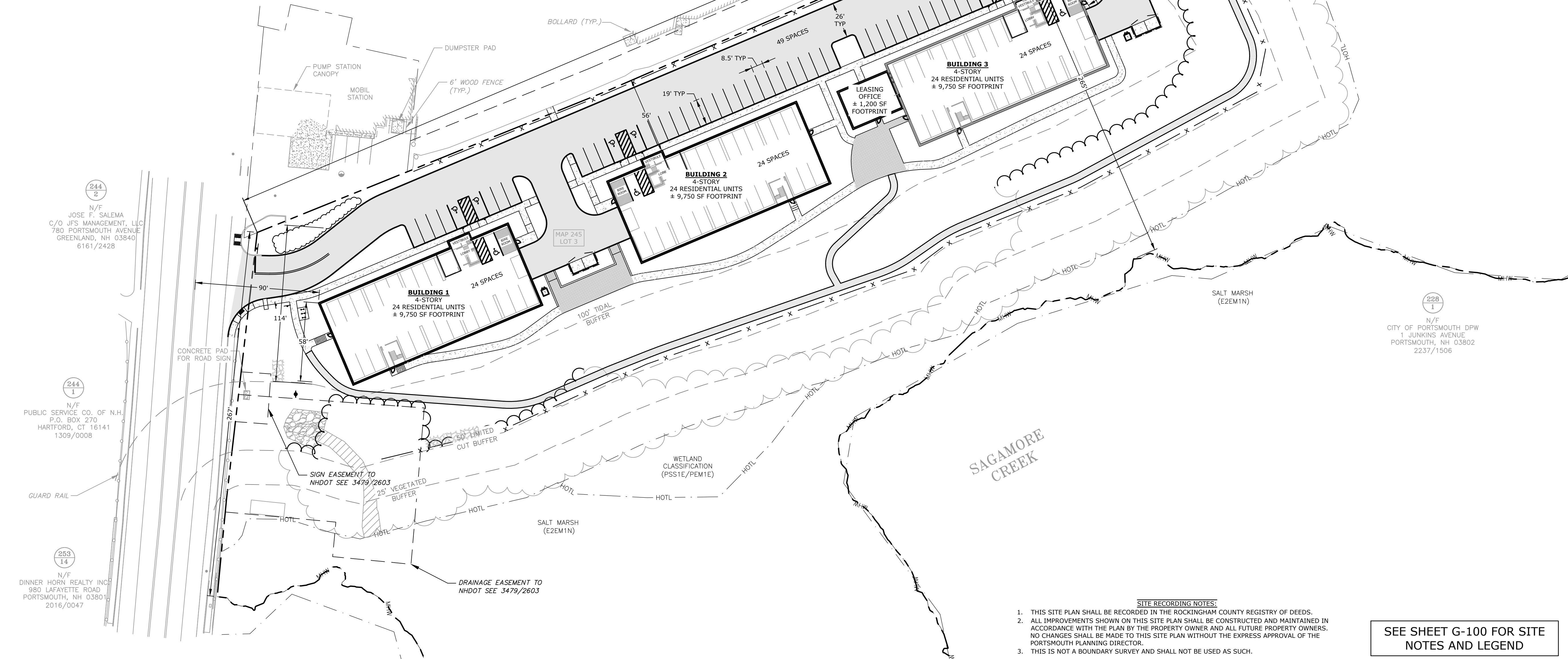
PARKING CALCULATIONS:

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

PROVIDED PARKING SPACES:	REQUIRED	PROPOSED
SURFACE SPACES	5 SPACES	9 SPACES
INTERNAL SPACES		
TOTAL PROVIDED SPACES		

ACCESSIBLE PARKING SPACES:

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



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

SEE SHEET G-100 FOR SITE NOTES AND LEGEND

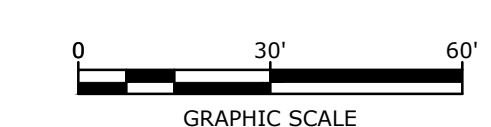
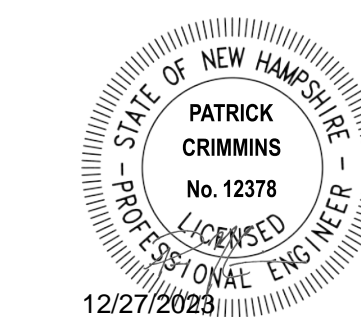
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 815 Lafayette Road\Drawings\AutoCAD\M5131_001-DSGN.dwg

244 2
N/F
JOSE F. SALEMA
C/O JFS MANAGEMENT, LLC
780 PORTSMOUTH AVENUE
GREENLAND, NH 03840
6161/2428

244 1
N/F
PUBLIC SERVICE CO. OF N.H.
P.O. BOX 270
HARTFORD, CT 16141
1309/0008

253 14
N/F
DINNER HORN REALTY INC
980 LAFAYETTE ROAD
PORTSMOUTH, NH 03801
2016/0047

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



PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

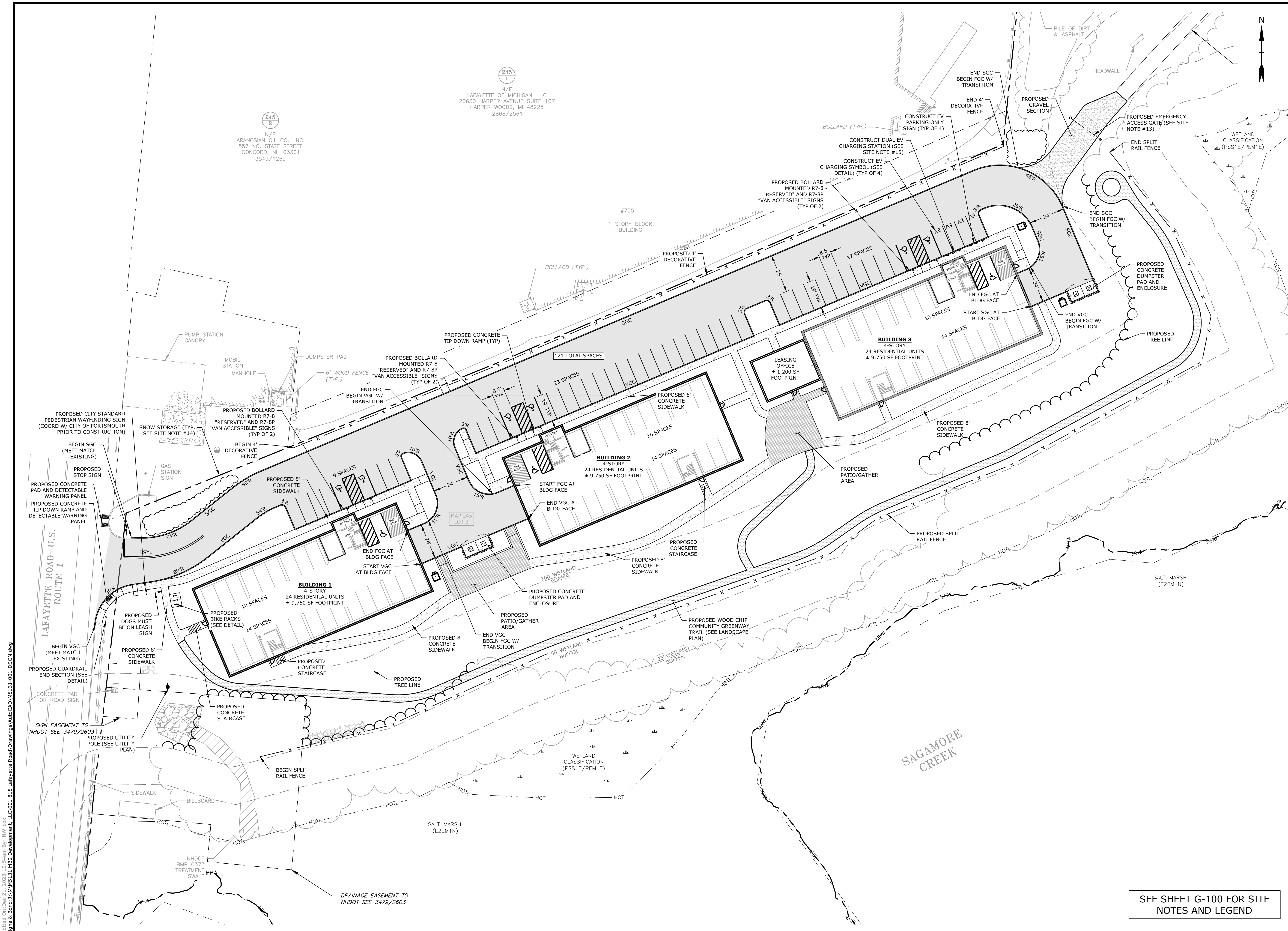
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FILE:	M5131-001-DSGN.dwg
DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

SITE PLAN

SCALE: AS SHOWN

C-102.1



SEE SHEET G-100 FOR SITE NOTES AND LEGEND

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 Tighe & Bond\3\11\19\131_HRZ_Development, LLC\001_815 Lafayette Road\Drawings\AutoCAD\M5131_001-DSGN.dwg

245 2
N/F
ARANOSIAN OIL CO., INC.
557 NO. STATE STREET
CONCORD, NH 03301
3549/1269

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

#755
1 STORY BLOCK BUILDING

BUILDING 3
4-STORY
24 RESIDENTIAL UNITS
± 9,750 SF FOOTPRINT

BUILDING 2
4-STORY
24 RESIDENTIAL UNITS
± 9,750 SF FOOTPRINT

BUILDING 1
4-STORY
24 RESIDENTIAL UNITS
± 9,750 SF FOOTPRINT

LEASING OFFICE
± 1,200 SF FOOTPRINT

121 TOTAL SPACES

SAGAMORE CREEK

SALT MARSH (E2EM1N)

NHDOT BMP 0373 TREATMENT SWALE

DRAINAGE EASEMENT TO NHDOT SEE 3479/2603

LAFAYETTE ROAD - U.S. ROUTE 1

100' WETLAND BUFFER

50' WETLAND BUFFER

25' WETLAND BUFFER

SIDEWALK

BILLBOARD

HOTL

HOTL

HOTL

HOTL

HOTL

HOTL

HOTL

HOTL

HOTL

HOTL

HOTL

PROPOSED GUARDRAIL END SECTION (SEE DETAIL)

PROPOSED 8' CONCRETE SIDEWALK

PROPOSED DOGS MUST BE ON LEASH SIGN

PROPOSED BIKE RACKS (SEE DETAIL)

10 SPACES

14 SPACES

PROPOSED CONCRETE STAIRCASE

PROPOSED CONCRETE STAIRCASE

PROPOSED 8' CONCRETE SIDEWALK

PROPOSED PATIO/GATHER AREA

END VGC BEGIN FGC W/ TRANSITION

PROPOSED CONCRETE DUMPSTER PAD AND ENCLOSURE

PROPOSED 8' CONCRETE SIDEWALK

PROPOSED PATIO/GATHER AREA

PROPOSED WOOD CHIP COMMUNITY GREENWAY TRAIL (SEE LANDSCAPE PLAN)

PROPOSED CONCRETE STAIRCASE

PROPOSED 8' CONCRETE SIDEWALK

PROPOSED PATIO/GATHER AREA

PROPOSED SPLIT RAIL FENCE

PROPOSED 8' CONCRETE SIDEWALK

PROPOSED PATIO/GATHER AREA

PROPOSED 8' CONCRETE SIDEWALK

PROPOSED PATIO/GATHER AREA

PROPOSED 8' CONCRETE SIDEWALK

PROPOSED PATIO/GATHER AREA

PROPOSED 8' CONCRETE SIDEWALK

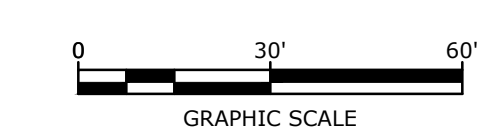
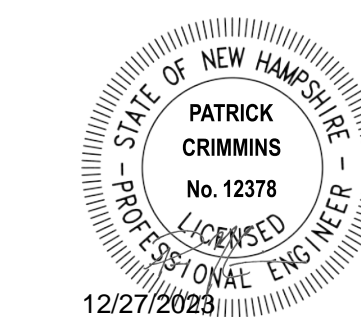
PROPOSED PATIO/GATHER AREA

PROPOSED 8' CONCRETE SIDEWALK

PROPOSED PATIO/GATHER AREA

PROPOSED 8' CONCRETE SIDEWALK

PROPOSED PATIO/GATHER AREA



**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

PROSPECT
NORTH 815,
LLC

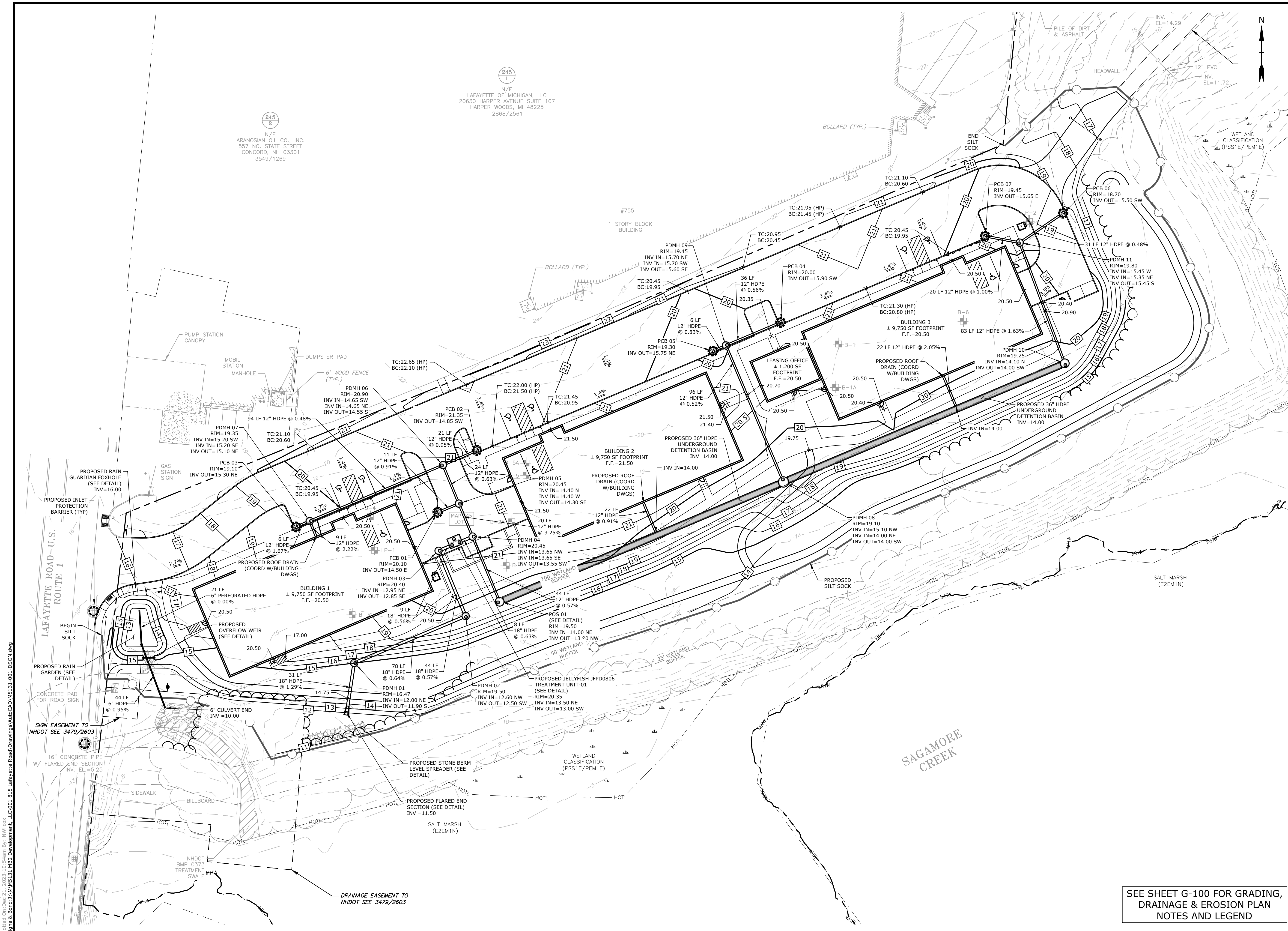
815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

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

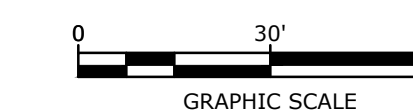
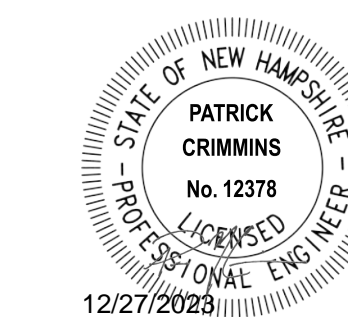
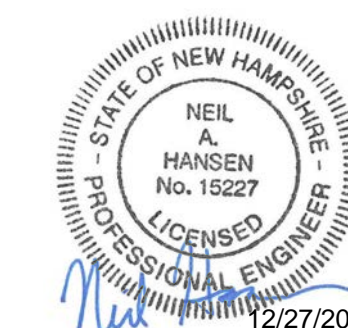
**GRADING, DRAINAGE &
EROSION CONTROL
PLAN**

SCALE: AS SHOWN



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

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**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

PROSPECT
NORTH 815,
LLC

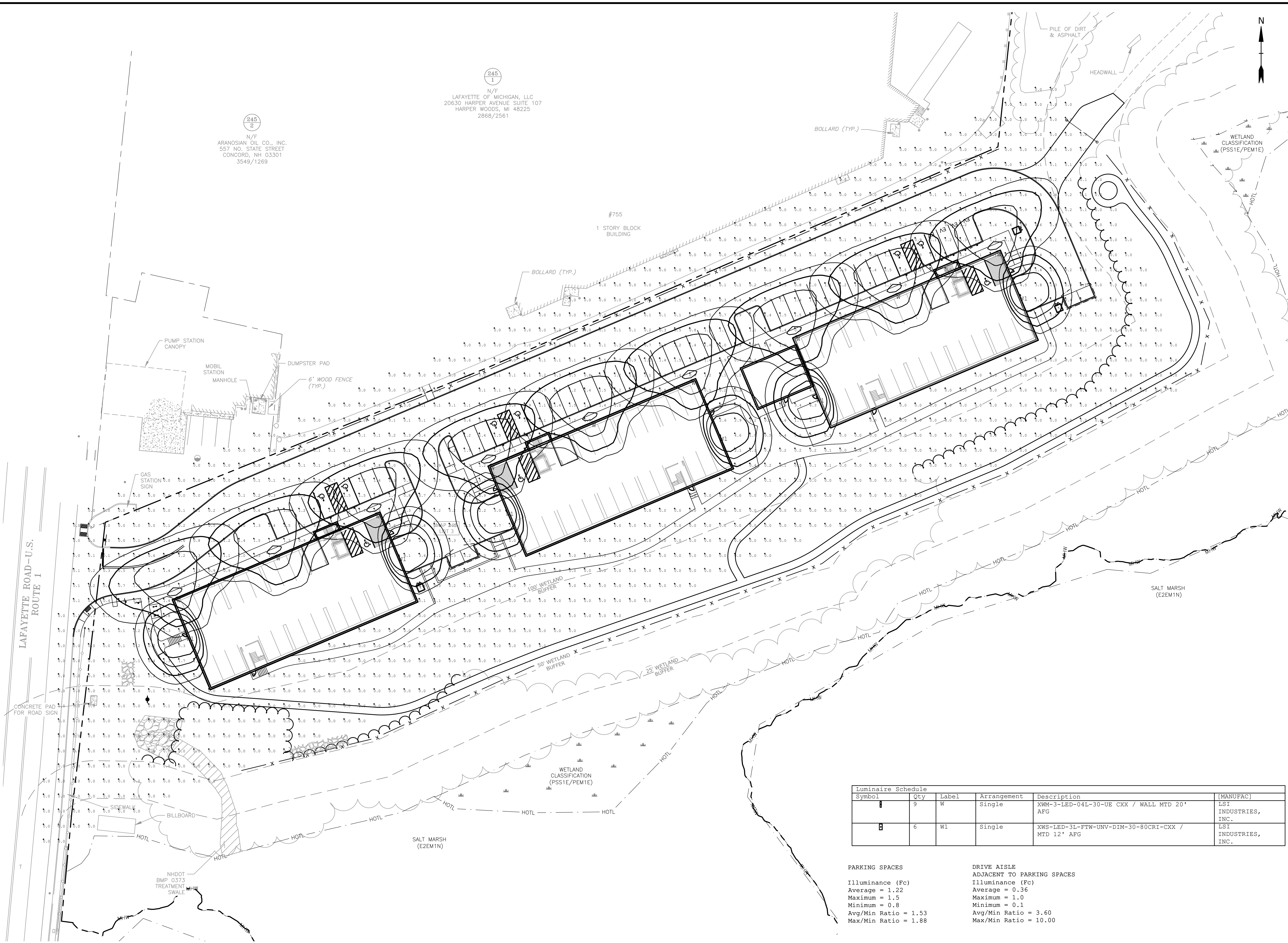
815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

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

PHOTOMETRIC PLAN

SCALE: AS SHOWN

C-105



246
1
N/F
LAFAYETTE OF MICHIGAN, LLC
20630 HARPER AVENUE SUITE 107
HARPER WOODS, MI 48225
2868/2561

246
2
N/F
ARANOSIAN OIL CO., INC.
557 NO. STATE STREET
CONCORD, NH 03301
3549/1269

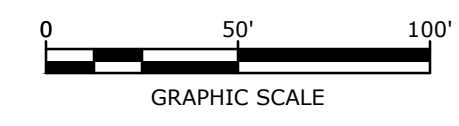
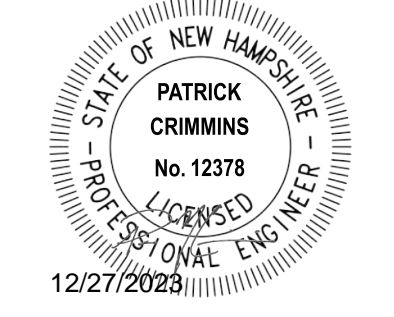
#755
1 STORY BLOCK
BUILDING

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	[MANUFAC]
⊞	9	W	Single	XWM-3-LED-04L-30-UE CXX / WALL MTD 20' AFG	LSI INDUSTRIES, INC.
⊞	6	W1	Single	XWS-LED-3L-FTW-UNV-DIM-30-80CRI-CXX / MTD 12' AFG	LSI INDUSTRIES, INC.

PARKING SPACES		DRIVE AISLE ADJACENT TO PARKING SPACES	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
Average = 1.22		Average = 0.36	
Maximum = 1.5		Maximum = 1.0	
Minimum = 0.8		Minimum = 0.1	
Avg/Min Ratio = 1.53		Avg/Min Ratio = 3.60	
Max/Min Ratio = 1.88		Max/Min Ratio = 10.00	

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**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

PROSPECT
NORTH 815,
LLC

815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

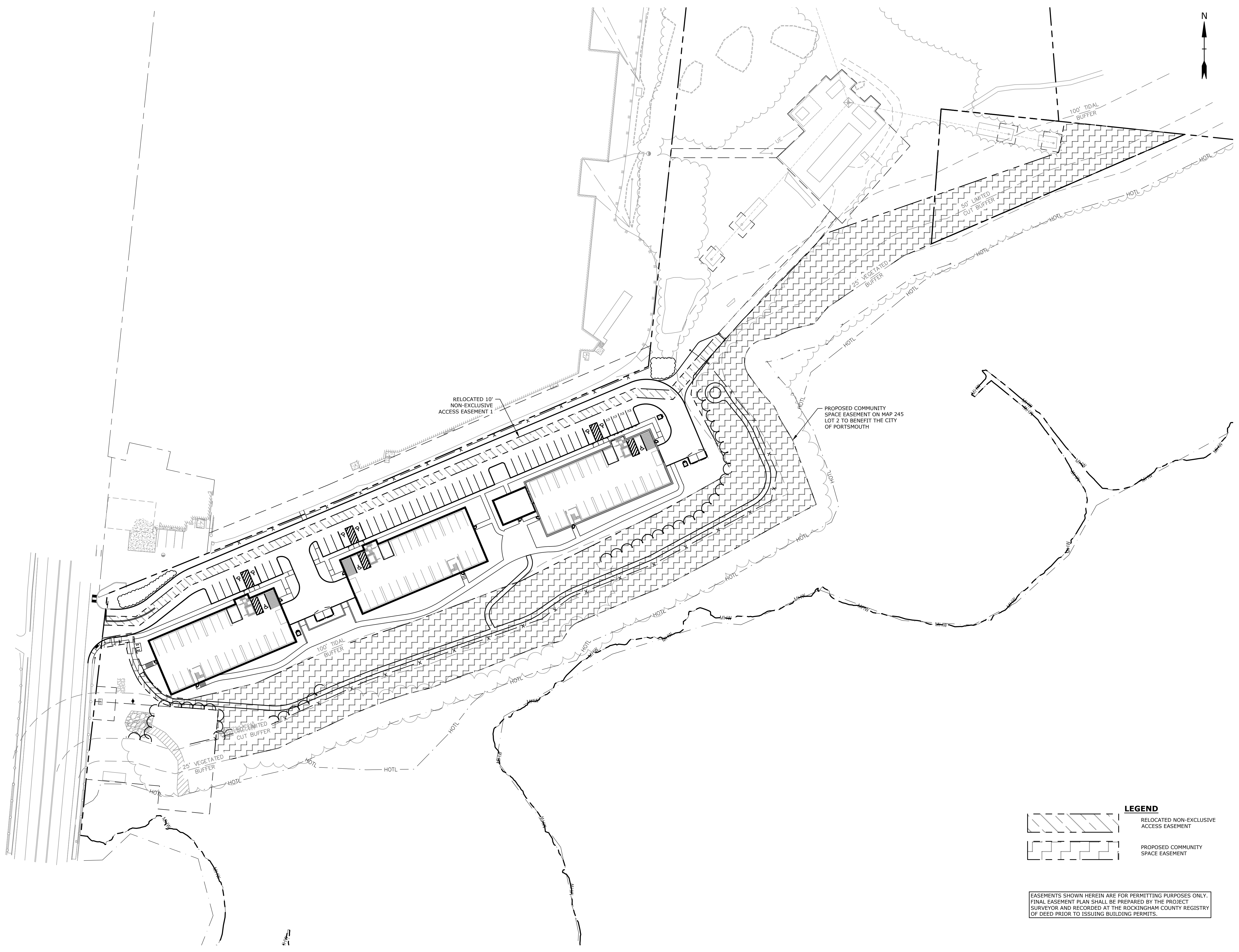
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DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

EASEMENT PLAN

SCALE: AS SHOWN

C-201


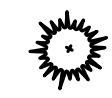
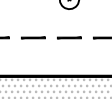


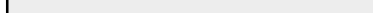
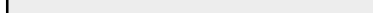






LEGEND

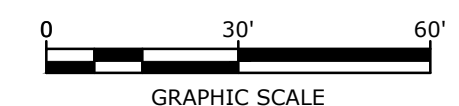
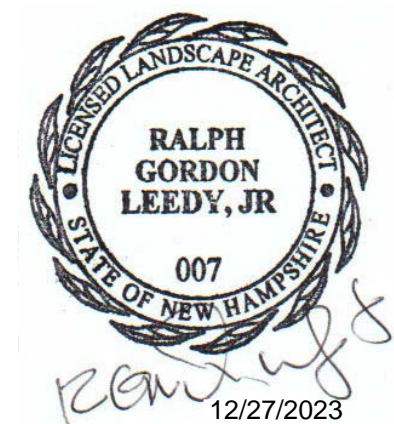
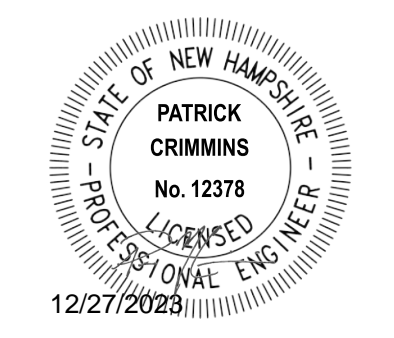
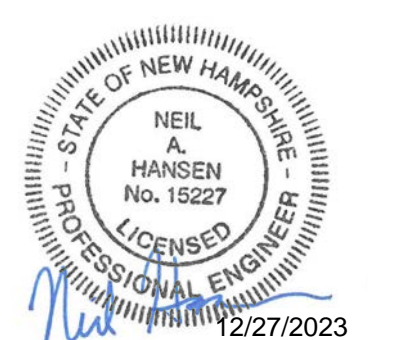
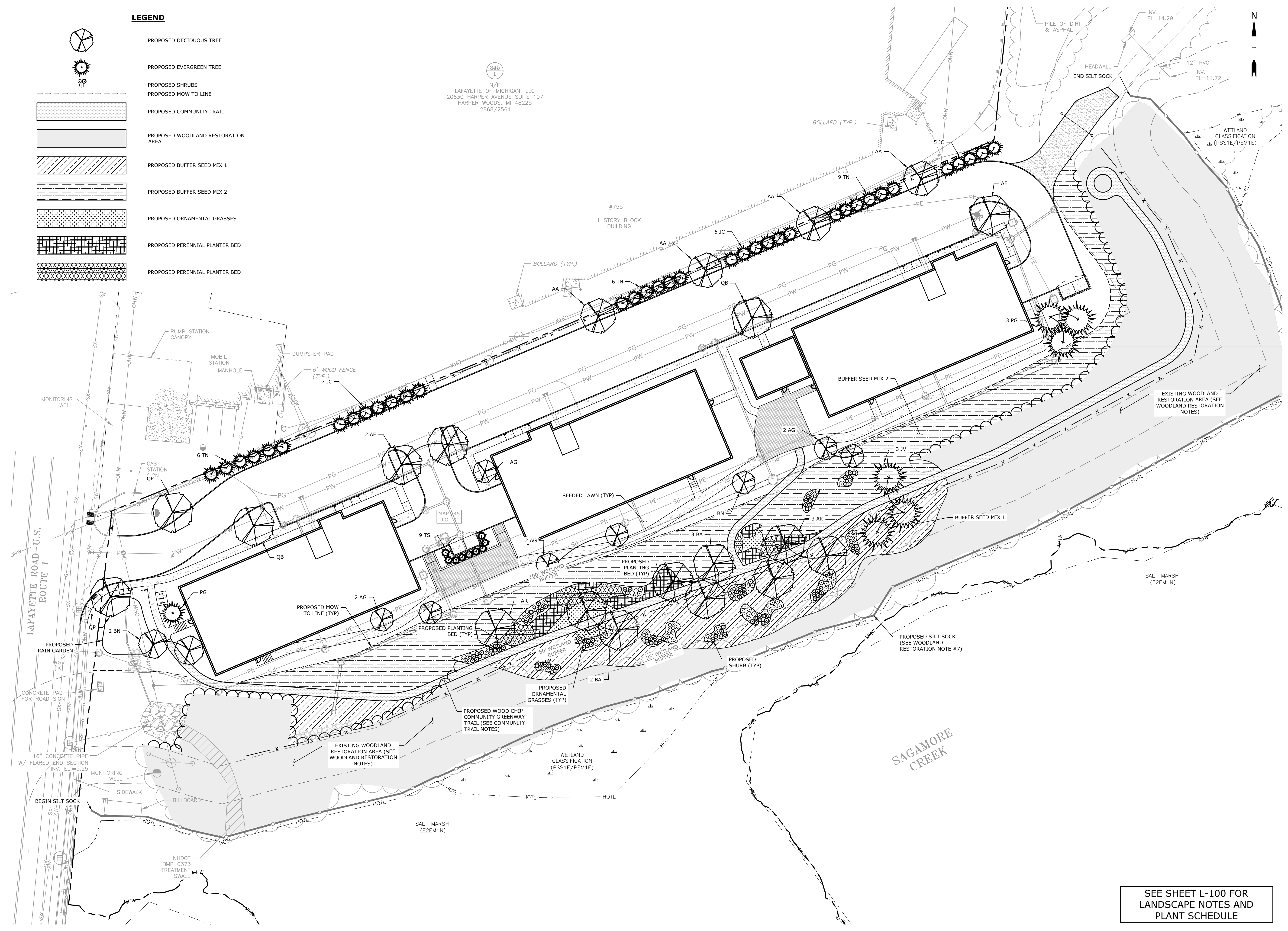
	RELOCATED NON-EXCLUSIVE ACCESS EASEMENT
	PROPOSED COMMUNITY SPACE EASEMENT

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

LEGEND

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

246
1
N/F
LAFAYETTE OF MICHIGAN, LLC
20630 HARPER AVENUE SUITE 107
HARPER WOODS, MI 48225
2868/2561



PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

815 LAFAYETTE ROAD
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
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DRAWN BY:	CJK
DESIGNED/CHECKED BY:	NAH
APPROVED BY:	PMC

LANDSCAPE PLAN

SCALE: AS SHOWN

L-101

SEE SHEET L-100 FOR
LANDSCAPE NOTES AND
PLANT SCHEDULE

Last Saved: 12/21/2023 10:55am By: NVI/col
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 Tighe & Bond\31\105131\105131_HBZ_Development, LLC\001_815 Lafayette Road\Drawings\AutoCAD\M5131_001_DSGN.dwg

GENERAL PROJECT INFORMATION

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

PROJECT DESCRIPTION

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

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 3.99 ACRES.

SOIL CHARACTERISTICS

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

NAME OF RECEIVING WATERS

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

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

- 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
3. ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPs PRIOR TO DIRECTING RUNOFF TO THEM.
4. CLEAR AND DISPOSE OF DEBRIS.
5. CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS AS REQUIRED.
6. GRADE AND GRAVEL ROADWAYS AND PARKING AREAS - ALL ROADS AND PARKING AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
7. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
8. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, PERIMETER EROSION CONTROL MEASURES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.
9. SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.
10. FINISH PAVING ALL ROADWAYS AND PARKING LOTS.
11. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS APPROPRIATE AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

SPECIAL CONSTRUCTION NOTES:

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

EROSION CONTROL NOTES:

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

STABILIZATION:

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

ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED. 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 ADJUTING 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 7.6;
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:

Table with 2 columns: SEED MIX, APPLICATION RATE. Rows include: 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. 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 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:
• ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
• PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
b. FERTILIZERS:
• FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
• ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
• STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
c. PAINTS:
• ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
• EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
• EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
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 AND REPORTED TO PEASE DEVELOPMENT AUTHORITY;
d. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
f. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

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

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

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

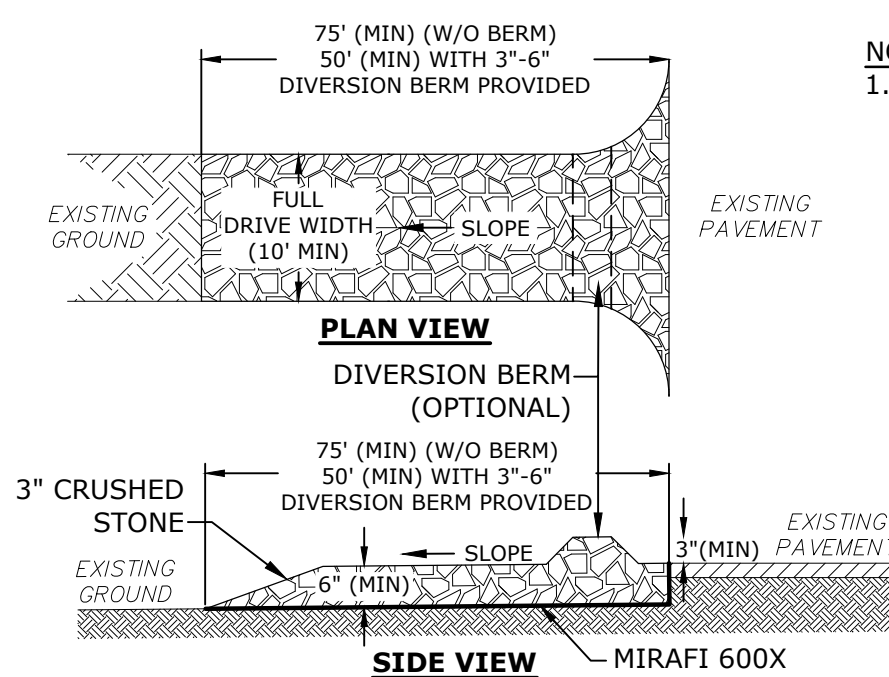
CITY OF PORTSMOUTH BUFFER VEGETATION NOTES

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



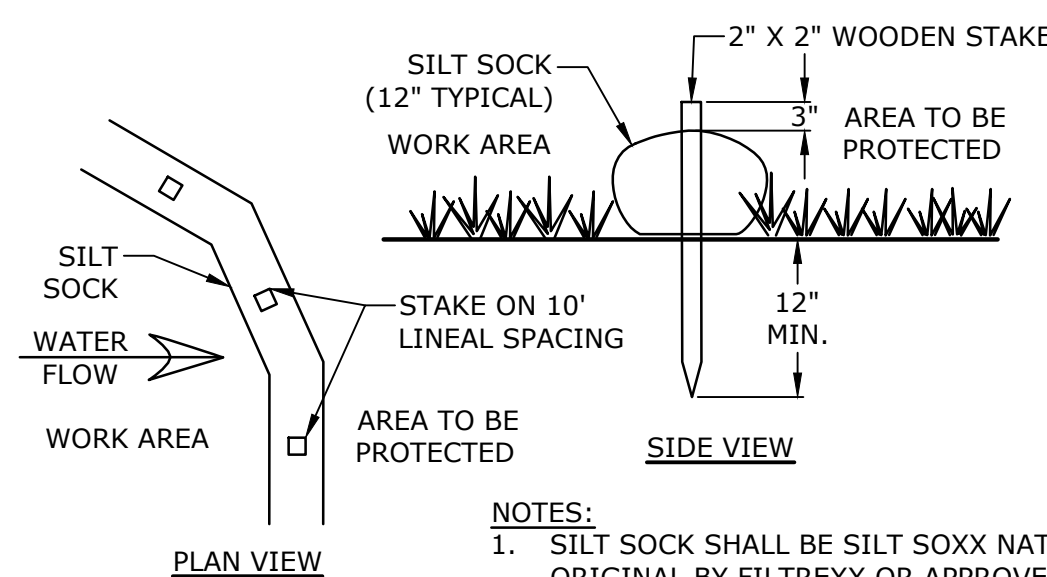
- NOTES:
1. CONCRETE WASHOUT SHALL BE "JESCRRAFT" STACKABLE CONCRETE WASHOUT PAN (72"x72"x14") OR APPROVED EQUAL.
2. INSTALL AND MAINTAIN CONCRETE WASHOUT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. CONCRETE WASHOUT SHALL NOT BE PLACED WITHIN 100' WETLAND BUFFER.

CONCRETE WASHOUT DETAIL
NO SCALE



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

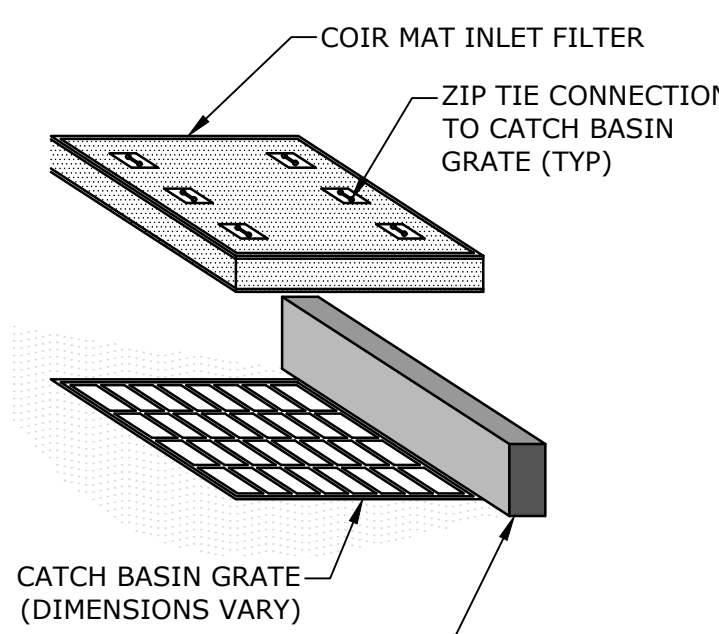
STABILIZED CONSTRUCTION EXIT
NO SCALE



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

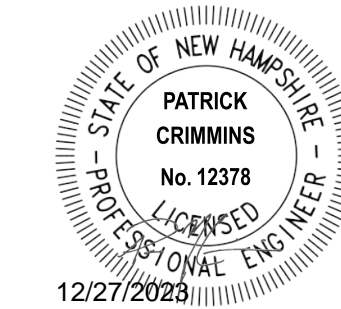
SILT SOCK

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



PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

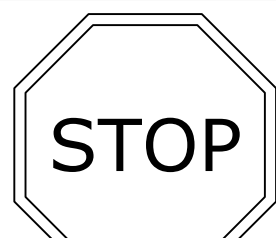
815 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE

Table with columns: MARK, DATE, DESCRIPTION. Rows include: C 12/27/2023 PB Submission, B 11/22/2023 TAC Resubmission, A 10/23/2023 TAC Submission.

Table with columns: PROJECT NO, DATE, FILE, DRAWN BY, DESIGNED/CHECKED BY, APPROVED BY. Values: M5131-001, 10/23/2023, M5131-001-DTLS.dwg, CIK, NAH, PMC.

EROSION CONTROL NOTES & DETAILS

SCALE: AS SHOWN



R1-1
30"x30"
WHITE ON RED



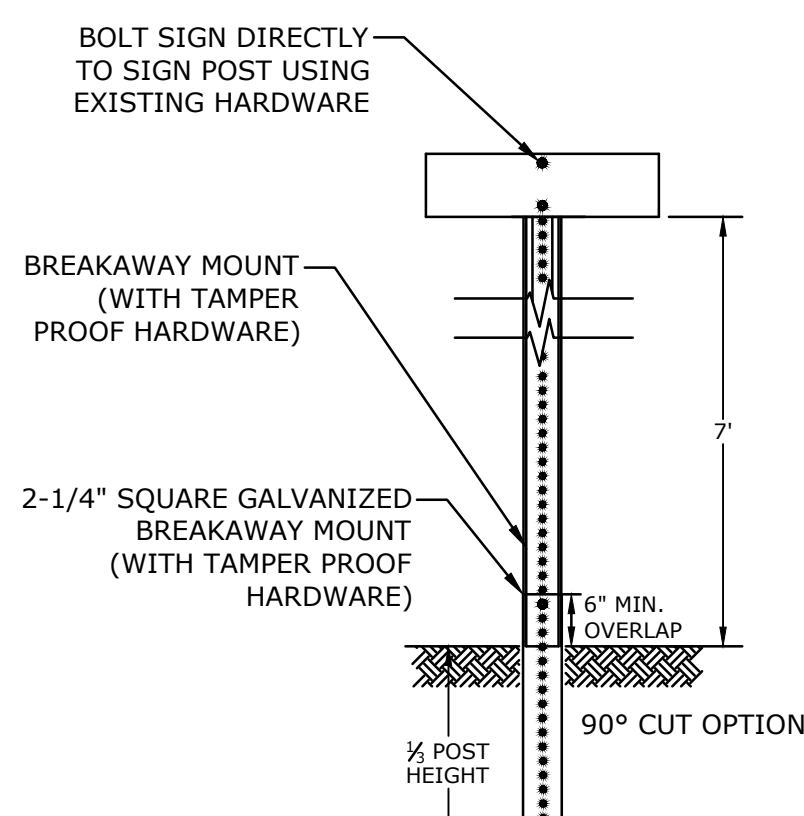
16"x22"
CREAM ON GREEN
(CORD WITH OWNER)



R7-8
12"x18"
BLUE AND GREEN ON WHITE



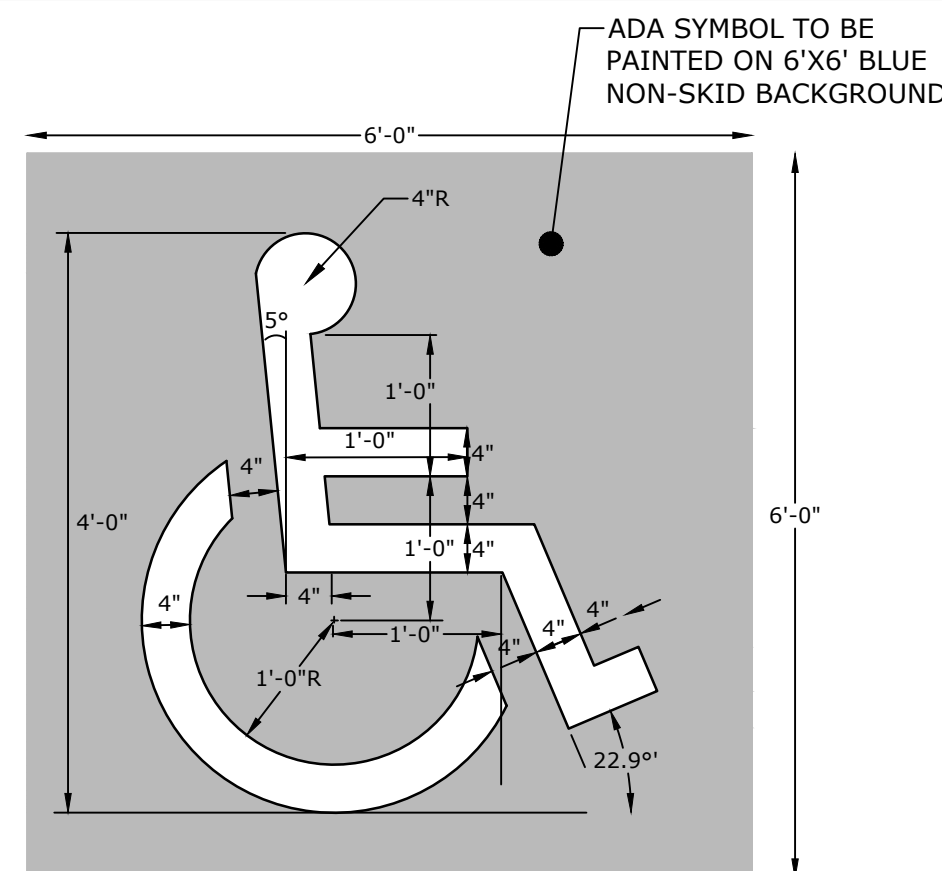
R7-8A
6"x12"
BLUE AND GREEN ON WHITE



LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 7/16" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
FINISH: STREET SIGNS - GALVANIZED STEEL ALL OTHER - SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN BAKED ON OR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

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

SIGN LEGEND & SIGN POST
NO SCALE



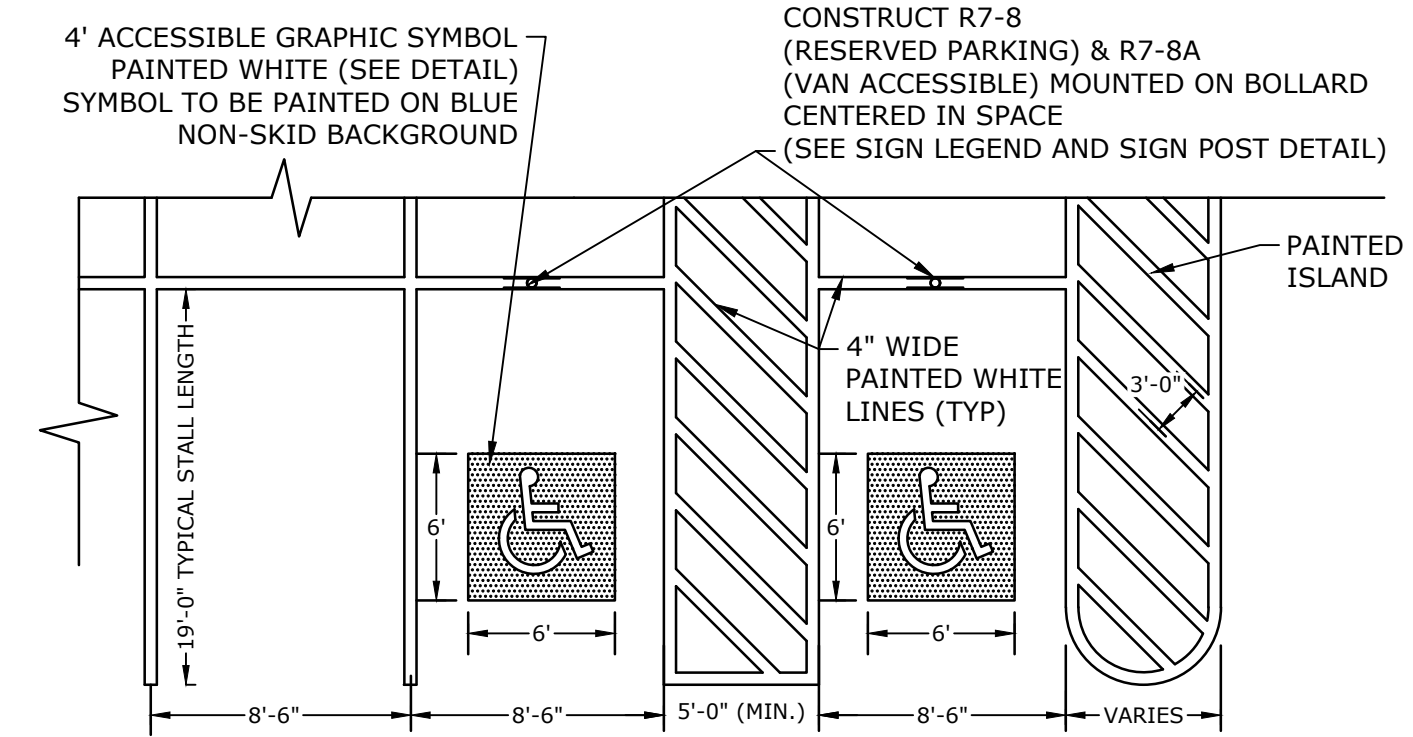
NOTES:
1. SYMBOL SHALL BE CONSTRUCTED IN ALL ACCESSIBLE SPACES USING FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
2. SYMBOL SHALL BE CONSTRUCTED TO THE LATEST ADA, STATE AND LOCAL REQUIREMENTS.

ACCESSIBLE SYMBOL
NO SCALE



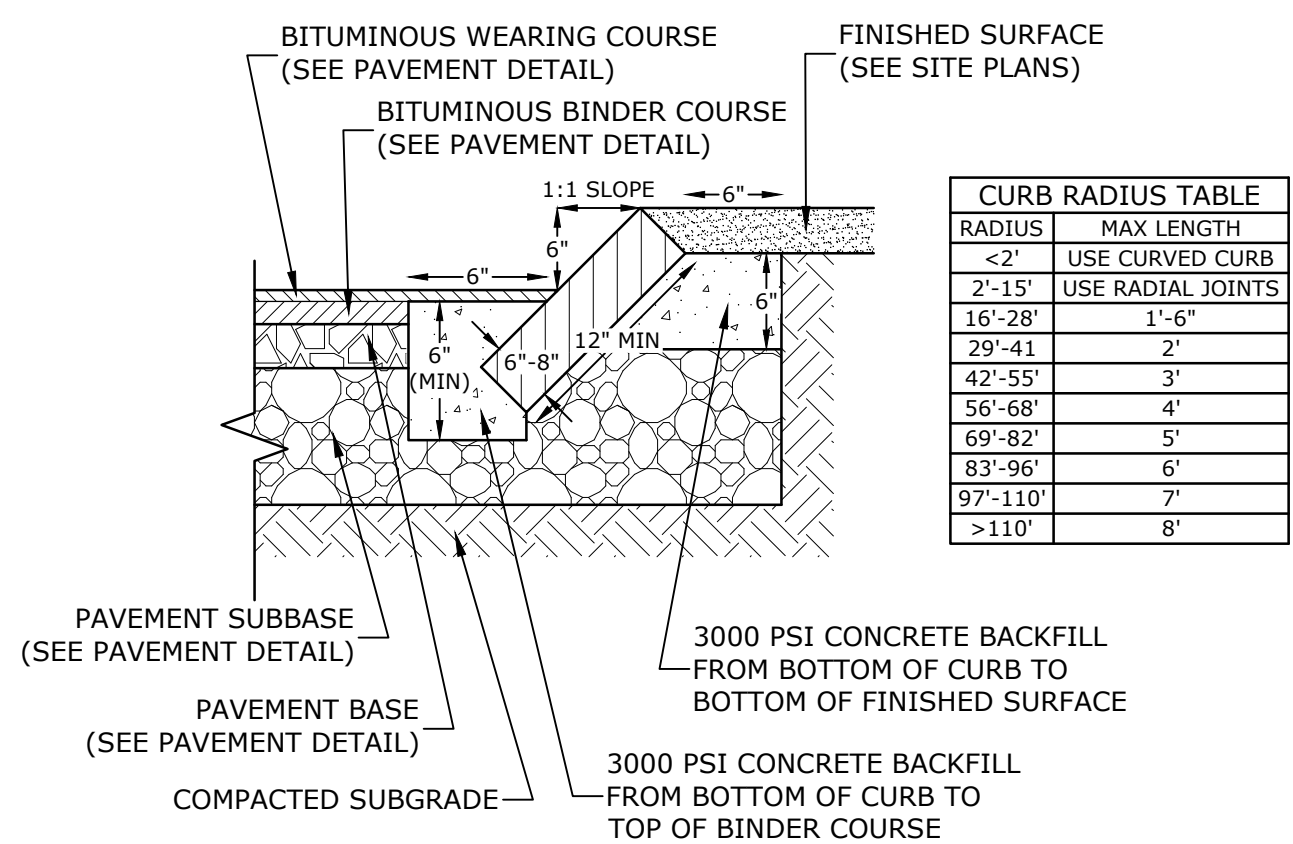
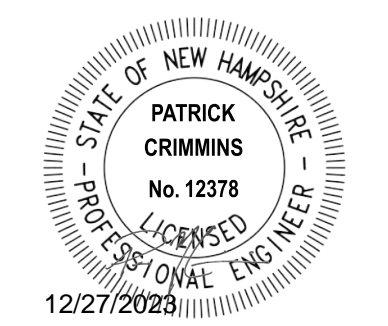
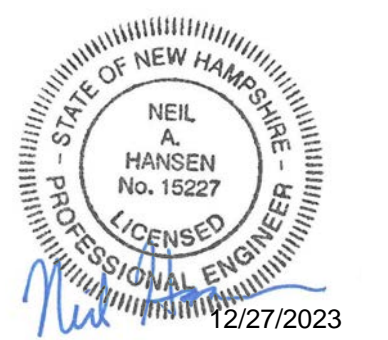
NOTES:
1. SYMBOL SHALL BE CONSTRUCTED IN ALL ELECTRIC VEHICLE SPACES USING FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
2. SYMBOL SHALL BE CONSTRUCTED TO THE LATEST STATE AND LOCAL REQUIREMENTS.

EV CHARGING SYMBOL
NO SCALE



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

PARKING STALL/PAINTED ISLAND STRIPING
NO SCALE

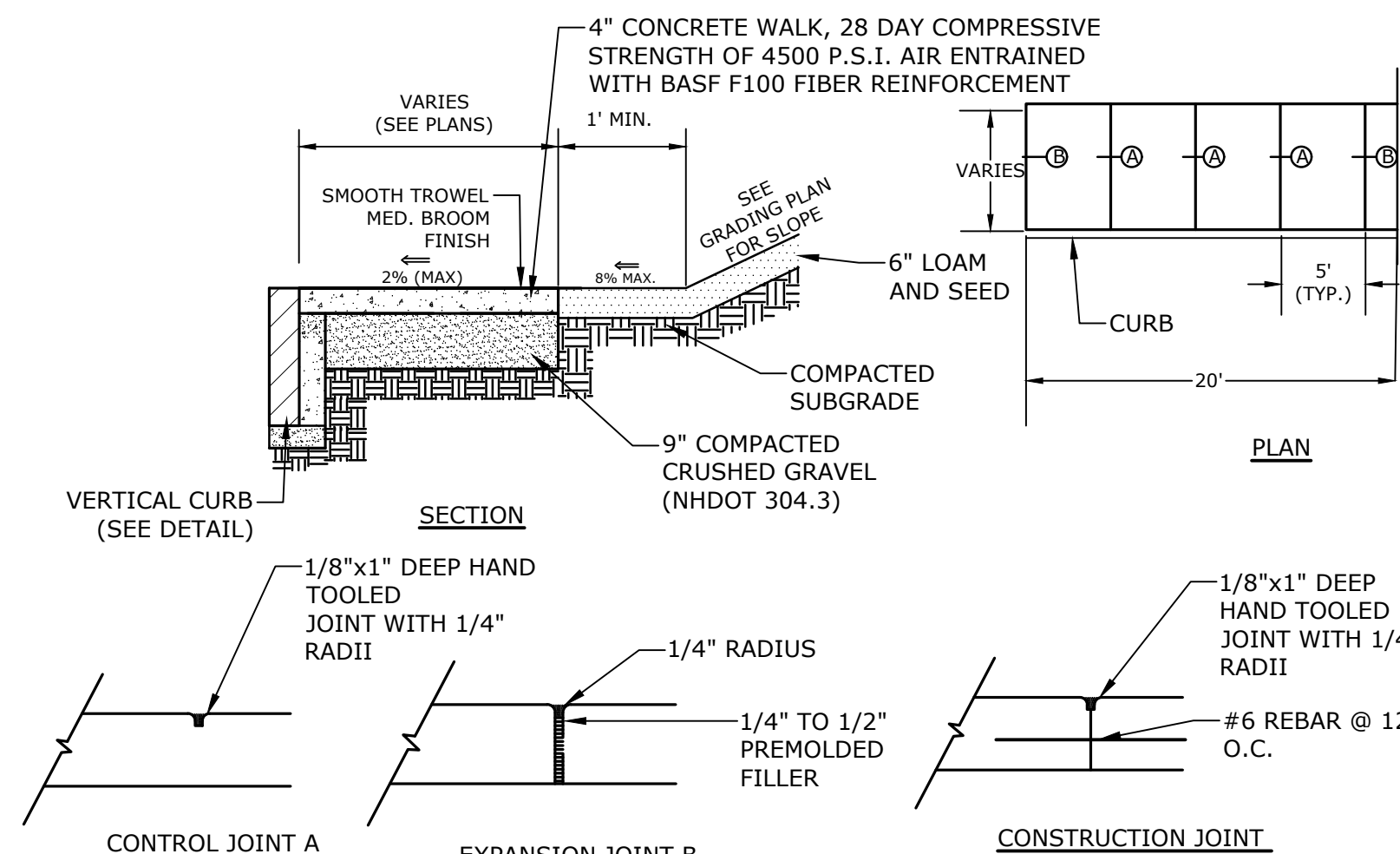


CURB RADIUS TABLE

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

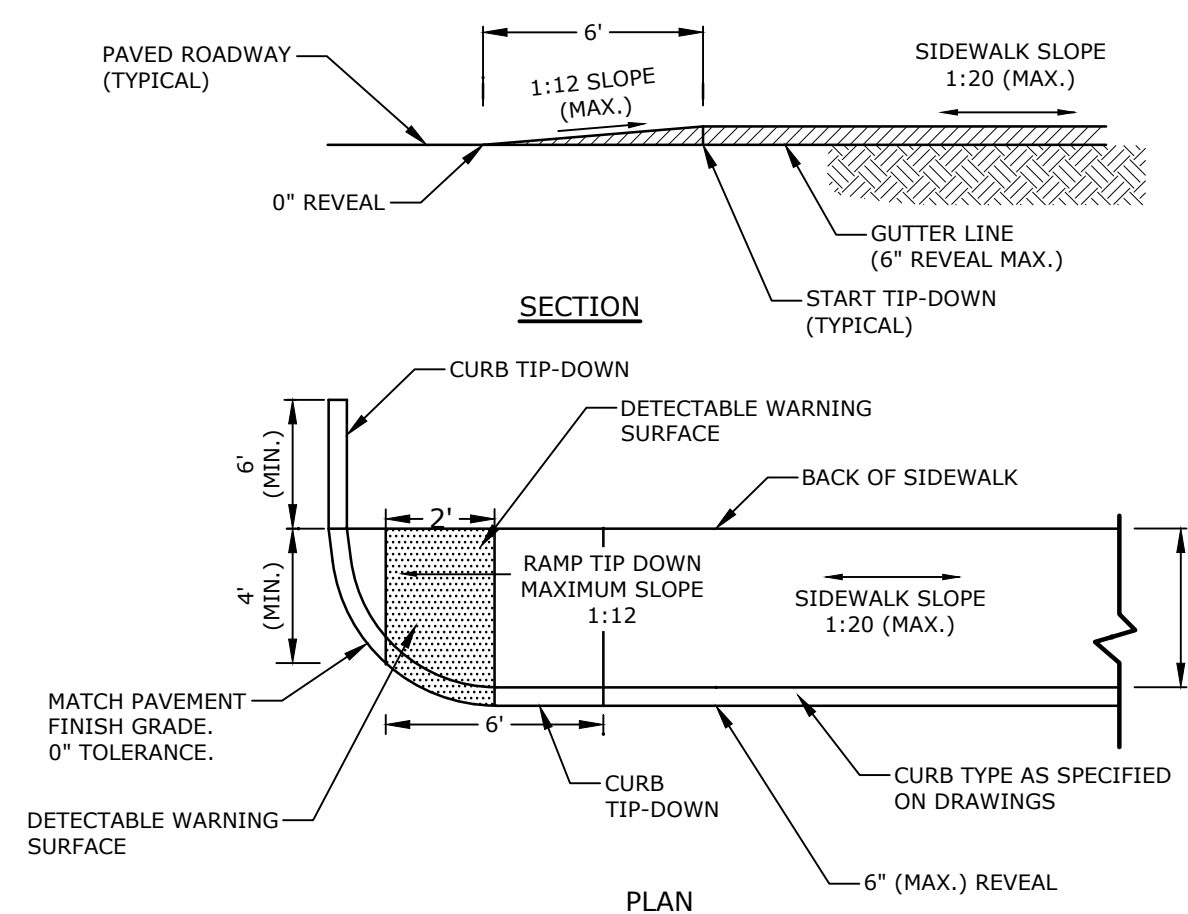
NOTES:
1. SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE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

SLOPED GRANITE CURB
NO SCALE



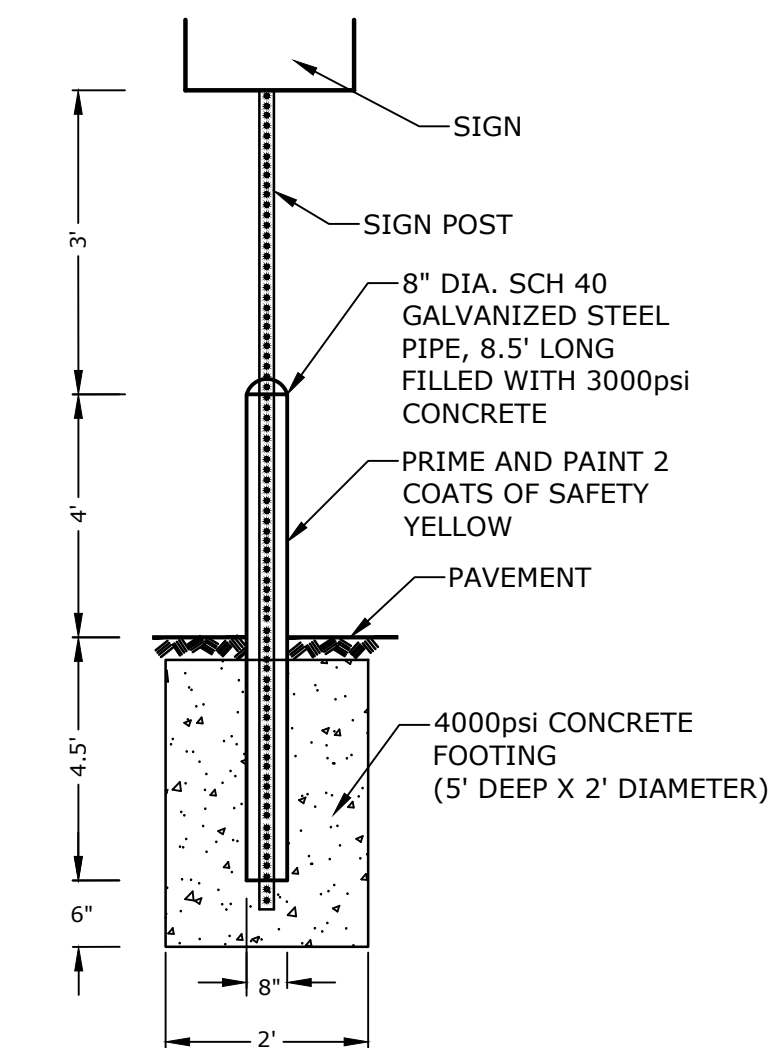
NOTES:
1. SIDEWALK SHALL BE CONSTRUCTED TO CITY OF PORTSMOUTH STANDARDS

CONCRETE SIDEWALK WITH GRANITE CURB
NO SCALE

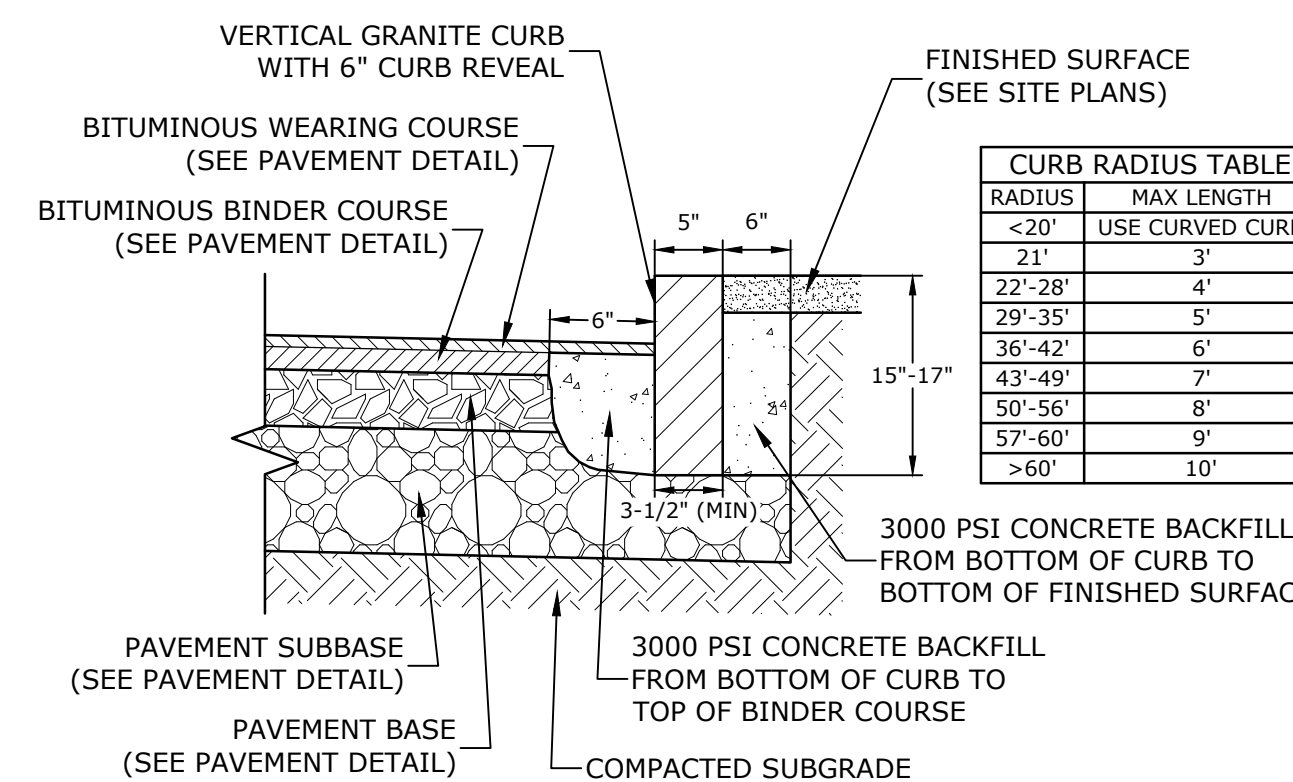


NOTES:
1. RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
2. PROVIDE 6" COMPACTED CRUSHED GRAVEL BASE BENEATH RAMP.
3. DETECTABLE WARNING STRIP SHALL BE ADA SOLUTIONS, INC. CAST IN PLACE RAMP. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

CONCRETE SIDEWALK TIP-DOWN RAMP
NO SCALE



BOLLARD MOUNTED SIGN DETAIL
NO SCALE

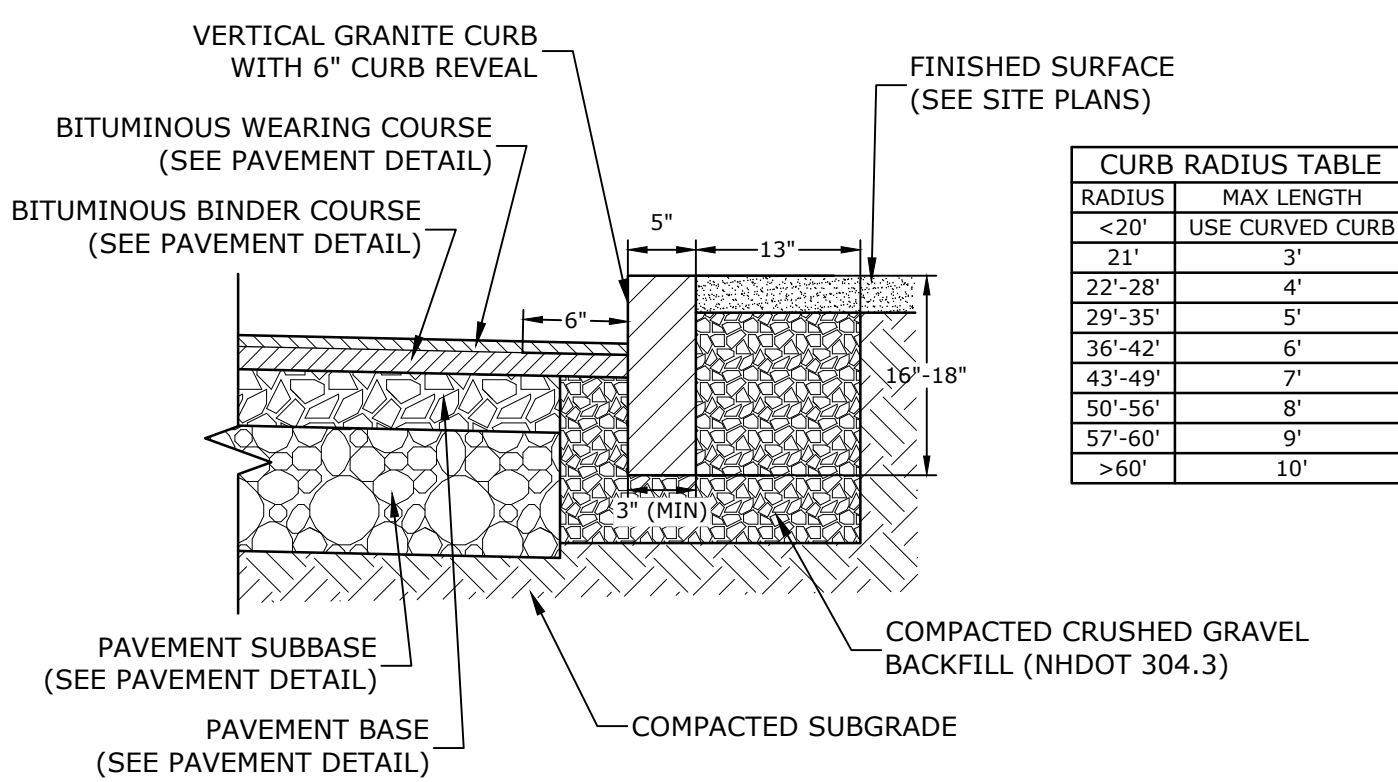


CURB RADIUS TABLE

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

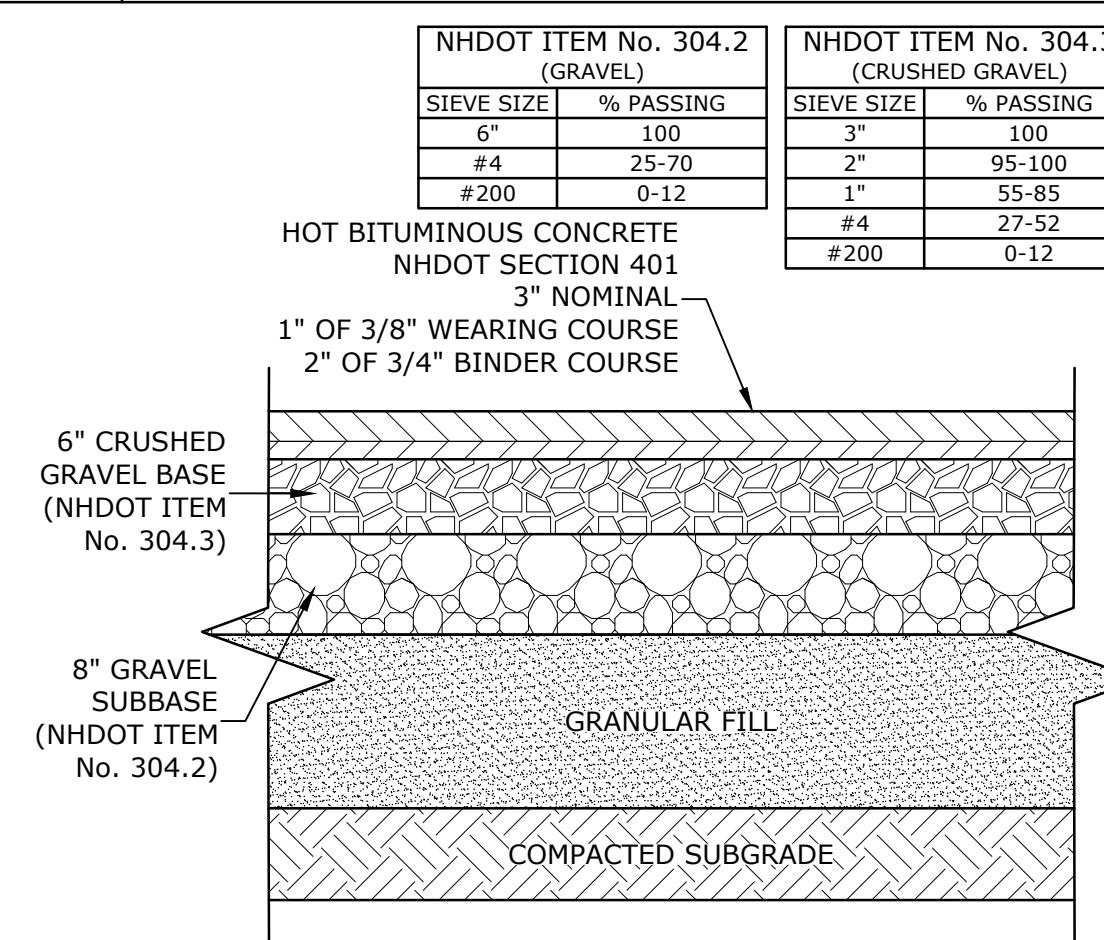
NOTES:
1. SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE 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



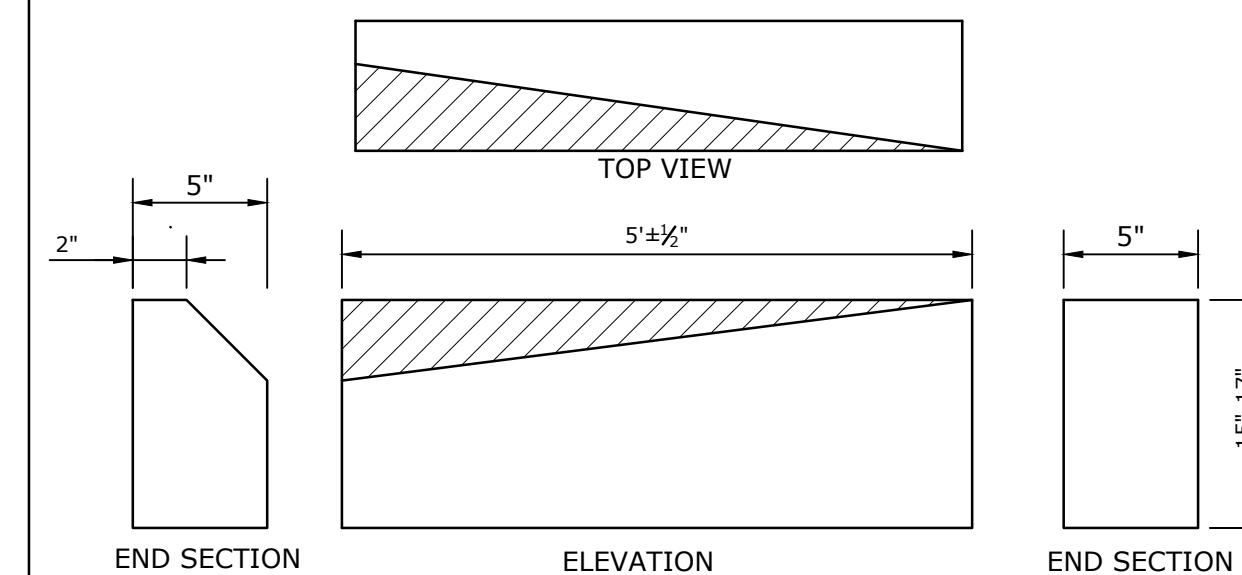
NOTES:
1. SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE 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 WITHIN DOT R.O.W.
NO SCALE



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

TYPICAL PAVEMENT SECTION
NO SCALE



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

PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

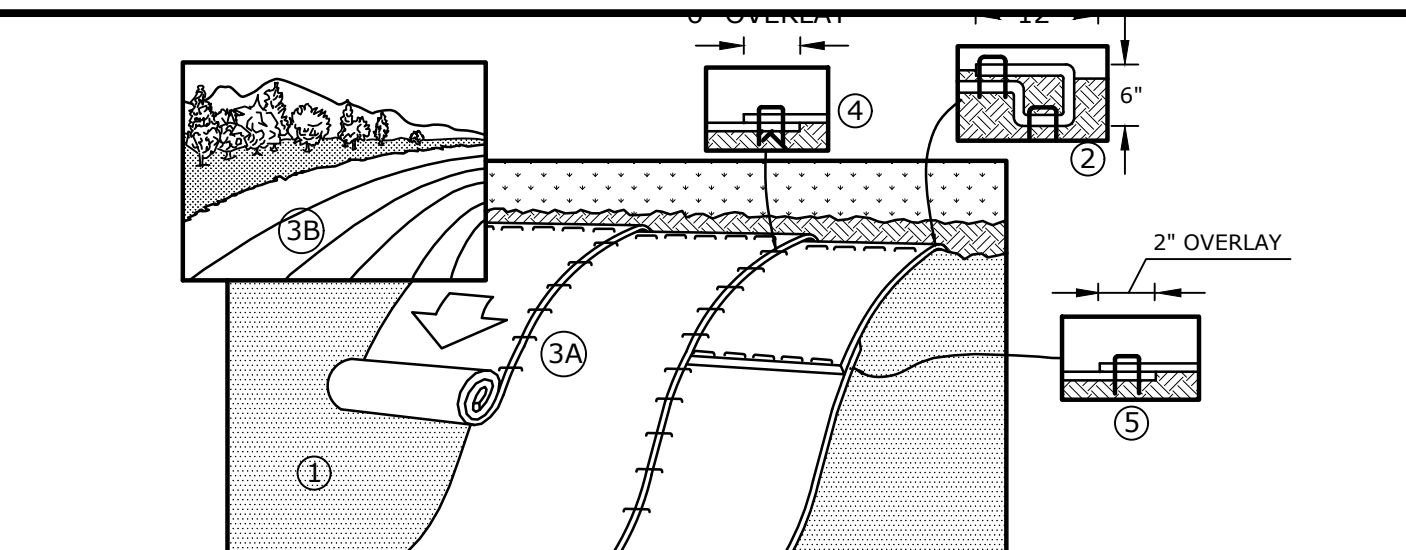
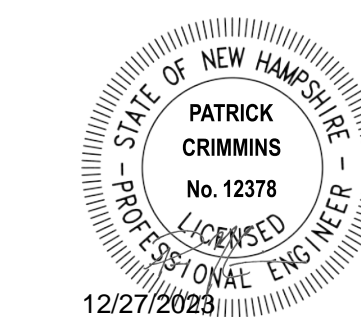
815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
C	12/27/2023	PB Submission
B	11/22/2023	TAC Resubmission
A	10/23/2023	TAC Submission

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

DETAILS

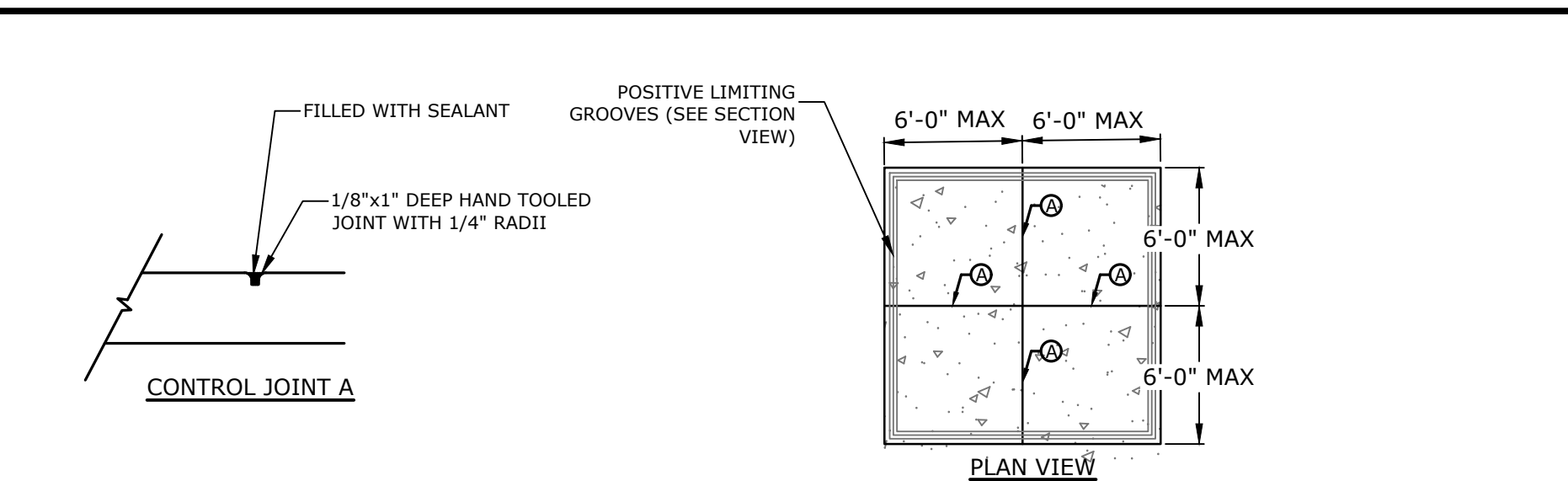
SCALE: AS SHOWN



NOTES:

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

EROSION CONTROL BLANKET
NO SCALE



SECTION VIEW

3/4" CHAMFER (ALL TOP EDGES)

PAVEMENT

3" (FROM ALL EDGES)

2 LAYERS OF 6X6 - W2.9XW2.9 WWF

4'-1/2"

1"

2'-1/4"

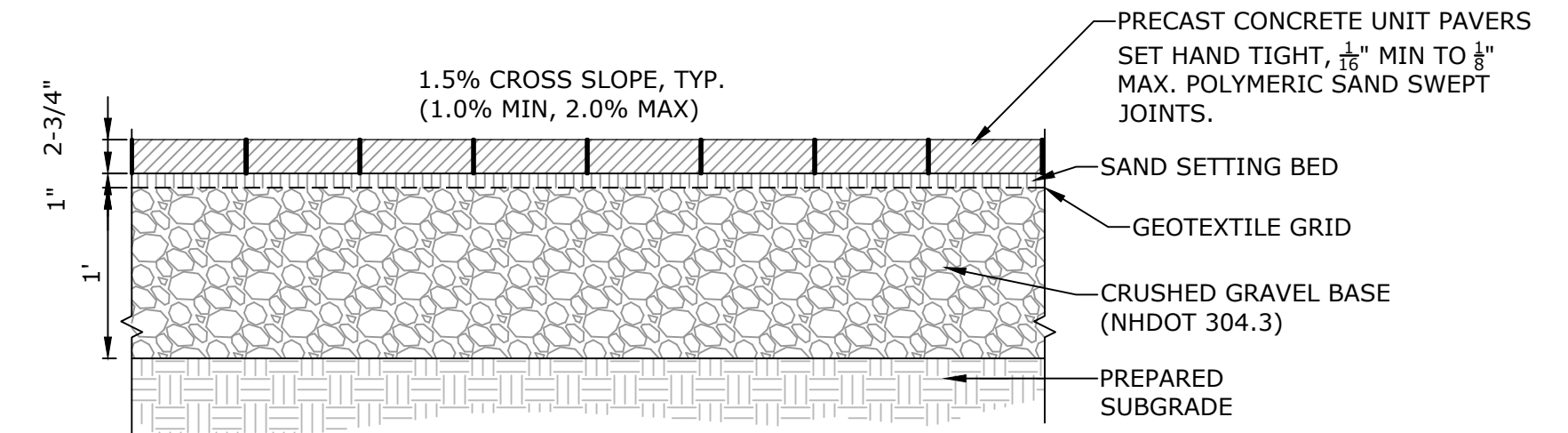
12" THICK CRUSHED GRAVEL BASE (NHDOT 304.3)

COMPACTED SUBGRADE (STRIP LOAM AND ORGANICS)

NOTES:

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

DUMPSTER PAD
NO SCALE



1.5% CROSS SLOPE, TYP. (1.0% MIN, 2.0% MAX)

PRECAST CONCRETE UNIT PAVERS

SET HAND TIGHT, 1/8" MIN TO 1/4" MAX. POLYMERIC SAND SWEEP JOINTS.

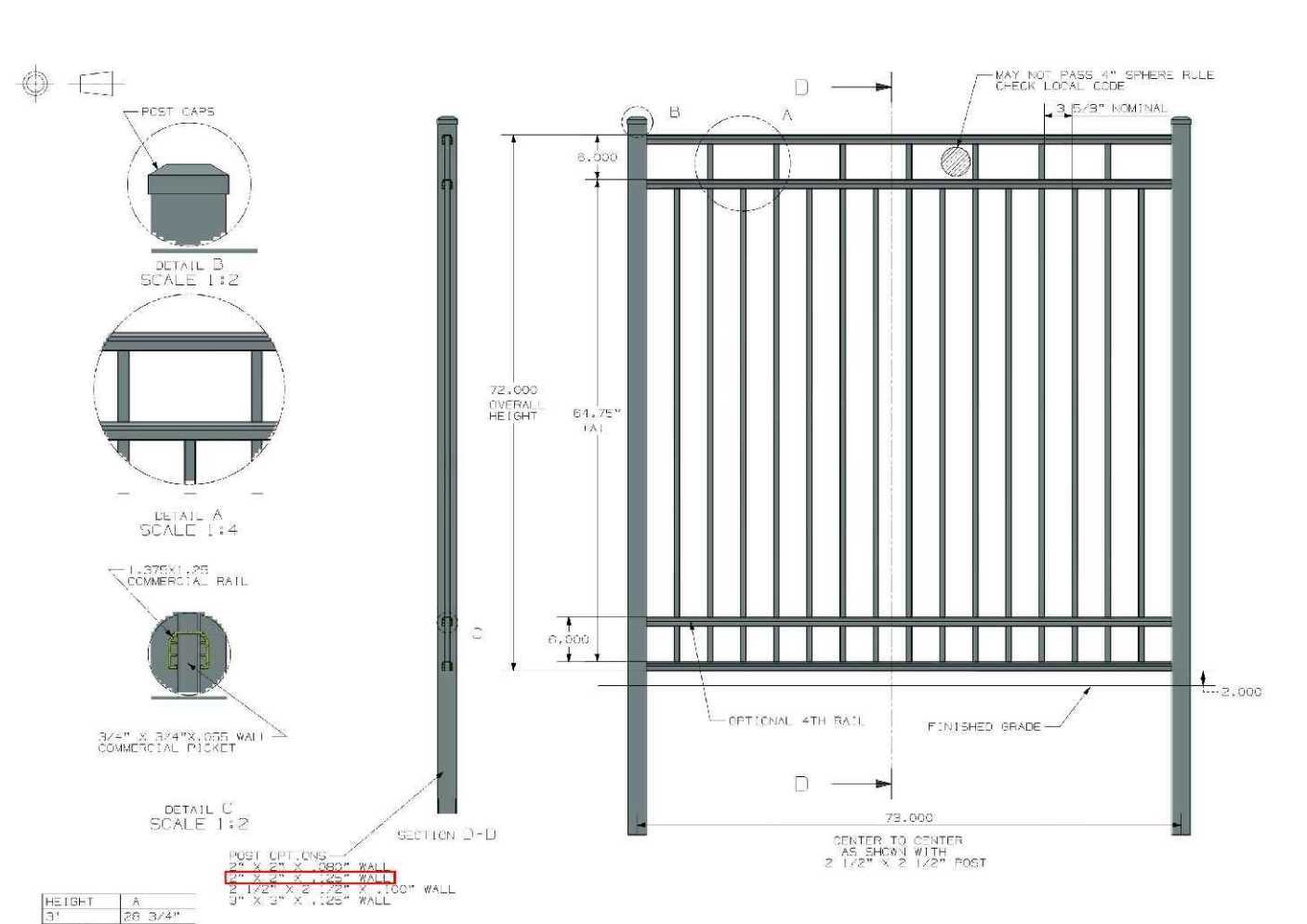
SAND SETTING BED

GEOTEXTILE GRID

CRUSHED GRAVEL BASE (NHDOT 304.3)

PREPARED SUBGRADE

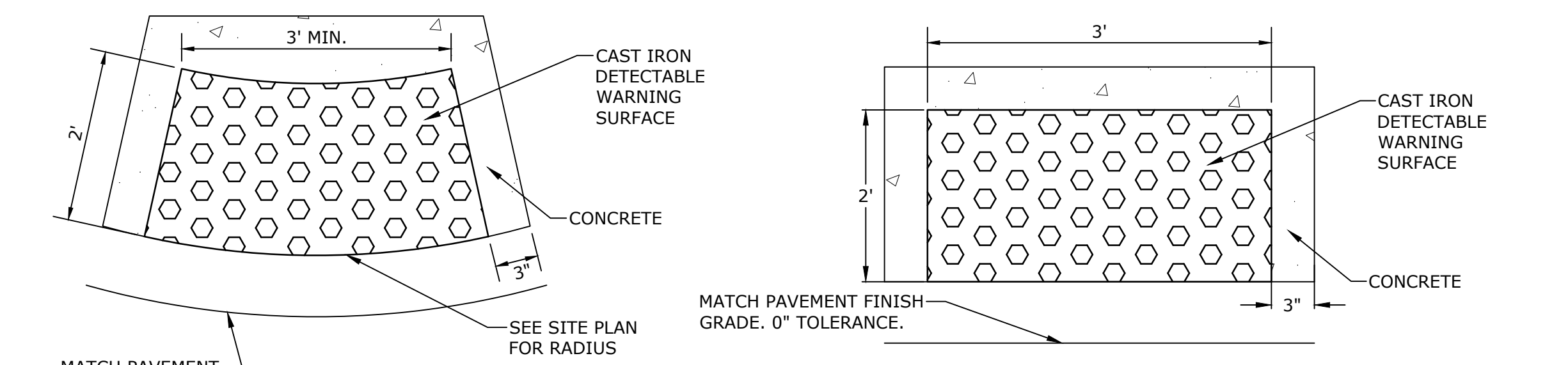
UNIT PAVERS DETAIL
NO SCALE



NOTES:

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

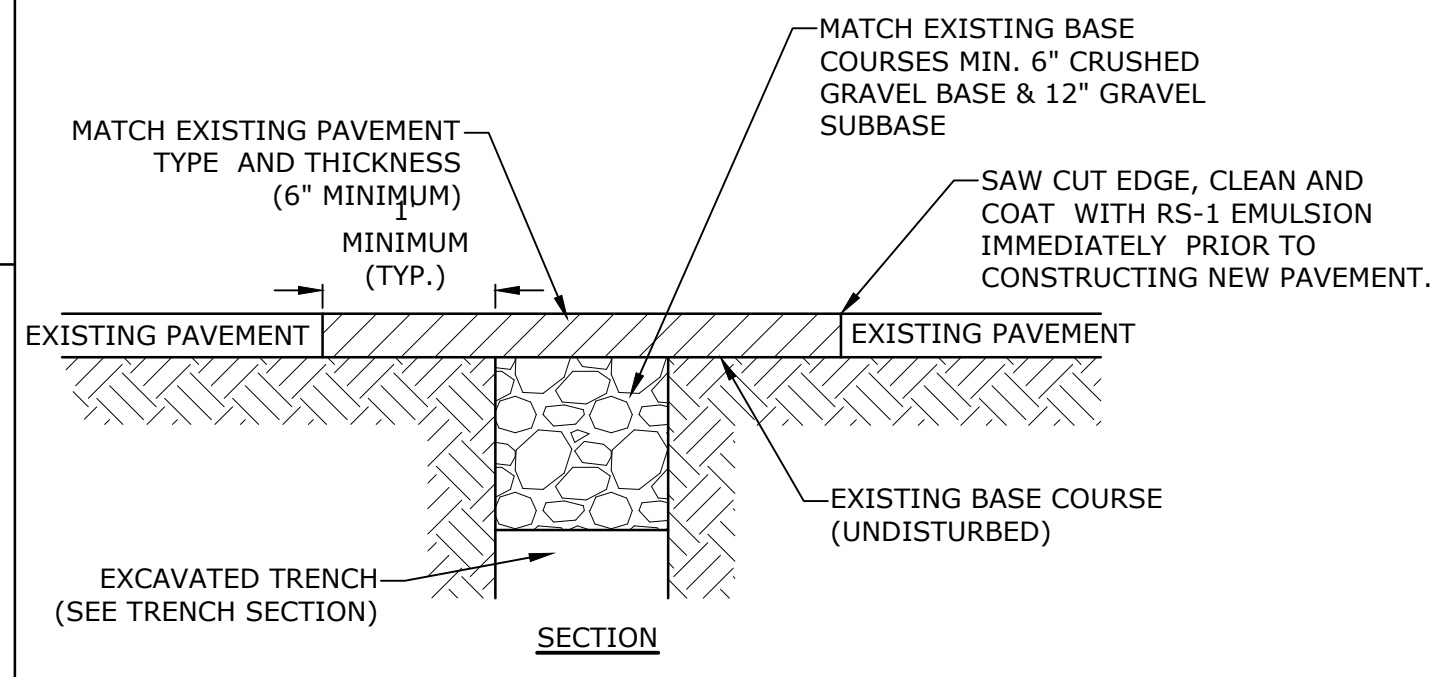
4' DECORATIVE FENCE DETAIL
NO SCALE



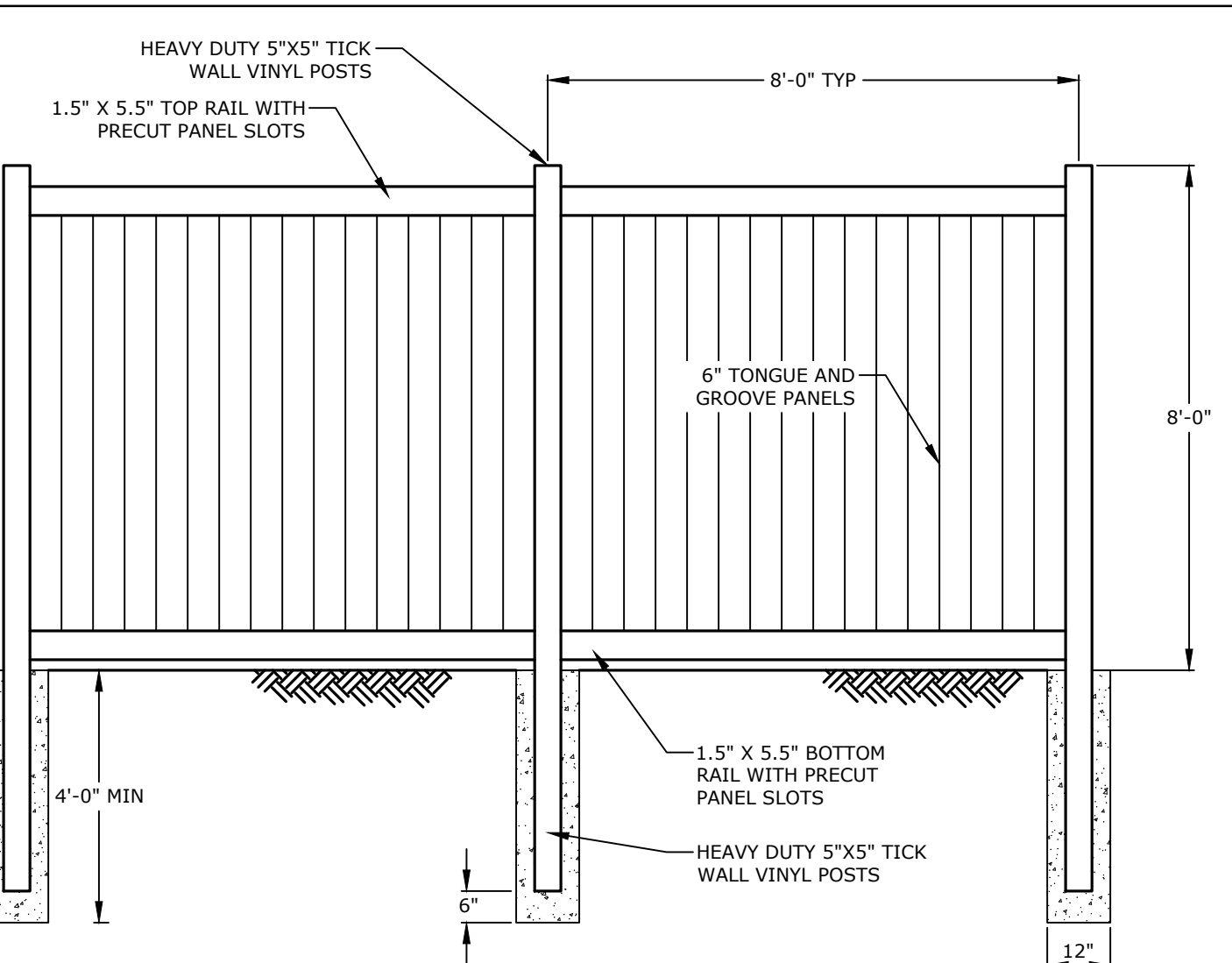
NOTES:

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

CAST IRON DETECTABLE WARNING SURFACE
NO SCALE



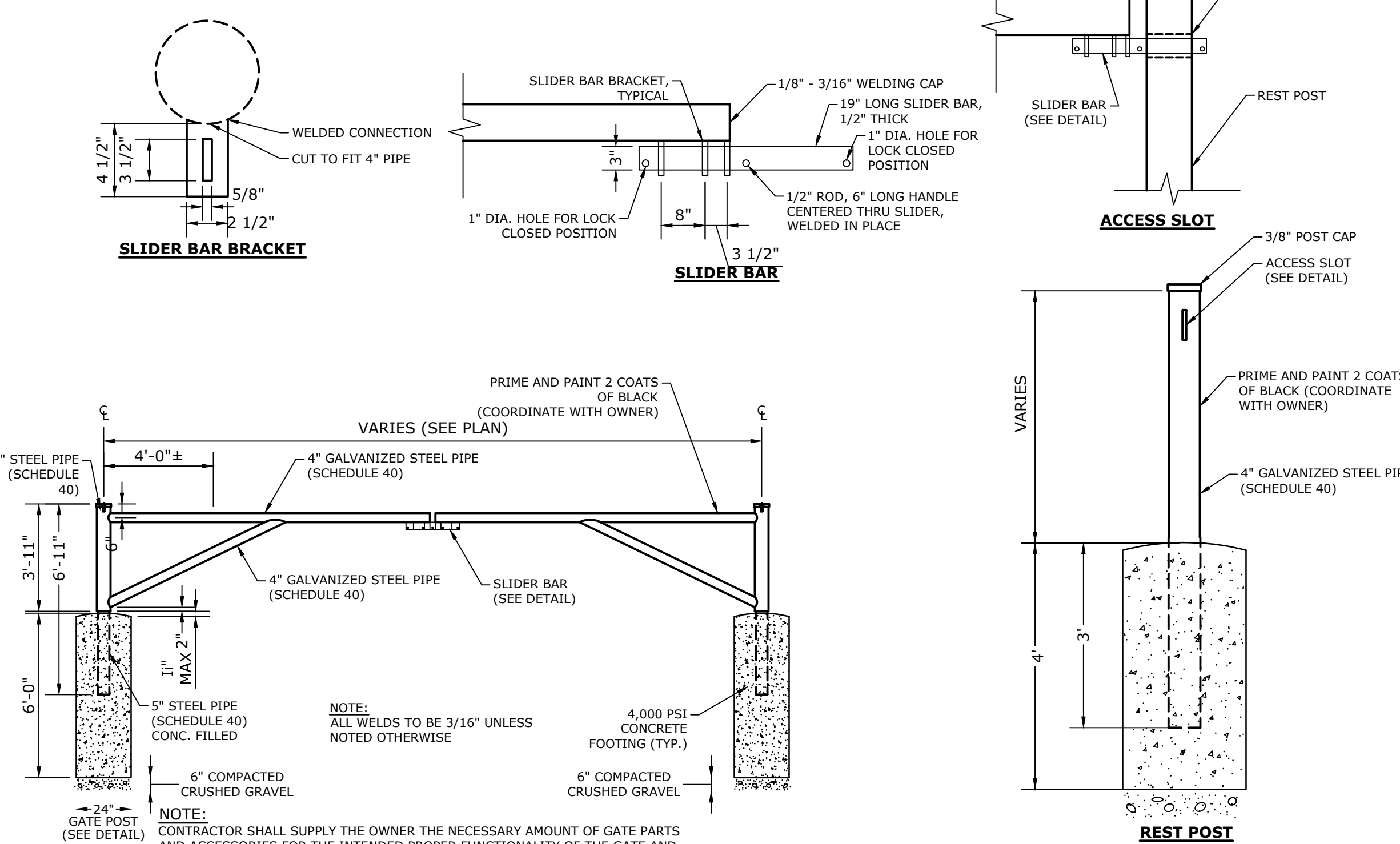
ROADWAY TRENCH PATCH
NO SCALE



NOTES:

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

DUMPSTER PAD ENCLOSURE
NO SCALE

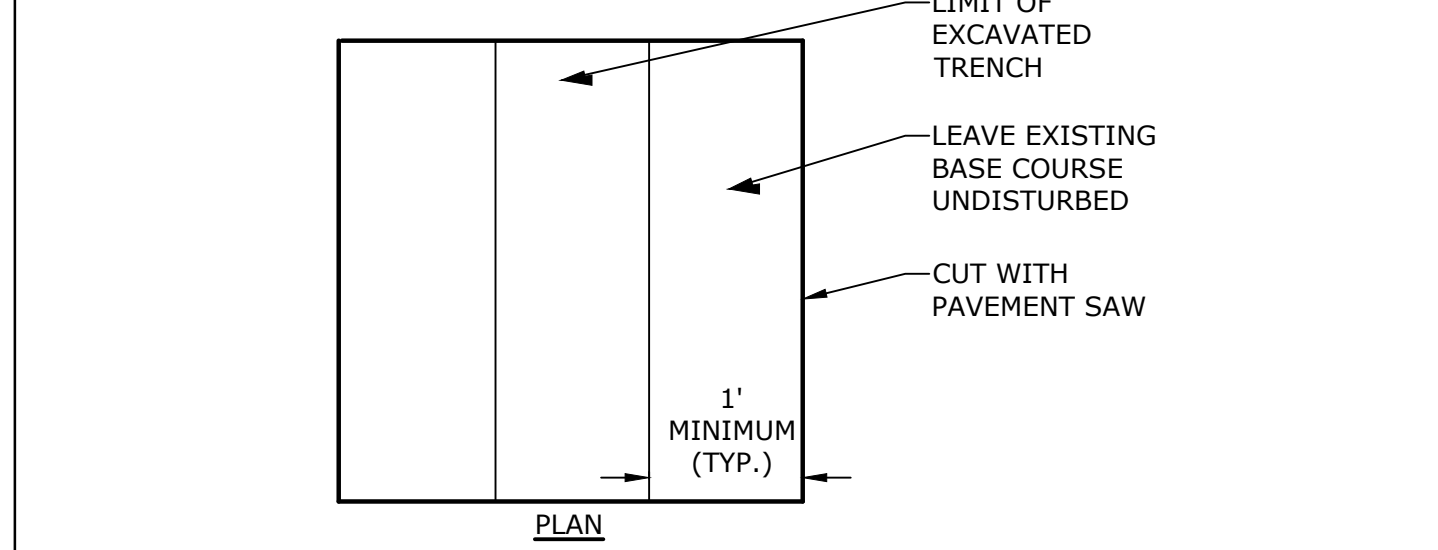


NOTE: ALL WELDS TO BE 3/16" UNLESS NOTED OTHERWISE

4,000 PSI CONCRETE FOOTING (TYP.)

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

DOUBLE SWING GATE
NO SCALE



NOTE:

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

ROADWAY TRENCH PATCH
NO SCALE

PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

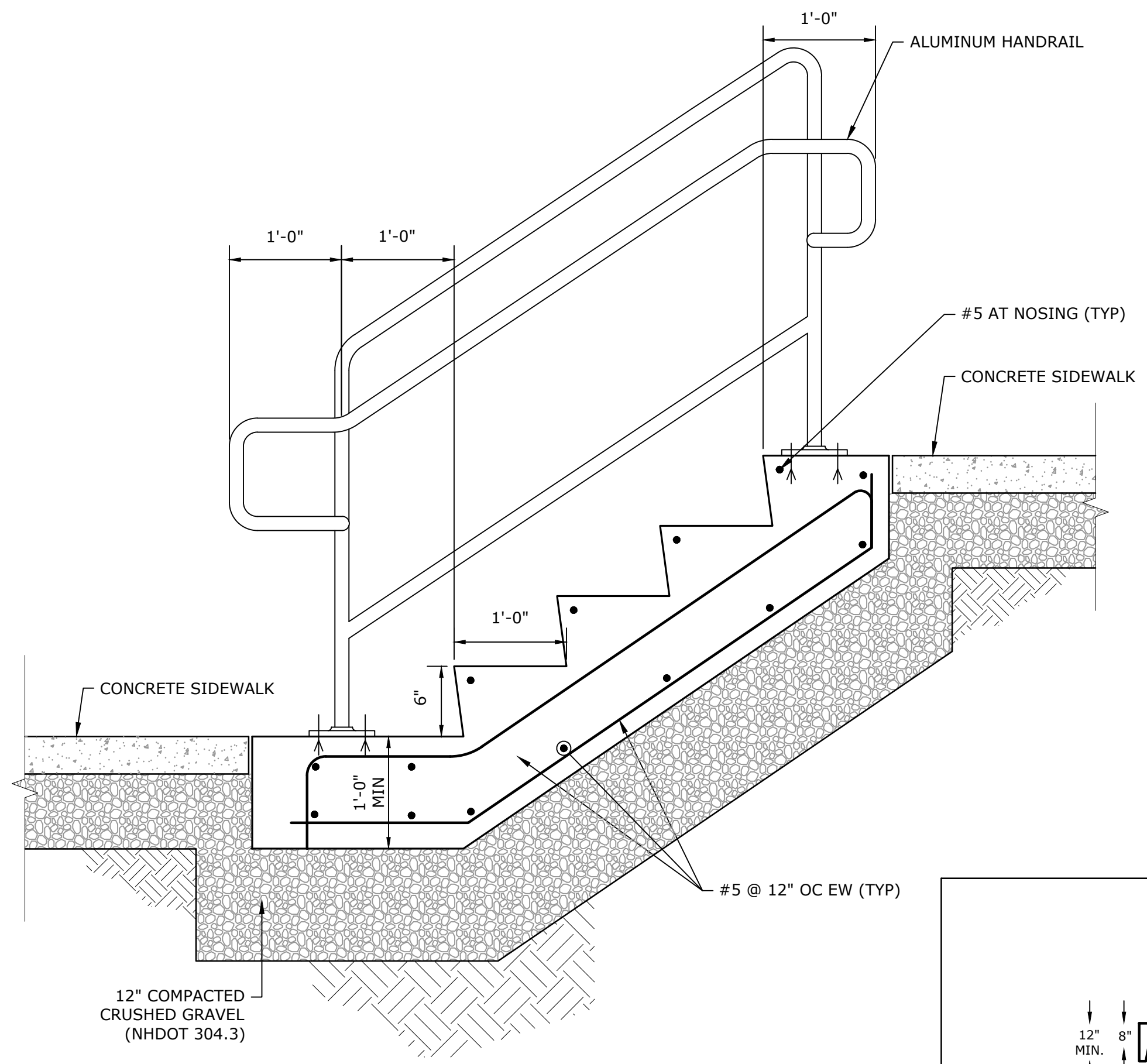
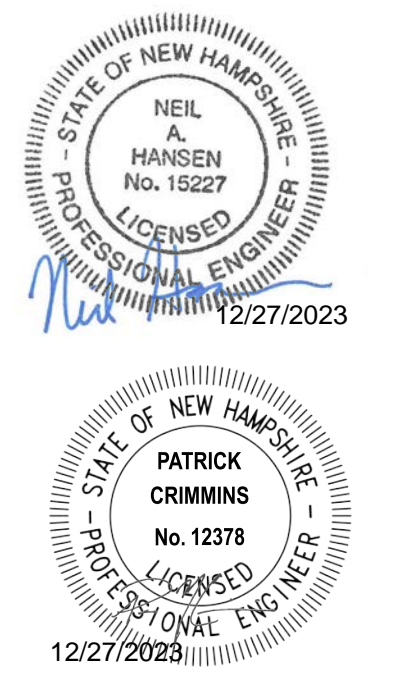
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C	12/27/2023	PB Submission
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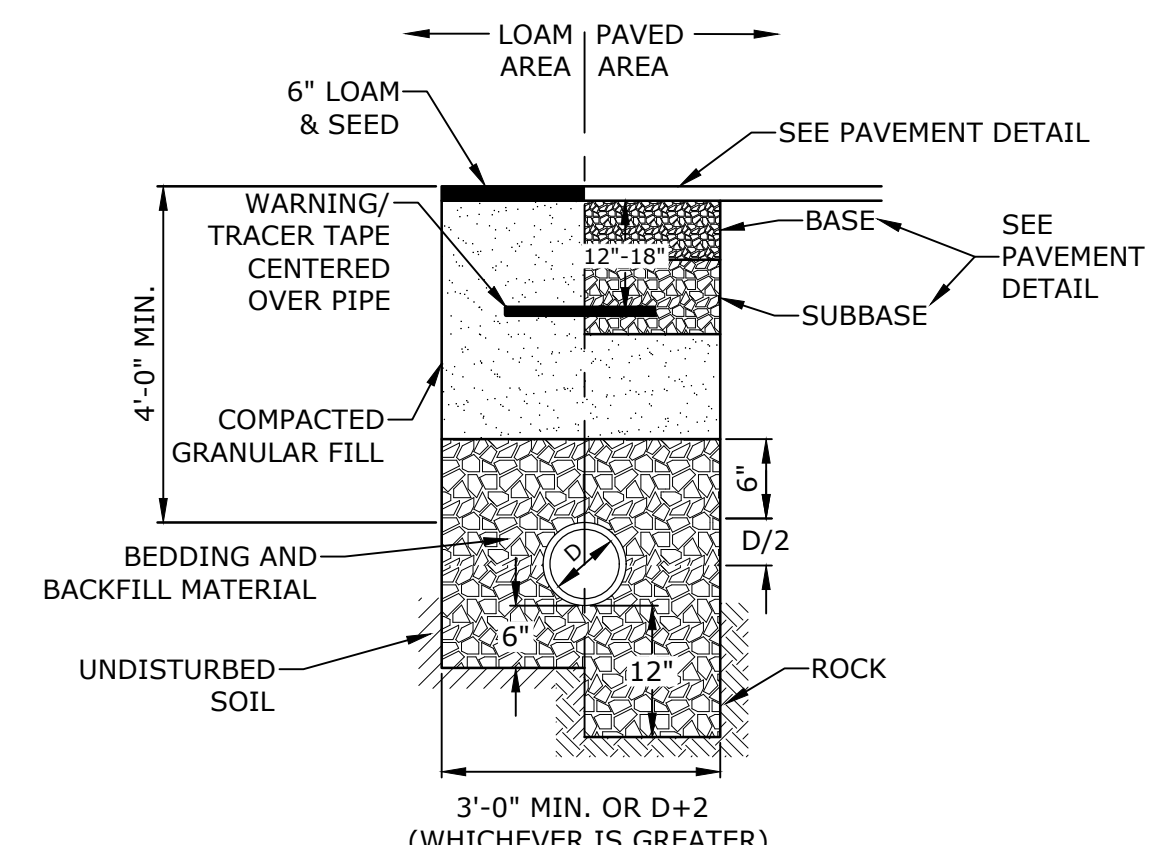
DETAILS

SCALE: AS SHOWN

C-503

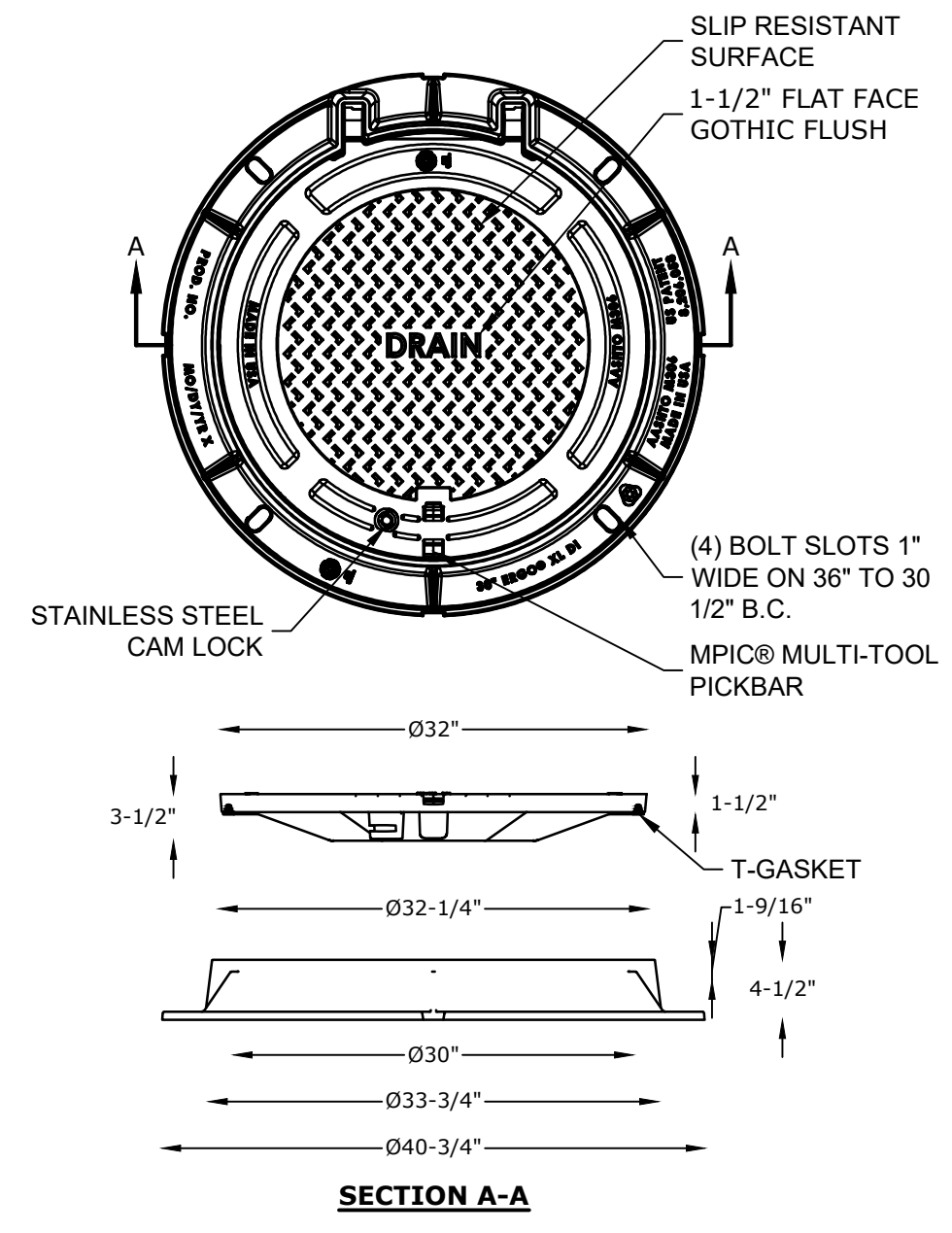


CONCRETE STAIRS AND HANDRAIL
NO SCALE



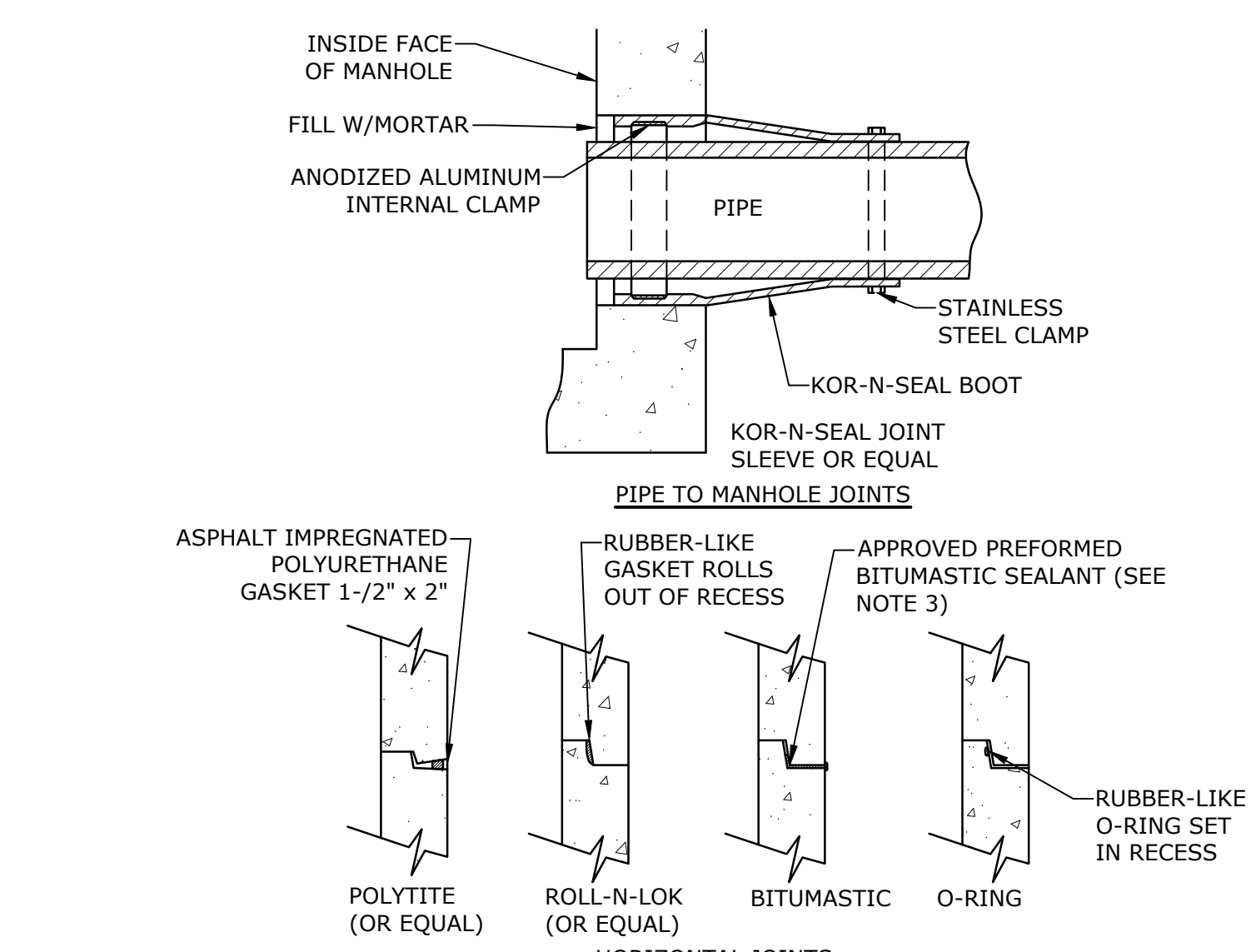
- NOTES:**
- CRUSHED STONE BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 6" ABOVE TOP OF PIPE.
 - ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES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

STORM DRAIN TRENCH
NO SCALE



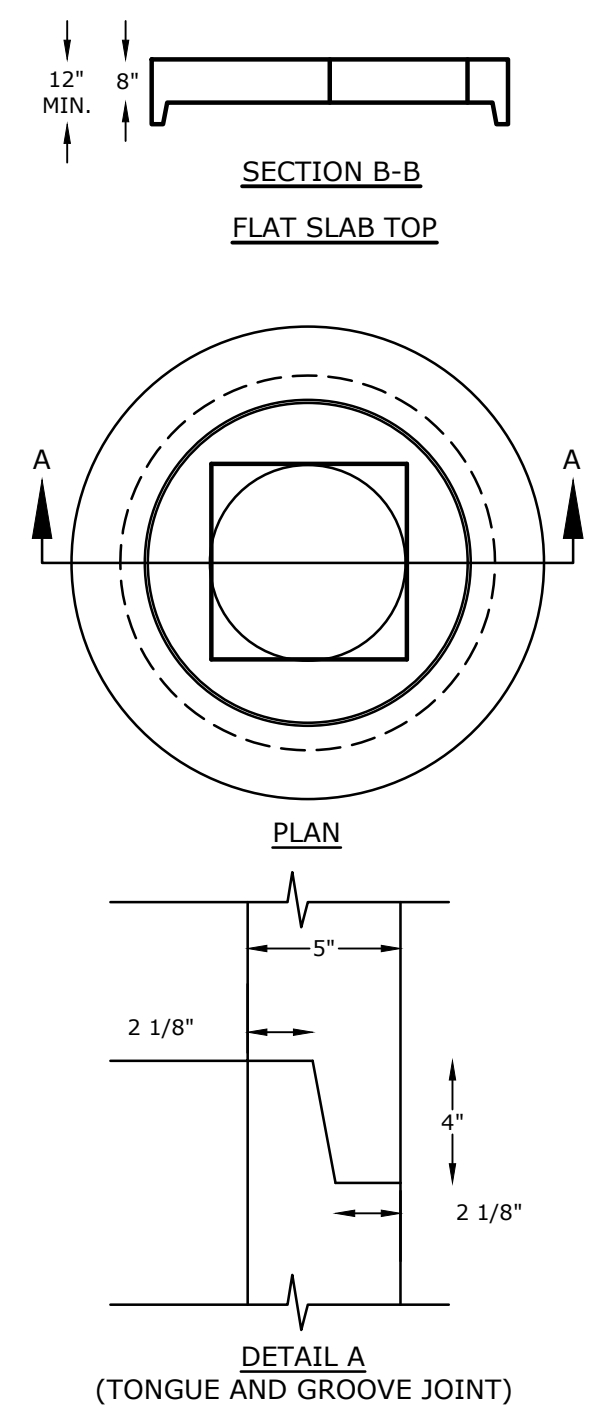
- NOTES:**
- MANHOLE FRAME AND COVER SHALL BE 32" HINGED ERGO XL BY EJ CO.
 - ALL DIMENSIONS ARE NOMINAL.
 - FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
 - THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
 - THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
 - ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
 - LABEL TYPE OF MANHOLE WITH 3" HIGH LETTERS IN THE CENTER OF THE COVER.

DRAIN MANHOLE FRAME & COVER
NO SCALE



- NOTES:**
- 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.
 - PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF PORTSMOUTH STANDARD.
 - FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
 - ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

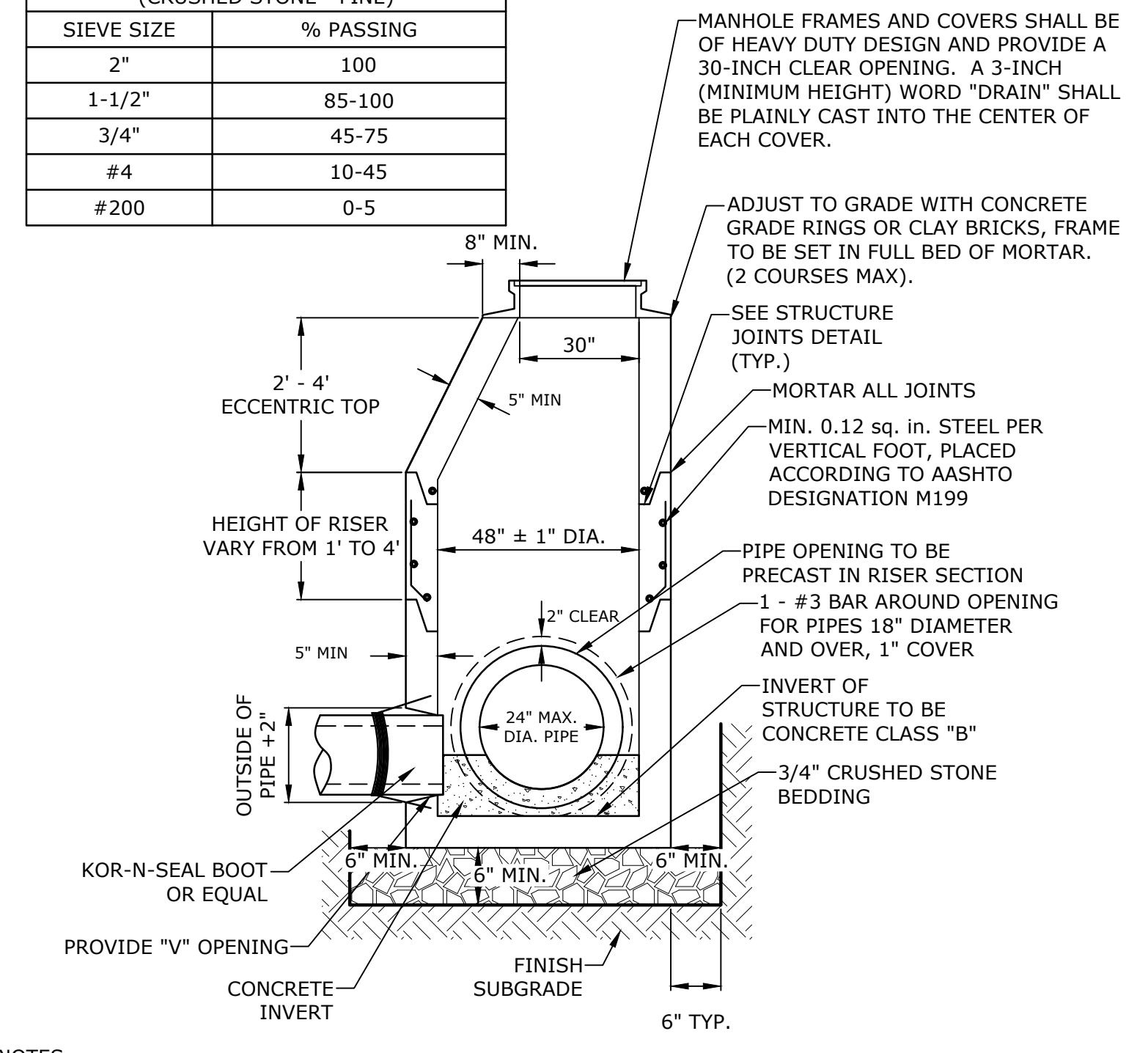
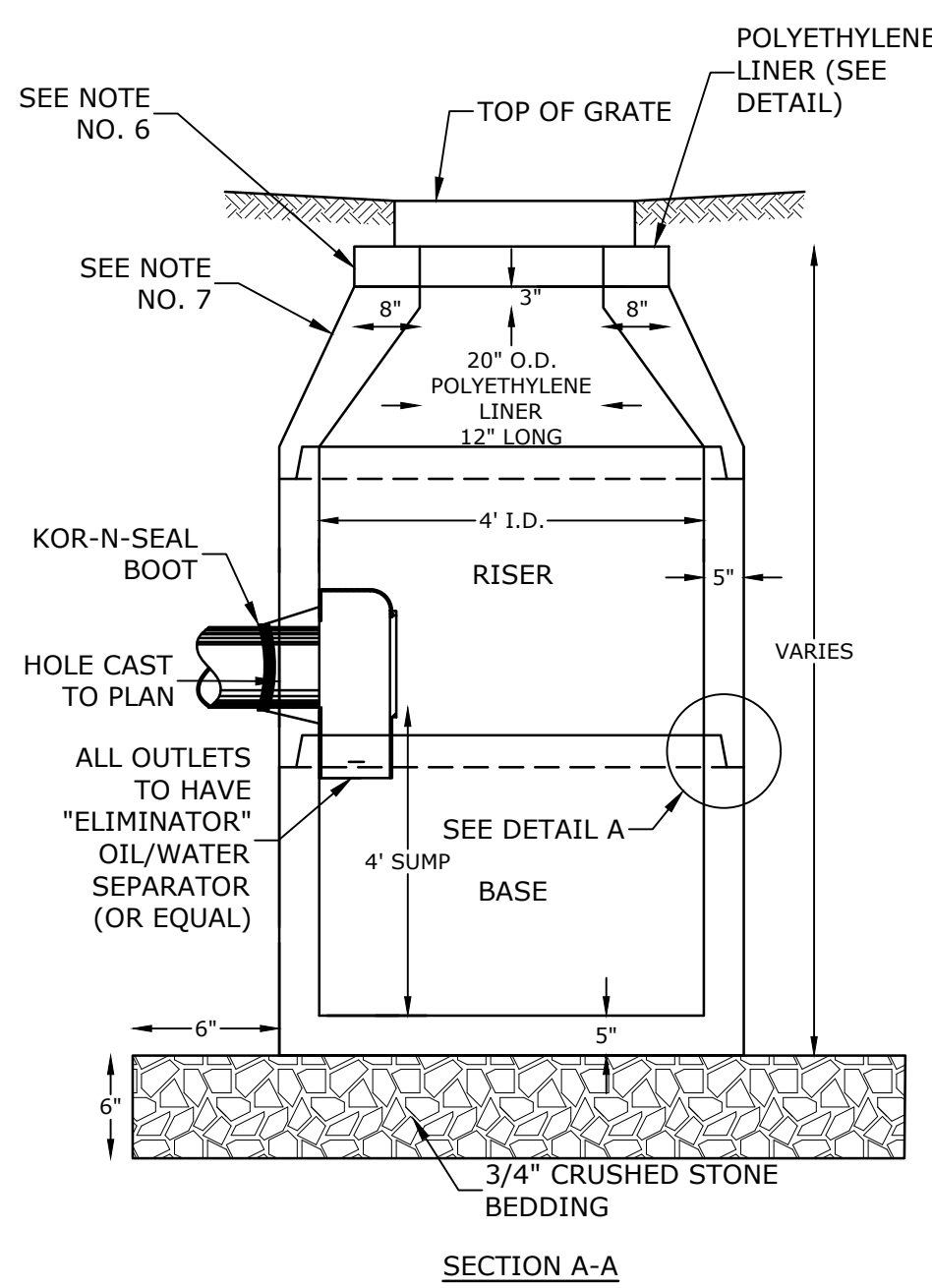
MANHOLE JOINTS
NO SCALE



- NOTES:**
- ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 PSI).
 - CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 - THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
 - RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
 - THE STRUCTURES SHALL BE DESIGNED FOR H2O LOADING.
 - FITTING FRAME TO GRADE MAY BE DONE WITH PREFABRICATED ADJUSTMENT RINGS OR CLAY BRICKS (2 COURSES MAX.).
 - CONE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC, OR FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED.
 - PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
 - OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
 - PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
 - THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
 - "ELIMINATOR" OIL/WATER SEPARATOR SHALL BE INSTALLED TIGHT TO INSIDE OF CATCHBASIN.

4' DIAMETER CATCHBASIN
NO SCALE

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:**
- ALL SECTIONS SHALL BE 4,000 PSI CONCRETE.
 - 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.
 - THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
 - THE STRUCTURES SHALL BE DESIGNED FOR H2O LOADING.
 - CONSTRUCT CRUSHED STONE BEDDING AND BACKFILL UNDER (6" MINIMUM THICKNESS)
 - THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
 - PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
 - OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
 - PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
 - ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF A HORIZONTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.

4' DIAMETER DRAIN MANHOLE
NO SCALE

PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

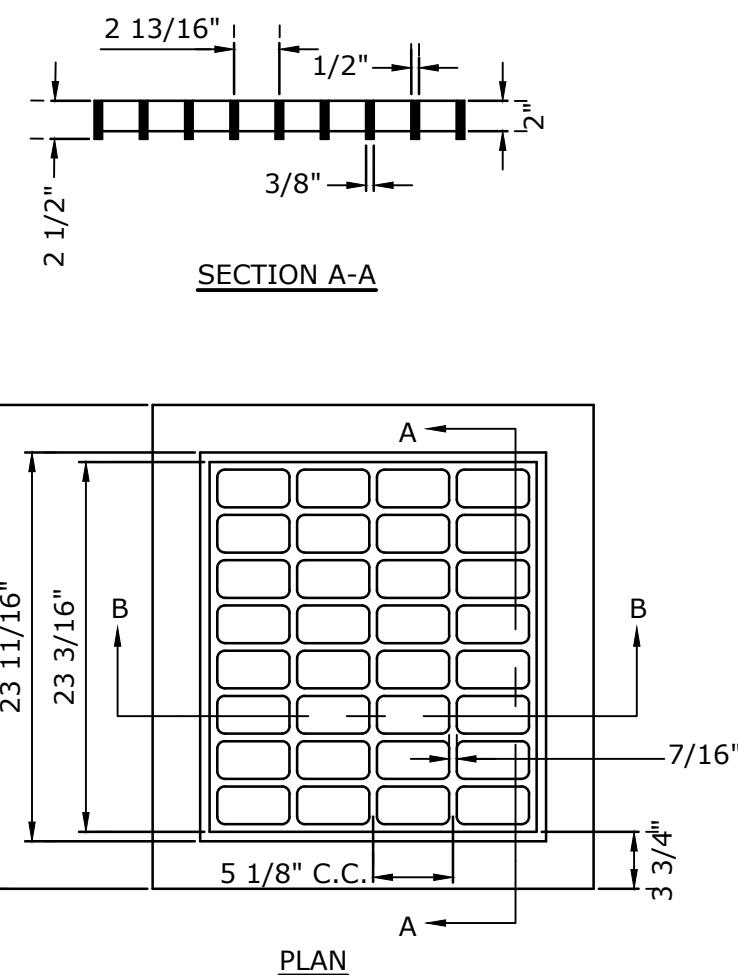
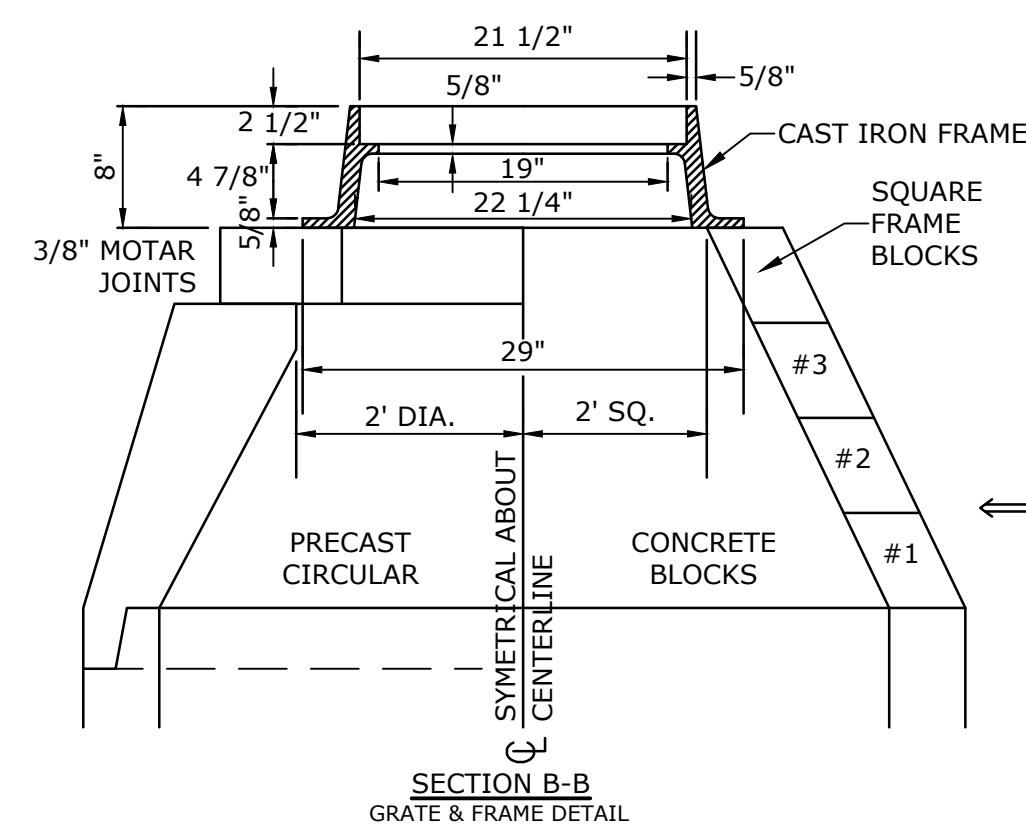
MARK	DATE	DESCRIPTION
C	12/27/2023	PB Submission
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DRAWN BY: CJK
DESIGNED/CHECKED BY: NAH
APPROVED BY: PMC

DETAILS

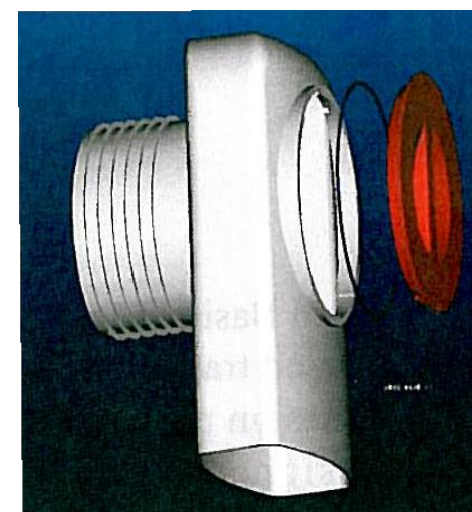
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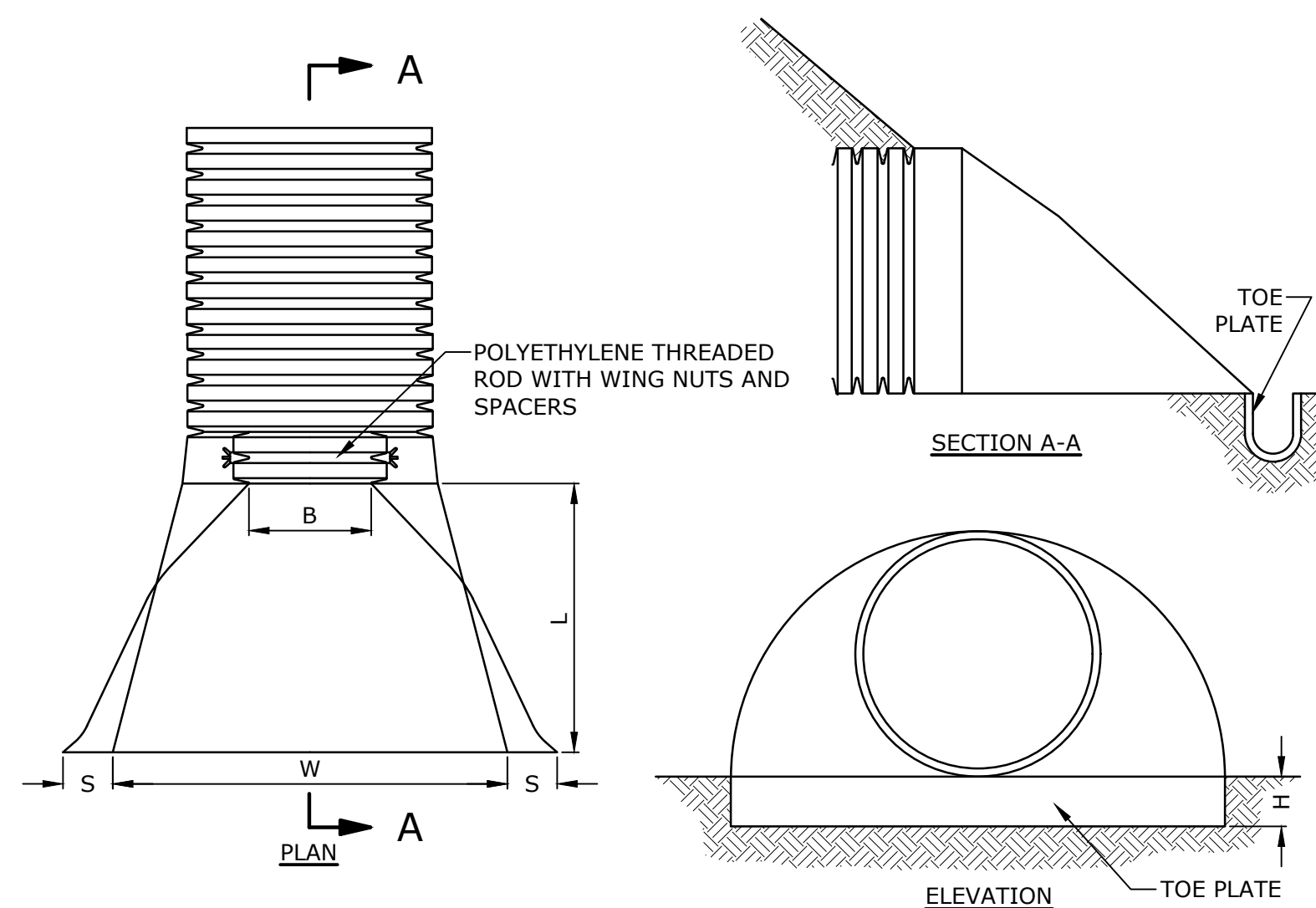
NOTES:
 1. GRATE TO BE CAST IRON (NHDOT TYPE B ALTERNATE 1)
 2. FRAME AND GRATE TO BE MANUFACTURED IN THE USA

CATCH BASIN FRAME & GRATE
 NO SCALE



NOTES:
 1. ALL CATCH BASIN OUTLETS TO HAVE "ELIMINATOR" OIL AND FLOATING DEBRIS TRAP MANUFACTURED BY KLEANSTREAM (NO EQUAL)
 2. INSTALL DEBRIS TRAP TIGHT TO INSIDE OF STRUCTURE
 3. 1/4" HOLE SHALL BE DRILLED IN TOP OF DEBRIS TRAP

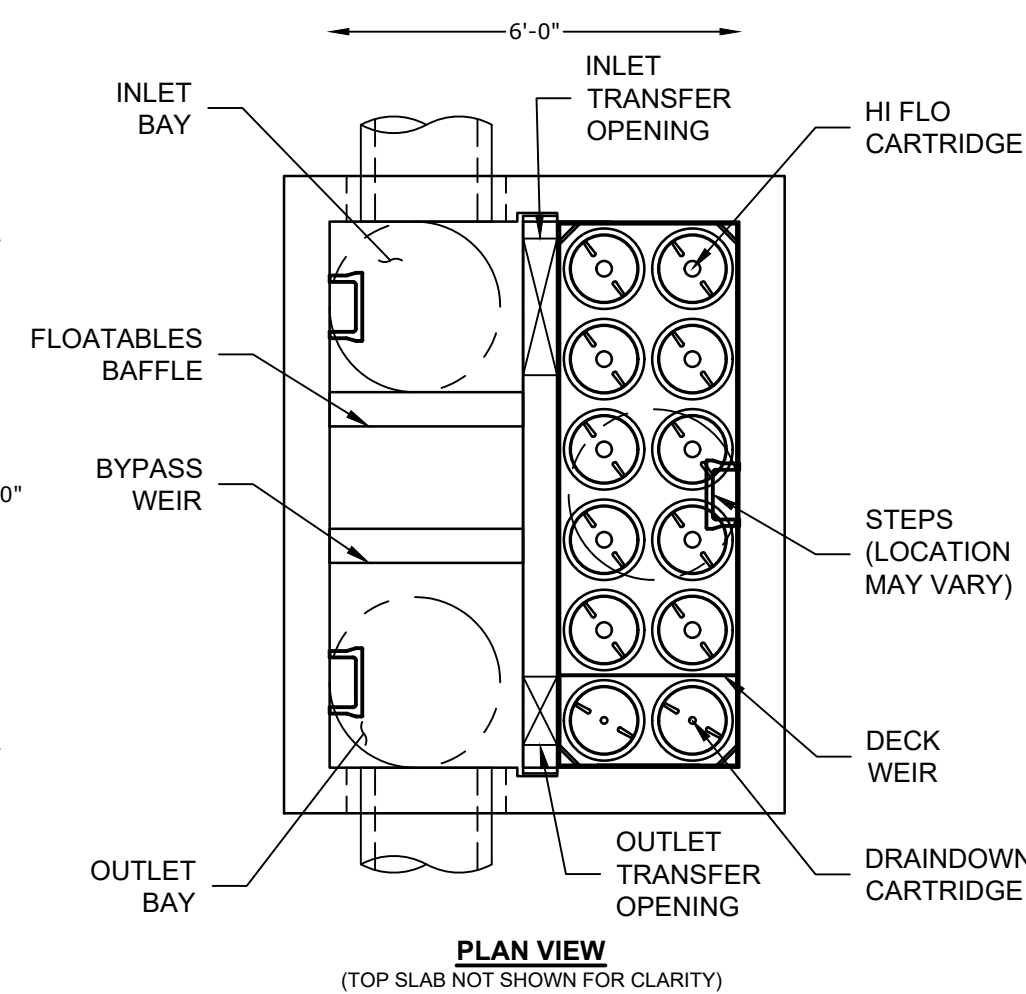
"ELIMINATOR" OIL FLOATING DEBRIS TRAP
 NO SCALE



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

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

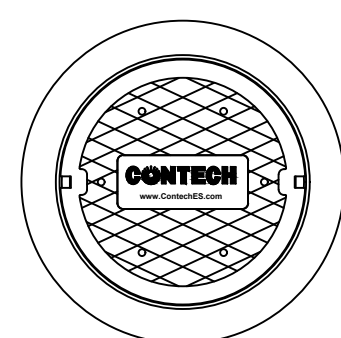
HDPE END SECTION
 NO SCALE



JELLYFISH JFPD0806 - DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE SELECTION	54"	40"	27"	15"
CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HI-FLO (DRAINDOWN) (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	1.96	1.47	0.98	0.54
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00



SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	JF-1
MODEL SIZE	JFPD0806
WATER QUALITY FLOW RATE (cfs)	1.38
PEAK FLOW RATE (cfs)	8.26
RETURN PERIOD OF PEAK FLOW (YRS)	25
# OF CARTRIDGES REQUIRED (HF / DD)	72
CARTRIDGE SIZE	54"

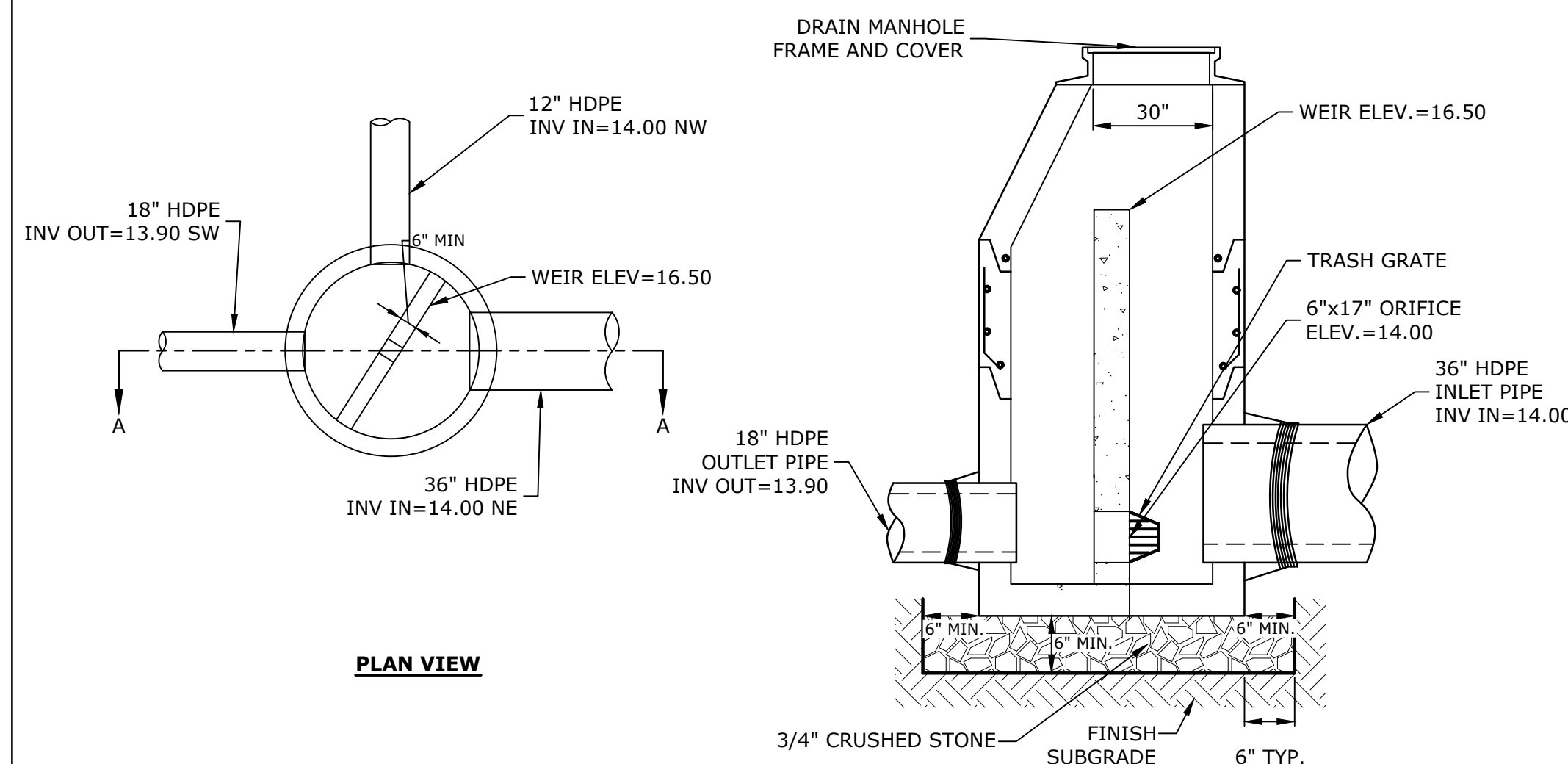
GENERAL NOTES:
 1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
 3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ASSUMING EARTH COVER OF 0' - 3'. AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
 7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
 8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
 A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
 C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT)
 D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
 E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

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

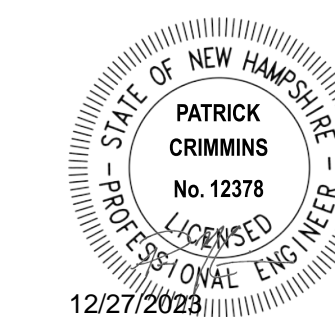
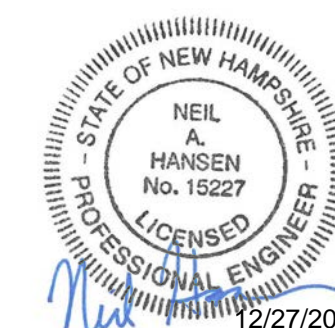


Jellyfish Filter
 THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENT NOS. 8,287,700, 8,212,818 & US 8,103,008, OTHER INTERNATIONAL PATENTS PENDING
 9025 Centre Plains Dr., Suite 400, West Chester, OH 45399
 900-338-1122 513-645-7000 513-445-7993 FAX



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

POS-01
 NO SCALE



PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

815 LAFAYETTE ROAD
 PORTSMOUTH, NEW HAMPSHIRE

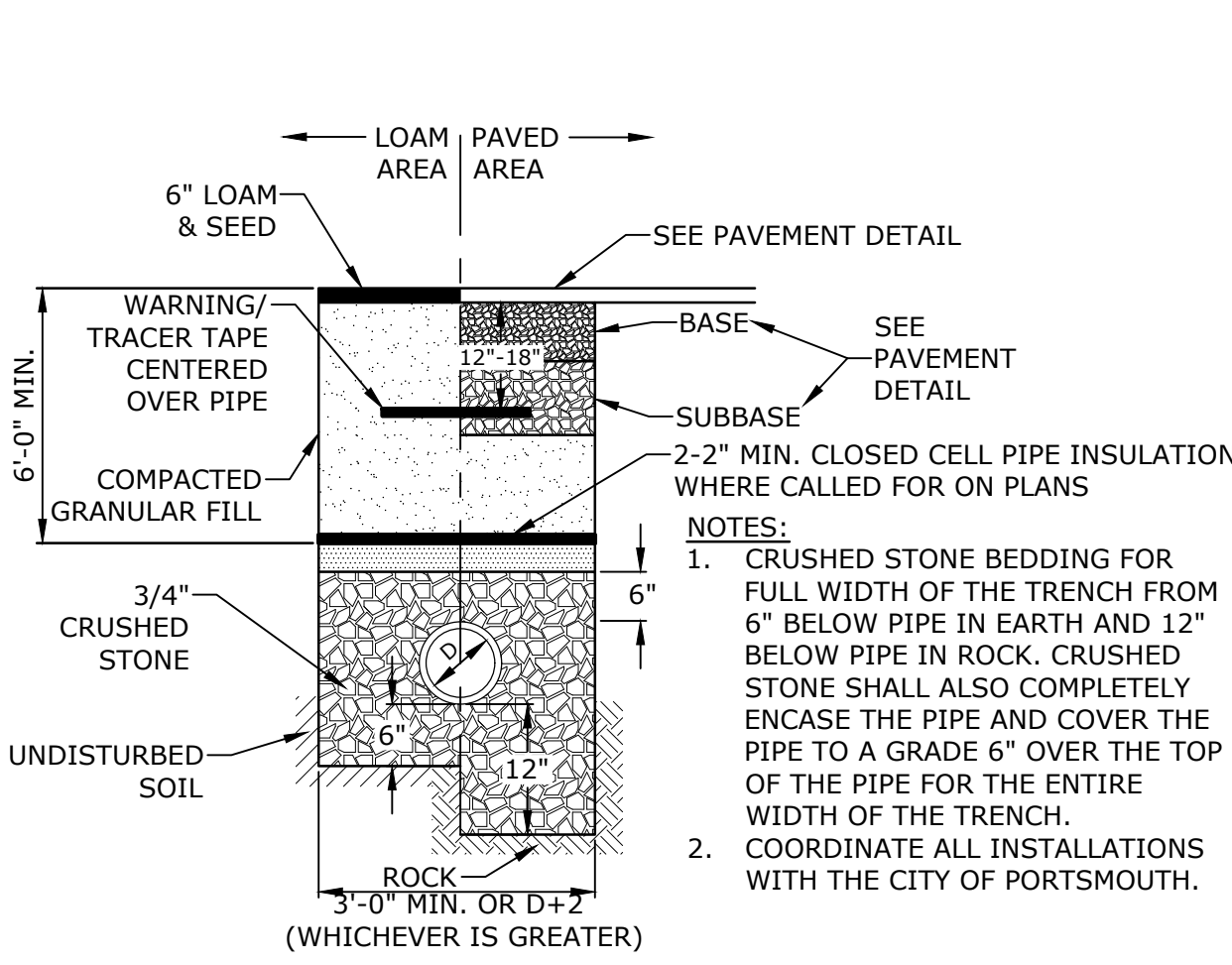
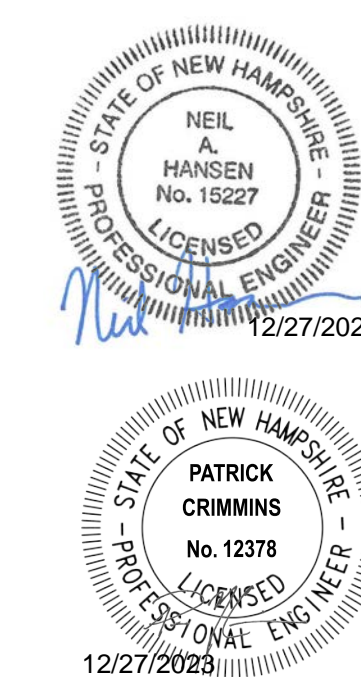
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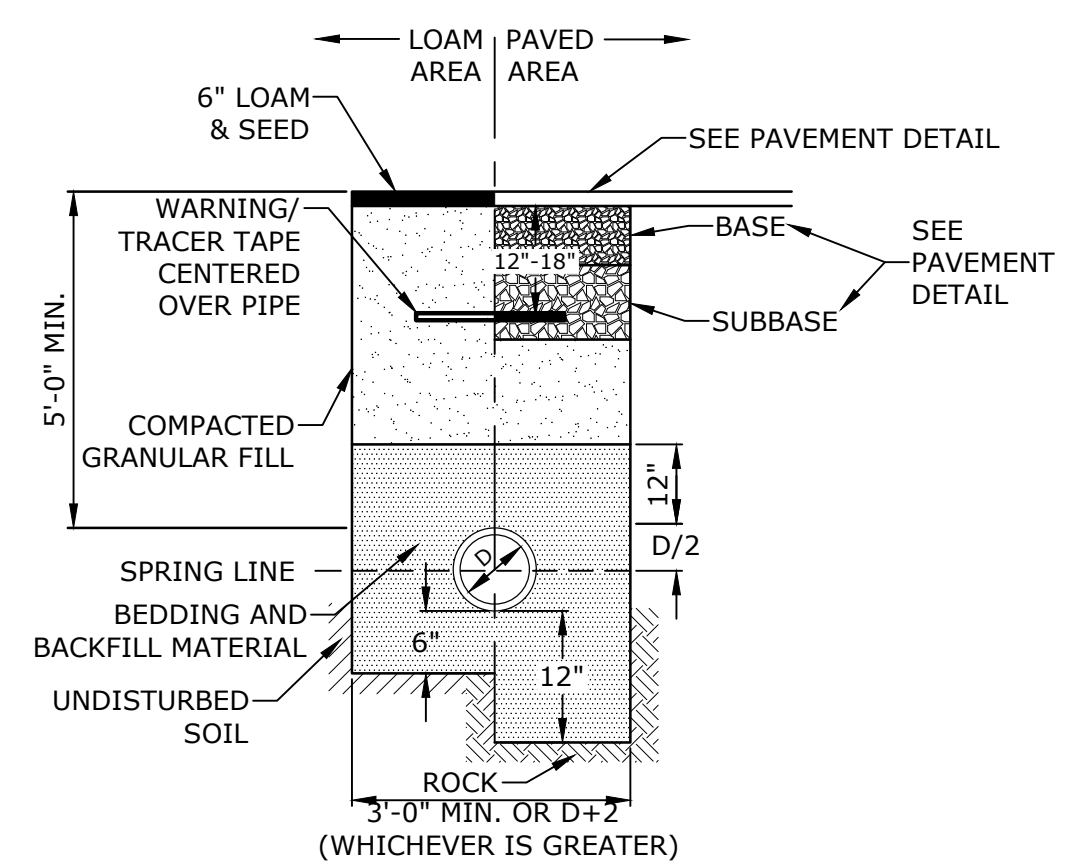
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C-505



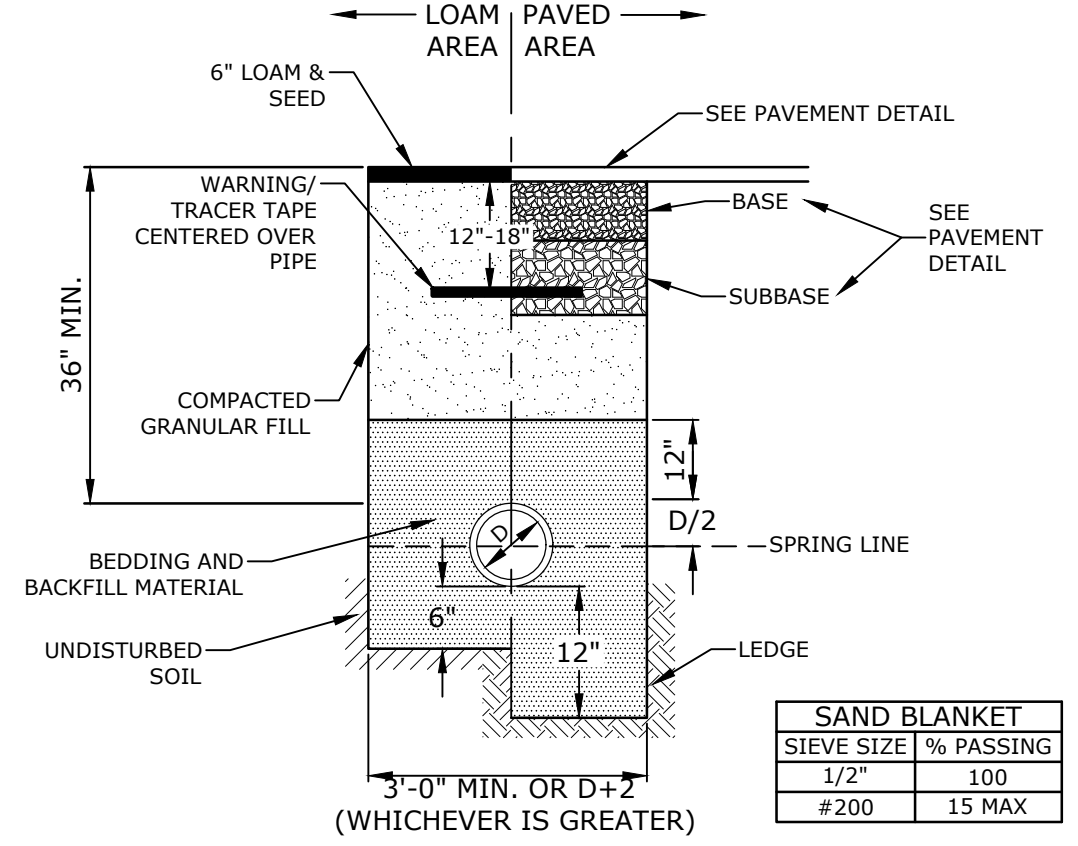
SEWER SERVICE TRENCH
NO SCALE

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



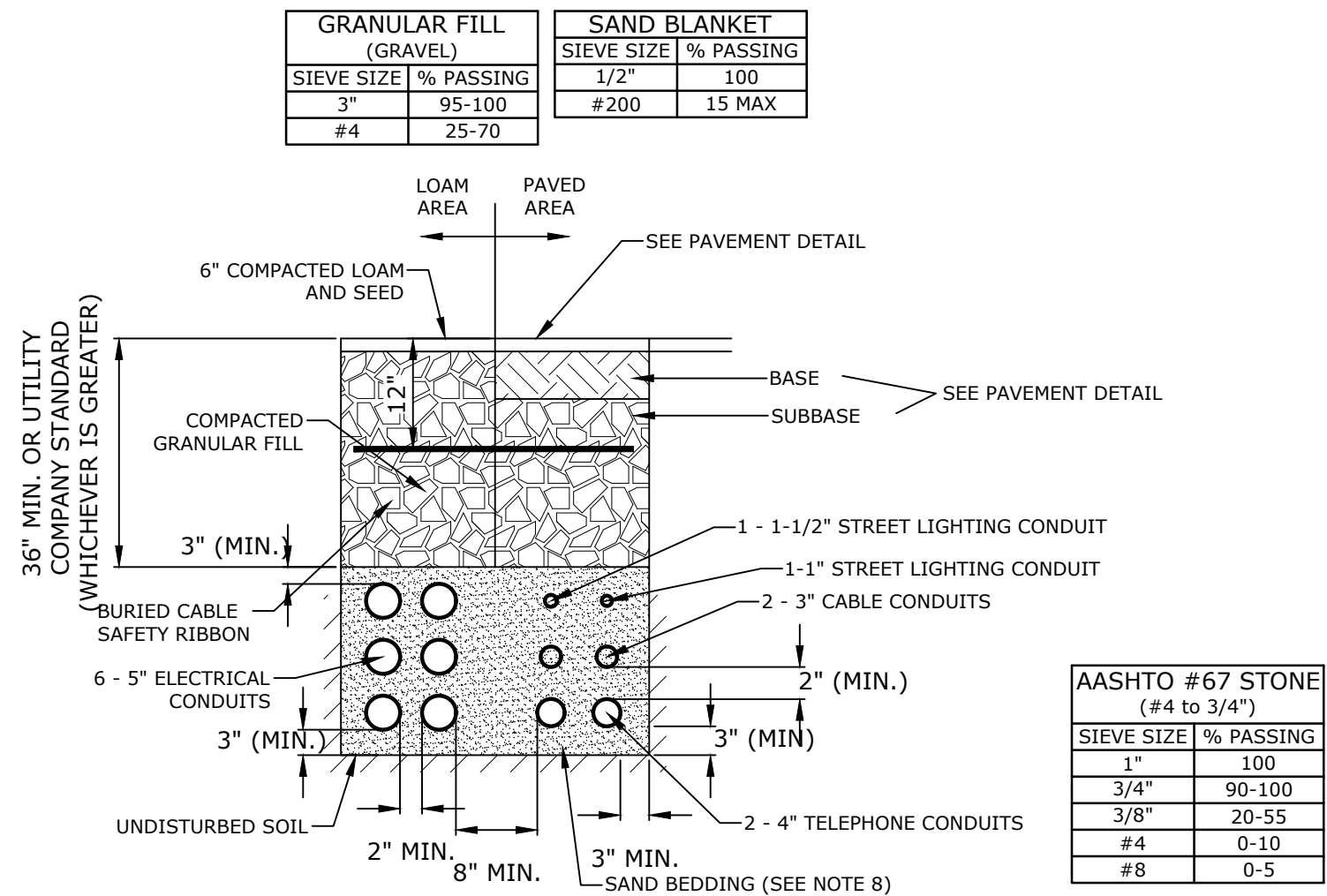
WATER TRENCH
NO SCALE

- 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.



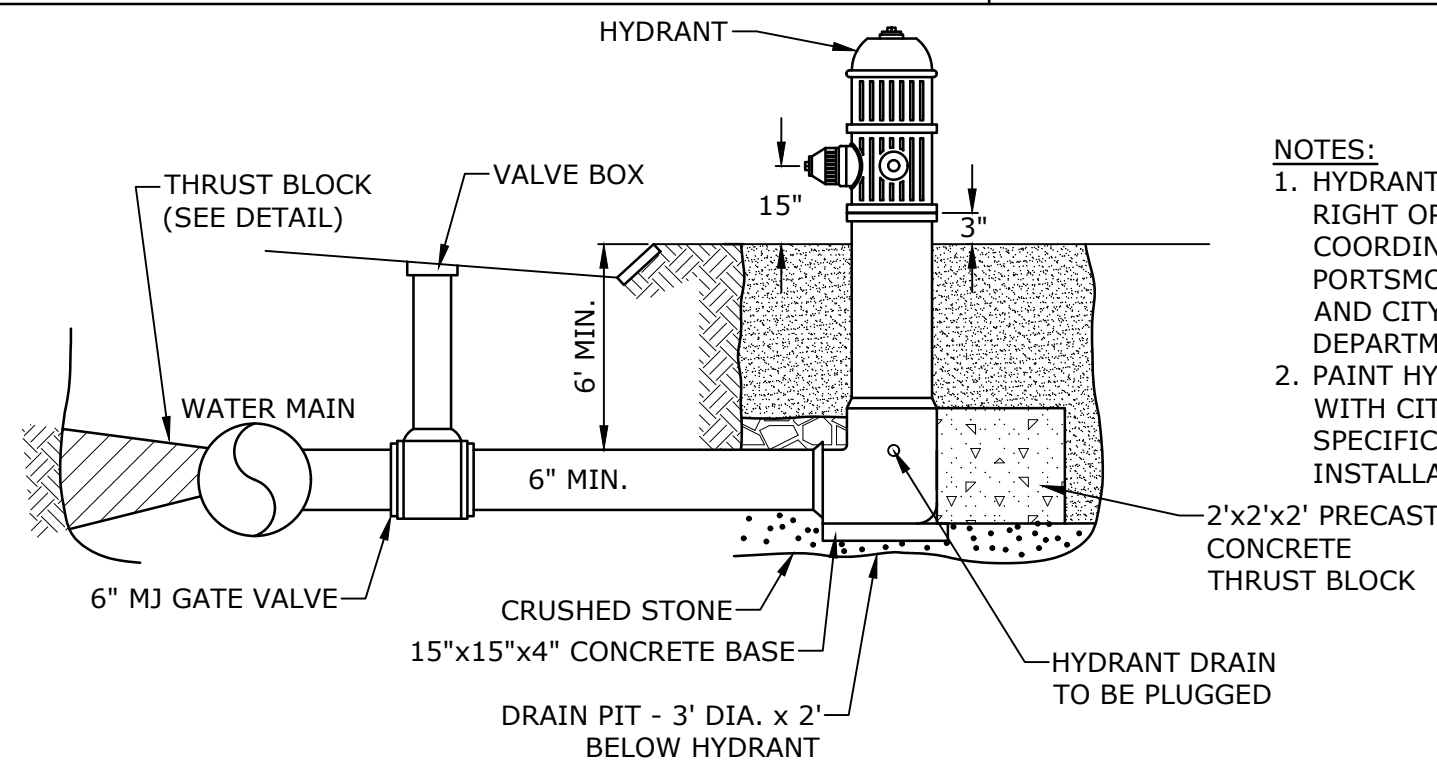
GAS TRENCH
NO SCALE

- 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. GAS LINE SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTSMOUTH.



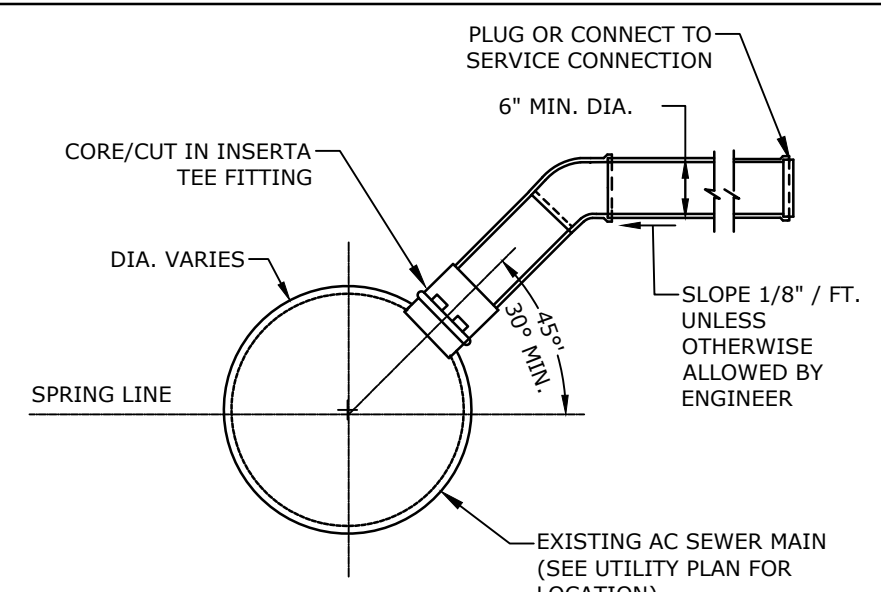
ELECTRICAL AND COMMUNICATION CONDUIT TRENCH
NO SCALE

- 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.



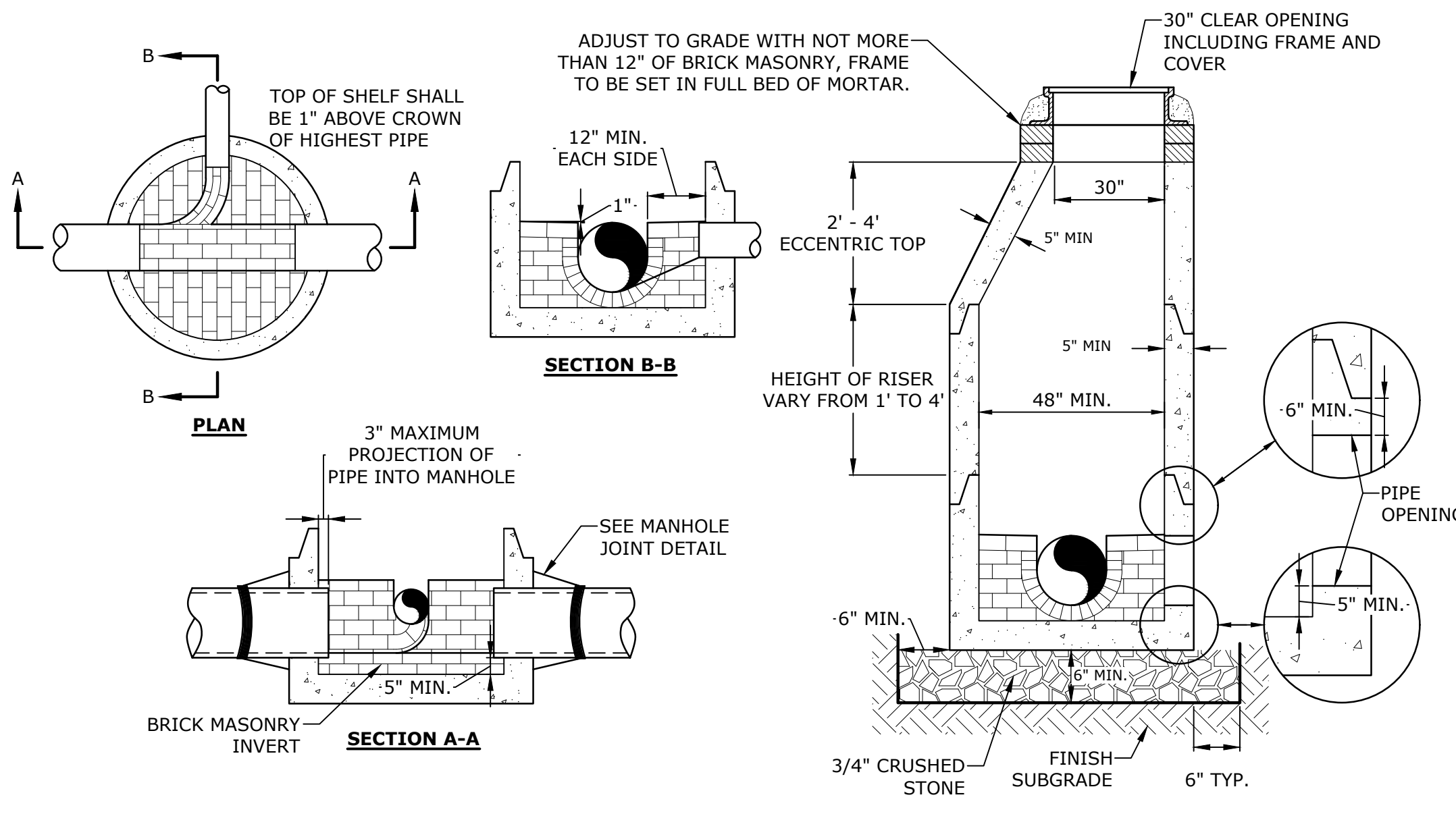
FIRE HYDRANT
NO SCALE

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



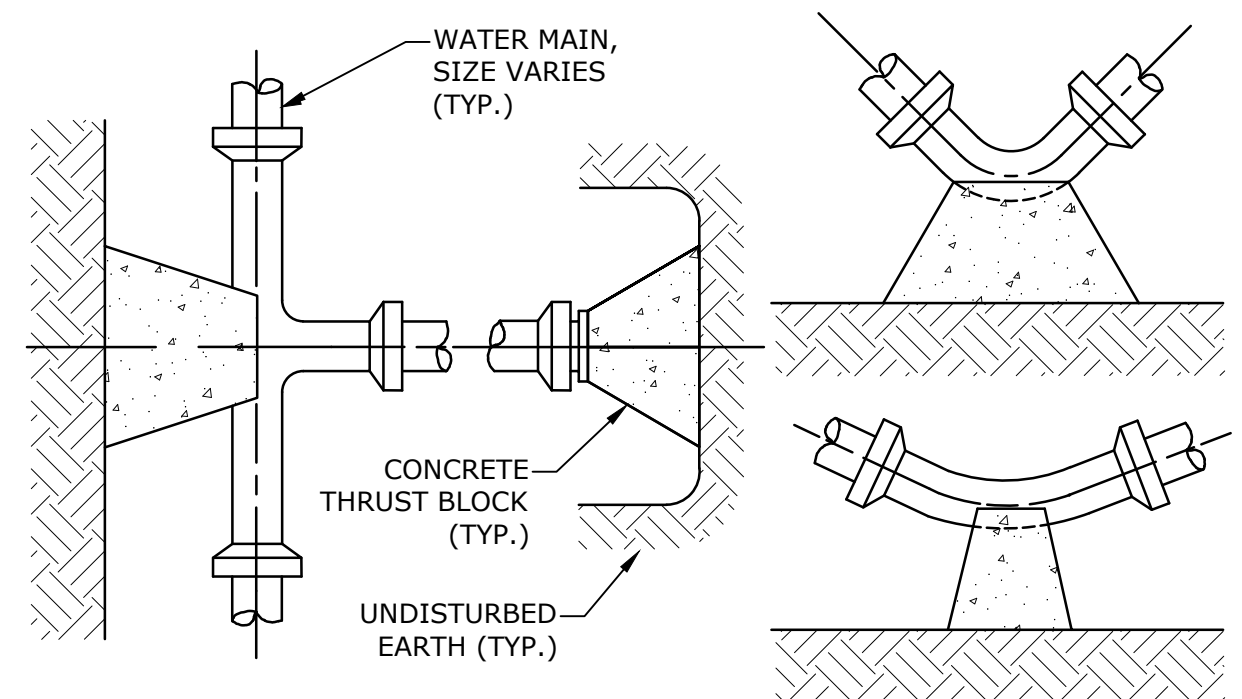
INSERTA-TEE LATERAL SERVICE CONNECTION
NO SCALE

- NOTES:**
1. INSERTA-TEE CONNECTION TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 2. SERVICE LATERAL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.
 3. THE EXISTING SEWER MAIN IS BELIEVED TO BE ASBESTOS CEMENT PIPE.



SEWER MANHOLE
NO SCALE

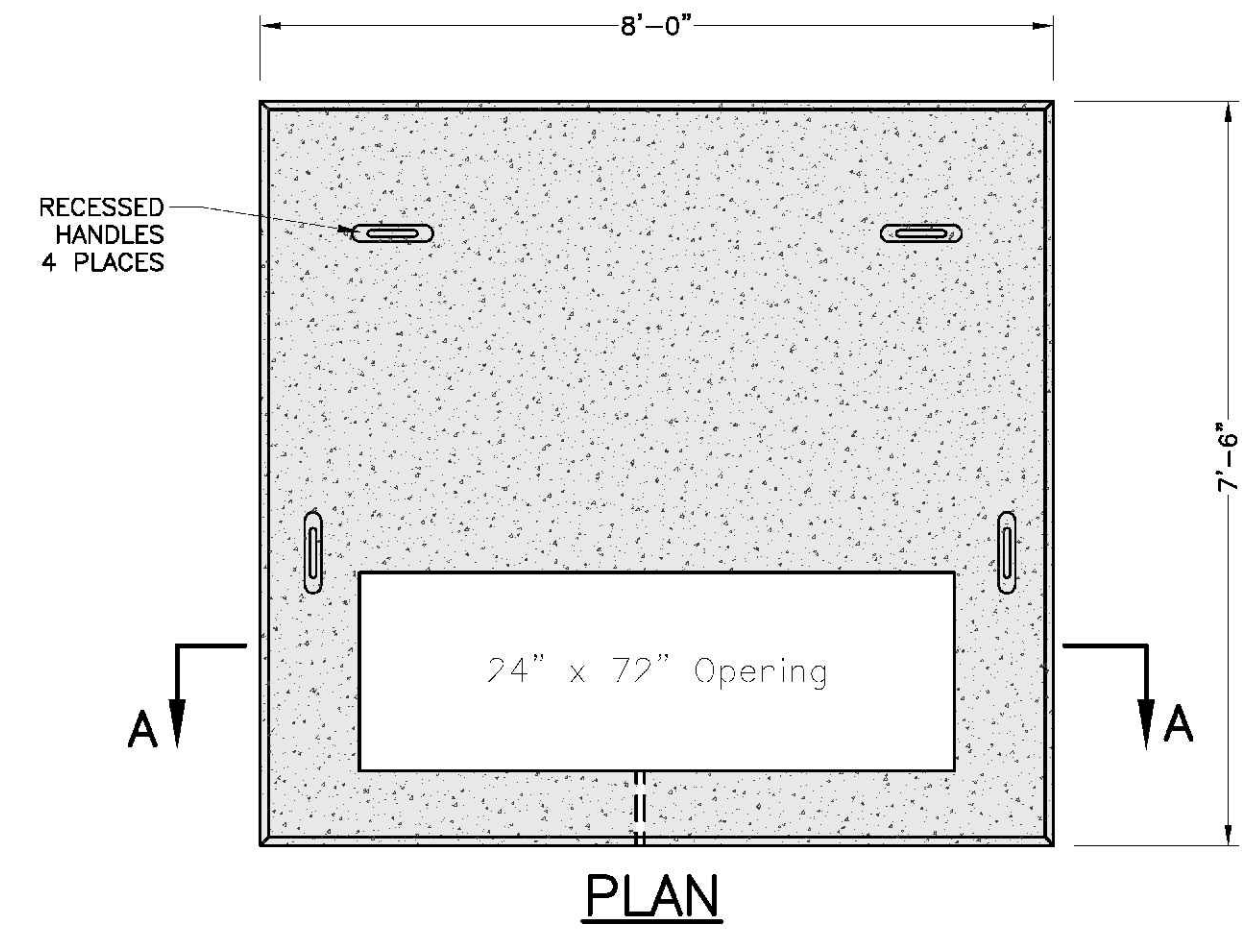
- NOTES:**
1. INVERT AND SHELF TO BE PLACED AFTER EACH LEAKAGE TEST.
 2. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT.
 3. INVERT BRICKS SHALL BE LAID ON EDGE.
 4. TWO (2) COATS OF BITUMINOUS WATERPROOF COATING SHALL BE APPLIED TO ENTIRE EXTERIOR OF MANHOLE.
 5. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS WITHIN CITY RIGHT OF WAY SHALL BE CITY STANDARD HINGE COVERS MANUFACTURED BY E.J. 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 H2O LOADING, AND CONFORMING TO ASTM C478-06.



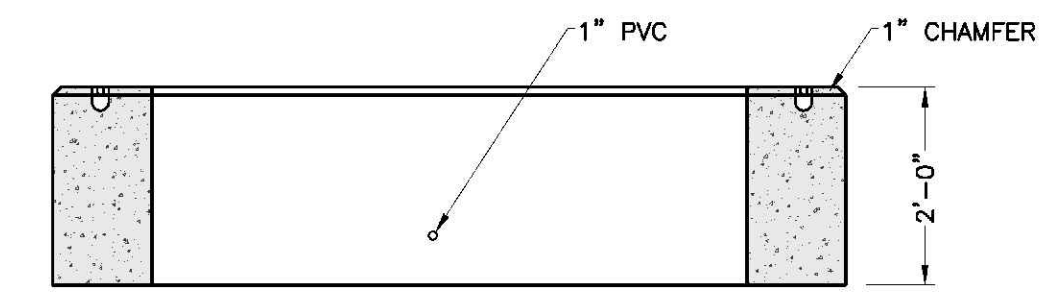
THRUST BLOCKING DETAIL
NO SCALE

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.



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
 5. TRANSFORMER PAD SHALL BE REVIEWED AND APPROVED BY EVERSOURCE PRIOR TO CONSTRUCTION.

TRANSFORMER PAD DETAIL
NO SCALE

PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

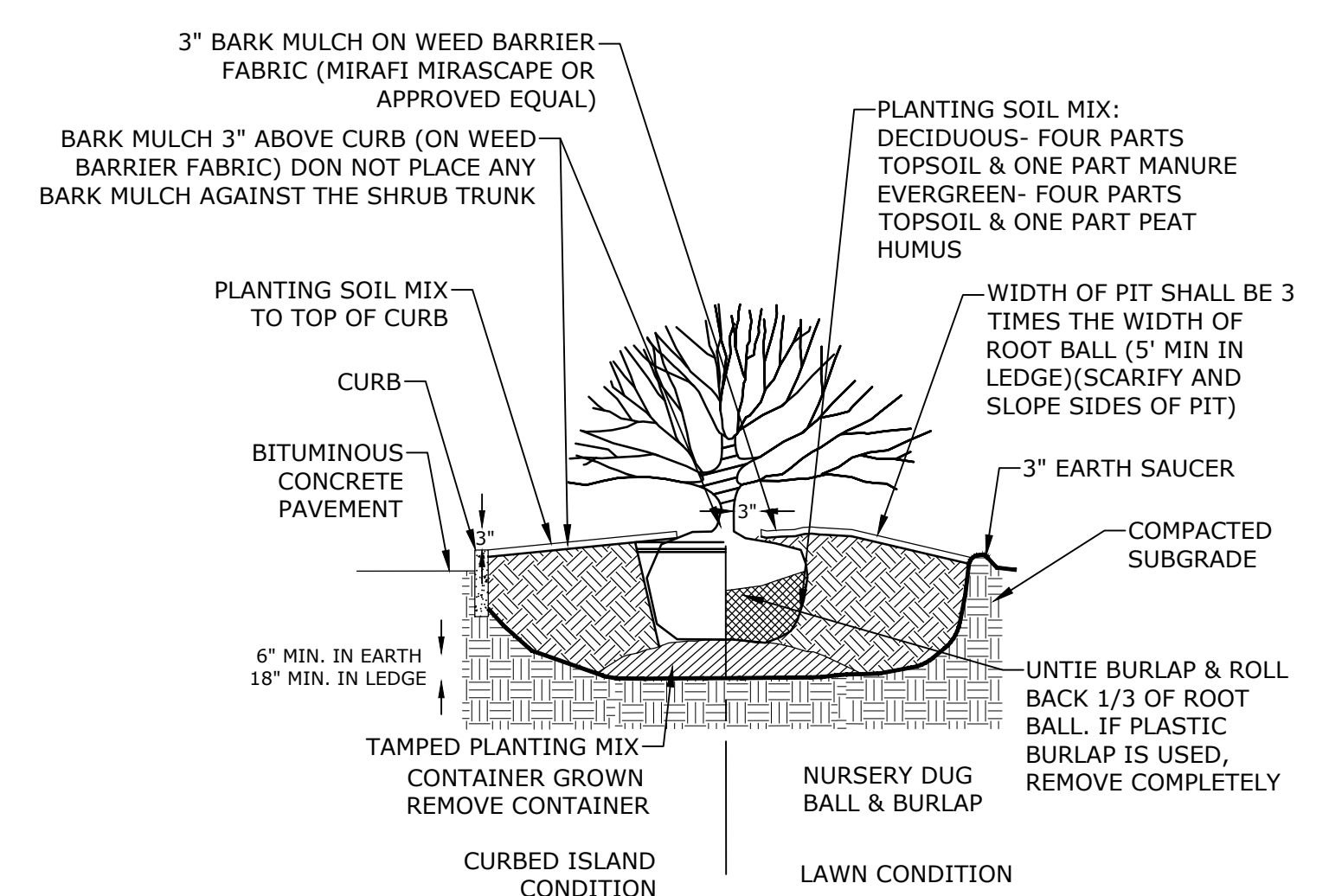
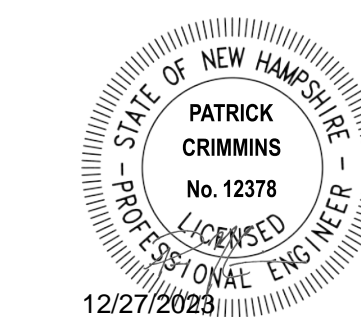
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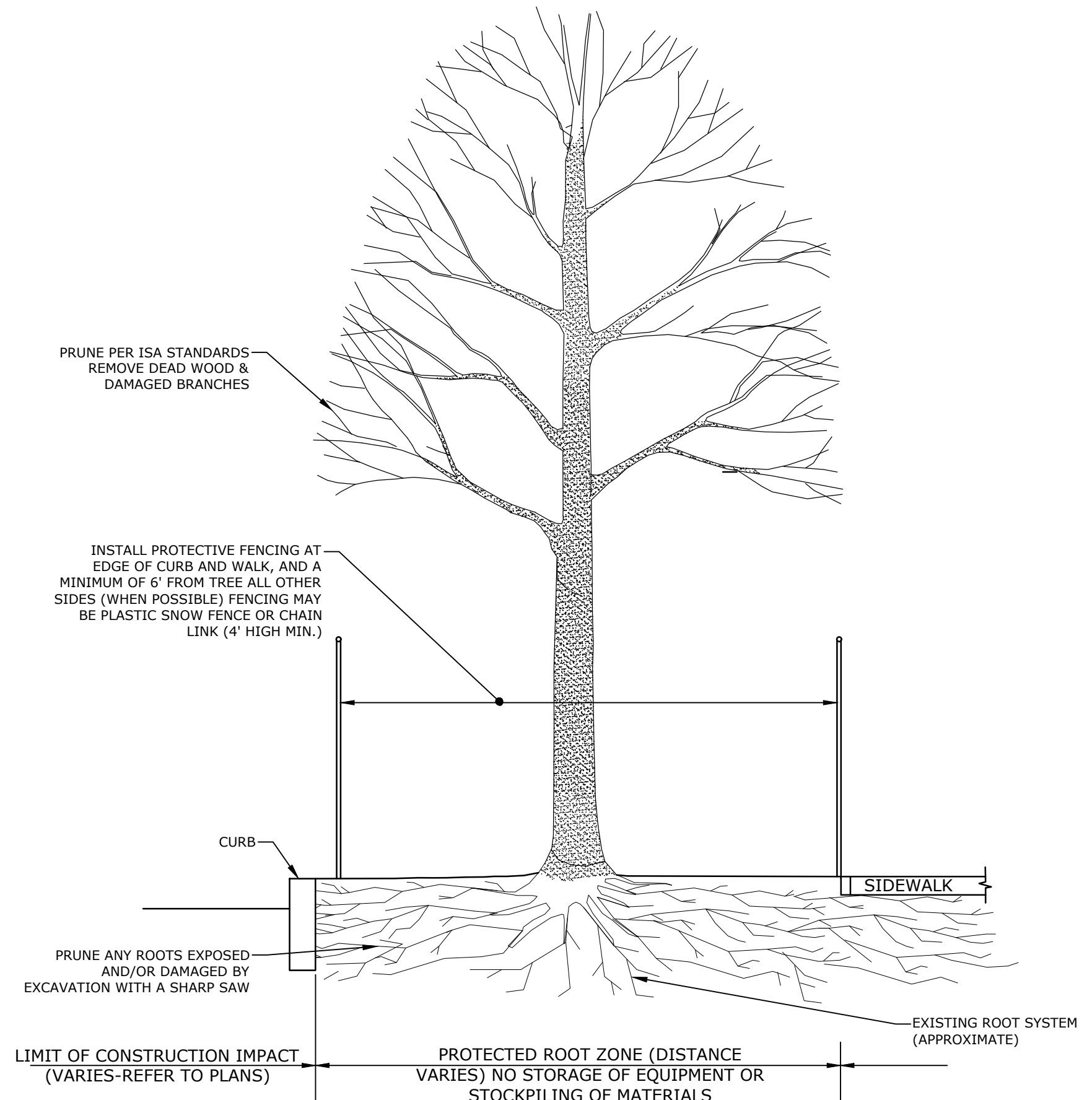
DETAILS

SCALE: AS SHOWN

C-506



SHRUB PLANTING
NO SCALE



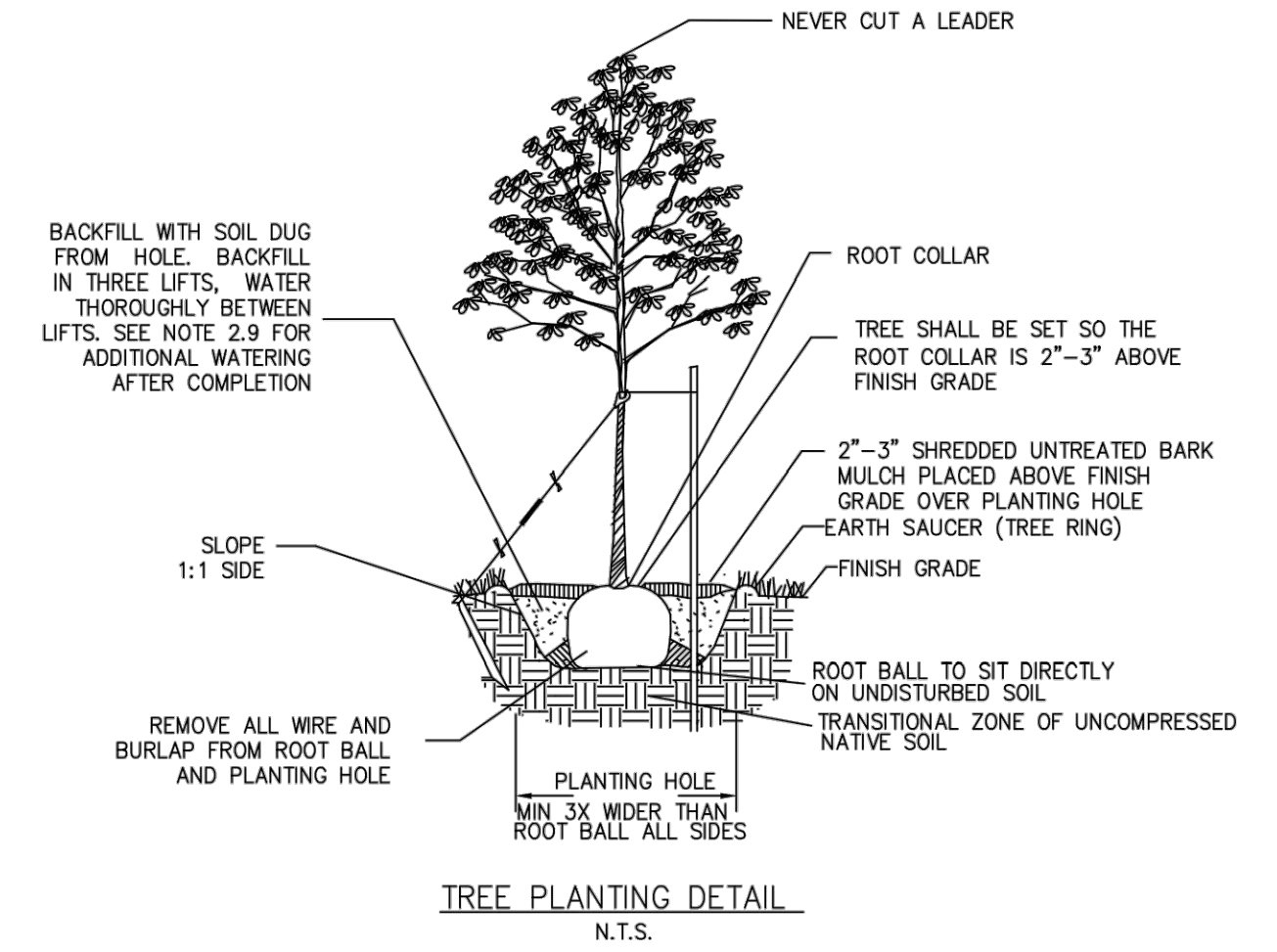
TREE PROTECTION FOR EXISTING TREE
NO SCALE

PART 1 - GENERAL-

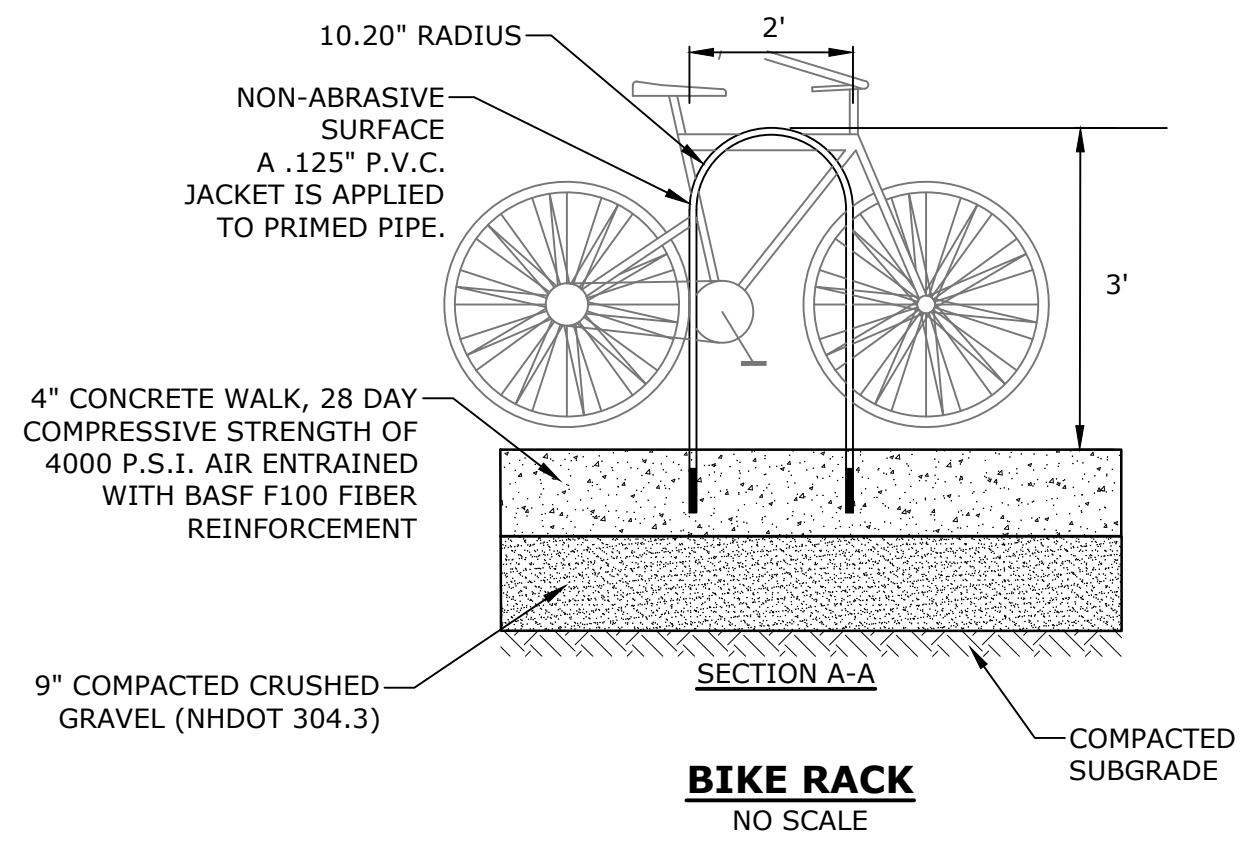
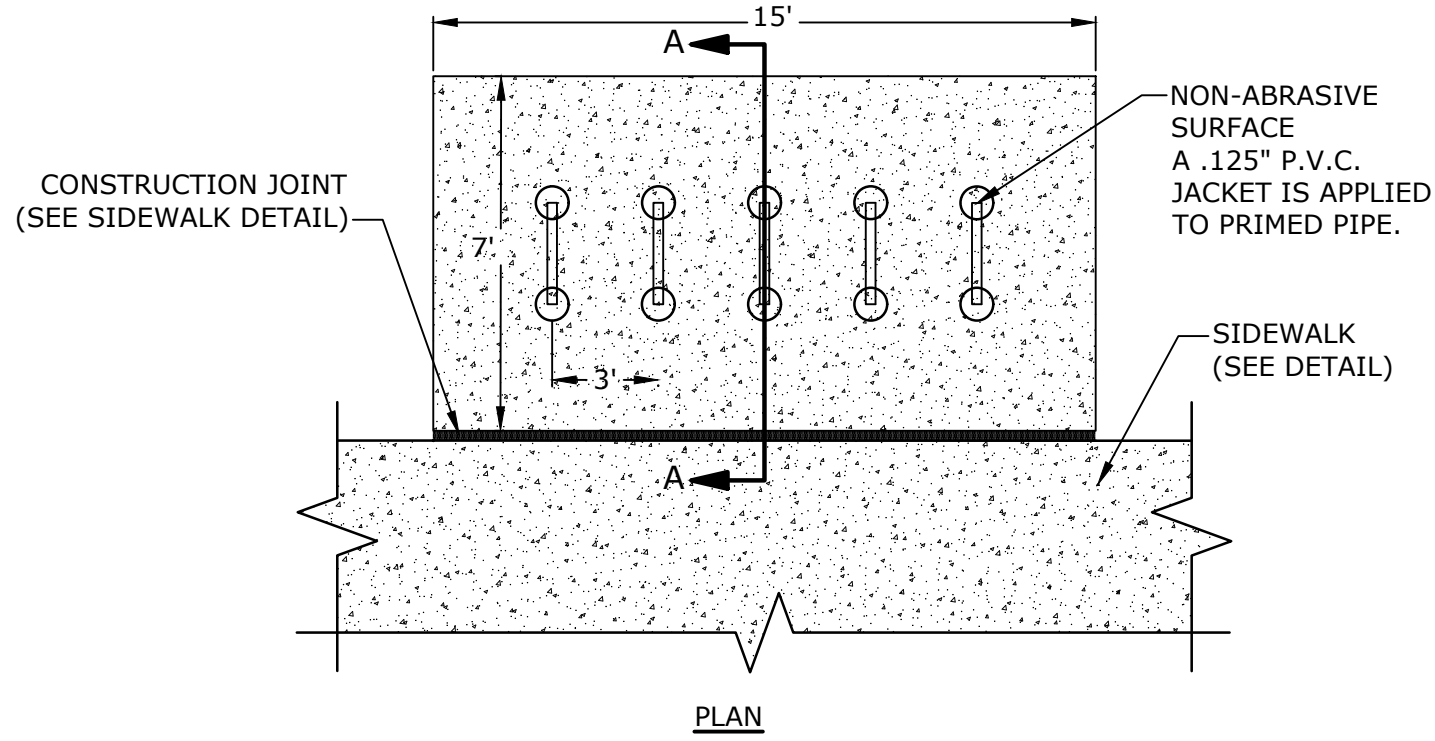
1.1 THE BASE OF THE CITY OF PORTSMOUTH TREE PLANTING REQUIREMENTS IS THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPLANTING. ANSI A300 PART 6 LAYS OUT TERMS AND BASIC STANDARDS AS SET FORTH BY INDUSTRY BUT IT IS NOT THE "END ALL" FOR THE CITY OF PORTSMOUTH. THE FOLLOWING ARE THE CITY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

PART 2 - EXECUTION-

- 2.1 ALL PLANTING HOLES SHALL BE DUG BY HAND - NO MACHINES. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE NEW PLANTING FITS, 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.



TREE PLANTING DETAIL
N.T.S.



PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

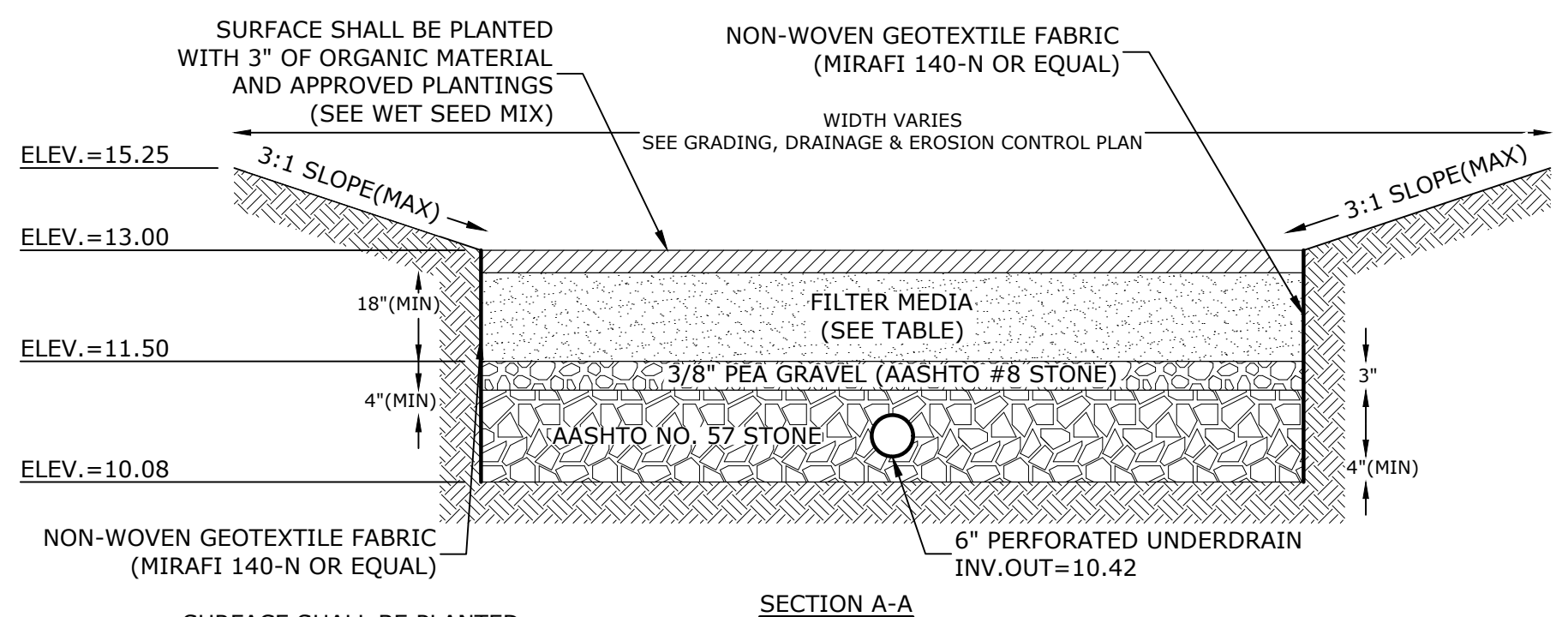
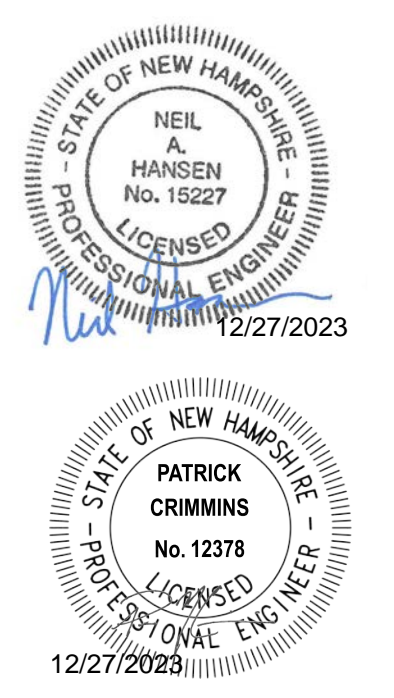
MARK	DATE	DESCRIPTION
C	12/27/2023	PB Submission
B	11/22/2023	TAC Resubmission
A	10/23/2023	TAC Submission

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

DETAILS

SCALE: AS SHOWN

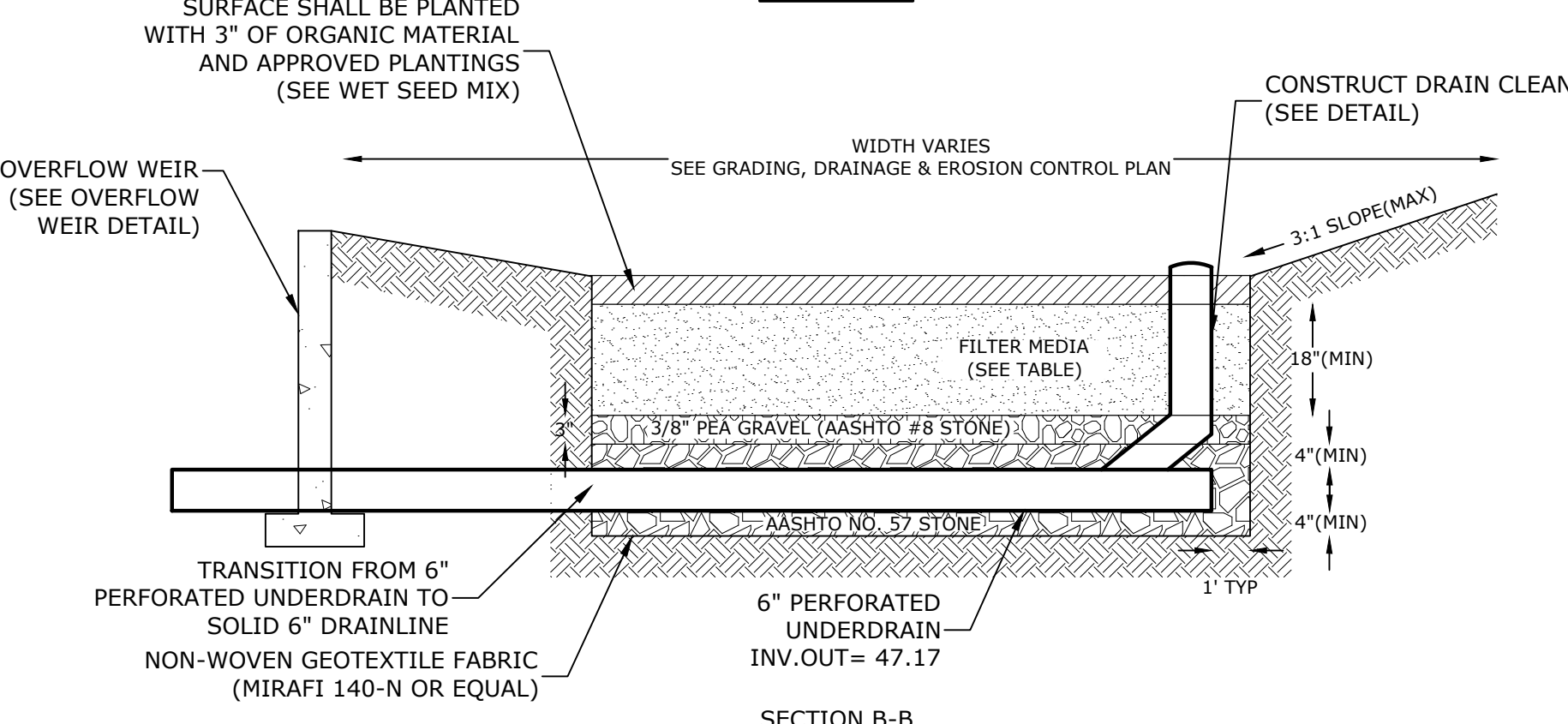
C-507



NOTES:

- RAIN GARDENS SHALL NOT BE PLACED INTO SERVICE UNTIL THE PRACTICE HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. CONTRACTOR SHALL KEEP ALL EXCAVATION EQUIPMENT OUTSIDE OF THE LIMIT OF THE RAIN GARDEN.
- SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR LOCATIONS, LAYOUTS, AND ELEVATIONS.
- THE SAND PORTION OF THE FILTER MEDIA SHALL MEET THE FOLLOWING GRADATION (ASTM C-33):

SIEVE SIZE	PERCENT PASSING
3/8"	100
#4	95-100
#8	80-100
#16	50-85
#30	25-60
#50	5-30
#100	0-10



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

WET SEED MIX

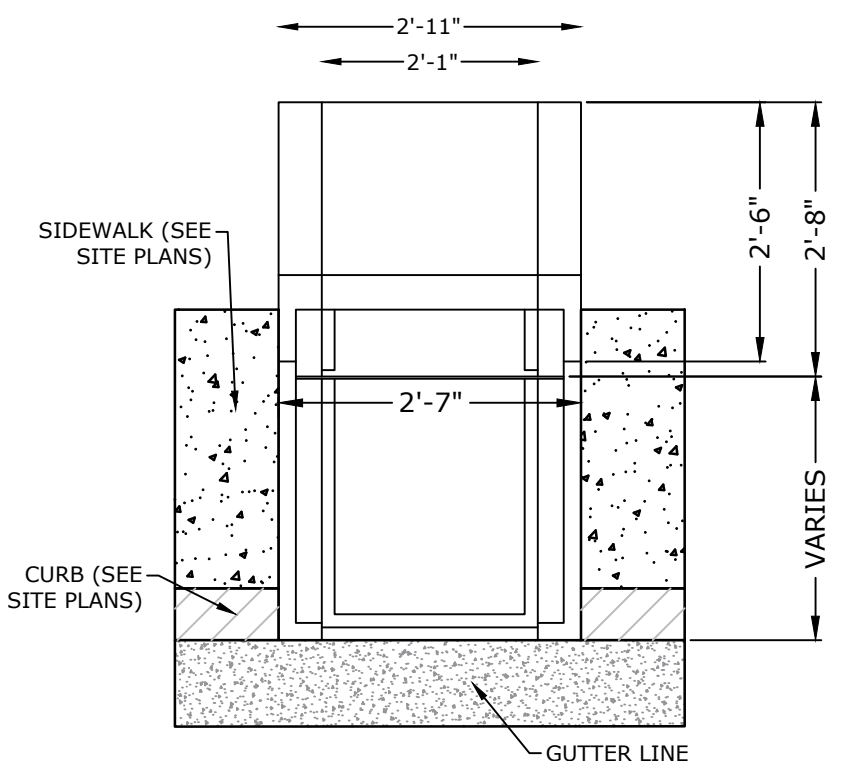
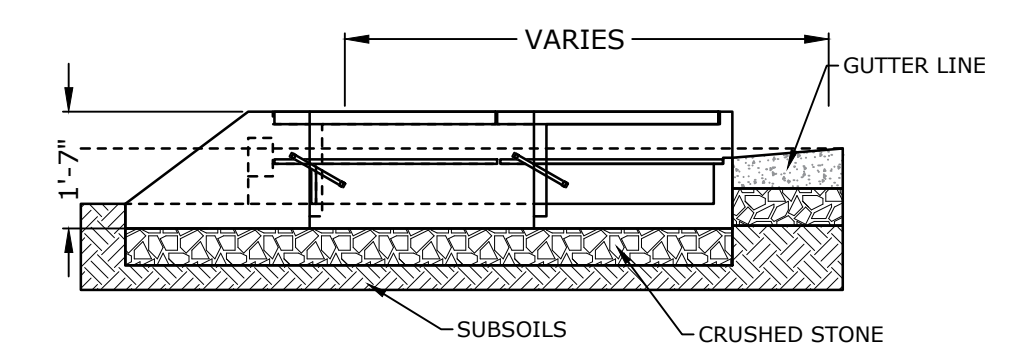
50% NEW ENGLAND WETLAND PLANTS- NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS & MOIST SITES

50% NEW ENGLAND WETLAND PLANTS- NEW ENGLAND CONSERVATION WILDLIFE MIX

RAIN GARDEN DETAIL
NO SCALE

FILTER MEDIA COMPOSITION:

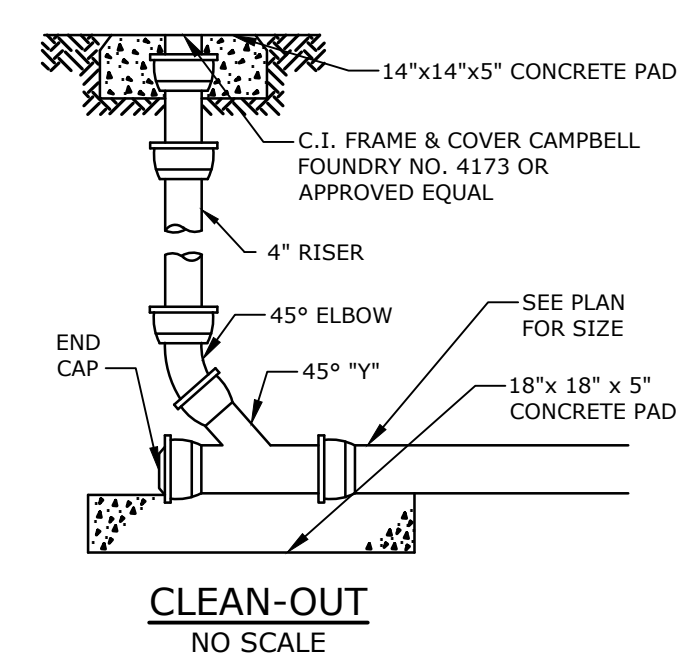
COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	PERCENT PASSING
ASTM C-33 CONCRETE SAND	50-55	SEE NOTE #5	
LOAMY SAND TOPSOIL	20-30	200	15-25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH	20-30	200	5 MAX



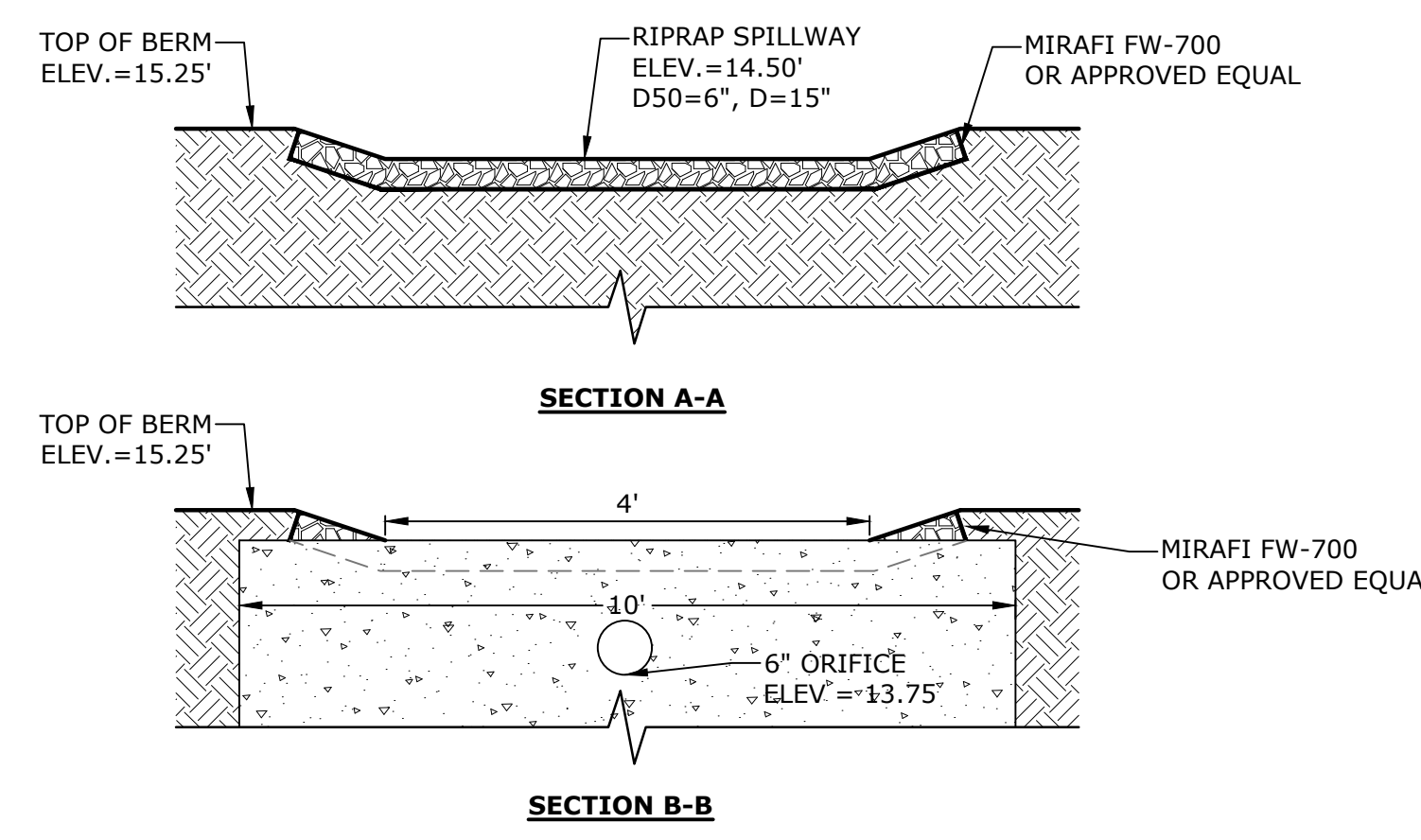
NOTES:

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

RAIN GUARDIAN FOXHOLE DETAIL
NO SCALE



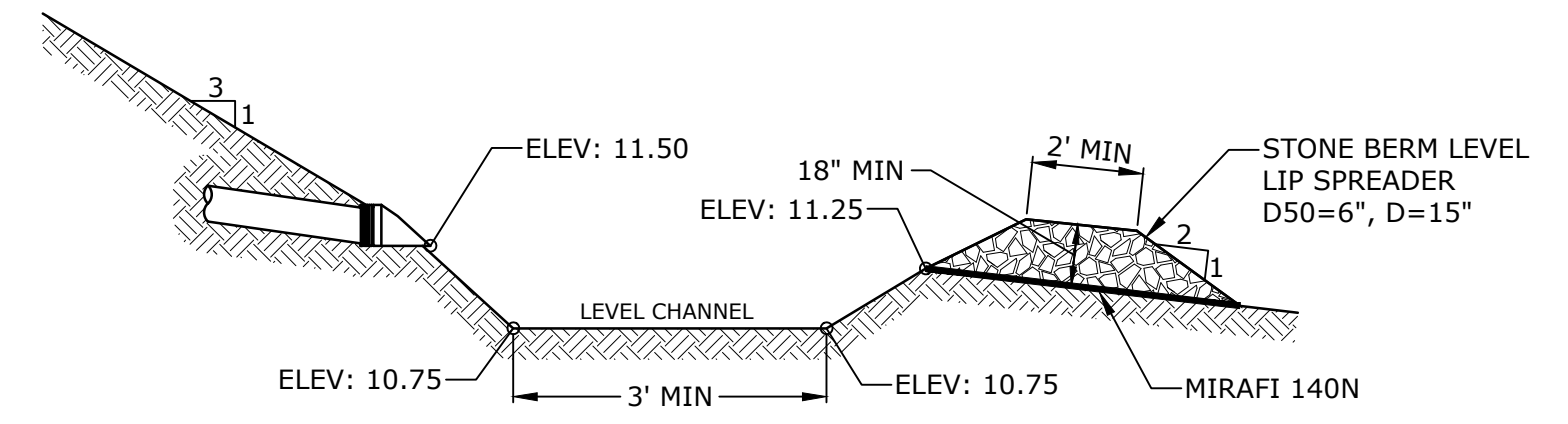
CLEAN-OUT
NO SCALE



NOTES:

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

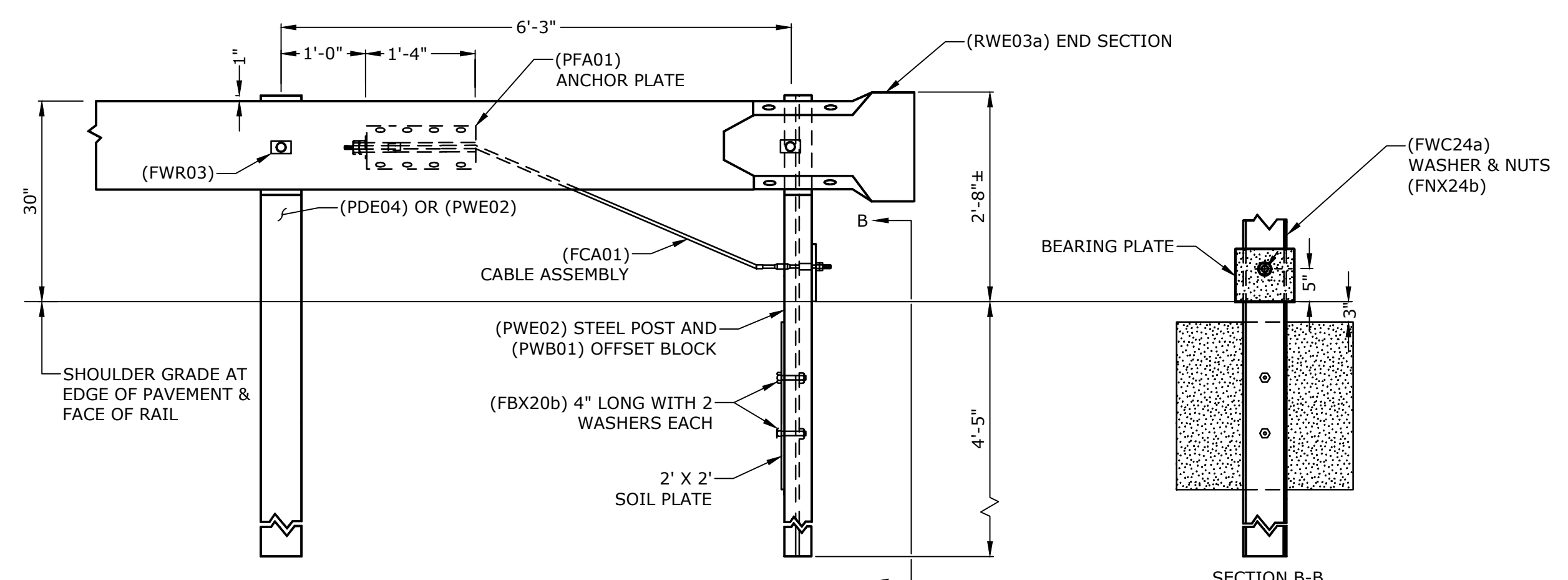
RIPRAP OVERFLOW WEIR
NO SCALE



NOTES:

- CHANNEL BEFORE STONE BERM SHALL BE LEVEL THROUGHOUT.

STONE BERMN LEVEL SPREADER DETAIL
NO SCALE



NOTES:

- GUARD RAIL TO BE TERMINAL UNIT TYPE G-2.

GUARD RAIL END DETAIL
NO SCALE

PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
C	12/27/2023	PB Submission
B	11/22/2023	TAC Resubmission
A	10/23/2023	TAC Submission

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DETAILS

SCALE: AS SHOWN

C-508



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



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



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



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



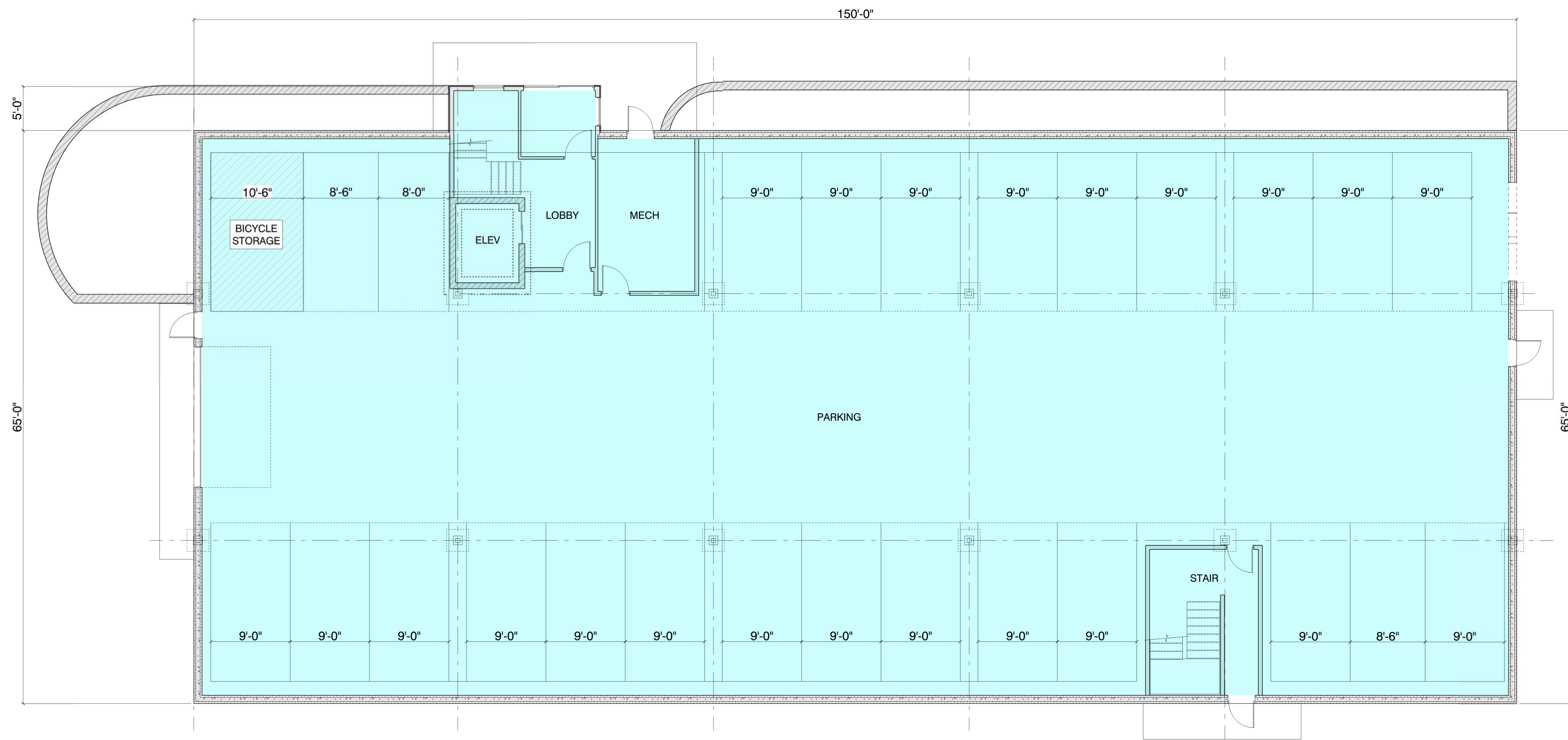
PROPOSED APARTMENT BUILDING - 815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

BOA SUBMISSION

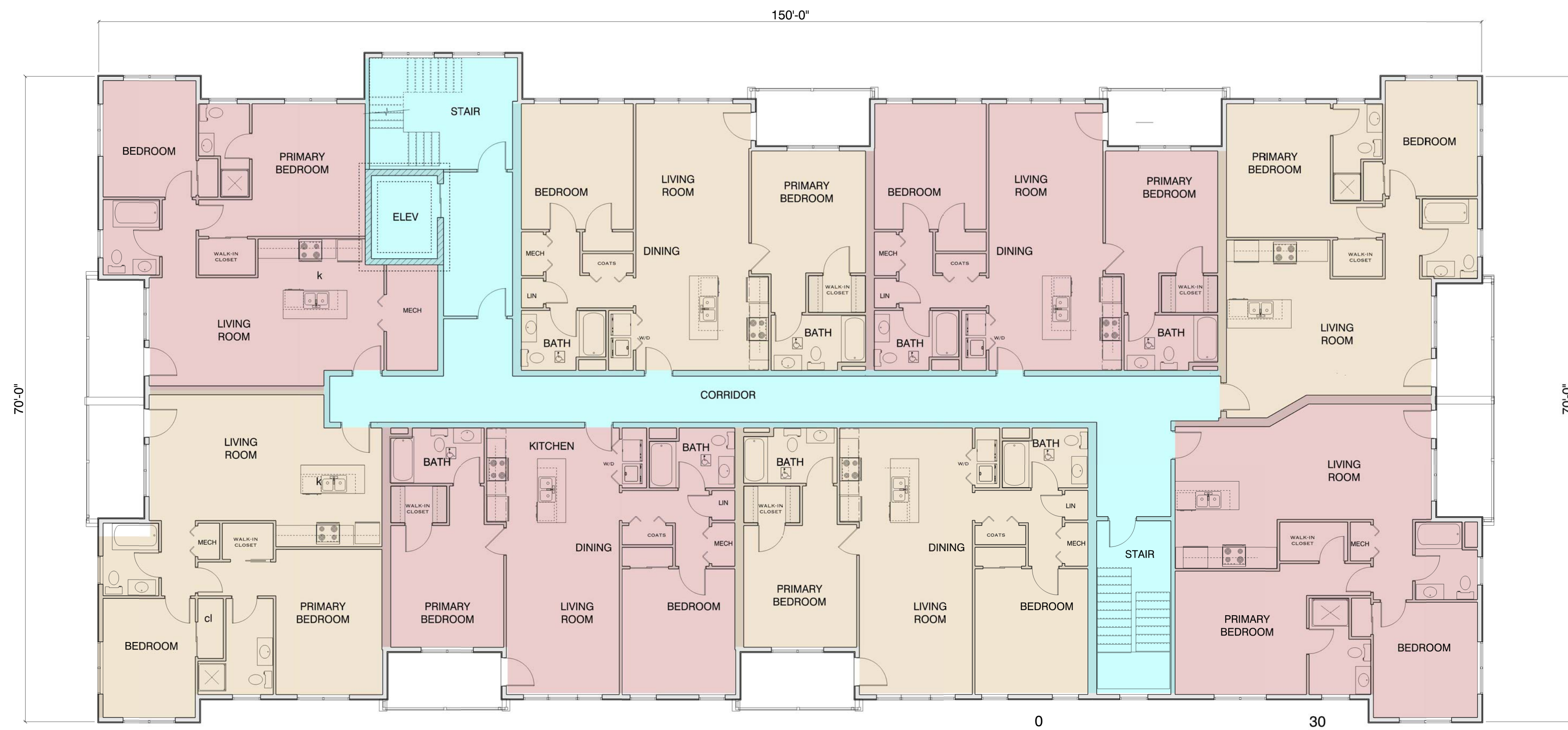
8/29/2023

mjk MICHAEL J. KEANE
ARCHITECTS, PLLC

101 KENT PLACE NEWMARKET, NH 03857 603.292.1400



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



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

PROPOSED APARTMENT BUILDING - 815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

BOA SUBMISSION

8/29/2023

mjk MICHAEL J. KEANE
ARCHITECTS, PLLC

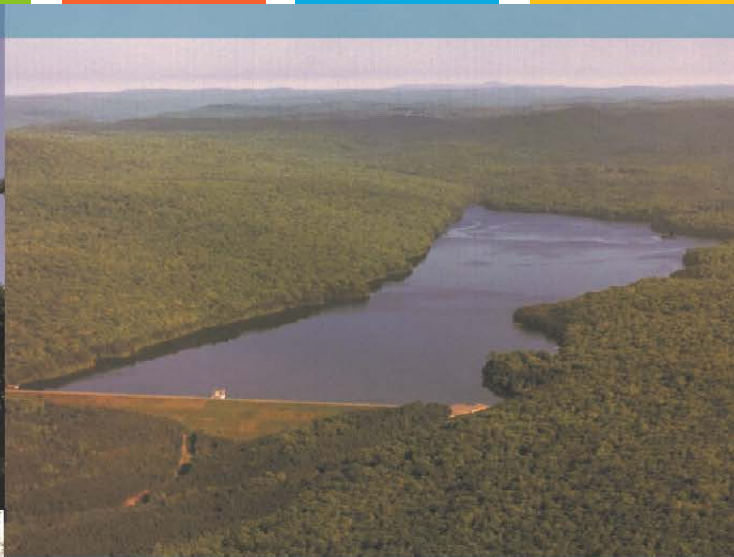
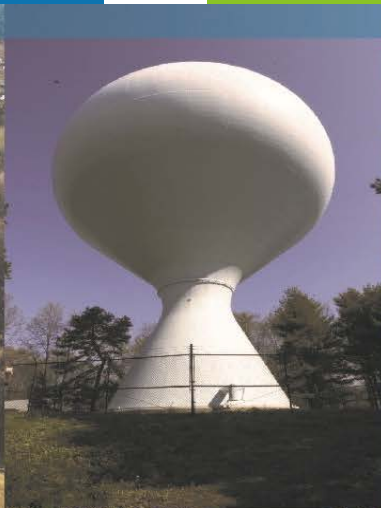
101 KENT PLACE NEWMARKET, NH 03857 603.292.1400

2

City of Portsmouth Con Com, November 8, 2023:			
	Conditions	Applicant Response	Sheet
Con Com Conditions from 11/16 Correspondence:			
1	A split rail fence shall be installed beside the trail on the shoreline side to discourage foot traffic and general disturbance within the 50' buffer.	A split rail fence has been added to the site plan along the 50' buffer.	C-102
2	Trail shall not extend into the 50' buffer, with no manicured landscaping activity happening between the 0-50' buffer other than invasive species removal.	The proposed trail has been shown outside the 50' buffer and the community trail note #1.4 has been updated accordingly.	L-100
3	Erosion control measures will be used during the invasive species removal process to ensure no impact to wetland and salt marsh habitat. Please include these details on the plan set.	Erosion control measures have been depicted on the landscape plans. Woodland Restoration note #7 has been added to address that the erosion control measure must be installed for the duration of invasive removal and until the area has been fully stabilized.	L-100 & L-101
4	Applicant shall submit seasonal updates to the Planning & Sustainability Department once invasive species removal begins until plantings have gone in, and the buffer is stabilized. One year after plantings, if at least an 80% success rate has not been reached, applicants will replant and report back to the Planning & Sustainability Department one year after planting is complete and each subsequent year until an 80% planting success rate has been achieved.	A Community Space: Monitoring and Maintenance Plan has been prepared and included with the submission.	Community Space: Monitoring and Maintenance Plan
5	Please add a note to the plan that no salt storage will be allowed within the wetland and/or wetland buffer. All salt storage on site must be covered to minimize impacts from runoff.	Site note #16 has been added to address this.	
6	The community trail shall have a minimum width of 5' with a maximum width of 6'.	Community Trail Note #1.2 has been updated accordingly.	
7	Pavement sweeping maintenance shall be performed between March and April for best results.	Section 1.3 of the Long Term Operation & Maintenance Plan has been updated to address that pavement sweeping shall occur between the months of March and April.	Long Term O&M Plan
8	Please relocate the proposed trash receptacle from the 0-50' buffer.	The trash receptacle has been removed from the plan.	
9	Please include the locations of where signage designating public access and community space will be placed along path. Please include a detailed specification of the signs within the plan set, and include signage indicating that dogs must be leashed at all times.	The requested signs have been added to the site plan. In addition, the community space easement and signage located within the community space shall advise as to the following restrictions: 1. Access is from dusk to dawn only; 2. Dogs shall remain on leashes and owners shall pick up and remove dog waste off premises; 3. Access is limited to defined pathways only; 4. No camping, loitering, or picnicking; 5. No littering; 6. No alcoholic beverages or drugs allowed; 7. No music or loudspeakers allowed; 8. Police take notice; and 9. For use of Portsmouth residents only.	C-102
10	Please develop a long-term maintenance plan for the community space to be reviewed and approved by Planning and Sustainability Department staff and provided to the Planning Board with the Wetland Conditional Use Permit application for approval.	A Community Space: Monitoring and Maintenance Plan has been prepared and included with the submission.	Community Space: Monitoring and Maintenance Plan
11	Please clarify in the final submission to the Planning Board the exact location of the proposed community trail.	Final alignment of the trail is subject to review and approval by the planning and sustainability director and any subsequent modification will be subject to the pb approval as a site plan amendment.	
12	In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.	Acknowledged	

City of Portsmouth TAC, December 5, 2023:

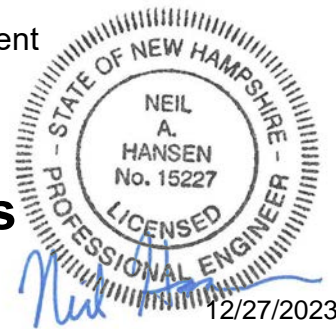
	Conditions	Applicant Response	Sheet
TAC Conditions from 12/12 Correspondence:			
1	Applicant will revise the submission letter to include details about the portion of the community space located on the adjacent lot for the Development Site Conditional Use Permit.	The cover letter has been revised to include details about the community space on a separate lot.	Cover Letter
2	The applicant will revise site note 13 to replace "Knox Box" to read "Knox Padlock".	Site Plan Note #13 has been revised as requested.	G-100



Proposed Multi-Family Development
 815 Lafayette Rd
 Portsmouth, NH

Drainage Analysis

Prospect North 815, LLC



October 23, 2023

Last Revised: December 27, 2023

Tighe & Bond

Section 1 Project Description

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Section 5 Mitigation Description

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Section 6 BMP Worksheet

Appendices

A Web Soil Survey Report
B Site Specific Soils Report and Test Pits
C Extreme Precipitation Tables

Section 1

Project Description

The project is located at 815 Lafayette Road identified as Map 245 Lot 3 on the City of Portsmouth Tax Maps. The existing property is approximately 19.6 acres in size and is bound to the west by Route 1 and the abutting Lafayette Plaza shopping center property, to the north and east by the Winchester Place property, and to the south by Sagamore Creek. The proposed project is limited to approximately 4 acres of land near the southwest portion of the parcel herein referred to as the project site.

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

1.1 On-Site Soil Description

The project site consists of terrain that is generally sloping from the north to the south at grades below 10% with a step portion of terrain directly abutting the Sagamore Creek. The site has an approximate high point of elevation 23 located along the property line abutting the Lafayette Plaza property to the north.

A site specific soil survey was completed for the project and can be found in Appendix B of this report. Based on the soil survey, the runoff analyzed within this study has been modeled using Hydrologic Soil Group B soils.

1.2 Pre- and Post-Development Comparison

The pre-development and post-development watershed areas have been analyzed at one (1) distinct point of analysis (PA-1.) as well as an internal point of analysis (PA-2) While the points of analysis have remained unchanged, the contributing sub-catchment areas varied between pre-development and post-development conditions. These adjustments were made to reflect the differences in drainage patterns between the existing and proposed conditions. The overall area analyzed as part of this drainage analysis was held constant. PA-1 is located just off site at the sagamore creek, which is a tidal estuary. PA-2 is located at the location of the existing NHDOT Treatment swale along the southwestern portion of the site.

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

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

1.3 Calculation Methods

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

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

References:

1. HydroCAD Stormwater Modeling System, by HydroCAD Software Solutions LLC, Chocorua, New Hampshire.
2. New Hampshire Stormwater Management Manual, Volume 2, Post-Construction Best Management Practices Selection and Design, December 2008.
3. "Extreme Precipitation in New York & New England." Extreme Precipitation in New York & New England by Northeast Regional Climate Center (NRCC), 26 June 2012.

Section 2

Pre-Development Conditions

To analyze the pre-development condition, the site has been modeled utilizing (2) distinct point of analysis (PA-1 & PA-2). These points of analysis and watersheds are depicted on the plan entitled "Pre-Development Watershed Plan", Sheet C-801.

The points of analysis and their contributing watershed areas are described below:

Point of Analysis (PA-1)

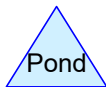
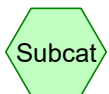
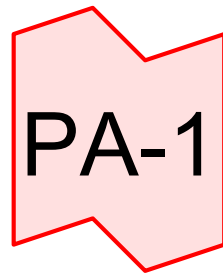
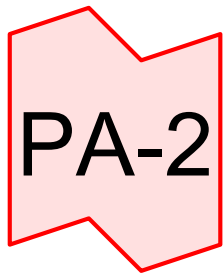
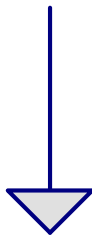
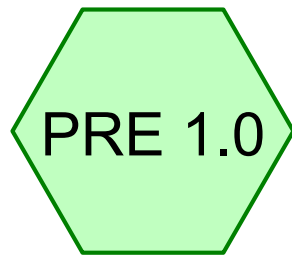
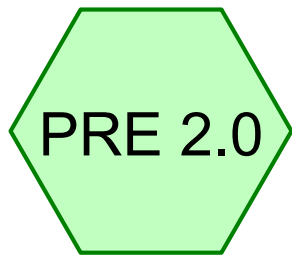
Point of analysis 1 is comprised of one subcatchment area (PRE 1.0). This area is comprised of mostly impervious surfaces, grass, and woods with small portions of roofs and gravel surfaces. Runoff from this watershed sheet flows untreated stormwater directly into Sagamore Creek and ultimately the Piscataqua River.

Point of Analysis (PA-2)

Point of analysis 2 is comprised of one subcatchment area (PRE 2.0). This area is comprised of impervious surfaces, grass, and woods with small portions of roofs and gravel surfaces. Runoff from this watershed either sheet flows stormwater directly into the NHDOT treatment swale or is collected by a subsurface drainage network owned by NHDOT and discharges to the same treatment swale. This swale discharges flows to the Sagamore Creek and ultimately the Piscataqua River. Historic records show that this treatment swale was not designed to current stormwater treatment requirements and does not appear to provide any substantial advanced stormwater treatment.

2.1 Pre-Development Calculations

2.2 Pre-Development Watershed Plan



Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
50,881	61	>75% Grass cover, Good, HSG B (PRE 1.0, PRE 2.0)
2,082	96	Gravel surface, HSG B (PRE 1.0)
41,852	98	Paved parking, HSG B (PRE 1.0, PRE 2.0)
10,490	98	Roofs, HSG B (PRE 1.0)
84,175	60	Woods, Fair, HSG B (PRE 1.0, PRE 2.0)
189,480	71	TOTAL AREA

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
189,480	HSG B	PRE 1.0, PRE 2.0
0	HSG C	
0	HSG D	
0	Other	
189,480		TOTAL AREA

M-5131-001_PRE

Prepared by Tighe & Bond

HydroCAD® 10.00-20 s/n 03436 © 2017 HydroCAD Software Solutions LLC

Type III 24-hr 2-Yr Rainfall=3.70"

Printed 12/20/2023

Page 4

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

Subcatchment PRE 1.0: Runoff Area=163,775 sf 29.57% Impervious Runoff Depth>1.25"
Flow Length=268' Tc=7.3 min CN=72 Runoff=4.98 cfs 17,085 cf

Subcatchment PRE 2.0: Runoff Area=25,705 sf 15.21% Impervious Runoff Depth>0.91"
Flow Length=52' Tc=5.0 min CN=66 Runoff=0.56 cfs 1,950 cf

Link PA-1: Inflow=5.53 cfs 19,035 cf
Primary=5.53 cfs 19,035 cf

Link PA-2: Inflow=0.56 cfs 1,950 cf
Primary=0.56 cfs 1,950 cf

Total Runoff Area = 189,480 sf Runoff Volume = 19,035 cf Average Runoff Depth = 1.21"
72.38% Pervious = 137,138 sf 27.62% Impervious = 52,342 sf

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

Subcatchment PRE 1.0: Runoff Area=163,775 sf 29.57% Impervious Runoff Depth>2.68"
Flow Length=268' Tc=7.3 min CN=72 Runoff=11.13 cfs 36,605 cf

Subcatchment PRE 2.0: Runoff Area=25,705 sf 15.21% Impervious Runoff Depth>2.16"
Flow Length=52' Tc=5.0 min CN=66 Runoff=1.47 cfs 4,628 cf

Link PA-1: Inflow=12.55 cfs 41,233 cf
Primary=12.55 cfs 41,233 cf

Link PA-2: Inflow=1.47 cfs 4,628 cf
Primary=1.47 cfs 4,628 cf

Total Runoff Area = 189,480 sf Runoff Volume = 41,233 cf Average Runoff Depth = 2.61"
72.38% Pervious = 137,138 sf 27.62% Impervious = 52,342 sf

Summary for Subcatchment PRE 1.0:

Runoff = 11.13 cfs @ 12.11 hrs, Volume= 36,605 cf, Depth> 2.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.62"

Area (sf)	CN	Description
10,490	98	Roofs, HSG B
34,948	61	>75% Grass cover, Good, HSG B
2,082	96	Gravel surface, HSG B
78,312	60	Woods, Fair, HSG B
37,943	98	Paved parking, HSG B
163,775	72	Weighted Average
115,342		70.43% Pervious Area
48,433		29.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	34	0.0436	0.09		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.68"
0.9	200	0.0350	3.80		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.2	34	0.2500	2.50		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
7.3	268	Total			

Summary for Subcatchment PRE 2.0:

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

Runoff = 1.47 cfs @ 12.08 hrs, Volume= 4,628 cf, Depth> 2.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.62"

Area (sf)	CN	Description
0	98	Roofs, HSG B
15,933	61	>75% Grass cover, Good, HSG B
0	96	Gravel surface, HSG B
5,863	60	Woods, Fair, HSG B
3,909	98	Paved parking, HSG B
25,705	66	Weighted Average
21,796		84.79% Pervious Area
3,909		15.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	22	0.0944	0.25		Sheet Flow, Grass: Short n= 0.150 P2= 3.68"
0.1	30	0.0276	3.37		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.6	52	Total, Increased to minimum Tc = 5.0 min			

Summary for Link PA-1:

Inflow Area = 189,480 sf, 27.62% Impervious, Inflow Depth > 2.61" for 10-Yr event
 Inflow = 12.55 cfs @ 12.11 hrs, Volume= 41,233 cf
 Primary = 12.55 cfs @ 12.11 hrs, Volume= 41,233 cf, Atten= 0%, Lag= 0.0 min

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

Summary for Link PA-2:

Inflow Area = 25,705 sf, 15.21% Impervious, Inflow Depth > 2.16" for 10-Yr event
 Inflow = 1.47 cfs @ 12.08 hrs, Volume= 4,628 cf
 Primary = 1.47 cfs @ 12.08 hrs, Volume= 4,628 cf, Atten= 0%, Lag= 0.0 min

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

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

Subcatchment PRE 1.0: Runoff Area=163,775 sf 29.57% Impervious Runoff Depth>3.94"
Flow Length=268' Tc=7.3 min CN=72 Runoff=16.40 cfs 53,711 cf

Subcatchment PRE 2.0: Runoff Area=25,705 sf 15.21% Impervious Runoff Depth>3.30"
Flow Length=52' Tc=5.0 min CN=66 Runoff=2.28 cfs 7,078 cf

Link PA-1: Inflow=18.60 cfs 60,789 cf
Primary=18.60 cfs 60,789 cf

Link PA-2: Inflow=2.28 cfs 7,078 cf
Primary=2.28 cfs 7,078 cf

Total Runoff Area = 189,480 sf Runoff Volume = 60,789 cf Average Runoff Depth = 3.85"
72.38% Pervious = 137,138 sf 27.62% Impervious = 52,342 sf

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Type III 24-hr 50-Yr Rainfall=8.53"

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

Subcatchment PRE 1.0: Runoff Area=163,775 sf 29.57% Impervious Runoff Depth>5.16"
Flow Length=268' Tc=7.3 min CN=72 Runoff=21.45 cfs 70,379 cf


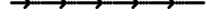


Subcatchment PRE 2.0: Runoff Area=25,705 sf 15.21% Impervious Runoff Depth>4.44"
Flow Length=52' Tc=5.0 min CN=66 Runoff=3.08 cfs 9,517 cf

Link PA-1: Inflow=24.42 cfs 79,896 cf
Primary=24.42 cfs 79,896 cf

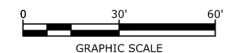
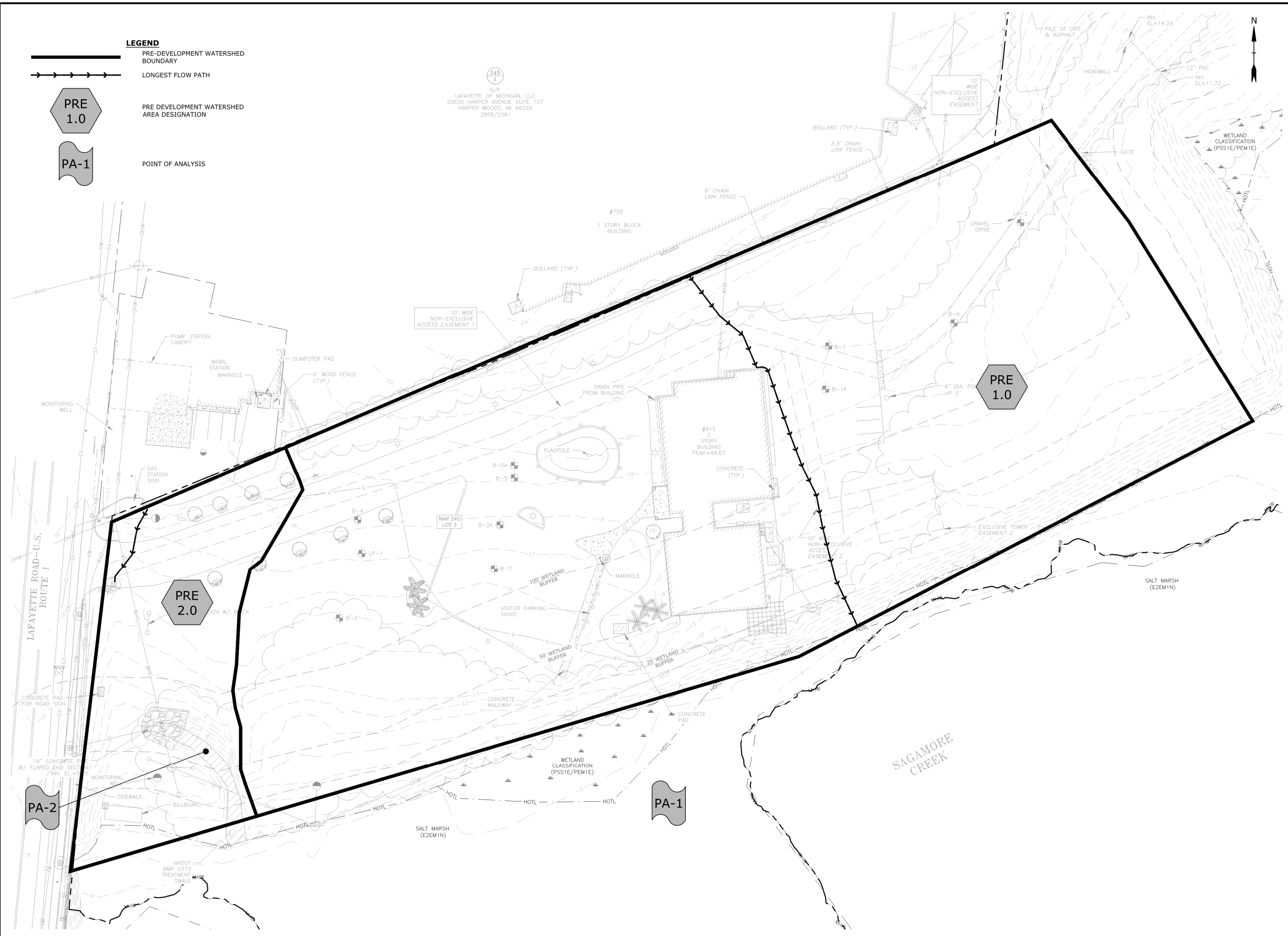
Link PA-2: Inflow=3.08 cfs 9,517 cf
Primary=3.08 cfs 9,517 cf

Total Runoff Area = 189,480 sf Runoff Volume = 79,896 cf Average Runoff Depth = 5.06"
72.38% Pervious = 137,138 sf 27.62% Impervious = 52,342 sf

LEGEND

-  PRE-DEVELOPMENT WATERSHED BOUNDARY
-  LONGEST FLOW PATH
-  PRE 1.0 PRE DEVELOPMENT WATERSHED AREA DESIGNATION
-  PA-1 POINT OF ANALYSIS

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



PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
C	12/27/2023	PB Submission
B	11/22/2023	TAC Resubmission
A	10/23/2023	TAC Submission

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




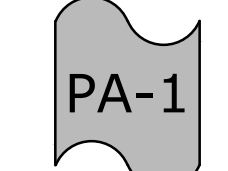
PRE DEVELOPMENT WATERSHED PLAN

SCALE: AS SHOWN

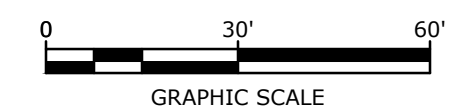
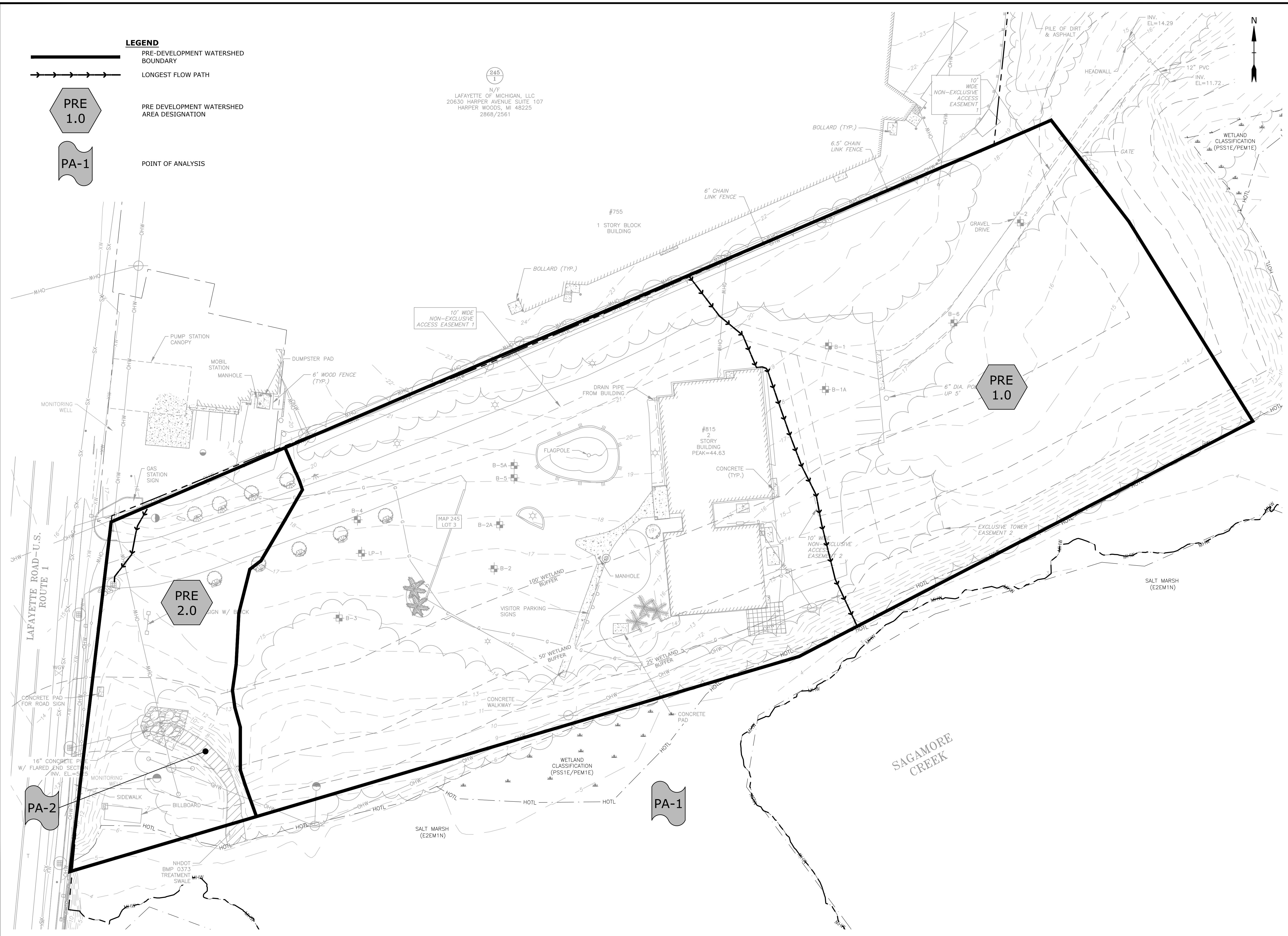
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 Plotted On: Dec 20, 2023 11:40:00 AM
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 Helped By: CKZulk

LEGEND

-  PRE-DEVELOPMENT WATERSHED BOUNDARY
-  LONGEST FLOW PATH
-  PRE 1.0 PRE DEVELOPMENT WATERSHED AREA DESIGNATION
-  PA-1 POINT OF ANALYSIS

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



PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
C	12/27/2023	PB Submission
B	11/22/2023	TAC Resubmission
A	10/23/2023	TAC Submission

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

PRE DEVELOPMENT WATERSHED PLAN

SCALE: AS SHOWN

C-801

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 Project On: Dec 20, 2023 1:44pm
 Tighe & Bond 23 MW 5131 PBZ Development, LLC 001 815 Lafayette Road Drawings\AutoCAD\M5131_001_DSGN.dwg

Section 3

Post-Development Conditions

The post-development condition was analyzed by dividing the watersheds into five (5) watershed areas. Stormwater runoff from these sub-catchment areas flow via subsurface and surface drainage systems prior to discharging to an existing swale or proposed stone berm level spreader and ultimately the Sagamore Creek. Like the pre-development condition, flows from these sub-catchment areas are modeled at the same points of analysis (PA-1 & PA-2).

An underground detention system is included on the development site for the purpose of mitigating peak flowrates as well as mitigating temperature differences between the stormwater runoff and Sagamore Creek. Additionally, a Jellyfish Filter unit and Rain Garden are proposed for treatment purposes. The Jellyfish treatment unit located post detention, and is designed that flows greater than the 2-year storm event bypass the unit.

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

Point of Analysis (PA-1)

Post-development Watershed 1.0 (POST 1.0) is comprised mostly of the area surrounding the project site and is composed of mainly grass and wood with small portions of concrete sidewalk.

Post-development Watershed 1.1 (Post 1.1) is comprised of the majority of the development area. This watershed contains proposed buildings 2 and 3 as well as portions of its associated paved parking lots and sidewalks. Runoff from this watershed is captured by various catch basins and roof leaders connecting to a proposed underground detention system (Pond 1.1). The detention system discharges to the treatment unit, a Contech Jellyfish Stormwater Filter (Pond PJFF 1). Flows exiting the Jellyfish Filter discharge to the proposed stone berm level spreader which sheet flows to Sagamore Creek.

Post-development Watershed 1.2 (Post 1.2) is similar in nature to post-development Watershed 1.1. This watershed contains proposed building 1 as well as portions of its associated paved parking lots and sidewalks. Runoff from this watershed is also captured by various catch basins and a roof leader connecting to the closed drainage system downstream of the underground detention basin. Runoff from this area discharges to the same Jellyfish Filter which discharges to Sagamore Creek and ultimately the Piscataqua River.

Point of Analysis (PA-2)

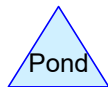
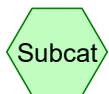
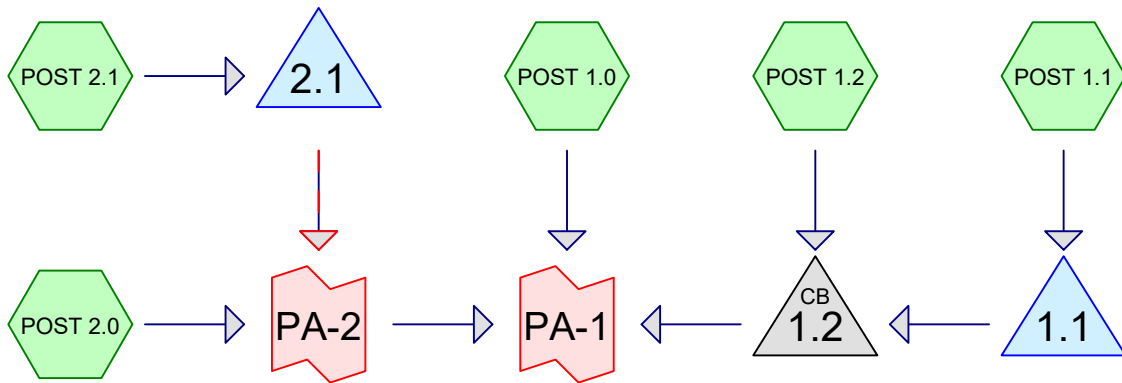
Post-development Watershed 2.0 (POST 2.0) is comprised of the area to the southwest of the project site and is composed of mainly grass and wood with small portions of concrete sidewalk.

Post-development watershed 2.1 (POST 2.1) is comprised of the proposed paved driveway and portions of the concrete sidewalk and grassed areas. Runoff from this watershed sheet

flows to the proprietary Rain Guardian Foxhole pretreatment device and ultimately to the proposed Rain Garden. This Rain Garden is designed to detail and treat the water quality volume before discharging to the existing DOT treatment swale via either the 6" perforated underdrain or the concrete riprap overflow weir. This existing DOT treatment swale discharges directly to the Sagamore Creek.

3.1 Post-Development Calculations

3.2 Post-Development Watershed Plan



Routing Diagram for M-5131-001_POST
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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
67,601	61	>75% Grass cover, Good, HSG B (POST 1.0, POST 1.1, POST 1.2, POST 2.0, POST 2.1)
791	96	Gravel surface, HSG B (POST 1.0)
39,314	98	Paved parking, HSG B (POST 1.0, POST 1.1, POST 1.2, POST 2.1)
30,714	98	Roofs, HSG B (POST 1.1, POST 1.2)
51,060	60	Woods, Fair, HSG B (POST 1.0, POST 2.0)
189,480	75	TOTAL AREA

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Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
189,480	HSG B	POST 1.0, POST 1.1, POST 1.2, POST 2.0, POST 2.1
0	HSG C	
0	HSG D	
0	Other	
189,480		TOTAL AREA

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Type III 24-hr 2-Yr Rainfall=3.70"

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

Subcatchment POST 1.0: Runoff Area=93,540 sf 1.77% Impervious Runoff Depth>0.66"
Flow Length=160' Tc=5.7 min CN=61 Runoff=1.28 cfs 5,177 cf

Subcatchment POST 1.1: Runoff Area=50,737 sf 87.11% Impervious Runoff Depth>2.93"
Flow Length=102' Slope=0.0050 '/' Tc=5.0 min CN=93 Runoff=3.86 cfs 12,375 cf

Subcatchment POST 1.2: Runoff Area=21,090 sf 90.66% Impervious Runoff Depth>3.13"
Flow Length=315' Slope=0.0050 '/' Tc=5.0 min CN=95 Runoff=1.68 cfs 5,508 cf

Subcatchment POST 2.0: Runoff Area=13,610 sf 0.00% Impervious Runoff Depth>0.66"
Flow Length=70' Tc=5.0 min CN=61 Runoff=0.19 cfs 753 cf

Subcatchment POST 2.1: Runoff Area=10,503 sf 48.06% Impervious Runoff Depth>1.72"
Flow Length=176' Tc=5.0 min CN=79 Runoff=0.49 cfs 1,507 cf

Pond 1.1: Peak Elev=15.06' Storage=0.013 af Inflow=3.86 cfs 12,375 cf
Outflow=2.95 cfs 12,374 cf

Pond 1.2: Peak Elev=14.23' Inflow=4.48 cfs 17,882 cf
18.0" Round Culvert n=0.013 L=128.0' S=0.0133 '/' Outflow=4.48 cfs 17,882 cf

Pond 2.1: Peak Elev=13.84' Storage=694 cf Inflow=0.49 cfs 1,507 cf
Outflow=0.08 cfs 1,208 cf

Link PA-1: Inflow=5.96 cfs 25,020 cf
Primary=5.96 cfs 25,020 cf

Link PA-2: Inflow=0.21 cfs 1,961 cf
Primary=0.21 cfs 1,961 cf

Total Runoff Area = 189,480 sf Runoff Volume = 25,320 cf Average Runoff Depth = 1.60"
63.04% Pervious = 119,452 sf 36.96% Impervious = 70,028 sf

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Type III 24-hr 10-Yr Rainfall=5.62"

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

Subcatchment POST 1.0: Runoff Area=93,540 sf 1.77% Impervious Runoff Depth>1.75"
 Flow Length=160' Tc=5.7 min CN=61 Runoff=4.12 cfs 13,670 cf

Subcatchment POST 1.1: Runoff Area=50,737 sf 87.11% Impervious Runoff Depth>4.81"
 Flow Length=102' Slope=0.0050 '/' Tc=5.0 min CN=93 Runoff=6.16 cfs 20,317 cf

Subcatchment POST 1.2: Runoff Area=21,090 sf 90.66% Impervious Runoff Depth>5.03"
 Flow Length=315' Slope=0.0050 '/' Tc=5.0 min CN=95 Runoff=2.62 cfs 8,843 cf

Subcatchment POST 2.0: Runoff Area=13,610 sf 0.00% Impervious Runoff Depth>1.75"
 Flow Length=70' Tc=5.0 min CN=61 Runoff=0.61 cfs 1,989 cf

Subcatchment POST 2.1: Runoff Area=10,503 sf 48.06% Impervious Runoff Depth>3.34"
 Flow Length=176' Tc=5.0 min CN=79 Runoff=0.94 cfs 2,923 cf

Pond 1.1: Peak Elev=15.87' Storage=0.034 af Inflow=6.16 cfs 20,317 cf
 Outflow=4.03 cfs 20,318 cf

Pond 1.2: Peak Elev=14.49' Inflow=6.27 cfs 29,161 cf
 18.0" Round Culvert n=0.013 L=128.0' S=0.0133 '/' Outflow=6.27 cfs 29,161 cf

Pond 2.1: Peak Elev=14.22' Storage=964 cf Inflow=0.94 cfs 2,923 cf
 Outflow=0.53 cfs 2,582 cf

Link PA-1: Inflow=11.39 cfs 47,403 cf
 Primary=11.39 cfs 47,403 cf

Link PA-2: Inflow=1.03 cfs 4,572 cf
 Primary=1.03 cfs 4,572 cf

Total Runoff Area = 189,480 sf Runoff Volume = 47,744 cf Average Runoff Depth = 3.02"
63.04% Pervious = 119,452 sf 36.96% Impervious = 70,028 sf

Summary for Subcatchment POST 1.0:

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

Runoff = 4.12 cfs @ 12.10 hrs, Volume= 13,670 cf, Depth> 1.75"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.62"

Area (sf)	CN	Description
0	98	Roofs, HSG B
46,198	61	>75% Grass cover, Good, HSG B
791	96	Gravel surface, HSG B
44,891	60	Woods, Fair, HSG B
1,660	98	Paved parking, HSG B
93,540	61	Weighted Average
91,880		98.23% Pervious Area
1,660		1.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	35	0.0265	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 3.68"
0.0	18	0.3333	8.66		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
1.7	82	0.0244	0.78		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
0.5	25	0.0320	0.89		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
5.7	160	Total			

Summary for Subcatchment POST 1.1:

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

Runoff = 6.16 cfs @ 12.07 hrs, Volume= 20,317 cf, Depth> 4.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.62"

Area (sf)	CN	Description
20,875	98	Roofs, HSG B
6,538	61	>75% Grass cover, Good, HSG B
0	96	Gravel surface, HSG B
0	60	Woods, Fair, HSG B
23,324	98	Paved parking, HSG B
50,737	93	Weighted Average
6,538		12.89% Pervious Area
44,199		87.11% Impervious Area

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Type III 24-hr 10-Yr Rainfall=5.62"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	102	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.2	102	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment POST 1.2:

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

Runoff = 2.62 cfs @ 12.07 hrs, Volume= 8,843 cf, Depth> 5.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.62"

Area (sf)	CN	Description
9,839	98	Roofs, HSG B
1,969	61	>75% Grass cover, Good, HSG B
0	96	Gravel surface, HSG B
0	60	Woods, Fair, HSG B
9,282	98	Paved parking, HSG B
21,090	95	Weighted Average
1,969		9.34% Pervious Area
19,121		90.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.4	120	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.0	195	0.0050	3.21	2.52	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
2.4	315	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment POST 2.0:

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

Runoff = 0.61 cfs @ 12.09 hrs, Volume= 1,989 cf, Depth> 1.75"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.62"

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Type III 24-hr 10-Yr Rainfall=5.62"

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Area (sf)	CN	Description
0	98	Roofs, HSG B
7,441	61	>75% Grass cover, Good, HSG B
0	96	Gravel surface, HSG B
6,169	60	Woods, Fair, HSG B
0	98	Paved parking, HSG B
13,610	61	Weighted Average
13,610		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	53	0.0970	0.30		Sheet Flow, Grass: Short n= 0.150 P2= 3.68"
0.1	17	0.2954	2.72		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
3.0	70	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment POST 2.1:

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

Runoff = 0.94 cfs @ 12.08 hrs, Volume= 2,923 cf, Depth> 3.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Rainfall=5.62"

Area (sf)	CN	Description
0	98	Roofs, HSG B
5,455	61	>75% Grass cover, Good, HSG B
0	96	Gravel surface, HSG B
0	60	Woods, Fair, HSG B
5,048	98	Paved parking, HSG B
10,503	79	Weighted Average
5,455		51.94% Pervious Area
5,048		48.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	5	0.0265	0.11		Sheet Flow, Grass: Short n= 0.150 P2= 3.68"
0.9	171	0.0270	3.34		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.6	176	Total, Increased to minimum Tc = 5.0 min			

Summary for Pond 1.1:

Inflow Area = 50,737 sf, 87.11% Impervious, Inflow Depth > 4.81" for 10-Yr event
 Inflow = 6.16 cfs @ 12.07 hrs, Volume= 20,317 cf
 Outflow = 4.03 cfs @ 12.18 hrs, Volume= 20,318 cf, Atten= 35%, Lag= 6.7 min
 Primary = 4.03 cfs @ 12.18 hrs, Volume= 20,318 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 15.87' @ 12.17 hrs Surf.Area= 0.058 ac Storage= 0.034 af
 Flood Elev= 17.00' Surf.Area= 0.058 ac Storage= 0.059 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 1.6 min (775.2 - 773.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	13.50'	0.000 af	6.50'W x 193.00'L x 4.50'H Field A 0.130 af Overall - 0.039 af Embedded = 0.091 af x 0.0% Voids
#2A	14.00'	0.031 af	ADS N-12 36" x 9 Inside #1 Inside= 36.1"W x 36.1"H => 7.10 sf x 20.00'L = 142.0 cf Outside= 42.0"W x 42.0"H => 8.86 sf x 20.00'L = 177.1 cf Row Length Adjustment= +10.00' x 7.10 sf x 1 rows
#3B	13.50'	0.000 af	6.50'W x 193.00'L x 4.50'H Field B 0.130 af Overall - 0.039 af Embedded = 0.091 af x 0.0% Voids
#4B	14.00'	0.031 af	ADS N-12 36" x 9 Inside #3 Inside= 36.1"W x 36.1"H => 7.10 sf x 20.00'L = 142.0 cf Outside= 42.0"W x 42.0"H => 8.86 sf x 20.00'L = 177.1 cf Row Length Adjustment= +10.00' x 7.10 sf x 1 rows
		0.062 af	Total Available Storage

Storage Group A created with Chamber Wizard
 Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	13.90'	18.0" Round Culvert L= 12.0' Ke= 0.500 Inlet / Outlet Invert= 13.90' / 13.70' S= 0.0167 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	14.00'	17.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#3	Device 1	16.50'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 0.50 Width (feet) 4.00 4.00

Primary OutFlow Max=4.09 cfs @ 12.18 hrs HW=15.83' TW=14.38' (Dynamic Tailwater)

- 1=Culvert (Passes 4.09 cfs of 8.92 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 4.09 cfs @ 5.77 fps)
- 3=Custom Weir/Orifice (Controls 0.00 cfs)

Summary for Pond 1.2:

Inflow Area = 71,827 sf, 88.16% Impervious, Inflow Depth > 4.87" for 10-Yr event
 Inflow = 6.27 cfs @ 12.10 hrs, Volume= 29,161 cf
 Outflow = 6.27 cfs @ 12.10 hrs, Volume= 29,161 cf, Atten= 0%, Lag= 0.0 min
 Primary = 6.27 cfs @ 12.10 hrs, Volume= 29,161 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 14.49' @ 12.10 hrs
 Flood Elev= 20.40'

Device	Routing	Invert	Outlet Devices
#1	Primary	13.20'	18.0" Round Culvert L= 128.0' Ke= 0.500 Inlet / Outlet Invert= 13.20' / 11.50' S= 0.0133 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=6.24 cfs @ 12.10 hrs HW=14.49' TW=0.00' (Dynamic Tailwater)
 ↑1=Culvert (Inlet Controls 6.24 cfs @ 3.86 fps)

Summary for Pond 2.1:

Inflow Area = 10,503 sf, 48.06% Impervious, Inflow Depth > 3.34" for 10-Yr event
 Inflow = 0.94 cfs @ 12.08 hrs, Volume= 2,923 cf
 Outflow = 0.53 cfs @ 12.21 hrs, Volume= 2,582 cf, Atten= 44%, Lag= 7.8 min
 Primary = 0.53 cfs @ 12.21 hrs, Volume= 2,582 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 14.22' @ 12.21 hrs Surf.Area= 771 sf Storage= 964 cf

Plug-Flow detention time= 130.8 min calculated for 2,577 cf (88% of inflow)
 Center-of-Mass det. time= 77.3 min (895.4 - 818.1)

Volume	Invert	Avail.Storage	Storage Description
#1	10.42'	2,890 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
10.42	418	0.0	0	0
11.50	418	40.0	181	181
13.00	418	10.0	63	243
14.00	696	100.0	557	800
15.00	1,031	100.0	864	1,664
16.00	1,422	100.0	1,227	2,890

Device	Routing	Invert	Outlet Devices
#1	Primary	10.42'	6.0" Round Culvert L= 40.0' Ke= 0.500 Inlet / Outlet Invert= 10.42' / 10.00' S= 0.0105 '/' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	12.00'	10.000 in/hr Exfiltration over Surface area above 12.00' Excluded Surface area = 418 sf
#3	Primary	14.50'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28)

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Type III 24-hr 10-Yr Rainfall=5.62"

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			Head (feet)	0.00	0.75
			Width (feet)	4.00	8.50
#4	Primary	13.75'	6.0" Vert. Orifice/Grate	C=	0.600

Primary OutFlow Max=0.53 cfs @ 12.21 hrs HW=14.22' TW=0.00' (Dynamic Tailwater)

- 1=Culvert (Passes 0.08 cfs of 1.41 cfs potential flow)
- 2=Exfiltration (Exfiltration Controls 0.08 cfs)
- 3=Custom Weir/Orifice (Controls 0.00 cfs)
- 4=Orifice/Grate (Orifice Controls 0.45 cfs @ 2.34 fps)

Summary for Link PA-1:

Inflow Area = 189,480 sf, 36.96% Impervious, Inflow Depth > 3.00" for 10-Yr event
 Inflow = 11.39 cfs @ 12.10 hrs, Volume= 47,403 cf
 Primary = 11.39 cfs @ 12.10 hrs, Volume= 47,403 cf, Atten= 0%, Lag= 0.0 min

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

Summary for Link PA-2:

Inflow Area = 24,113 sf, 20.93% Impervious, Inflow Depth > 2.28" for 10-Yr event
 Inflow = 1.03 cfs @ 12.12 hrs, Volume= 4,572 cf
 Primary = 1.03 cfs @ 12.12 hrs, Volume= 4,572 cf, Atten= 0%, Lag= 0.0 min

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

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Type III 24-hr 25-Yr Rainfall=7.13"

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

Subcatchment POST 1.0: Runoff Area=93,540 sf 1.77% Impervious Runoff Depth>2.79"
Flow Length=160' Tc=5.7 min CN=61 Runoff=6.81 cfs 21,774 cf

Subcatchment POST 1.1: Runoff Area=50,737 sf 87.11% Impervious Runoff Depth>6.30"
Flow Length=102' Slope=0.0050 '/' Tc=5.0 min CN=93 Runoff=7.95 cfs 26,624 cf

Subcatchment POST 1.2: Runoff Area=21,090 sf 90.66% Impervious Runoff Depth>6.53"
Flow Length=315' Slope=0.0050 '/' Tc=5.0 min CN=95 Runoff=3.36 cfs 11,480 cf

Subcatchment POST 2.0: Runoff Area=13,610 sf 0.00% Impervious Runoff Depth>2.79"
Flow Length=70' Tc=5.0 min CN=61 Runoff=1.01 cfs 3,169 cf

Subcatchment POST 2.1: Runoff Area=10,503 sf 48.06% Impervious Runoff Depth>4.70"
Flow Length=176' Tc=5.0 min CN=79 Runoff=1.33 cfs 4,114 cf

Pond 1.1: Peak Elev=16.64' Storage=0.053 af Inflow=7.95 cfs 26,624 cf
Outflow=5.22 cfs 26,624 cf

Pond 1.2: Peak Elev=14.75' Inflow=7.59 cfs 38,104 cf
18.0" Round Culvert n=0.013 L=128.0' S=0.0133 '/' Outflow=7.59 cfs 38,104 cf

Pond 2.1: Peak Elev=14.50' Storage=1,192 cf Inflow=1.33 cfs 4,114 cf
Outflow=0.77 cfs 3,739 cf

Link PA-1: Inflow=16.05 cfs 66,785 cf
Primary=16.05 cfs 66,785 cf

Link PA-2: Inflow=1.69 cfs 6,908 cf
Primary=1.69 cfs 6,908 cf

Total Runoff Area = 189,480 sf Runoff Volume = 67,160 cf Average Runoff Depth = 4.25"
63.04% Pervious = 119,452 sf 36.96% Impervious = 70,028 sf

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Type III 24-hr 50-Yr Rainfall=8.53"

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

Subcatchment POST 1.0: Runoff Area=93,540 sf 1.77% Impervious Runoff Depth>3.85"
Flow Length=160' Tc=5.7 min CN=61 Runoff=9.52 cfs 30,011 cf

Subcatchment POST 1.1: Runoff Area=50,737 sf 87.11% Impervious Runoff Depth>7.69"
Flow Length=102' Slope=0.0050 '/' Tc=5.0 min CN=93 Runoff=9.60 cfs 32,493 cf

Subcatchment POST 1.2: Runoff Area=21,090 sf 90.66% Impervious Runoff Depth>7.93"
Flow Length=315' Slope=0.0050 '/' Tc=5.0 min CN=95 Runoff=4.04 cfs 13,929 cf

Subcatchment POST 2.0: Runoff Area=13,610 sf 0.00% Impervious Runoff Depth>3.85"
Flow Length=70' Tc=5.0 min CN=61 Runoff=1.40 cfs 4,367 cf

Subcatchment POST 2.1: Runoff Area=10,503 sf 48.06% Impervious Runoff Depth>6.00"
Flow Length=176' Tc=5.0 min CN=79 Runoff=1.68 cfs 5,251 cf

Pond 1.1: Peak Elev=16.94' Storage=0.058 af Inflow=9.60 cfs 32,493 cf
Outflow=7.78 cfs 32,493 cf

Pond 1.2: Peak Elev=15.70' Inflow=11.29 cfs 46,422 cf
18.0" Round Culvert n=0.013 L=128.0' S=0.0133 '/' Outflow=11.29 cfs 46,422 cf









Pond 2.1: Peak Elev=14.61' Storage=1,287 cf Inflow=1.68 cfs 5,251 cf
Outflow=1.36 cfs 4,844 cf

Link PA-1: Inflow=23.18 cfs 85,644 cf
Primary=23.18 cfs 85,644 cf

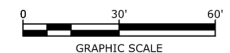
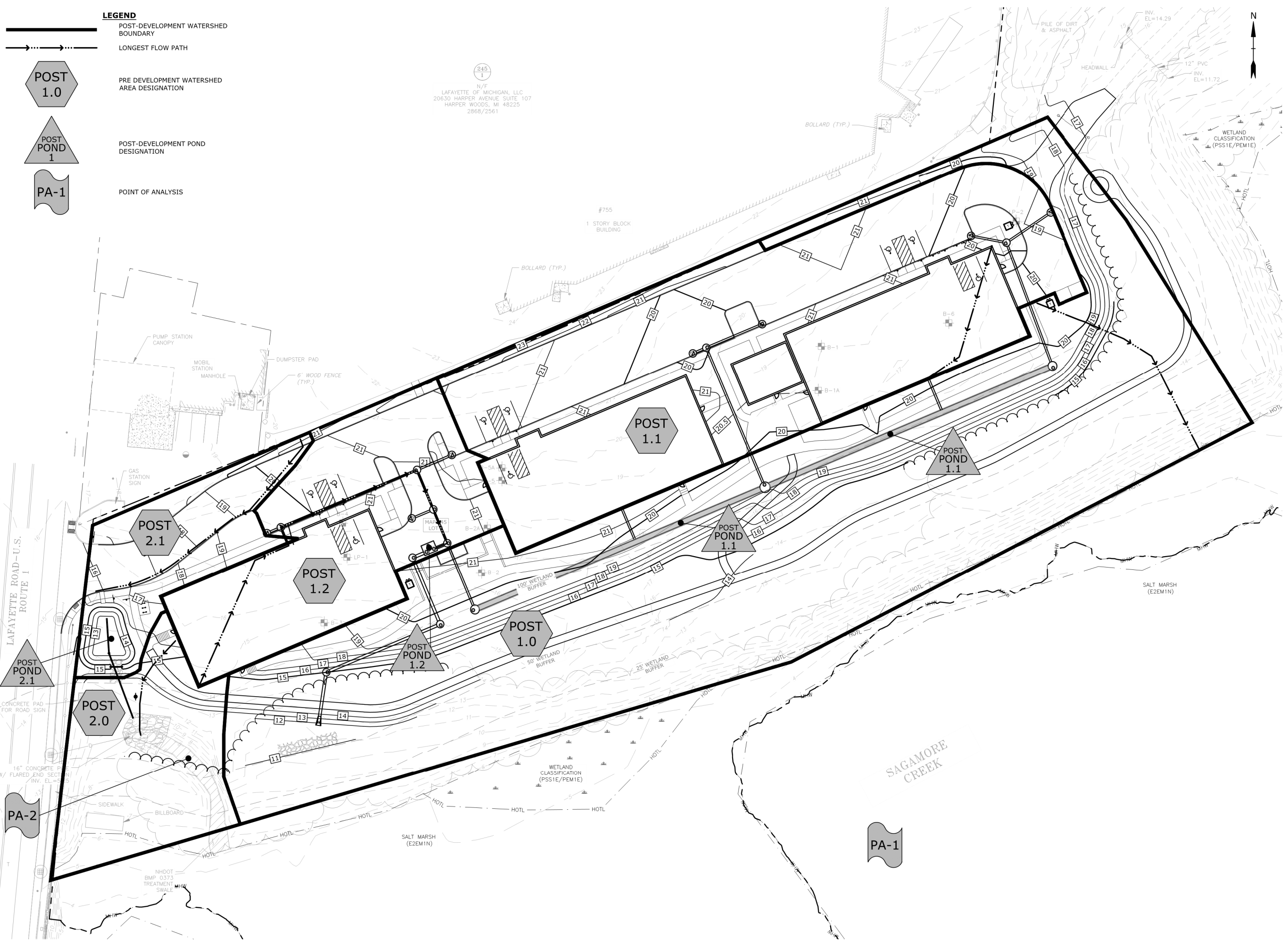
Link PA-2: Inflow=2.55 cfs 9,211 cf
Primary=2.55 cfs 9,211 cf

Total Runoff Area = 189,480 sf Runoff Volume = 86,051 cf Average Runoff Depth = 5.45"
63.04% Pervious = 119,452 sf 36.96% Impervious = 70,028 sf

LEGEND

-  POST-DEVELOPMENT WATERSHED BOUNDARY
-  LONGEST FLOW PATH
-  POST 1.0
-  PRE DEVELOPMENT WATERSHED AREA DESIGNATION
-  POST POND 1
-  POST-DEVELOPMENT POND DESIGNATION
-  PA-1
-  POINT OF ANALYSIS

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



**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

PROSPECT
NORTH 815,
LLC

815 LAFAYETTE
ROAD
PORTSMOUTH,
NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
C	12/27/2023	PB Submission
B	11/22/2023	TAC Resubmission
A	10/23/2023	TAC Submission

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




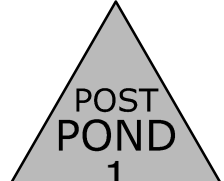
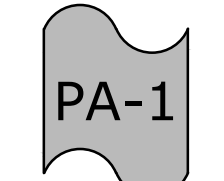
**POST DEVELOPMENT
WATERSHED PLAN**

SCALE: AS SHOWN

C-802

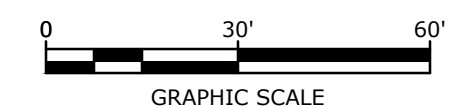
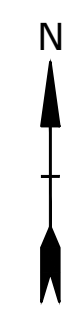
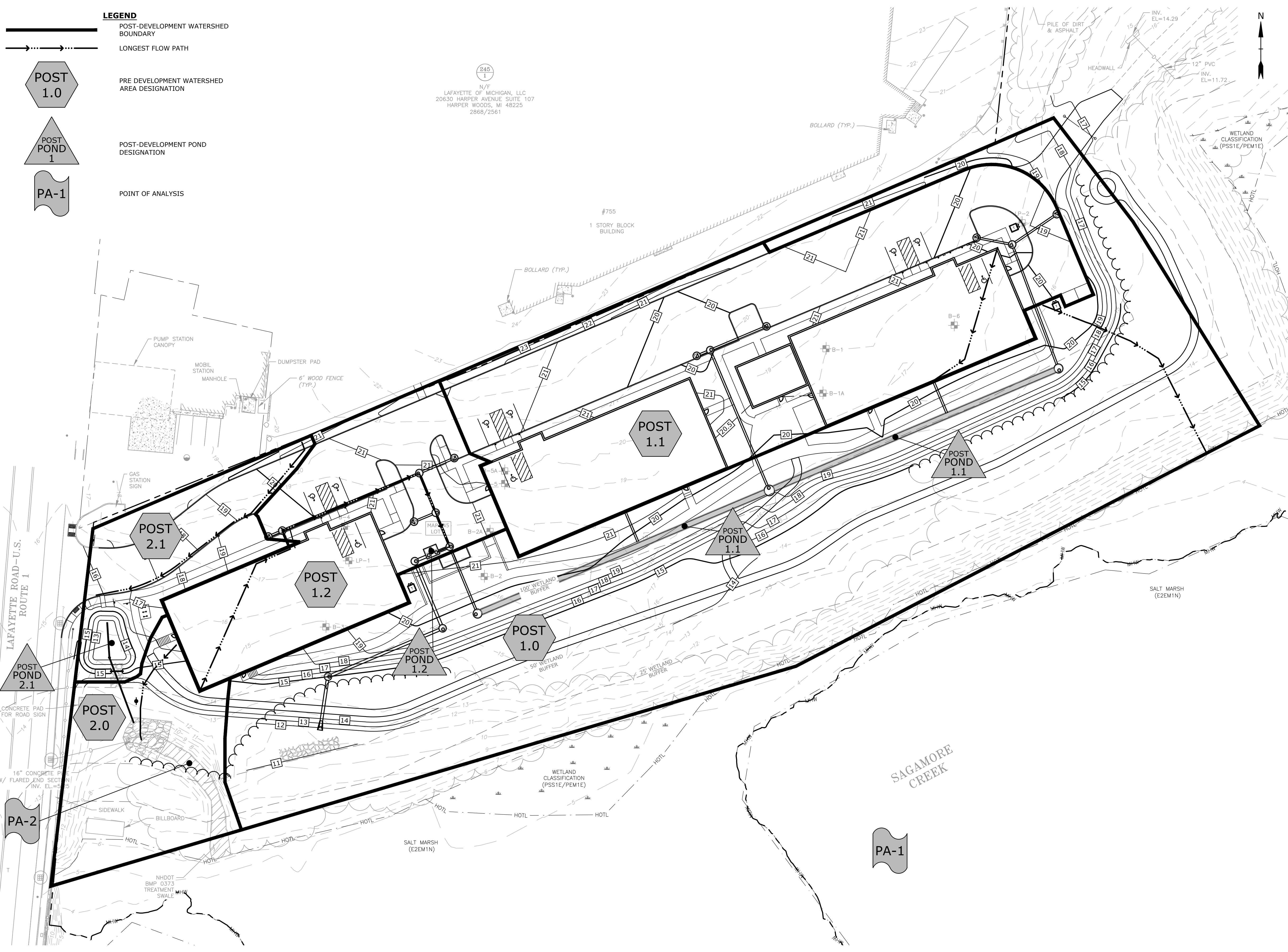
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LEGEND

-  POST-DEVELOPMENT WATERSHED BOUNDARY
-  LONGEST FLOW PATH
-  POST 1.0
-  POST POND 1
-  PA-1

- PRE DEVELOPMENT WATERSHED AREA DESIGNATION
- POST-DEVELOPMENT POND DESIGNATION
- POINT OF ANALYSIS

246
1
N/F
LAFAYETTE OF MICHIGAN, LLC
20630 HARPER AVENUE SUITE 107
HARPER WOODS, MI 48225
2868/2561



PROPOSED MULTI-FAMILY DEVELOPMENT

PROSPECT NORTH 815, LLC

815 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
C	12/27/2023	PB Submission
B	11/22/2023	TAC Resubmission
A	10/23/2023	TAC Submission

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

POST DEVELOPMENT WATERSHED PLAN

SCALE: AS SHOWN

C-802

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Section 4

Peak Rate Comparison

The following table summarizes and compares the pre- and post-development peak runoff rates from the 2-year, 10-year, 25-year and 50-year storm events at the point of analysis.

Table 4.1
Comparison of Pre- and Post-Development Flows (CFS)

	2-Year Storm	10-Year Storm	25-Year Storm	50-Year Storm
Pre-Development Watershed				
PA-1	5.53	12.55	18.60	24.42
PA-2	0.56	1.47	2.28	3.08
Post-Development Watershed				
PA-1	5.96	11.39	16.05	23.18
PA-2	0.21	1.03	1.69	2.55

The Peak Runoff Control Requirements of Env-Wq 1507.06 are not required to be met for the point of analysis per NHDES Alteration of Terrain regulation Env-Wq 1507.06(d). However, a detention system is included on the development site for the purpose of mitigating temperature differences. As shown in Table 1.2 the Post-development flows are decreased from the Pre-development flows for both points of analysis except for the 2-year peak runoff rate for Point of Analysis 1.

Section 5

Mitigation Description

The stormwater management system has been designed to provide stormwater treatment as required by the City of Portsmouth Site Review Regulations and NHDES AoT Regulations (Env-Wq 1500).

5.1 Pre-Treatment Methods for Protecting Water Quality

Pre-treatment for the stormwater filtration systems consists of off-line deep sump catch basins.

5.2 Treatment Methods for Protecting Water Quality.

The runoff from proposed impervious areas will be treated by a Contech Jellyfish stormwater filtration system as well as a Rain Garden bioretention system. These Jellyfish and Rain Garden systems are sized to treat the Water Quality Flow of their respective sub catchment areas. The Jellyfish Filter is outfitted with an internal bypass that diverts peak flows away from treatment. The BMP worksheets for the treatment practices have been included in Section 6 of this report.

The proposed stormwater management system is required to remove 80% of the annual Total Suspended Solids (TSS) loads and 50% of the annual Total Nitrogen (TN) loads per the City of Portsmouth's Site Plan regulations, Section 7.6.2.1.a.i. As shown in table 5.1 the pollutant removal efficiencies for the proposed treatment system exceeds the City of Portsmouth's removal requirements.

BMP	Total Suspended Solids	Total Nitrogen	Total Phosphorus
Jellyfish Filter w/Pretreatment ¹	91%	53%	61%
Rain Garden w/Pretreatment ²	97%	65%	65%

1. Pollutant removal calculations for Jellyfish Filter with deep sump catchbasin pretreatment are shown in Table 5.2.
2. Pollutant removal calculations for Rain Garden with Rain Guardian Foxhole pretreatment are shown in Table 5.3.

Table 5.2 – Pollutant Removal Calculations				
Contech Jellyfish Filter				
BMP	TSS Removal Rate	Starting TSS Load	TSS Removed	Remaining TSS Load
Deep Sump Catchbasin w/Hood ¹	0.15	1.00	0.15	0.85
Jellyfish Filter ²	0.89	0.85	0.76	0.09
Total Suspended Solids Removed:				91%
	TN Removal Rate	Starting TN Load	TN Removed	Remaining TN Load
Deep Sump Catchbasin w/Hood ¹	0.05	1.00	0.05	0.95
Jellyfish Filter ²	0.51	0.95	0.48	0.47
Total Nitrogen Removed:				53%
	TP Removal Rate	Starting TP Load	TP Removed	Remaining TP Load
Deep Sump Catchbasin w/Hood ¹	0.05	1.00	0.05	0.95
Jellyfish Filter ²	0.59	0.95	0.56	0.39
Total Phosphorus Removed:				61%

1. Pollutant removal efficiencies from NH Stormwater Manual Volume 2, Appendix E.
2. Pollutant removal efficiencies from Contech Engineered Solutions, Jellyfish Filter Stormwater Treatment performance testing results.

Table 5.3 – Pollutant Removal Calculations				
Rain Garden				
BMP	TSS Removal Rate	Starting TSS Load	TSS Removed	Remaining TSS Load
Rain Guardian Foxhole ¹	0.75	1.00	0.75	0.25
Rain Garden ²	0.90	0.25	0.22	0.03
Total Suspended Solids Removed:				97%
	TN Removal Rate	Starting TN Load	TN Removed	Remaining TN Load
Rain Guardian Foxhole ¹	0.00	1.00	0.00	1.00
Rain Garden ²	0.65	1.00	0.65	0.35
Total Nitrogen Removed:				65%
	TP Removal Rate	Starting TP Load	TP Removed	Remaining TP Load
Rain Guardian Foxhole ¹	0.00	1.00	0.00	1.00
Rain Garden ²	0.65	1.00	0.65	0.35
Total Phosphorus Removed:				65%

1. Pollutant removal efficiencies from Rain Guardian, Foxhole performance testing results.
2. Pollutant removal efficiencies from NH Stormwater Manual Volume 2, Appendix E.

5.3 DOT Treatment Swale

The proposed project includes the removal of an existing catch basin at the entrance of the property that was connected to NHDOT's closed drainage system. This closed drainage system discharges stormwater to the NHDOT BMP 0373 Treatment Swale. The proposed drainage system has been designed to reduce stormwater flows that discharge to this treatment swale as a result of this project. As depicted in table 4.1, the flows discharging to Point of Analysis 2 have been reduced for all storm events.

In addition to the reduction of peak flow rates, the proposed drainage design treats approximately 10,000 SF of post-development area where the existing conditions does not treat any area prior to discharging to the treatment swale.

Section 6

BMP Worksheet



FILTRATION PRACTICE DESIGN CRITERIA (Env-Wq 1508.07)

Type/Node Name: _____

RG - 1

Enter the type of filtration practice (e.g., bioretention system) and the node name in the drainage analysis, if applicable

		Have you reviewed the restrictions on unlined systems outlined in Env-Wq 1508.07(a)?	
0.24	ac	A = Area draining to the practice	
0.11	ac	A _I = Impervious area draining to the practice	
0.46	decimal	I = percent impervious area draining to the practice, in decimal form	
0.46	unitless	R _v = Runoff coefficient = 0.05 + (0.9 x I)	
0.11	ac-in	WQV = 1" x R _v x A	
403	cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")	
101	cf	25% x WQV (check calc for sediment forebay volume)	
302	cf	75% x WQV (check calc for surface sand filter volume)	
	Foxhole	Method of Pretreatment? (not required for clean or roof runoff)	
-	cf	V _{SED} = sediment forebay volume, if used for pretreatment	← ≥ 25%WQV
418	sf	A _{SA} = surface area of the practice	
-	iph	K _{satDESIGN} = design infiltration rate ¹	
Yes	Yes/No	If K _{sat} (prior to factor of safety) is < 0.50 iph, has an underdrain been provided?	
-	hours	T _{DRAIN} = drain time = V / (A _{SA} * I _{DESIGN})	← ≤ 72-hrs
11.50	feet	E _{FC} = elevation of the bottom of the filter course material ²	
10.42	feet	E _{UD} = invert elevation of the underdrain (UD), if applicable	
-	feet	E _{SHWT} = elevation of SHWT (if none found, enter the lowest elevation of the test pit)	
-	feet	E _{ROCK} = elevation of bedrock (if none found, enter the lowest elevation of the test pit)	
1.08	feet	D _{FC to UD} = depth to UD from the bottom of the filter course	← ≥ 1'
11.50	feet	D _{FC to ROCK} = depth to bedrock from the bottom of the filter course	← ≥ 1'
11.50	feet	D _{FC to SHWT} = depth to SHWT from the bottom of the filter course	← ≥ 1'
14.61	ft	Peak elevation of the 50-year storm event (infiltration can be used in analysis)	
15.25	ft	Elevation of the top of the practice	
YES		50 peak elevation ≤ Elevation of the top of the practice	← yes

If a surface sand filter or underground sand filter is proposed:

YES	ac	Drainage Area check.	← < 10 ac
	cf	V = volume of storage ³ (attach a stage-storage table)	← ≥ 75%WQV
	inches	D _{FC} = filter course thickness	← 18", or 24" if within GPA
Sheet		Note what sheet in the plan set contains the filter course specification	
	Yes/No	Access grate provided?	← yes

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Type III 24-hr 50-Yr Rainfall=8.53"

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Stage-Area-Storage for Pond 2.1:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
10.42	418	0	15.62	1,273	2,378
10.52	418	17	15.72	1,313	2,507
10.62	418	33	15.82	1,352	2,641
10.72	418	50	15.92	1,391	2,778
10.82	418	67			
10.92	418	84			
11.02	418	100			
11.12	418	117			
11.22	418	134			
11.32	418	150			
11.42	418	167			
11.52	418	181			
11.62	418	186			
11.72	418	190			
11.82	418	194			
11.92	418	198			
12.02	418	202			
12.12	418	206			
12.22	418	211			
12.32	418	215			
12.42	418	219			
12.52	418	223			
12.62	418	227			
12.72	418	232			
12.82	418	236			
12.92	418	240			
13.02	424	252			
13.12	451	295			
13.22	479	342			
13.32	507	391			
13.42	535	443			
13.52	563	498			
13.62	590	556			
13.72	618	616			
13.82	646	679			
13.92	674	745			
14.02	703	814			
14.12	736	886			
14.22	770	962			
14.32	803	1,040			
14.42	837	1,122			
14.52	870	1,207			
14.62	904	1,296			
14.72	937	1,388			
14.82	971	1,484			
14.92	1,004	1,582			
15.02	1,039	1,684			
15.12	1,078	1,790			
15.22	1,117	1,900			
15.32	1,156	2,014			
15.42	1,195	2,131			
15.52	1,234	2,253			

Volume Below
Filter Media

Storage
Volume

Tighe&Bond

APPENDIX A



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Rockingham County, New Hampshire



Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.

Map Scale: 1:1,550 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip


 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire
 Survey Area Data: Version 26, Aug 22, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
299	Udorthents, smoothed	3.7	61.5%
397	Ipswich mucky peat, 0 to 2 percent slopes, very frequently flooded	1.9	31.7%
597	Westbrook mucky peat, 0 to 2 percent slopes, very frequently flooded	0.2	3.7%
W	Water	0.2	3.1%
Totals for Area of Interest		6.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

Custom Soil Resource Report

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Rockingham County, New Hampshire

299—Udorthents, smoothed

Map Unit Setting

National map unit symbol: 9cmt
Elevation: 0 to 840 feet
Mean annual precipitation: 44 to 49 inches
Mean annual air temperature: 48 degrees F
Frost-free period: 155 to 165 days
Farmland classification: Not prime farmland

Map Unit Composition

Udorthents and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents

Properties and qualities

Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

397—Ipswich mucky peat, 0 to 2 percent slopes, very frequently flooded

Map Unit Setting

National map unit symbol: 2tyqj
Elevation: 0 to 10 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 250 days
Farmland classification: Not prime farmland

Map Unit Composition

Ipswich and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ipswich

Setting

Landform: Tidal marshes
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Partially- decomposed herbaceous organic material

Typical profile

Oe - 0 to 42 inches: mucky peat

Custom Soil Resource Report

Oa - 42 to 59 inches: muck

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Very poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.14 to 99.90 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: Very frequent

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

Maximum salinity: Nonsaline to strongly saline (0.7 to 111.6 mmhos/cm)

Sodium adsorption ratio, maximum: 20.0

Available water supply, 0 to 60 inches: Very high (about 26.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8w

Hydrologic Soil Group: A/D

Ecological site: R144AY001CT - Tidal Salt Low Marsh mesic very frequently flooded, R144AY002CT - Tidal Salt High Marsh mesic very frequently flooded

Hydric soil rating: Yes

Minor Components

Westbrook

Percent of map unit: 5 percent

Landform: Tidal marshes

Landform position (three-dimensional): Dip

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R144AY002CT - Tidal Salt High Marsh mesic very frequently flooded, R144AY001CT - Tidal Salt Low Marsh mesic very frequently flooded

Hydric soil rating: Yes

Pawcatuck

Percent of map unit: 5 percent

Landform: Tidal marshes

Landform position (three-dimensional): Dip

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R144AY002CT - Tidal Salt High Marsh mesic very frequently flooded, R144AY001CT - Tidal Salt Low Marsh mesic very frequently flooded

Hydric soil rating: Yes

597—Westbrook mucky peat, 0 to 2 percent slopes, very frequently flooded

Map Unit Setting

National map unit symbol: 2tyqf
Elevation: 0 to 10 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 250 days
Farmland classification: Not prime farmland

Map Unit Composition

Westbrook and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Westbrook

Setting

Landform: Tidal marshes
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Partly-decomposed herbaceous organic material over loamy mineral material

Typical profile

Oe - 0 to 19 inches: mucky peat
Cg - 19 to 59 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.17 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: Very frequent
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to strongly saline (0.7 to 111.6 mmhos/cm)
Sodium adsorption ratio, maximum: 33.0
Available water supply, 0 to 60 inches: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8w
Hydrologic Soil Group: B/D

Custom Soil Resource Report

Ecological site: R144AY002CT - Tidal Salt High Marsh mesic very frequently flooded, R144AY001CT - Tidal Salt Low Marsh mesic very frequently flooded
Hydric soil rating: Yes

Minor Components

Ipswich

Percent of map unit: 5 percent
Landform: Tidal marshes
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R144AY002CT - Tidal Salt High Marsh mesic very frequently flooded, R144AY001CT - Tidal Salt Low Marsh mesic very frequently flooded
Hydric soil rating: Yes

Pawcatuck

Percent of map unit: 5 percent
Landform: Tidal marshes
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R144AY002CT - Tidal Salt High Marsh mesic very frequently flooded, R144AY001CT - Tidal Salt Low Marsh mesic very frequently flooded
Hydric soil rating: Yes

W—Water

Map Unit Setting

National map unit symbol: 9cq3
Elevation: 200 to 2,610 feet
Farmland classification: Not prime farmland

Map Unit Composition

Water: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Tighe&Bond

APPENDIX B

Michael Cuomo, Soil Scientist
6 York Pond Road, York, Maine 03909
207 363 4532
mcuomosoil@gmail.com

Neil Hansen, P.E.
Tighe & Bond, Inc.
177 Corporate Drive
Portsmouth, NH 03801

11 December 2023

Dear Mr. Hansen;

This report is in reference to the property at 815 Lafayette Road in Portsmouth, NH. Field work for a Site Specific Soil Map was completed on 7 December 2023 in compliance with soil mapping requirements of NHDES Env-Wq 1504.09, Alteration of Terrain. Only that portion of the site proposed for redevelopment was mapped. The proposed use is multifamily housing served by municipal sewer and water service.

The Site Specific Soil Map and this report meet '*Site Specific Soil Mapping Standards for New Hampshire and Vermont*' SSSNNE publication number three. Hydrologic Soil Groups were determined using best fit with SSSNNE publication number five. This report is a component of the Site Specific Soil Map and must be submitted with it for regulatory review.

Soil Map Unit Descriptions

Two human disturbed soil types were identified and are detailed below. Seven test pits were dug in the locations shown and were used to make this soil map. The test pit data is attached at the rear of this report. The part of the site which is paved and occupied by buildings was not mapped.

Udorthents, loamy (500)

Landscape setting and surface features: this soil has been significantly modified by construction and occupation of this commercial property. The surface has been leveled and smoothed.

Natural soil drainage class: moderately well drained.

Parent material: excavated, regraded, and filled glacial till soils with bedrock deeper than five feet.

Typical Description: see test pit two.

Dissimilar inclusions: human disturbance makes these map units highly variable. Test pit one is an inclusion with sandy fill, rather than loamy fill. Test pit four is well drained. Test pit four is an inclusion of marine origin silts. Within the 500B map units there are small areas of steeper slopes.

Hydrologic soil group: B.

Other distinguished features of this soil: This soil is highly variable over short distances.

Udorthents, bedrock controlled (550)

Landscape setting and surface features: this soil has been significantly modified by construction and occupation of this commercial property. The surface has been leveled and smoothed.

Natural soil drainage class: well drained.

Parent material: excavated, regraded, and filled glacial till soils with depth of bedrock shallower than five feet.

Typical Description: see test pit six.

Dissimilar inclusions: human disturbance makes these map units highly variable. Test pit seven is an inclusion of the moderately deep (20 to 40 inches) to bedrock Chatfield soil.

Hydrologic soil group: B.

Other distinguished features of this soil: This soil is highly variable over short distances.

Please call if you have questions regarding this work.

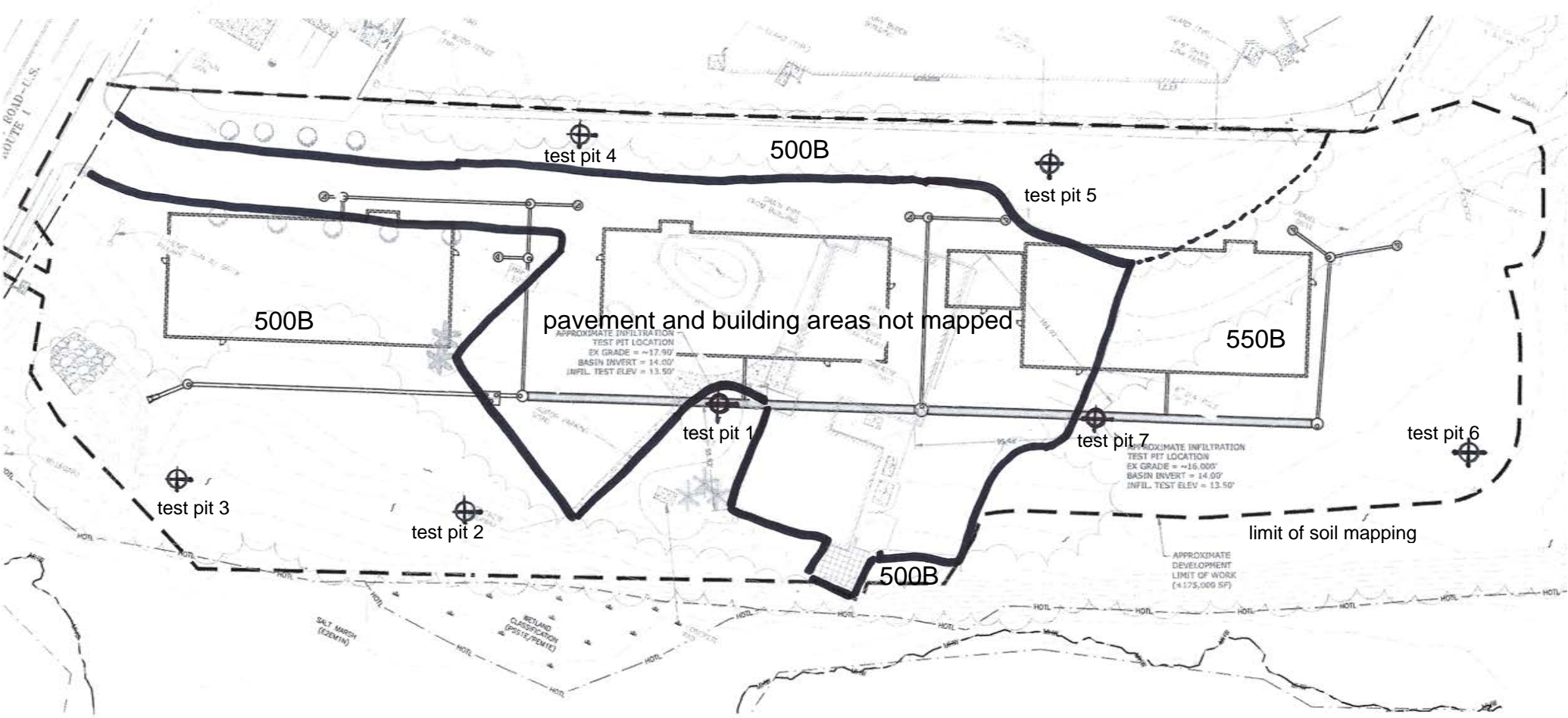
Sincerely,



Michael Cuomo

NH Certified Soil Scientist #6





test pit 4

500B

test pit 5

500B

pavement and building areas not mapped

550B

test pit 1

test pit 7

test pit 6

test pit 3

test pit 2

500B

limit of soil mapping

APPROXIMATE DEVELOPMENT LIMIT OF WORK (4175,000 SF)

Site Specific Soil Map Legend

<u>Symbol</u>	<u>Soil Name</u>	<u>Slope</u>	<u>Drainage Class</u>	<u>Hydrologic Soil Group</u>
500B	Udorthents, loamy	1-8%	Well and moderately well drained	B
550B	Udorthents, bedrock substratum	1-8%	Well drained	B

This map is within the technical standards of the National Cooperative Soil Survey. It is a special purpose product intended for development planning and engineering interpretations. It was produced by a professional soil scientist, and is not a product of the USDA Natural Resources Conservation Service. There is a report that accompanies this map.

Michael Cuomo
NH Cert. Soil Scientist #006
11 December 2023

Michael Cuomo, Soil Scientist
6 York Pond Road, York, Maine 03909
207 363 4532
mcuomosoil@gmail.com

TEST PIT DATA

Client: Tighe & Bond, Inc.
Location: 815 Lafayette Road, Portsmouth, NH
Date: 7 December 2023

Test Pit Number: 1

<u>Depth</u>	<u>Description</u>
0-12"	Dark brown (10YR 3/3) fine sandy loam fill, granular, friable.
12-32"	Yellowish brown (10YR 5/6) sand fill, single grain, loose.
32-56"	Light yellowish brown (2.5Y 6/4) sand fill, single grain, loose.
56-72"	Dark yellowish brown (10YR 3/4) stony sandy loam fill, massive, friable.
72-80"	Dark brown (10YR 3/3) fine sandy loam, granular, friable.
80-90"	Dark yellowish brown (10YR 4/6) stony fine sandy loam, blocky, friable.
90"+	Bedrock.

Depth to Seasonal High Water Table: none
Depth to Bedrock: 90"
Soil name: Udipsamments

Test Pit Number: 2

<u>Depth</u>	<u>Description</u>
0-6"	Dark brown (10YR 3/3) fine sandy loam fill, granular, friable.
6-24"	Yellowish brown (10YR 5/4) stony sandy loam fill, massive, friable.
24-30"	Light olive brown (2.5Y 5/3) stony fine sandy loam fill, massive, friable.
30-62"	Olive brown (2.5Y 4/4) stony fine sandy loam, blocky, firm, common and distinct redox.

Depth to Seasonal High Water Table: 30"
Depth to Bedrock: none to 62"
Soil name: Udorthents, loamy

Test Pit Number: 3

<u>Depth</u>	<u>Description</u>
0-15"	Dark brown (10YR 3/3) fine sandy loam fill, granular, friable.
15-44"	Olive brown (2.5Y 4/4) fine sandy loam fill, massive, friable.
44-62"	Olive brown (2.5Y 4/3) fine sandy loam, massive, friable, common and distinct redox.

Depth to Seasonal High Water Table: 44"
Depth to Bedrock: none to 62"
Soil name: Udorthents, loamy

Test Pit Number: 4

<u>Depth</u>	<u>Description</u>
0-10"	Dark brown (10YR 3/3) gravelly fine sandy loam fill, granular, friable.
10-36"	Olive brown (2.5Y 4/4) gravelly sandy loam fill, massive, friable.
36-62"	Light yellowish brown (2.5Y 6/3) silt loam, massive friable, common and distinct redox.

Depth to Seasonal High Water Table: 36"
Depth to Bedrock: none to 62"
Soil name: Udorthents, loamy

Test Pit Number: 5

<u>Depth</u>	<u>Description</u>
0-10"	Dark brown (10YR 3/3) stony fine sandy loam fill, granular, friable.
10-38"	Light olive brown (2.5Y 5/3) stony sandy loam fill, massive, friable.
38-60"	Light yellowish brown (2.5Y 6/3) stony fine sandy loam, blocky, firm, common and distinct redox.

Depth to Seasonal High Water Table: 38"
Depth to Bedrock: none to 62"
Soil name: Udorthents, loamy

Test Pit Number: 6

<u>Depth</u>	<u>Description</u>
0-6"	Dark brown (10YR 3/3) cobbly fine sandy loam fill, granular, friable.
6-27"	Dark yellowish brown (10YR 4/4) cobbly sandy loam fill, massive, friable.
27-48"	Yellowish brown (10YR 5/6) stony fine sandy loam, blocky, friable.
48"+	Bedrock.

Depth to Seasonal High Water Table: none
Depth to Bedrock: 48"
Soil name: Udorthents, bedrock substratum

Test Pit Number: 7

<u>Depth</u>	<u>Description</u>
0-10"	Dark brown (10YR 3/3) stony fine sandy loam, granular, friable.
10-30"	Yellowish brown (10YR 5/6) stony fine sandy loam, blocky, friable.
30"+	Bedrock.

Depth to Seasonal High Water Table: none
Depth to Bedrock: 30"
Soil name: Chatfield

Tighe&Bond

APPENDIX C

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing State	Yes
Location	
Latitude	43.052 degrees North
Longitude	70.768 degrees West
Elevation	0 feet
Date/Time	Tue Oct 10 2023 16:27:23 GMT-0400 (Eastern Daylight Time)

Extreme Precipitation Estimates

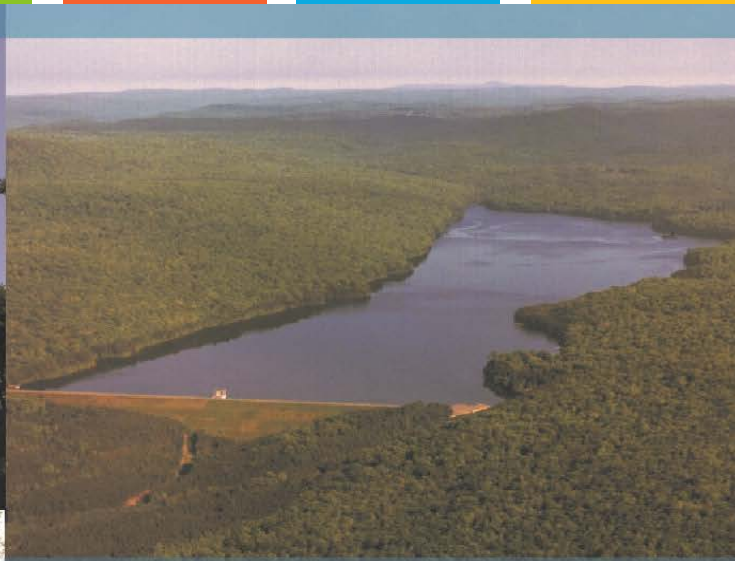
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.65	0.82	1.04	1yr	0.70	0.98	1.21	1.57	2.04	2.67	2.93	1yr	2.36	2.82	3.23	3.96	4.57	1yr
2yr	0.32	0.50	0.62	0.82	1.02	1.30	2yr	0.88	1.18	1.52	1.94	2.50	3.22	3.58	2yr	2.85	3.45	3.95	4.70	5.35	2yr
5yr	0.37	0.58	0.73	0.98	1.25	1.61	5yr	1.08	1.47	1.89	2.44	3.15	4.08	4.60	5yr	3.61	4.42	5.06	5.96	6.73	5yr
10yr	0.41	0.65	0.82	1.12	1.45	1.89	10yr	1.25	1.73	2.24	2.90	3.76	4.89	5.55	10yr	4.33	5.34	6.11	7.14	8.01	10yr
25yr	0.48	0.76	0.97	1.34	1.78	2.34	25yr	1.53	2.15	2.78	3.64	4.76	6.20	7.13	25yr	5.49	6.86	7.85	9.07	10.10	25yr
50yr	0.54	0.86	1.10	1.54	2.08	2.76	50yr	1.79	2.53	3.30	4.34	5.68	7.42	8.62	50yr	6.57	8.29	9.48	10.87	12.03	50yr
100yr	0.60	0.97	1.25	1.78	2.42	3.27	100yr	2.09	2.99	3.92	5.18	6.80	8.90	10.43	100yr	7.87	10.03	11.46	13.04	14.35	100yr
200yr	0.68	1.10	1.43	2.05	2.83	3.85	200yr	2.45	3.53	4.63	6.15	8.12	10.66	12.61	200yr	9.44	12.13	13.85	15.64	17.11	200yr
500yr	0.80	1.32	1.72	2.49	3.49	4.78	500yr	3.01	4.39	5.79	7.74	10.27	13.55	16.22	500yr	11.99	15.60	17.81	19.91	21.61	500yr

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.23	0.36	0.44	0.59	0.72	0.88	1yr	0.63	0.87	0.92	1.33	1.68	2.25	2.53	1yr	1.99	2.43	2.88	3.18	3.91	1yr
2yr	0.32	0.49	0.60	0.81	1.00	1.19	2yr	0.86	1.16	1.37	1.82	2.34	3.07	3.47	2yr	2.72	3.34	3.84	4.57	5.10	2yr
5yr	0.35	0.54	0.67	0.92	1.17	1.40	5yr	1.01	1.37	1.61	2.12	2.73	3.81	4.22	5yr	3.37	4.06	4.74	5.57	6.28	5yr
10yr	0.39	0.59	0.74	1.03	1.33	1.60	10yr	1.15	1.57	1.81	2.39	3.06	4.40	4.90	10yr	3.89	4.71	5.49	6.46	7.24	10yr
25yr	0.44	0.67	0.83	1.19	1.57	1.90	25yr	1.35	1.86	2.10	2.75	3.53	4.75	5.95	25yr	4.20	5.72	6.72	7.87	8.75	25yr
50yr	0.48	0.74	0.92	1.32	1.77	2.17	50yr	1.53	2.12	2.35	3.07	3.93	5.37	6.88	50yr	4.75	6.61	7.83	9.14	10.11	50yr
100yr	0.54	0.81	1.02	1.47	2.02	2.47	100yr	1.74	2.42	2.63	3.41	4.35	6.04	7.95	100yr	5.35	7.65	9.12	10.64	11.68	100yr
200yr	0.60	0.90	1.14	1.64	2.29	2.82	200yr	1.98	2.76	2.94	3.77	4.79	6.78	9.19	200yr	6.00	8.84	10.63	12.40	13.51	200yr
500yr	0.69	1.03	1.32	1.92	2.73	3.37	500yr	2.36	3.30	3.42	4.30	5.45	7.90	11.13	500yr	7.00	10.70	13.00	15.20	16.37	500yr

Coastal and Great Bay Region Precipitation Increase		
	24-hr Storm Event (in.)	24-hr Storm Event + 15% (in.)
1 Year	2.67	3.07
2 Year	3.22	3.70
10 Year	4.89	5.62
25 Year	6.20	7.13
50 Year	7.42	8.53





Proposed Multi-Family Development
815 Lafayette Rd
Portsmouth, NH

Long-Term Operation & Maintenance Plan

Prospect North 815, LLC

October 23, 2023

Last Revised: December 27, 2023

Tighe&Bond

Section 1

Long-Term Operation & Maintenance Plan

It is the intent of this Operation and Maintenance Plan to identify the areas of this site that need special attention and consideration, as well as implement a plan to assure routine maintenance. By identifying the areas of concern as well as implementing a frequent and routine maintenance schedule the site will maintain a high-quality stormwater runoff.

1.1 Contact/Responsible Party

Prospect North 815, LLC
PO Box 372
Greenland, NH 03857

(Note: The contact information for the Contact/Responsible Party shall be kept current. If ownership changes, the Operation and Maintenance Plan must be transferred to the new party.)

1.2 Maintenance Items

Maintenance of the following items shall be recorded:

- Litter/Debris Removal
- Landscaping
- Catchbasin Cleaning
- Pavement Sweeping
- Underground Detention System
- Contech Jellyfish Filtration System
- Rain Garden
- Rip Rap
- Rain Guardian Fox Hole

The following maintenance items and schedule represent the minimum action required. Periodic site inspections shall be conducted, and all measures must be maintained in effective operating condition. The following items shall be observed during site inspection and maintenance:

- Inspect vegetated areas, particularly slopes and embankments for areas of erosion. Replant and restore as necessary
- Inspect catch basins for sediment buildup
- Inspect site for trash and debris

1.3 Overall Site Operation & Maintenance Schedule

Maintenance Item	Frequency of Maintenance
Litter/Debris Removal	Weekly
Pavement Sweeping - Sweep impervious areas to remove sand and litter.	Annually (March or April) ¹
Landscaping - Landscaped islands to be maintained and mulched.	Maintained as required and mulched each Spring
Catch Basin (CB) Cleaning - CB to be cleaned of solids and oils.	Annually
Contech Jelly Fish Unit	In accordance with Manufacturer's Recommendations (See section 1.5)
Underground Detention Basin - Visual observation of sediment levels within system	Bi-Annually (See Section 1.4)
Rain Garden - Trash and debris to be removed. - Any required maintenance shall be addressed.	Two (2) times annually and after any rainfall event exceeding 2.5" in a 24-hr period.
Rip Rap & Stone Berm Level Spreader	Annually
Rain Guardian Fox Hole	In accordance with Manufacturer's Recommendations (See section 1.8)

¹ Pavement sweeping shall occur after all surface snow and snowbanks have melted. For best results pavement sweeping should be completed after the last snow storm of the year.

1.3.1 Disposal Requirements

Disposal of debris, trash, sediment and other waste material should be done at suitable disposal/recycling sites and in compliance with all applicable local, state and federal waste regulations.

1.4 Underground Detention System Maintenance Requirements

Underground Detention System Inspection/Maintenance Requirements		
Inspection/ Maintenance	Frequency	Action
Monitor inlet and outlet structures for sediment accumulation	Two (2) times annually	<ul style="list-style-type: none"> - Trash, debris and sediment to be removed - Any required maintenance shall be addressed
Deep Sump Catchbasins	Two (2) times annually	<ul style="list-style-type: none"> - Removal of sediment as warranted by inspection - No less than once annually
Monitor detention system for sediment accumulation	Two (2) times annually	<ul style="list-style-type: none"> - Trash, debris and sediment to be removed - Any required maintenance shall be addressed

1.5 Contech Jellyfish Filter System Maintenance Requirements

Contech Jellyfish Filter System Inspection/Maintenance Requirements		
Inspection/ Maintenance	Frequency	Action
Inspect vault for sediment build up, static water, plugged media and bypass condition	Quarterly during the first year of operation, Minimum of annually in subsequent years	- See section 4 & 5 of Jellyfish Filter Owner’s Manual
Replace Cartridges	As required by inspection, 1-5 years.	- See section 6 & 7 of Jellyfish Filter Owner’s Manual

1.6 Rain Garden Maintenance Requirements

Rain Garden Inspection/Maintenance Requirements		
Inspection/ Maintenance	Frequency	Action
Monitor to ensure that Rain Gardens function effectively after storms	Two (2) times annually and after any rainfall event exceeding 2.5" in a 24-hr period	<ul style="list-style-type: none"> - Trash and debris to be removed - Any required maintenance shall be addressed
Inspect Vegetation	Annually	<ul style="list-style-type: none"> - Inspect the condition of all Rain Garden vegetation - Prune back overgrowth - Replace dead vegetation - Remove any invasive species
Inspect Drawdown Time - The system shall drawdown within 48-hours following a rainfall event.	Annually	<ul style="list-style-type: none"> - Assess the condition of the facility to determine measures required to restore the filtration function, including but not limited to removal of accumulated sediments or reconstruction of the filter.

1.7 Rip Rap Maintenance Requirements

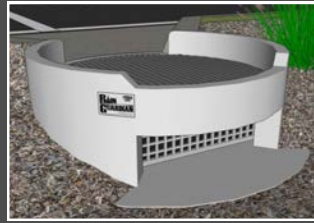
Rip Rap Inspection/Maintenance Requirements		
Inspection/ Maintenance	Frequency	Action
Visual Inspection	Annually	<ul style="list-style-type: none"> - Visually inspect for damage and deterioration - Repair damages immediately

1.8 Rain Guardian Fox Hole Maintenance Requirements



PRETREATMENT FOR BIORETENTION

Rain Gardens • Swales • Filtration Basins • Infiltration Basins



COMMERCIAL/INDUSTRIAL



RESIDENTIAL

Maintenance Guide

Rain Guardian pretreatment chambers simplify bioretention maintenance by collecting sand, leaves, grass clippings, and other debris in an easy to clean, confined location. Regularly maintaining the Rain Guardian sustains its functionality by maximizing storage and filtration capacities. Maintenance frequency is variable and depends on many factors such as rainfall frequency, drainage area size and land use type, and season of the year. The general cleaning process is identical for the Rain Guardian Turret and Rain Guardian Bunker.

Following rain events, inspect the pretreatment chamber for debris on the top metal grate, within the chamber, and on the vertical, drop-in filter wall. The maintenance steps described below should be completed if areas of the top metal grate are clogged, the chamber is >75% full, or the vertical filter wall is clogged. Maintenance should be completed when stormwater has completely drained from the bioretention practice. The filter wall allows the chamber to dry between rain events, which further simplifies maintenance by ensuring removed debris is largely dry. Ensure all debris collected during cleaning of the chamber is completely removed from the site and properly disposed of according to local environmental rules. Once cleaning is complete, reinstall the filter wall with filter fabric facing the inside of the chamber and replace the top metal grate.



Clear Debris from Top Metal Grate

- Leaf litter and garbage commonly accumulate on the top metal grate
- Simply remove and dispose of debris by hand or with a shovel prior to removing top grate



Remove Debris from Inside Chamber

- Remove top metal grate and place on paved inlet to avoid damage to nearby plants
- Remove and dispose of accumulated debris within chamber using a shovel



Clean Filter Wall

- Remove drop-in filter by lifting vertically
- Clean filter wall with a stiff bristled broom or rinse clean with pressurized water

1.9 Snow & Ice Management for Standard Asphalt and Walkways

Snow storage areas shall be located such that no direct untreated discharges are possible to receiving waters from the storage site (snow storage areas have been shown on the Site Plan). The property manager will be responsible for timely snow removal from all private sidewalks, driveways, and parking areas. Any snow accumulation beyond a height of 3' in the snow storage areas will be hauled off-site and legally disposed of. Salt storage areas shall be covered or located such that no direct untreated discharges are possible to receiving waters from the storage site. Salt and sand shall be used to the minimum extent practical (refer to the attached for de-icing application rate guideline from the New Hampshire Stormwater Management Manual, Volume 2,).

Deicing Application Rate Guidelines

24' of pavement (typical two-lane road)

These rates are not fixed values, but rather the middle of a range to be selected and adjusted by an agency according to its local conditions and experience.

Pavement Temp. (°F) and Trend (↑↓)	Weather Condition	Maintenance Actions	Pounds per two-lane mile			
			Salt Prewetted / Pretreated with Salt Brine	Salt Prewetted / Pretreated with Other Blends	Dry Salt*	Winter Sand (abrasives)
> 30° ↑	Snow	Plow, treat intersections only	80	70	100*	Not recommended
	Freezing Rain	Apply Chemical	80 - 160	70 - 140	100 - 200*	Not recommended
30° ↓	Snow	Plow and apply chemical	80 - 160	70 - 140	100 - 200*	Not recommended
	Freezing Rain	Apply Chemical	150 - 200	130 - 180	180 - 240*	Not recommended
25° - 30° ↑	Snow	Plow and apply chemical	120 - 160	100 - 140	150 - 200*	Not recommended
	Freezing Rain	Apply Chemical	150 - 200	130 - 180	180 - 240*	Not recommended
25° - 30° ↓	Snow	Plow and apply chemical	120 - 160	100 - 140	150 - 200*	Not recommended
	Freezing Rain	Apply Chemical	160 - 240	140 - 210	200 - 300*	400
20° - 25° ↑	Snow or Freezing Rain	Plow and apply chemical	160 - 240	140 - 210	200 - 300*	400
20° - 25° ↓	Snow	Plow and apply chemical	200 - 280	175 - 250	250 - 350*	Not recommended
	Freezing Rain	Apply Chemical	240 - 320	210 - 280	300 - 400*	400
15° - 20° ↑	Snow	Plow and apply chemical	200 - 280	175 - 250	250 - 350*	Not recommended
	Freezing Rain	Apply Chemical	240 - 320	210 - 280	300 - 400*	400
15° - 20° ↓	Snow or Freezing Rain	Plow and apply chemical	240 - 320	210 - 280	300 - 400*	500 for freezing rain
0° - 15° ↑↓	Snow	Plow, treat with blends, sand hazardous areas	Not recommended	300 - 400	Not recommended	500 - 750 spot treatment as needed
< 0°	Snow	Plow, treat with blends, sand hazardous areas	Not recommended	400 - 600**	Not recommended	500 - 750 spot treatment as needed

* Dry salt is not recommended. It is likely to blow off the road before it melts ice.

** A blend of 6 - 8 gal/ton MgCl₂ or CaCl₂ added to NaCl can melt ice as low as -10°.

Anti-icing Route Data Form				
Truck Station:				
Date:				
Air Temperature	Pavement Temperature	Relative Humidity	Dew Point	Sky
Reason for applying:				
Route:				
Chemical:				
Application Time:				
Application Amount:				
Observation (first day):				
Observation (after event):				
Observation (before next application):				
Name:				

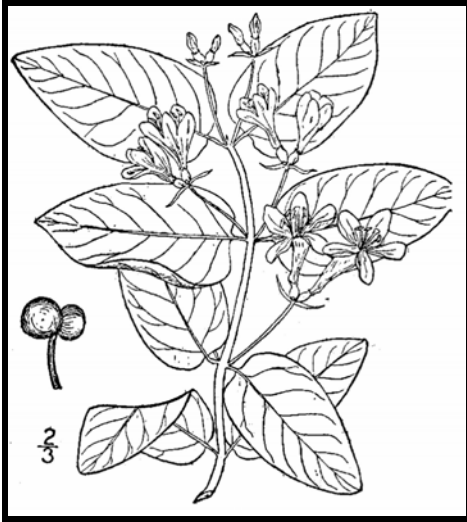
Section 2

Invasive Species

With respect to a particular ecosystem, any species, including its seeds, eggs, spores, or other biological material capable of propagating that species, that is not native to that ecosystem is classified as an invasive species. Refer to the following fact sheet prepared by the University of New Hampshire Cooperative Extension entitled Methods for Disposing Non-Native Invasive Plants for recommended methods to dispose of invasive plant species.



Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle

Lonicera tatarica

USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine

the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag “head first” at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.






Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database /
Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Be diligent looking for seedlings for years in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

Woody Plants	Method of Reproducing	Methods of Disposal
Norway maple <i>(Acer platanoides)</i> European barberry <i>(Berberis vulgaris)</i> Japanese barberry <i>(Berberis thunbergii)</i> autumn olive <i>(Elaeagnus umbellata)</i> burning bush <i>(Euonymus alatus)</i> Morrow's honeysuckle <i>(Lonicera morrowii)</i> Tatarian honeysuckle <i>(Lonicera tatarica)</i> showy bush honeysuckle <i>(Lonicera x bella)</i> common buckthorn <i>(Rhamnus cathartica)</i> glossy buckthorn <i>(Frangula alnus)</i>	Fruit and Seeds 	<p>Prior to fruit/seed ripening</p> <p>Seedlings and small plants</p> <ul style="list-style-type: none"> ▪ Pull or cut and leave on site with roots exposed. No special care needed. <p>Larger plants</p> <ul style="list-style-type: none"> ▪ Use as firewood. ▪ Make a brush pile. ▪ Chip. ▪ Burn. <hr/> <p>After fruit/seed is ripe</p> <p>Don't remove from site.</p> <ul style="list-style-type: none"> ▪ Burn. ▪ Make a covered brush pile. ▪ Chip once all fruit has dropped from branches. ▪ Leave resulting chips on site and monitor.
oriental bittersweet <i>(Celastrus orbiculatus)</i> multiflora rose <i>(Rosa multiflora)</i>	Fruits, Seeds, Plant Fragments 	<p>Prior to fruit/seed ripening</p> <p>Seedlings and small plants</p> <ul style="list-style-type: none"> ▪ Pull or cut and leave on site with roots exposed. No special care needed. <p>Larger plants</p> <ul style="list-style-type: none"> ▪ Make a brush pile. ▪ Burn. <hr/> <p>After fruit/seed is ripe</p> <p>Don't remove from site.</p> <ul style="list-style-type: none"> ▪ Burn. ▪ Make a covered brush pile. ▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.

Non-Woody Plants	Method of Reproducing	Methods of Disposal
<p>garlic mustard (<i>Alliaria petiolata</i>)</p> <p>spotted knapweed (<i>Centaurea maculosa</i>)</p> <ul style="list-style-type: none"> ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. <p>black swallow-wort (<i>Cynanchum nigrum</i>)</p> <ul style="list-style-type: none"> ▪ May cause skin rash. Wear gloves and long sleeves when handling. <p>pale swallow-wort (<i>Cynanchum rossicum</i>)</p> <p>giant hogweed (<i>Heracleum mantegazzianum</i>)</p> <ul style="list-style-type: none"> ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. <p>dame's rocket (<i>Hesperis matronalis</i>)</p> <p>perennial pepperweed (<i>Lepidium latifolium</i>)</p> <p>purple loosestrife (<i>Lythrum salicaria</i>)</p> <p>Japanese stilt grass (<i>Microstegium vimineum</i>)</p> <p>mile-a-minute weed (<i>Polygonum perfoliatum</i>)</p>	<p>Fruits and Seeds</p> 	<p>Prior to flowering</p> <p>Depends on scale of infestation</p> <p>Small infestation</p> <ul style="list-style-type: none"> ▪ Pull or cut plant and leave on site with roots exposed. <p>Large infestation</p> <ul style="list-style-type: none"> ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. <hr/> <p>During and following flowering</p> <p>Do nothing until the following year or remove flowering heads and bag and let rot.</p> <p>Small infestation</p> <ul style="list-style-type: none"> ▪ Pull or cut plant and leave on site with roots exposed. <p>Large infestation</p> <ul style="list-style-type: none"> ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
<p>common reed (<i>Phragmites australis</i>)</p> <p>Japanese knotweed (<i>Polygonum cuspidatum</i>)</p> <p>Bohemian knotweed (<i>Polygonum x bohemicum</i>)</p>	<p>Fruits, Seeds, Plant Fragments</p> <p>Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.</p>	<p>Small infestation</p> <ul style="list-style-type: none"> ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. <p>Large infestation</p> <ul style="list-style-type: none"> ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

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Managing Invasive Plants

Methods of Control

by Christopher Mattrick

They're out there. The problem of invasive plants is as close as your own backyard.

Maybe a favorite dogwood tree is struggling in the clutches of an Oriental bittersweet vine. Clawlike canes of multiflora rose are scratching at the side of your house. That handsome burning bush you planted few years ago has become a whole clump in practically no time ... but what happened to the azalea that used to grow right next to it?

If you think controlling or managing invasive plants on your property is a daunting task, you're not alone. Though this topic is getting lots of attention from federal, state, and local government agencies, as well as the media, the basic question for most homeowners is simply, "How do I get rid of the invasive plants in my own landscape?" Fortunately, the best place to begin to tackle this complex issue is in our own backyards and on local conservation lands. We hope the information provided here will help you take back your yard. We won't kid you—there's some work involved, but the payoff in beauty, wildlife habitat, and peace of mind makes it all worthwhile.

PLAN OF ATTACK

Three broad categories cover most invasive plant control: mechanical, chemical, and biological. Mechanical control means physically removing plants from the environment



Spraying chemicals to control invasive plants.

through cutting or pulling. Chemical control uses herbicides to kill plants and inhibit regrowth. Techniques and chemicals used will vary depending on the species. Biological controls use plant diseases or insect predators, typically from the targeted species' home range. Several techniques may be effective in controlling a single species, but there is usually one preferred method—the one that is most resource efficient with minimal impact on non-target species and the environment.

MECHANICAL CONTROL METHODS

Mechanical treatments are usually the first ones to look at when evaluating an invasive plant removal project. These procedures do not require special licensing or introduce chemicals into the environment. They do require permits in some situations, such as wetland zones. [See sidebar on page 23.] Mechanical removal is highly labor intensive and creates a significant amount of site disturbance, which can lead to rapid reinvasion if not handled properly.

Pulling and digging

Many herbaceous plants and some woody species (up to about one inch in diameter), if present in limited quantities, can be pulled out or dug up. It's important to remove as much of the root system as possible; even a small portion can restart the infestation. Pull plants by hand or use a digging fork, as shovels can shear off portions of the root system, allowing for regrowth. To remove larger woody stems (up to about three inches in diameter), use a Weed Wrench™, Root Jack, or Root Talon. These tools, available from several manufacturers, are designed to remove the aboveground portion of the plant as well as the entire root system. It's easiest to undertake this type of control in the spring or early summer when soils are moist and plants come out more easily.



Using tools to remove woody stems.



Volunteers hand pulling invasive plants.

Suffocation

Try suffocating small seedlings and herbaceous plants. Place double or triple layers of thick UV-stabilized plastic sheeting, either clear or black (personally I like clear), over the infestation and secure the plastic with stakes or weights. Make sure the plastic extends at least five feet past the edge of infestation on all sides. Leave the plastic in place for at least two years. This technique will kill everything beneath the plastic—invasive and non-invasive plants alike. Once the plastic is removed, sow a cover crop such as annual rye to prevent new invasions.

Cutting or mowing

This technique is best suited for locations you can visit and treat often. To be effective, you will need to mow or cut infested areas three or four times a year for up to five years. The goal is to interrupt the plant's ability to photosynthesize by removing as much leafy material as possible. Cut the plants at ground level and remove all resulting debris from the site. With this treatment, the infestation may actually appear to get worse at first, so you will need to be as persistent as the invasive plants themselves. Each time you cut the plants back, the root system gets slightly larger, but must also rely on its energy reserves to push up new growth. Eventually, you will exhaust these reserves and the plants will die. This may take many years, so you have to remain committed to this process once you start; otherwise the treatment can backfire, making the problem worse.

CHEMICAL CONTROL METHODS

Herbicides are among the most effective and resource-efficient tools to treat invasive species. Most of the commonly known invasive plants can be treated using only two herbicides—glyphosate (the active ingredient in Roundup™ and Rodeo™) and triclopyr (the active ingredient in Brush-B-Gone™ and Garlon™). Glyphosate is non-selective, meaning it kills everything it contacts. Triclopyr is selective and does not injure monocots (grasses, orchids, lilies, etc.). Please read labels and follow directions precisely for both environmental and personal safety. These are relatively benign herbicides, but improperly used they can still cause both short- and long-term health and environmental problems. Special aquatic formulations are required when working in wetland zones. You are required to have a state-issued pesticide applicator license when applying these chemicals on land you do not own. To learn more about the pesticide regulations in your state, visit or call your state's pesticide control division, usually part of the state's Department of Agriculture. In wetland areas, additional permits are usually required by the Wetlands Protection Act. [See sidebar on page 23.]

Foliar applications

When problems are on a small scale, this type of treatment is usually applied with a backpack sprayer or even a small handheld spray bottle. It is an excellent way to treat large monocultures of herbaceous plants, or to spot-treat individual plants that are difficult to remove mechanically, such as goutweed, swallowwort, or purple loosestrife. It is also an effective treatment for some woody species, such as Japanese barberry, multiflora rose, Japanese honeysuckle, and Oriental bittersweet that grow in dense masses or large numbers over many acres. The herbicide mixture should contain no more than five percent of the active ingredient, but it is important to follow the instructions on the product label. This treatment is most effective when the plants are actively growing, ideally when they are flowering or beginning to form fruit. It has been shown that plants are often more susceptible to this type of treatment if the existing stems are cut off and the regrowth is treated. This is especially true for Japanese knotweed. The target plants should be thoroughly wetted with the herbicide on a day when there is no rain in the forecast for the next 24 to 48 hours.

Cut stem treatments

There are several different types of cut stem treatments, but here we will review only the one most commonly used. All treatments of this type require a higher concentration of the active ingredient than is used in foliar applications. A 25 to 35 percent solution of the active ingredient should be used for cut stem treatments, but read and follow all label instructions. In most cases, the appropriate herbicide is glyphosate, except for Oriental bittersweet, on which triclopyr should be used. This treatment can be used on all woody stems, as well as phragmites and Japanese knotweed.

For woody stems, treatments are most effective when applied in the late summer and autumn—between late August and November. Stems should be cut close to the ground, but not so close that you will lose track of them. Apply herbicide directly to the cut surface as soon as possible after cutting. Delaying the application will reduce the effectiveness of the treatment. The herbicide can be applied with a sponge, paintbrush, or spray bottle.



Cut stem treatment tools.

For phragmites and Japanese knotweed, treatment is the same, but the timing and equipment are different. Plants should be treated anytime from mid-July through September, but the hottest, most humid days of the summer are best

for this method. Cut the stems halfway between two leaf nodes at a comfortable height. Inject (or squirt) herbicide into the exposed hollow stem. All stems in an infestation should be treated. A wash bottle is the most effective application tool, but you can also use an eyedropper, spray bottle, or one of the recently developed high-tech injection systems.

It is helpful to mix a dye in with the herbicide solution. The dye will stain the treated surface and mark the areas that have been treated, preventing unnecessary reapplication. You can buy a specially formulated herbicide dye, or use food coloring or laundry dye.

There is not enough space in this article to describe all the possible ways to control invasive plants. You can find other treatments, along with more details on the above-described methods, and species-specific recommendations on The Nature Conservancy Web site (tncweeds.ucdavis.edu). An upcoming posting on the Invasive Plant Atlas of New England (www.ipane.org) and the New England Wild Flower Society (www.newfs.org) Web sites will also provide further details.



Hollow stem injection tools.

Biological controls—still on the horizon

Biological controls are moving into the forefront of control methodology, but currently the only widely available and applied biocontrol relates to purple loosestrife. More information on purple loosestrife and other biological control projects can be found at www.invasiveplants.net.

DISPOSAL OF INVASIVE PLANTS

Proper disposal of removed invasive plant material is critical to the control process. Leftover plant material can cause new infestations or reinfest the existing project area. There are many appropriate ways to dispose of invasive plant debris. I've listed them here in order of preference.

- 1. Burn it**—Make a brush pile and burn the material following local safety regulations and restrictions, or haul it to your town's landfill and place it in their burn pile.
- 2. Pile it**—Make a pile of the woody debris. This technique will provide shelter for wildlife as well.
- 3. Compost it**—Place all your herbaceous invasive plant debris in a pile and process as compost. Watch the pile closely for resprouts and remove as necessary. Do not use the resulting compost in your garden. The pile is for invasive plants only.



Injecting herbicide into the hollow stem of phragmites.

4. Dry it/cook it—Place woody debris out on your driveway or any asphalt surface and let it dry out for a month. Place herbaceous material in a doubled-up black trash bag and let it cook in the sun for one month. At the end of the month, the material should be non-viable and you can dump it or dispose of it with the trash. The method assumes there is no viable seed mixed in with the removed material.

Care should be taken in the disposal of all invasive plants, but several species need extra attention. These are the ones that have the ability to sprout vigorously from plant fragments and should ideally be burned or dried prior to disposal: Oriental bittersweet, multiflora rose, Japanese honeysuckle, phragmites, and Japanese knotweed.

Christopher Mattrick is the former Senior Conservation Programs Manager for New England Wild Flower Society, where he managed conservation volunteer and invasive and rare plant management programs. Today, Chris and his family work and play in the White Mountains of New Hampshire, where he is the Forest Botanist and Invasive Species Coordinator for the White Mountain National Forest.



Controlling Invasive Plants in Wetlands

Special concerns; special precautions

Control of invasive plants in or around wetlands or bodies of water requires a unique set of considerations. Removal projects in wetland zones can be legal and effective if handled appropriately. In many cases, herbicides may be the least disruptive tools with which to remove invasive plants. You will need a state-issued pesticide license to apply herbicide on someone else's property, but all projects in wetland or aquatic systems fall under the jurisdiction of the Wetlands Protection Act and therefore require a permit. *Yes, even hand-pulling that colony of glossy buckthorn plants from your own swampland requires a permit.* Getting a permit for legal removal is fairly painless if you plan your project carefully.

1. Investigate and understand the required permits and learn how to obtain them. The entity charged with the enforcement of the Wetlands Protection Act varies from state to state. For more information in your state, contact:

ME: Department of Environmental Protection
www.state.me.us/dep/blwq/docstand/nrpapage.htm

NH: Department of Environmental Services
www.des.state.nh.us/wetlands/

VT: Department of Environmental Conservation
www.anr.state.vt.us/dec/waterq/permits/htm/pm_cud.htm

MA: Consult your local town conservation commission

RI: Department of Environmental Management
www.dem.ri.gov/programs/benviron/water/permits/fresh/index.htm

CT: Consult your local town Inland Wetland and Conservation Commission

2. Consult an individual or organization with experience in this area. Firsthand experience in conducting projects in wetland zones and navigating the permitting process is priceless. Most states have wetland scientist societies whose members are experienced in working in wetlands and navigating the regulations affecting them. A simple Web search will reveal the contact point for these societies. Additionally, most environmental consulting firms and some nonprofit organizations have skills in this area.

3. Develop a well-written and thorough project plan. You are more likely to be successful in obtaining a permit for your project if you submit a project plan along with your permit application. The plan should include the reasons for the project, your objectives in completing the project, how you plan to reach those objectives, and how you will monitor the outcome.

4. Ensure that the herbicides you plan to use are approved for aquatic use. Experts consider most herbicides harmful to water quality or aquatic organisms, but rate some formulations as safe for aquatic use. Do the research and select an approved herbicide, and then closely follow the instructions on the label.

5. If you are unsure—research, study, and most of all, ask for help. Follow the rules. The damage caused to aquatic systems by the use of an inappropriate herbicide or the misapplication of an appropriate herbicide not only damages the environment, but also may reduce public support for safe, well-planned projects.

Section 3

Annual Updates and Log Requirements

The Owner and/or Contact/Responsible Party shall review this Operation and Maintenance Plan once per year for its effectiveness and adjust the plan and deed as necessary.

A log of all preventative and corrective measures for the stormwater system shall be kept on-site and be made available upon request by any public entity with administrative, health environmental or safety authority over the site including NHDES.

Copies of the Stormwater Maintenance report shall be submitted to the City of Portsmouth on an annual basis.

Stormwater Management Report						
Proposed Multi-Family Development		815 Lafayette Road – Tax Map 245 Lot 3				
BMP Description	Date of Inspection	Inspector	BMP Installed and Operating Properly?	Cleaning / Corrective Action Needed	Date of Cleaning / Repair	Performed By
Deep Sump CB's			<input type="checkbox"/> Yes <input type="checkbox"/> No			
Underground Detention Basin			<input type="checkbox"/> Yes <input type="checkbox"/> No			
Jellyfish Filter 1			<input type="checkbox"/> Yes <input type="checkbox"/> No			
Rain Garden			<input type="checkbox"/> Yes <input type="checkbox"/> No			
Stone Berm Level Spreader			<input type="checkbox"/> Yes <input type="checkbox"/> No			
Stone Berm Overflow Weir			<input type="checkbox"/> Yes <input type="checkbox"/> No			
Rain Guardian Fox Hole			<input type="checkbox"/> Yes <input type="checkbox"/> No			



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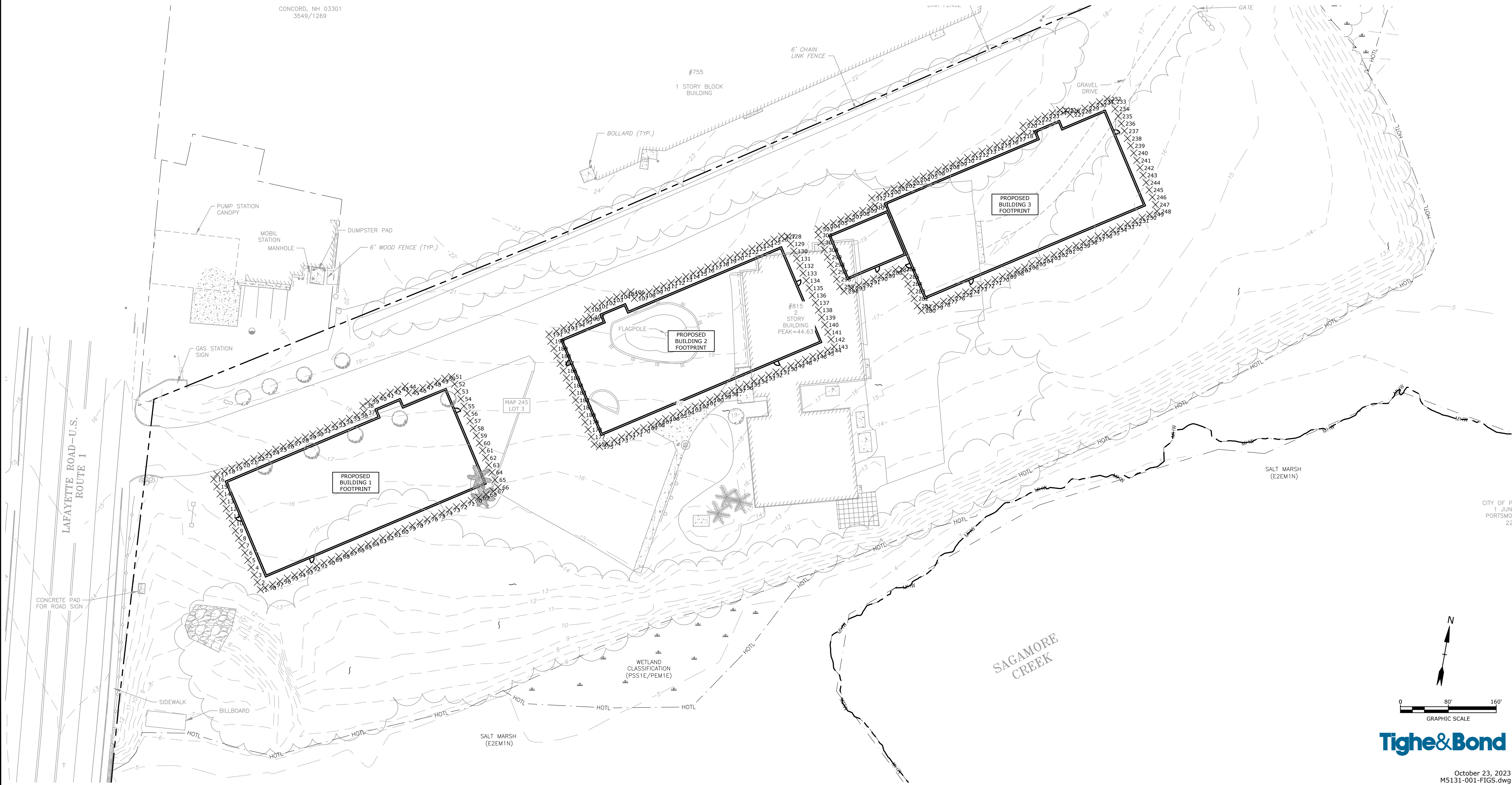
BUILDING 1 ELEVATION AND HEIGHT				
GRADE PLANE ELEVATION	BUILDING ELEVATION		BUILDING HEIGHT	
	ALLOWED	PROPOSED	ALLOWED	PROPOSED
16.11'	66.11'	62.00'	50.00'	45.89'

BUILDING 3 ELEVATION AND HEIGHT				
GRADE PLANE ELEVATION	BUILDING ELEVATION		BUILDING HEIGHT	
	ALLOWED	PROPOSED	ALLOWED	PROPOSED
17.80'	67.80'	62.00'	50.00'	44.20'

BUILDING 2 ELEVATION AND HEIGHT				
GRADE PLANE ELEVATION	BUILDING ELEVATION		BUILDING HEIGHT	
	ALLOWED	PROPOSED	ALLOWED	PROPOSED
19.09'	69.09'	63.00'	50.00'	43.91'

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

GRADE PLANE EXHIBIT

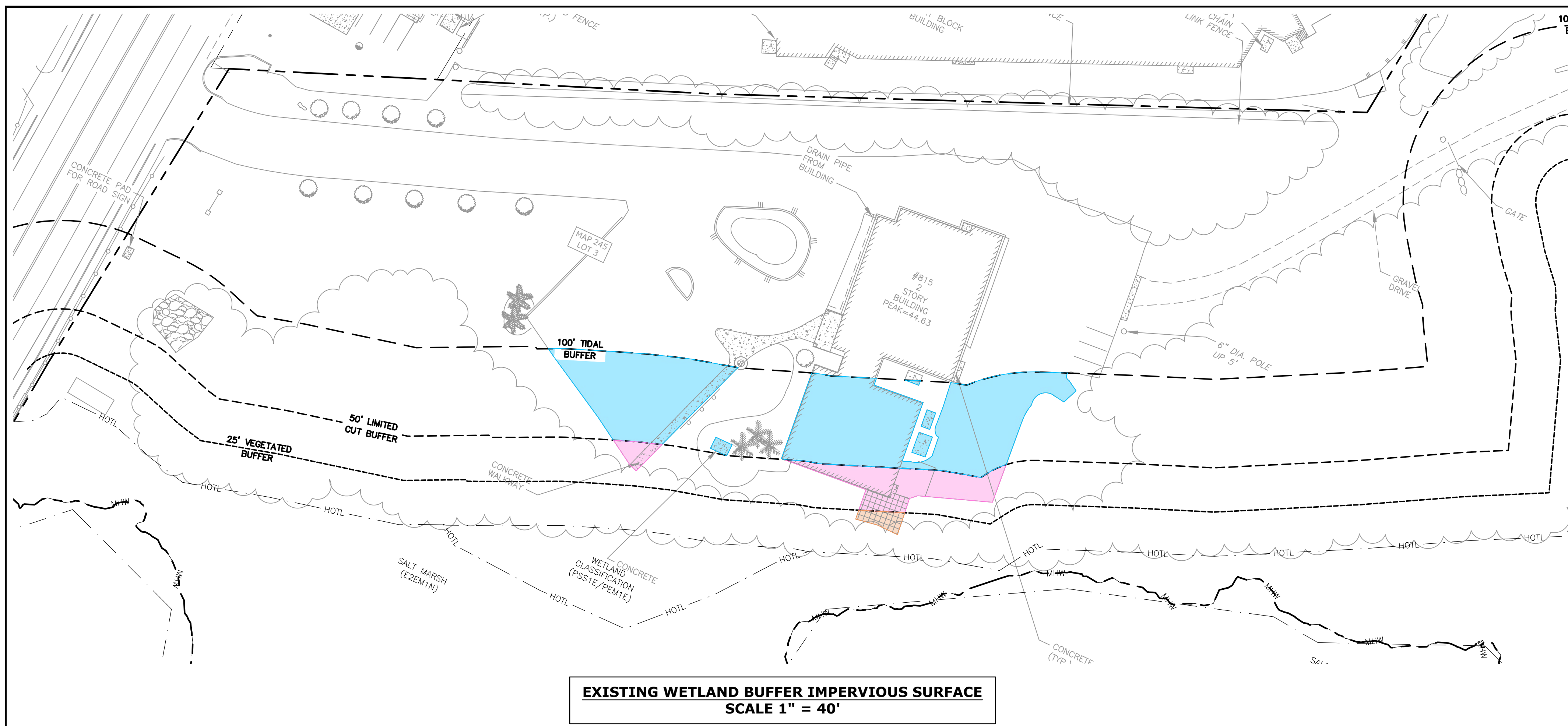


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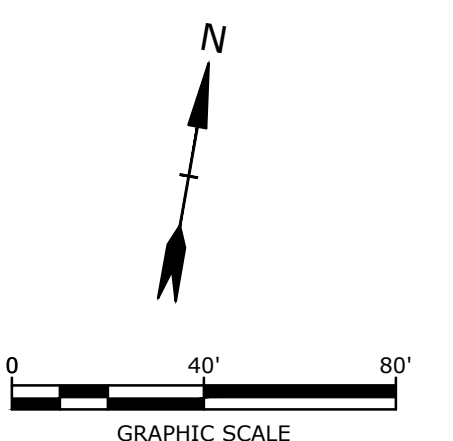
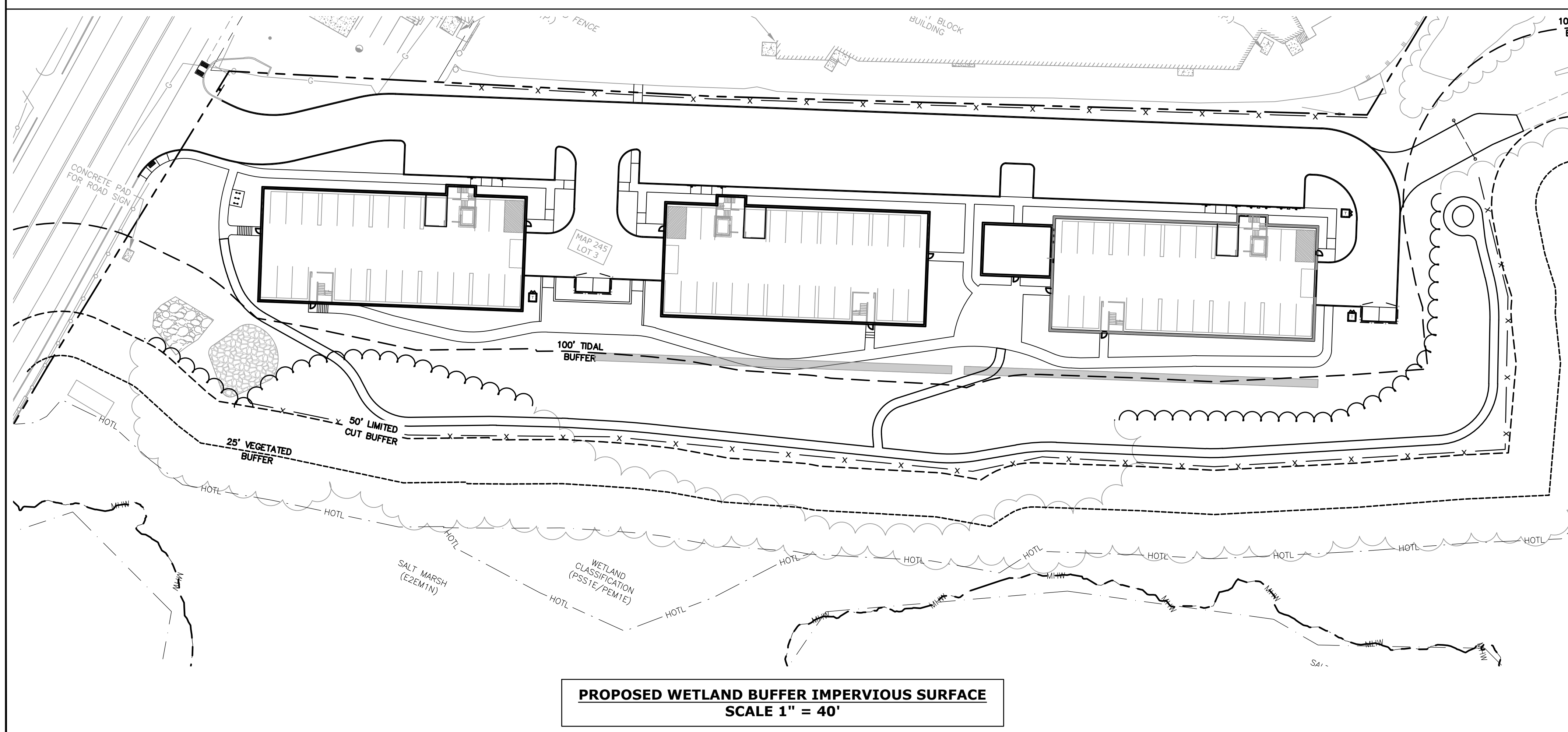
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PROPOSED MULTI-FAMILY DEVELOPMENT
815 LAFAYETTE RD
PORTSMOUTH, NEW HAMPSHIRE

WETLAND BUFFER IMPERVIOUS
SURFACE EXHIBIT



Local Wetland Buffer Setback	Impervious Surface	
	Existing Condition	Proposed Development
0 - 25 FT	218 SF	0 SF
25 - 50 FT	1,937 SF	0 SF
50 - 100 FT	9,583 SF	0 SF
Total Impervious Surface	11,738 SF	0 SF
Net Impervious Surface	-11,738 SF	





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

TECHNICAL REPORT OF WETLAND DELINEATION, CLASSIFICATION & IDENTIFICATION

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

Field Delineator: Steven D. Riker

Compiled by: Steven D. Riker

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

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

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

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

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

Site Disturbance: Historical upland disturbance from existing development.

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

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

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

Delineation Standards Utilized:

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

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



Invasive Species Removal Plan

ADDRESS: 815 Lafayette Road, Portsmouth, NH
PROPERTY: Map 245 Lot 3
OWNER: Prospect North 815, LLC
DATE: October 23, 2023

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

The vegetative community in the area assessed is dominated by invasive plant species, including:

- Autumn olive (*Elaeagnus umbellata*)
- Oriental bittersweet (*Celastrus orbicalatus*)
- Common buckthorn (*Rhamnus cathartica*)
- Glossy buckthorn (*Rhamnus frangula*)
- Honeysuckle (*Lonicera spp.*)
- Multiflora rose (*Rosa multiflora*)
- Black swallowwort (*Cyanichum louiseae*)
- Common reed (*Phragmites australis*)

Honeysuckle (spp), especially along the western shoreline, forms a dense vegetative layer that is outcompeting native species. There is a gradual transition towards a more forested community that is less heavily infested with invasive species, starting at the western side of the existing building (rear parking lot) and moving easterly. A more mature, native, tree canopy exists in this area relative to the western portion of the property, though the understory is still dominated by invasive species. Oriental bittersweet was observed to be "strangling" several mature trees and, in some cases, had caused the tree(s) to completely topple over.

Effort will be made to protect and retain native, healthy, individual trees and shrubs along the shoreline during planning and design for redevelopment of the site. Select individuals will be field located as planning and design progresses.

The overall area was divided into seven sub-areas based on typical vegetation class (strata) and relative dominance of invasive species. Each area is further described in Section 1 of this memo and depicted in the exhibit titled Invasive Species Inventory Plan which can be found in Appendix A.

1 Existing Invasive Species Inventory Areas

1.1 Area 1

"Area 1" is located at the western extent of the property, along the northern shoreline of Sagamore Creek, just downstream of the Route 1 Bypass (Lafayette Road) bridge. There is an existing stormwater outfall which drains through an approximately 120-foot long swale and discharges into the fringing salt marsh along Sagamore Creek. The swale bottom is approximately six (6)-feet wide, sparsely vegetated, and contains a substantial amount of trash and debris. The swale is bounded by steep, vegetated, banks on either side. Vegetation in this area contains interspersed native species, such as Goldenrod (*Solidago* spp), Beach plum (*Prunus maritima*), Black Cherry (*Prunus serotina*), Pin Cherry (*Prunus pensylvanica*), Staghorn sumac (*Rhus hirta*), and American pokeweed (*Phytolacca americana*). However, the dominant aerial coverage is comprised of invasive species, including Autumn olive (*Elaeagnus umbellata*), Oriental bittersweet (*Celastrus orbicalatus*), Common buckthorn (*Rhamnus cathartica*), Glossy buckthorn (*Rhamnus frangula*), Honeysuckle (*Lonicera* spp.), Multiflora rose (*Rosa multiflora*) and Coralberry (*Ardisia crenata*).

1.2 Area 2

"Area 2" is the forested area located towards the western extent of the property, east of the stormwater swale, and landward of the upland shrub zone along the shoreline (salt marsh; Area 3). This area contains a primarily forested vegetative community consisting of native trees (Black locust, Pin cherry, White pine (*Pinus strobus*), Northern red oak (*Quercus Rubra*), and Grey birch (*Betula populifolia*)); though it is also overrun with Oriental bittersweet and interspersed with Common and Glossy buckthorn, Honeysuckle (spp), Multiflora rose, and Autumn olive.

1.3 Area 3

"Area 3" is the narrow upland zone fringing along the shoreline, located towards the western extent of the property, between the forested area (Area 2) and the salt marsh. This area primarily consists of Black cherry and Callery pear (*Pyrus calleryana*) shrubs dominated by invasive species (Honeysuckle (spp) and Oriental bittersweet, interspersed with Buckthorn (spp), Autumn olive, and Multiflora rose). Goldenrod and American burnweed (*Erechtites hieraciifolius*) exist in the herbaceous stratum though are not dominant relative to the invasive species present.

Two dominant areas of Common reed (*Phragmites australis*) exist on the landward margin of the salt marsh, along the western shoreline of the property.

1.4 Area 4

"Area 4" is located off the southeast corner of the front parking lot and consists of a dominant stand of Staghorn sumac along the steep drop off to the salt marsh. The Staghorn sumac is interspersed with some Oriental bittersweet and multiflora rose on the narrow shelf before dropping off (seaward) into a dominant stand of Common reed.

1.5 Area 5

"Area 5" is located off the southeast corner of the building, between the southern edge of the rear parking lot and the fringing salt marsh along the outer radius of Sagamore Creek. Area 5 begins a transition zone towards a more forested community, less heavily infested with invasive species. Vegetation in this area consists of Cottonwood (*Populus deltoides*; diseased, dying), Black locust, Grey birch and Northern red oak in the tree stratum; and, Beach plum, Bayberry (*Morella caroliniensis*), and Black cherry in the shrub stratum. These species are mixed with invasives (Callery pear, Honeysuckle (spp), Multiflora rose, Autumn olive, Buckthorn (spp), and Oriental bittersweet).

There is a large white pine near the center of this area that likely provides important habitat value and stability along the bank. Effort should be made to protect and retain it during redevelopment of the site.

1.6 Area 6

"Area 6" encompasses the eastern most portion of the property along the shoreline between the cleared area in the southwest portion of the lot and the broad salt marsh along the northern bank of Sagamore Creek. There is a sharp "corner" along the shoreline bound by a steep slope, clearly defining the edge of the marsh.

This area primarily consists of an upland forested community with a freshwater emergent and scrub-shrub wetland delineated in the northeast corner. A more mature, native, tree canopy exists here (*Populus* spp, Black cherry, Black locust, White pine, Grey birch, White birch, White oak (*Quercus bicolor*), Beach plum, Pin cherry, Red maple (*Acer rubrum*) and Sugar maple (*Acer saccharum*)), relative to the western portion of the property. The understory is still dominated by invasive species; primarily Oriental bittersweet, Buckthorn (spp) and Honeysuckle (spp), interspersed with Multiflora rose and Autumn olive. In several instances, Oriental bittersweet was observed to be "strangling" mature trees and, in some cases, had caused the tree(s) to completely topple over.

1.7 Area 7

"Area 7" is a small patch of Black swallowwort (*Cyanthum louiseae*) on the ground, located just inside the tree line off the western edge of the cleared area in the back of the lot.

2 Invasive Species Removal

As described above, we have identified the dominant invasive plant community within and adjacent to the Project Site. Widespread presence of invasive species has been documented throughout the understory and canopy of the site. These species are targeted for removal to enhance the Sagamore Creek shoreline habitat value. Mechanical removal (pulling and digging) is the proposed strategy.

A detailed inventory of all trees, shrubs and ground cover will be undertaken to demonstrate compliance with the minimum vegetation maintenance standards of the Shoreland Water Quality Protection Act and to field locate native, healthy, individual trees and shrubs along the shoreline that will be protected and retained through redevelopment of the site. The entire restoration area will be cleared of the invasive trees and shrubs, replanted with native species, and monitored and maintained long term to minimize the potential for re-invasion.

2.1 Mechanical Removal: Pulling and Digging

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

100% removal success is rarely achievable in the initial effort. Professional judgment is necessary to determine where and when to prioritize removal effort based on species-specific factors such as rooting structure and reproductive period. This work is typically conducted in the fall and winter, before the ground freezes, or in early spring. Summer work can also be effective, especially when the season is dry and reduced impact to soils is achievable. During the spring and summer months, monitoring and additional hand pulling of newly sprouted material is necessary to maximize removal success and reduce the potential for regrowth the following season.

2.1.1 Initial Removal with Mechanized Equipment or Weed Wrench

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

A mini excavator will be used to remove the root masses of targeted shrub species. Where access for heavy machinery is necessary for removal of root material, timber mats (or equivalent) will be placed to minimize soil disturbance by dispersing the weight of the equipment over a larger surface area. The stumps of cut trees will be ground to prevent coppicing and re-growth.

2.1.2 Removal of Root Masses and Trailing Roots or Rhizomes

Special attention will be paid when pulling the root masses of invasive shrub species. The use of a mini excavator, as described above, may facilitate the removal of larger root masses. Carefully lifting and shaking the root ball as it is extracted from the soil facilitates the removal of the trailing roots and rhizomes. The soil is then released from the root ball by gentle shaking of the bucket by the machine operator. For smaller individuals and in areas that are inaccessible by machine, work will be completed by hand, with a weed wrench. If root masses are too large for extraction in locations inaccessible by machinery, weed wrenches, chains, straps and "come-alongs" will be lead out to the mini excavator to manually pull the root ball out of the soil.

2.1.3 Hand Clearing and Grubbing of Plant Fragments

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

2.2 Proper Disposal and Final Disposition of Removed Invasive Plant Material

Stockpiled invasive plant material will either be burned during the local brush-burning season or chipped and removed to be composted off site. If work occurs during the burning season there are several advantages to burning the material on site. Firstly, burning on site reduces the cost of transport and off-site disposal. Secondly, the burning of woody material returns valuable nutrients to the soil structure. Wood ash is a beneficial amendment for fields and planting areas as it contains phosphorous and other nutrients, which in many systems are depleted by plant growth and microbial activity. The UNH Cooperative Extension also recommends burning as a preferred method of disposal of woody invasive plants. They advise against burning plants that contain easily airborne seeds, such as Black swallow-wort. Harvested material would be burnt in small, manageable, brush piles to facilitate these benefits to the local ecosystem.

If the work is conducted outside of the local brush-burning season, the harvested material will be chipped on-site and transported to an appropriate off-site composting facility. Entire root balls can be transported to an off-site facility for grinding, chipping and composting. Above-ground plant material may be chipped separately for wood chips to be reused on-site. To the extent possible, this work would be completed on-site to reduce the volume of material that would need to be transported. For woody species that do not propagate vegetatively, chipping the plant material before it develops seeds or flowers renders the plant non-viable, especially once the material has completely dried.

3 Conclusion

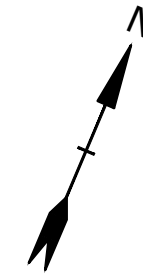
In conclusion, the Project Site is substantially dominated by invasive plant species. This invasive community is outcompeting native species, compromising biodiversity and the habitat value along the shoreline of Sagamore Creek. Relative density of invasive species decreases where the vegetation transitions towards a more mature, native, forested community that is less heavily infested towards the eastern extent of the property. However, the understory is still largely dominated by invasive shrubs and woody vines.

In lieu of chemical or biological control methods, these species are targeted for mechanical removal (pulling and digging) to enhance the Sagamore Creek shoreline habitat value. A detailed inventory of all trees, shrubs and ground cover will be undertaken in an effort to protect and retain native, healthy, individual trees and shrubs along the shoreline to the extent possible.

The entire restoration area will be cleared of the invasive trees and shrubs, replanted with native species, and monitored and maintained long term to minimize the potential for re-invasion. Work will be monitored by a qualified scientist on-site to implement best professional judgement in cooperation with equipment operators and to ensure leftover plant fragments are entirely removed. The qualified scientist will return in subsequent growing seasons to assess and adaptively manage the buffer enhancement area to monitor success of native plantings and to minimize recolonization of targeted invasive species.

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

INVASIVE SPECIES
INVENTORY PLAN



AREA 1

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

AREA 2

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

AREA 7

BLACK SWALLOWWORT (*CYANCHUM LOUISEAE*)



AREA 3

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

AREA 4

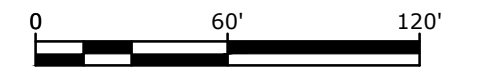
STAGHORN SUMAC (*RHUS TYPHINA*)
ORIENTAL BITTERSWEET (*CELASTRUS ORBICALATUS*)
MULTIFLORA ROSE (*ROSA MULTIFLORA*)
COMMON REED (*PHRAGMITES AUSTRALIS*)

AREA 5

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

AREA 6

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



GRAPHIC SCALE



October 23, 2023
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TBB File Location: J:\M5131-001-FIGS.dwg Development, LLC\001_815 Lafayette Road\Drawings\AutoCAD\M5131-001-FIGS.dwg Layout Tab: INVASIVE

Community Space: Monitoring and Maintenance Plan

ADDRESS: 815 Lafayette Road, Portsmouth, NH
PROPERTY: Map 245 Lot 3
OWNER: Prospect North 815, LLC
DATE: December 2023

The invasive species removal effort is anticipated to commence during late spring or early summer 2024. This will provide sufficient opportunity during the growing season for final demarcation of vegetation to be removed and to field locate individual native trees and shrubs that will be retained. A summary of the proposed Community Space Long-Term Monitoring and Maintenance Plan is provided in Table 1-1.

Construction Monitoring

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

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

Erosion and sediment controls will be installed, monitored, and maintained along the edge of work to prevent disturbed soil from migrating into the salt marsh or into Sagamore Creek. Where access with heavy machinery is necessary to reach certain invasive plants, timber mats (or equivalent) will be placed to minimize soil disturbance. Where invasive species removal results in areas of exposed soil, these areas will receive 6-inches of loam and native buffer seed mix with weed-free straw mulch (or equivalent) to stabilize exposed soil and minimize the chance of invasive species reemergence.

Post-construction Monitoring and Maintenance

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

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

monthly inspections will be immediately communicated to the Project Manager and the property owner.

Long Term Monitoring and Maintenance

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

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

TABLE 1-1

Summary of Long-Term Monitoring and Maintenance Schedule

Year	Growing Season	Frequency of Monitoring	Report Due
0	Same season as project implementation	Daily, during construction; Monthly thereafter*	December 31
1	1	Monthly*	December 31
2	2	Twice Annually*	December 31
3	3	Twice Annually*	December 31
4	4	Twice Annually*	December 31
5	5	Twice Annually*	Final report: December 31

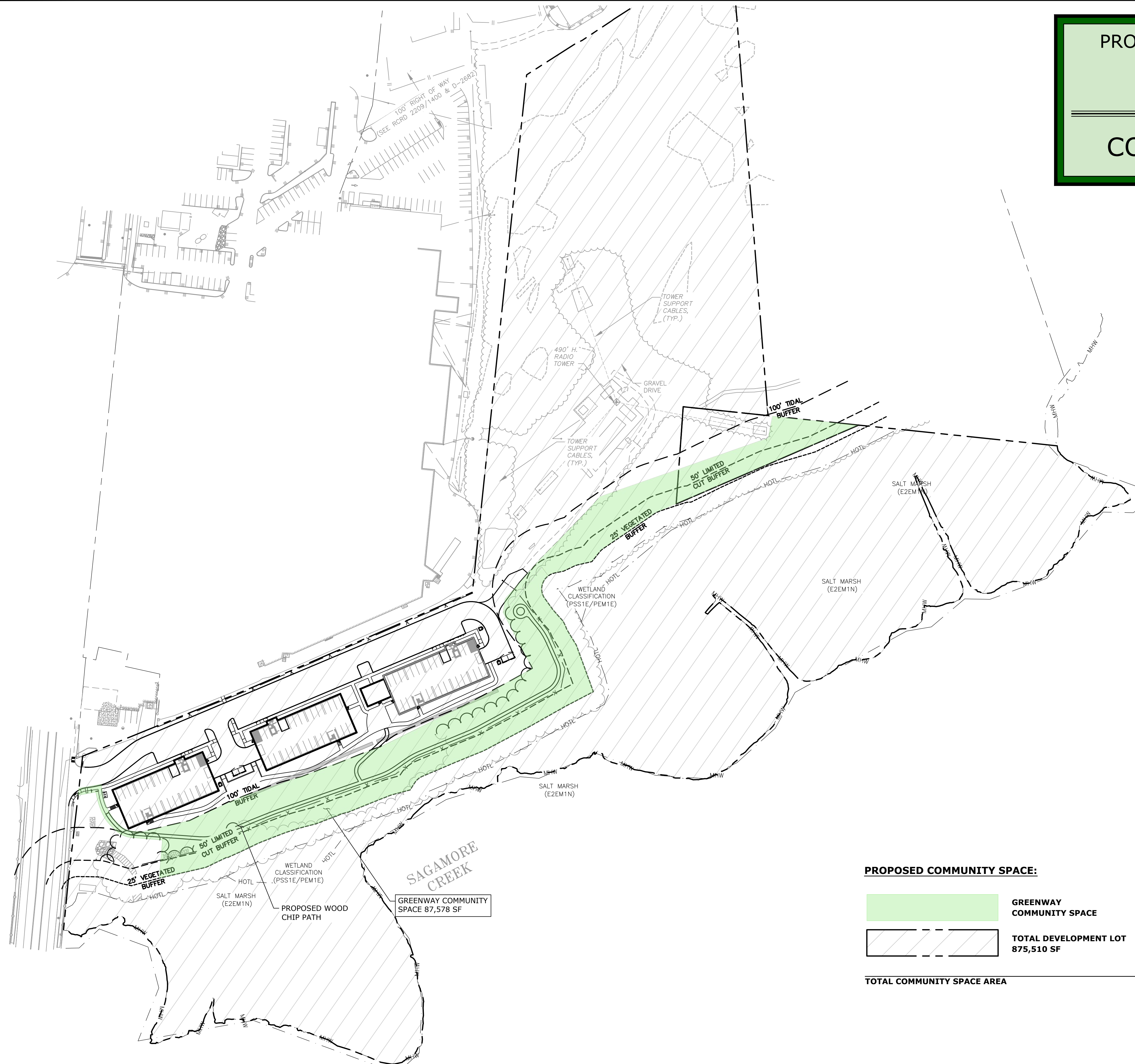
*Monitoring events will occur during the growing season. Monitoring will not occur in winter months, outside of the growing season.

Reporting

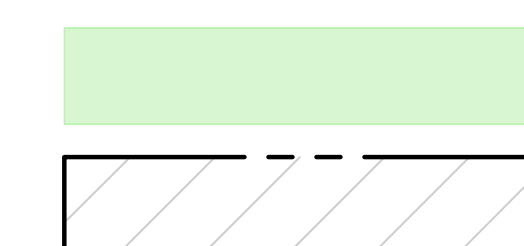
On behalf of the property owner, Tighe & Bond environmental scientists will submit annual monitoring reports to the City of Portsmouth Conservation Commission (the Commission). Reports will describe the success of the invasive species removal effort and the establishment of a healthy native riparian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

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

COMMUNITY SPACE EXHIBIT



PROPOSED COMMUNITY SPACE:



GREENWAY
COMMUNITY SPACE

TOTAL DEVELOPMENT LOT
875,510 SF

REQUIRED

87,551 SF (10%)

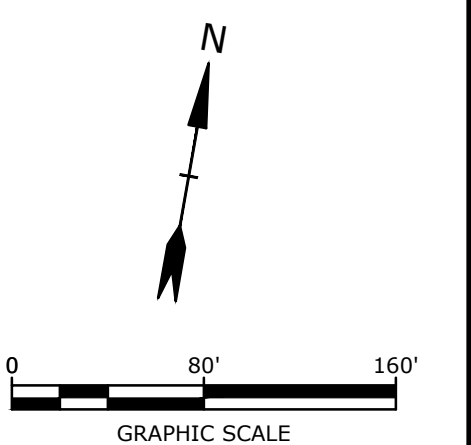
PROVIDED

87,578 SF

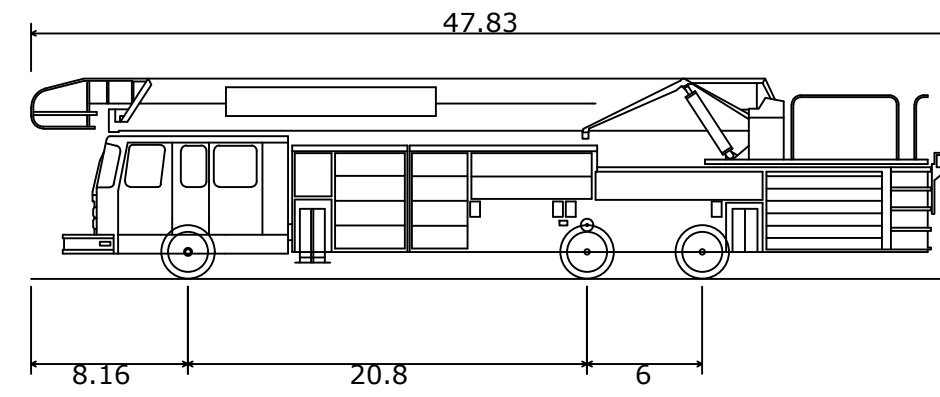
TOTAL COMMUNITY SPACE AREA

87,551 SF

87,578 SF (10.0%)



Tighe&Bond



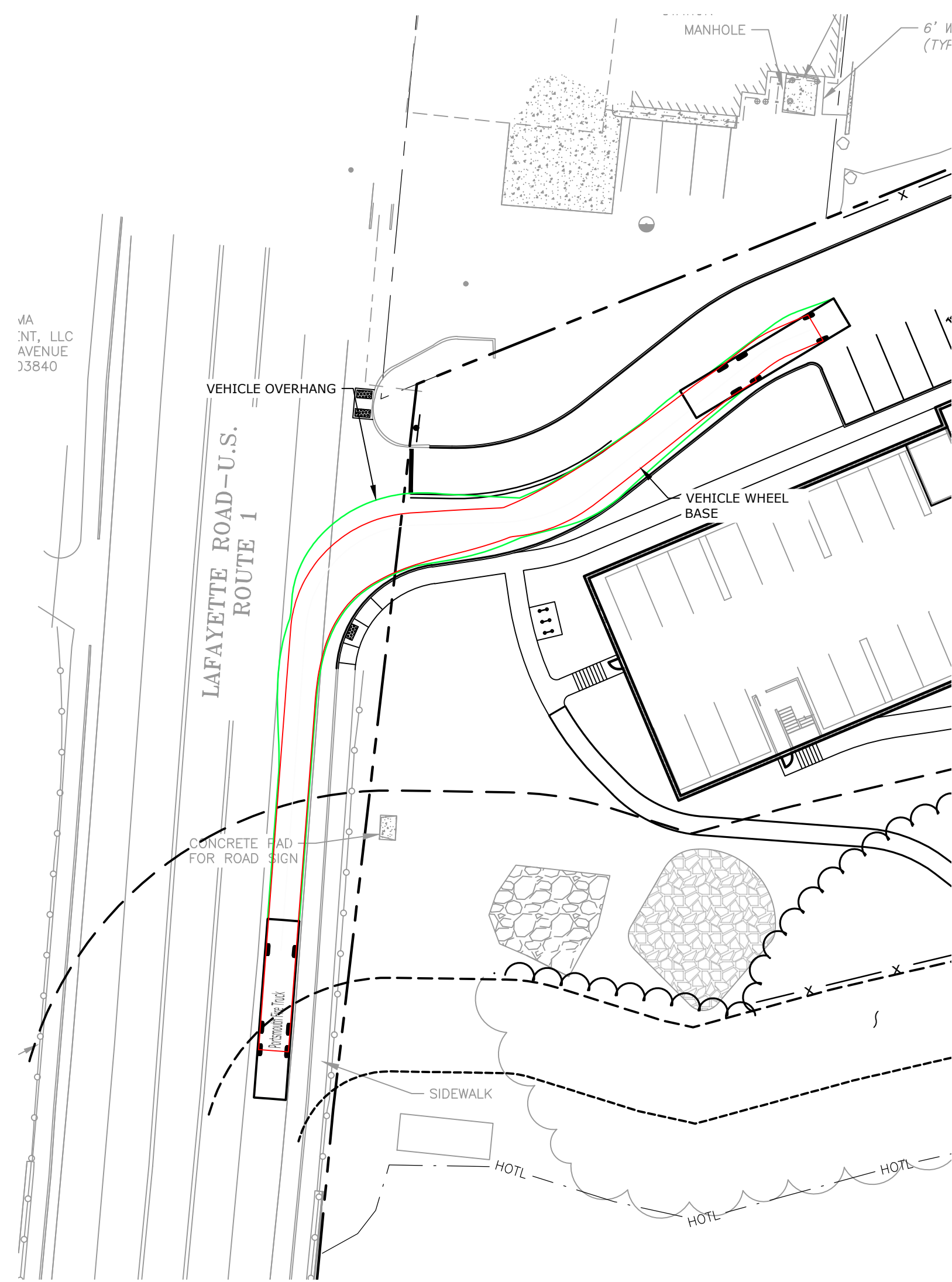
Portsmouth Fire Truck
 Overall Length 47.830ft
 Overall Width 8.500ft
 Overall Body Height 10.432ft
 Min Body Ground Clearance 0.862ft
 Track Width 8.000ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 38.00°

LEGEND

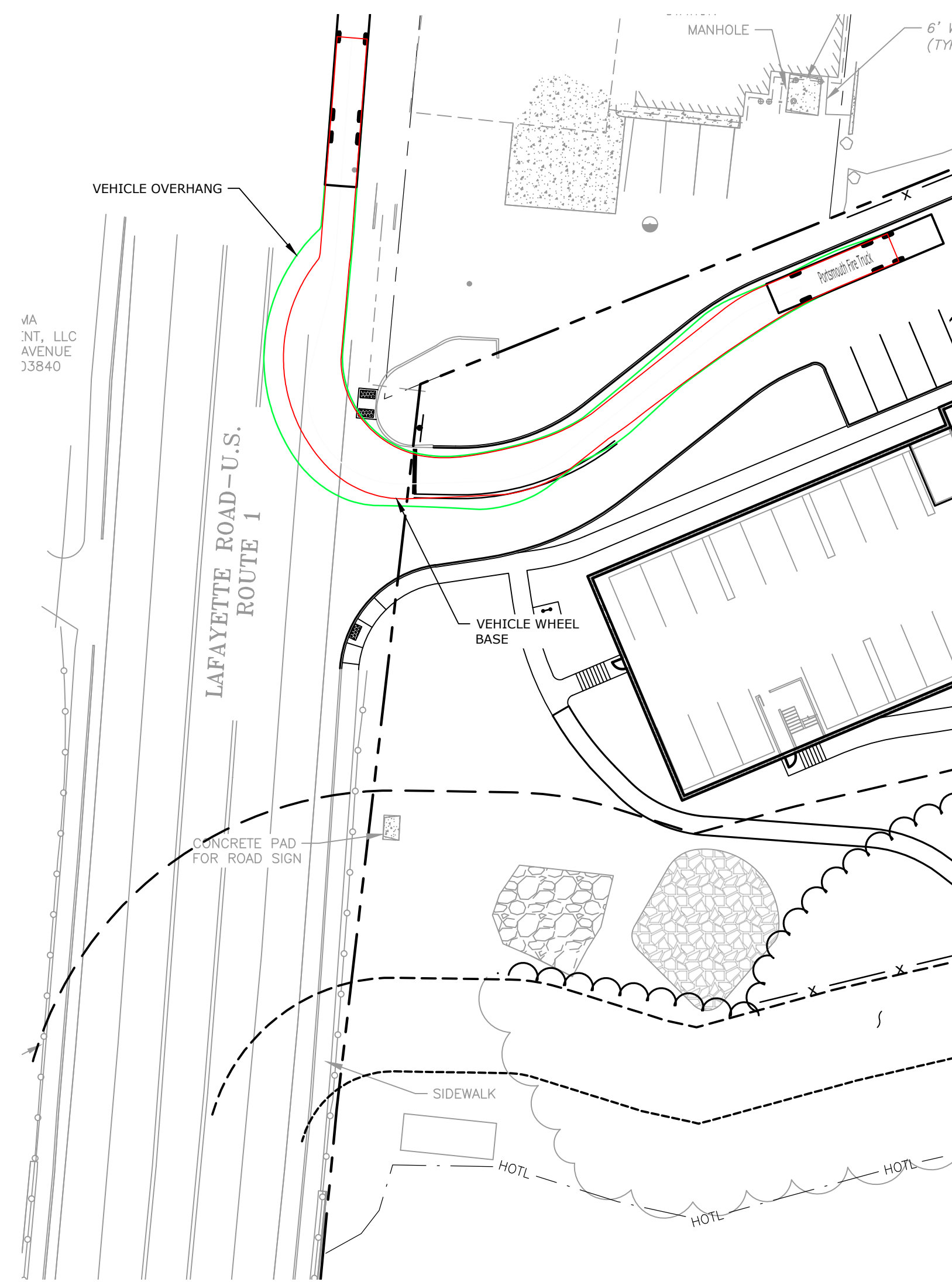
- FORWARD VEHICLE WHEEL BASE
- FORWARD VEHICLE OVERHANG
- REVERSE VEHICLE WHEEL BASE
- REVERSE VEHICLE OVERHANG

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

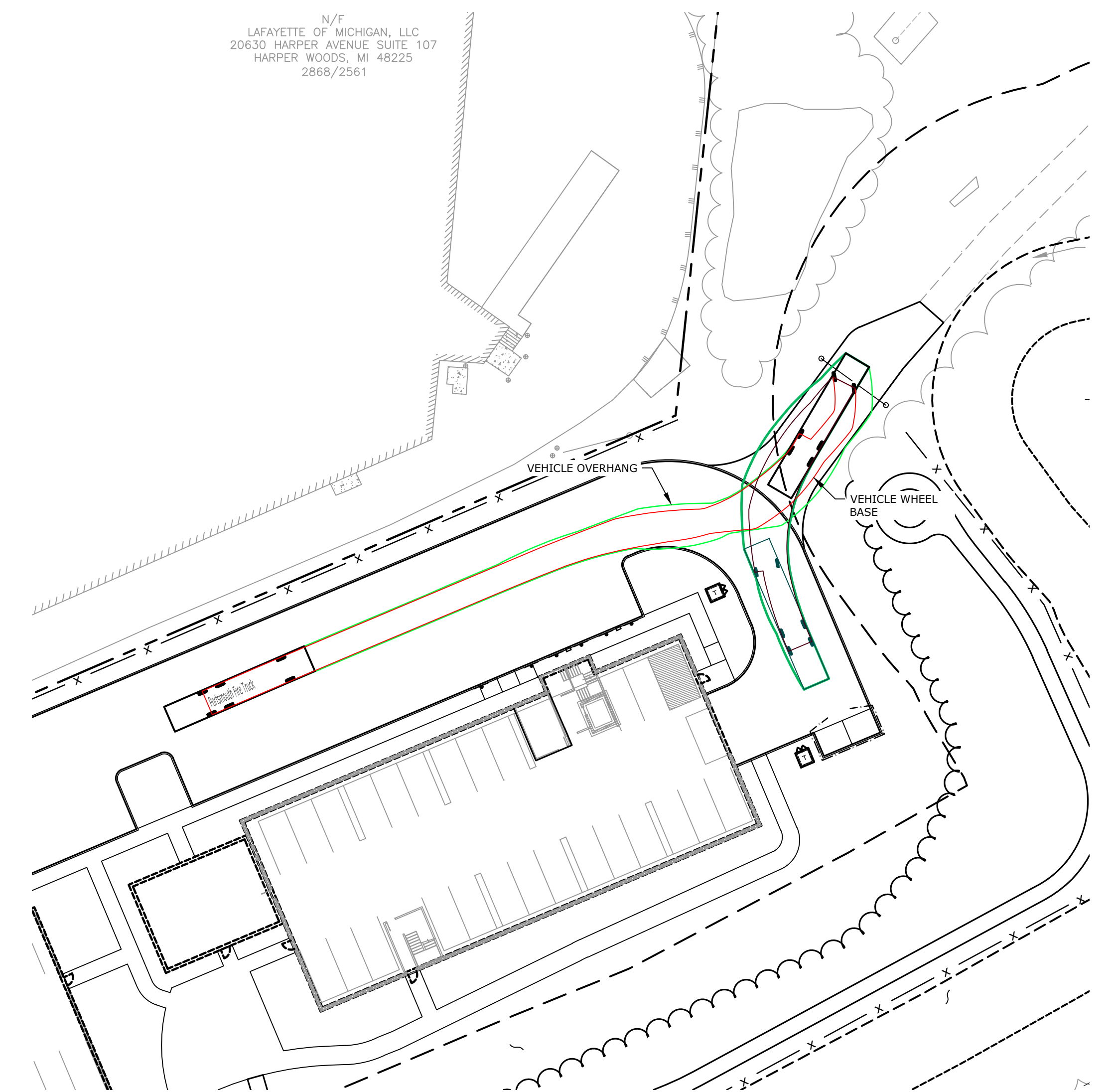
FIRE TRUCK TURNING EXHIBIT



LAFAYETTE ROAD ENTRANCE



LAFAYETTE ROAD EXIT

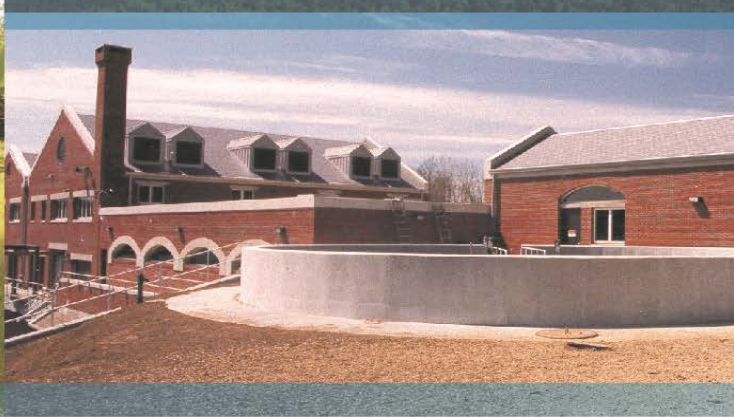
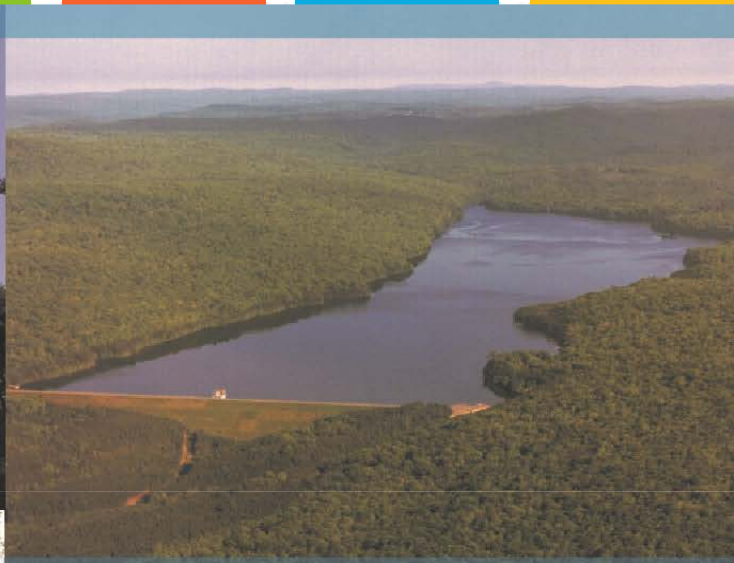


TURN AROUND WITHIN SITE

Last Save Date: November 17, 2023 2:25 PM By: CKRZCUIK
 Plot Date: Tuesday, November 21, 2023 Plotted By: Collin Krzcuik
 TSS File Location: J:\M\5131-MB2-Development, LLC\001-815 Lafayette Road\Drawings\AutoCAD\M5131-001-FIGS.dwg Layout Tab: FIRE

N

 0 30' 60'
 GRAPHIC SCALE
Tighe&Bond
 November 22, 2023
 M5131-001-FIGS.dwg



815 Lafayette Road (U.S. Route 1) Development
Portsmouth, New Hampshire

TRAFFIC IMPACT STUDY

Prospect North 815, LLC

October 23, 2023

Tighe&Bond

M5131-001
October 23, 2023

Mr. Roger Appleton, P.E.
Assistant District 6 Engineer
New Hampshire Department of Transportation
271 Main Street, P.O. Box 740
Durham, New Hampshire 03824

Re: **Certification Letter**
815 Lafayette Road Development
Portsmouth, New Hampshire

Dear Roger:

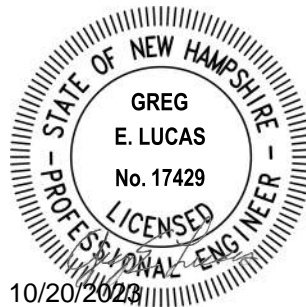
This letter certifies that the 815 Lafayette Road residential development located in Portsmouth, New Hampshire, dated October 23, 2023, was prepared under the oversight of a licensed Professional Engineer in the state of New Hampshire. I am a licensed Professional Engineer in the State of New Hampshire (NH PE No. 17429). I also hold Professional Traffic Operations Engineer (PTOE) (Certificate No. 2845) and Road Safety Professional 1 (RSP1) (Certificate No. 116) certifications from the Transportation Professional Certification Board (TPCB).

Sincerely,

TIGHE & BOND, INC.



Greg Lucas, PE, PTOE, RSP1
Senior Project Manager



Copy: Peter Britz, Director of Planning & Sustainability, City of Portsmouth

J:\M\M5131 MB2 Development, LLC\001 815 Lafayette Road\Reports\Traffic Impact Study\815 Lafayette Certification Letter.docx



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- C. Traffic Volume Adjustment Calculations
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Section 1

Study Overview

This Traffic Impact Study (TIS) evaluates the potential traffic impact of the proposed residential development located at 815 Lafayette Road, in the City of Portsmouth, New Hampshire. The proposed development includes the demolition of the former WHEB radio station office building and construction of three residential buildings. The site is bounded by Lafayette Plaza to the north, Sagamore Creek to the east and south, and Lafayette Road to the west. Figure 1 shows the Site location relative to the surrounding roadway network.

The project site currently contains the former WHEB radio station building. The project proposes to demolish the existing building and construct 72 residential units located in three separate three-story buildings. The Site will provide 121 total parking spaces including nine accessible spaces. A total of 72 covered spaces will be provided via structured parking on the ground level below each of the buildings, while 49 uncovered spaces will be provided within the adjacent surface lot north of the buildings. Site access will continue to be provided via the existing driveway along Lafayette Road (US Route 1). The project is expected to be completed in 2025.

Based on the analyses conducted, it is the professional opinion of Tighe & Bond that the additional traffic expected to be generated by the proposed residential development is not expected to have a significant impact to traffic operations within the study area.

Section 2

Existing Conditions

The Project site is bounded by Lafayette Plaza to the north, Sagamore Creek to the east and south, and Lafayette Road to the west. The property is currently accessible via a single full-access unsignalized driveway on Lafayette Road. The following sections provide details on the adjacent roadways within the study area.

2.1 Roadways

2.1.1 Lafayette Road (US Route 1)

Lafayette Road (US Route 1) is classified as a principal arterial under NHDOT District 6 jurisdiction. The roadway runs in a north-south direction, providing local and regional connectivity through southeastern New Hampshire, generally running parallel to I-95 between the Massachusetts state line and the Maine state line. Within the study area, Lafayette Road generally provides two travel lanes in each direction with a two-way center turn lane, and northbound and southbound left turn lanes at Mirona Road and Greenleaf Woods Drive. There are driveways to retail developments along both sides of the roadway.

Sidewalks are generally provided along both sides of Lafayette Road in the study area, with crossings located at the two signalized study area intersections at Mirona Road and Greenleaf Woods Drive. A varying shoulder typically 1 to 3 feet wide exists delineated by a solid white edge line. The speed limit is posted at 35 miles per hour (mph) in both directions in the vicinity of the site.

2.2 Study Area Intersections

2.2.1 Lafayette Road (US Route 1) at Mirona Road

Mirona Road intersects Lafayette Road from the east and west to form a four-way signalized intersection. The northbound and southbound approaches provide two through lanes and one dedicated left-turn lane that is separated from opposing traffic by a narrow raised median. The northbound and southbound left-turns operate under a protected signal phase. The eastbound approach provides a shared through/ left-turn lane and exclusive right-turn lane. The westbound approach provides a single all-purpose lane.

Marked crosswalks are provided on the north, east, and west legs with a concurrent pedestrian phase provided. Marked edge lines provide narrow 1-3 foot shoulders on all intersection approaches.

2.2.2 Lafayette Road (US Route 1) at Greenleaf Woods Drive/ Lafayette Plaza North Driveway

Greenleaf Woods Drive and Lafayette Plaza north driveway intersect Lafayette Road from the west and east, respectively, to form a four-way signalized intersection. The northbound and southbound approaches provide two through lanes and one dedicated left-turn lane that is separated from opposing traffic by a narrow raised median. The eastbound approach provides a shared through/ left lane and shared through/ right lane

with a short raised median. The westbound approach provides a shared through/ left and dedicated right-turn lane with a raised median. Marked crosswalks are provided on the north, south, and west legs with a concurrent pedestrian phase provided.

2.2.3 Lafayette Road (US Route 1) at Site Driveway

The site driveway intersects Lafayette Road from the east to form a three-way unsignalized intersection. Two travel lanes are provided in each direction on Lafayette Road with a center turn lane provided at the site driveway. The site driveway provides a single approach lane under stop control. Sidewalks and narrow shoulders are provided in the vicinity of the site driveway.

2.3 Traffic Volumes

Turning movement counts (TMC) were collected at the study area intersections on May 25, 2023 during the weekday morning (7:00 AM to 9:00 AM) and weekday afternoon peak periods (4:00 PM to 6:00 PM). Automatic Traffic Recorder (ATR) counts were collected on Lafayette Road approximately 250 feet south of the site driveway during a 48-hour period from Wednesday (May 24, 2023) thru Thursday (May 25, 2023) concurrently with the TMC to record hourly traffic volumes and vehicular speeds.

Based on current NHDOT guidance, 2023 traffic volumes were compared to 2019 traffic volumes to determine if adjustments to the collected traffic volumes should be made. NHDOT continuous count station No. 02125090, located on Spaulding Turnpike (NH Route 16) one half mile north of the US Route 4 interchange was used as a basis for comparison. The average traffic volumes from Tuesday to Thursday during the same week in May 2019 and May 2023 were used as a basis for the comparison. The review shows May 2023 traffic volumes on Spaulding Turnpike during the week the TMC were collected were 11.1% lower during the weekday morning peak hour, 7.4% higher during the weekday afternoon peak hour, and 2.7% lower on a daily basis as compared to 2019 traffic volumes. Therefore, the May 2023 weekday morning peak hour TMC and May 2023 daily traffic volumes were adjusted upward by 11.1% and 2.7%, respectively. No adjustment was made to the weekday afternoon peak hour.

The adjusted, seasonally adjusted ATR data indicates average daily traffic (ADT) of approximately 16,000 vehicles per day in the northbound direction and 14,000 vehicles per day in the southbound direction. The measured 85th percentile speeds, also known as the operating speed of the roadway, were approximately 45 mph and 43 mph in the northbound and southbound directions, respectively.

The weekday morning and weekday afternoon turning movement counts were each seasonally adjusted to the peak and adjusted as applicable based on the historical volume comparison per NHDOT guidelines. The adjusted 2023 existing traffic volumes for the weekday morning and weekday afternoon peak hours are shown in Figures 2 and 3, respectively. The raw TMC data and ATR data are provided in Appendix A. The NHDOT historical traffic volumes on Spaulding Turnpike, seasonal adjustment factors, and historical growth rates are enclosed in Appendix B. The Traffic Volume Adjustment Factor calculation is provided in Appendix C.

2.4 Capacity and Queue Analyses - Existing Condition

Capacity and queue analyses were performed for the study intersections for the 2023 Existing Conditions during the weekday morning and weekday afternoon peak hours.

Analyses were conducted using Trafficware Synchro Studio 11 software, which conducts the analysis based on *Highway Capacity Manual (HCM)* methodology. Consistent with NHDOT guidelines, analyses for signalized intersections were conducted using methods of the 2000 HCM, while analysis for unsignalized intersections utilized the HCM 6th Edition methodology. The analysis results are categorized in terms of Level of Service (LOS), which describes the qualitative intersection operational conditions based on the calculated average delay per vehicle. A summary of the HCM capacity analysis methodology and a detailed definition of LOS is provided in Appendix D. The queue analysis results are summarized based upon the length of vehicle queueing on an intersection approach. For unsignalized intersections, queues are quantified for 95th percentile (design queues). For signalized intersections, queues are quantified by 95th percentile (design) and 50th percentile (average) queues. Tables 2 and 3 in Section 7 summarize the capacity and queue analyses results, respectively. Capacity analysis worksheets with full inputs, settings, and results are provided in Appendix E.

As shown in Table 2, the majority of the overall intersections and individual intersection approaches operate acceptably at LOS D or better during the peak hours with the exception of the Lafayette Road at Mirona Road southbound left movement which operates at LOS E during the weekday afternoon peak hour. A review of the queuing results in Table 3 shows that all of the design queues are accommodated within available storage between intersections.

2.5 Collision History

Vehicle collision data for the study intersections was requested from the Portsmouth Police Department. However, as of this time, vehicle accident reports were not able to be provided due to staffing shortages.

2.6 Alternative Travel Modes

The study area is in an urban setting in the City of Portsmouth where several multimodal travel options are readily available. The following summarizes the details of various alternative travel modes supported within the study area.

Pedestrian facilities are present throughout the study area. There are existing sidewalks along both sides of Lafayette Road throughout the entire study area. Market crosswalks with concurrent pedestrian phases are present at both signalized study intersections.

The Cooperative Alliance for Seacoast Transportation (COAST) provides transit service within the study area. Bus Route 41 is the primary bus route in the study area with stops along Lafayette Road between Hanover Station to the north and Hillcrest Estates to the south. An existing bus stop is located approximately a quarter mile north of the site, just north of the intersection with Greenleaf Woods Drive and the Lafayette Plaza north driveway. The route operates from 6:00 AM to 8:49 PM Monday through Saturday. The Route 41 map and schedule are included in Appendix F.

Section 3

No-Build Conditions

The No-Build Condition represents the projection of traffic volumes and operating conditions without the anticipated additional site generated traffic. Consistent with NHDOT guidelines, the study area is analyzed for an Opening Year (2025) and Design Year (2035). This section describes the growth and development considerations included in the 2025 and 2035 No-Build traffic volumes.

3.1 Traffic Growth

To develop the traffic volumes for the 2025 and 2035 No-Build Conditions, the 2023 Existing traffic volumes were grown by one percent per year to represent the general growth of traffic on the study area roadways. This growth rate is consistent with the average growth rate in NHDOT Region E - Southeast, the region in which Portsmouth is located. Background NHDOT growth data is included in Appendix B.

NHDOT and the City of Portsmouth were contacted about other planned/approved developments in the area that may add new traffic to the study area prior to 2025. The following developments were identified:

- **428 US Route 1 Bypass – West End Yards Mixed-use Development:** The project includes 273 residential units, 22,000 SF of retail/ restaurant space, and 22,000 SF of office space. The project is constructed and occupied except for Parcel D of the project which includes a proposed commercial space. A review of the previous traffic analyses indicates negligible site traffic from the remaining development is anticipated to be added to the study intersections. Therefore, the remaining projected site traffic is assumed to be included in the background traffic volume growth.
- **105 Bartlett Street – North Mill Pond Residential Development:** The project proposes to construct 152 residential units. The project has been approved and construction is anticipated to begin in Spring 2024. Based on a review of the previous analyses, it was determined that the estimated project trips will not add traffic to the study intersections based on anticipated travel patterns, and therefore was not added to the No-Build traffic volumes.

It is assumed that other smaller developments or small vacancies in existing developments are also captured by the background traffic growth rate. The 2025 and 2035 No-Build traffic volumes for the weekday morning and weekday afternoon peak hours are shown in Figures 4 through 7.

3.2 Capacity and Queue Analyses – No-Build Conditions

Capacity and queue analyses were conducted for the 2025 and 2035 No-Build Conditions traffic volumes for both peak periods using the methodology described in Section 2.4. Tables 2 and 3 in Section 7 summarize the capacity and queue results, respectively. Capacity analysis worksheets with full inputs, settings, and results are provided in Appendix E.

The increase in expected future traffic based on the one percent per year compounded growth rate added to the future No-Build Conditions results in some degradation of operations when compared to existing conditions. In the 2025 No-Build Condition, most overall intersections and individual intersection approaches operate at a similar LOS to the Existing Condition. The 2035 No-Build Condition includes some additional degradation of LOS based on the addition of ten years of compounded annual growth. The following identifies intersections and approaches which predict a degradation of LOS, increased delay or queues exceeding available storage between the 2023 Existing and 2025 No-Build Condition, and/or between the 2025 and 2035 No-Build Condition:

- **Lafayette Road at Greenleaf Woods Drive/Lafayette Plaza North Driveway:**
 - The southbound left turn movement degrades from LOS D to LOS E in the 2035 weekday afternoon peak hour.
 - The northbound through/right turn movement exceeds the available storage by less than one vehicle length in the 2035 weekday afternoon peak hour.
- **Lafayette Road at Mirona Road:**
 - The northbound left turn movement degrades from LOS D to LOS E in the 2035 weekday morning and afternoon peak hours.
 - The southbound left turn movement degrades from LOS D to LOS E in the 2035 weekday morning peak hour and degrades from LOS E to LOS F in the 2025 weekday afternoon peak hour.
 - The eastbound shared through/left turn movement degrades from LOS D to LOS E in the 2035 weekday afternoon peak hour.
 - It important to note that while the overall LOS of the intersection degrades and volume-to-capacity ratio nears 1.0 in 2035 during the weekday afternoon due to the increase in traffic volume, the southbound left movement does experience an improvement in LOS from F to D. This improvement is offset by the degradation in LOS on the northbound left and shared eastbound through/ left movements.

It should be noted that in instances where 95th percentile queues slightly exceed available storage, average (50th percentile) queues are well within the available storage for the turn lane, and that the 95th percentile is the queue length that is predicted to be reached only 5 percent of the time, or approximately 3 minutes out of 60 minutes in the affected peak hour.

Section 4

Proposed Conditions

The proposed 72-unit residential development will include three buildings with structured parking on the ground floor of each building and a separate surface parking lot. The proposed development is expected to be complete and occupied in 2025. The Site Plan is presented in Appendix H.

4.1 Site Access

Access to the Site will be provided via the existing full access, unsignalized driveway on the east side of Lafayette Road. The driveway is located approximately 750 feet south of the intersection with Greenleaf Woods Drive. All tenants will utilize this driveway on Lafayette Road to access the site.

Intersection sight distance was reviewed at the proposed site driveway on Lafayette Road, in accordance with criteria set forth in the AASHTO publication *A Policy on the Geometric Design of Highways and Streets*, 7th Edition, 2018. Stopping sight distance was also reviewed along Lafayette Road. Available site distances were estimated based on the site layout plan and available aerial mapping. The 85th percentile speeds were measured to be approximately 45 mph in the northbound direction and 43 mph in the southbound direction on Lafayette Road. A design speed of 45 mph was used as a basis for the analysis.

Based on AASHTO guidelines and the 85th percentile speed of the roadway, the northbound and southbound intersection sight distance requirement is 530 feet for passenger cars and 675 feet for single-unit trucks turning left under *Case B – Left Turn from Stop*. The site driveway provides intersection sight distance in excess of 700 feet in each direction, exceeding the AASHTO requirements for passenger vehicles and single-unit trucks.

Based on AASHTO guidelines, roadway grades, and the 85th percentile speed of the roadway, the stopping sight distance requirement is 360 feet for vehicles traveling in both the northbound and southbound directions. The sight distance provided is in excess of the requirement.

4.2 Trip Generation

Site generated traffic volumes for the proposed residential development were estimated using rates published in the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition, 2021. The proposed site generated traffic volumes were calculated based on the number of proposed apartments. Trip generation is based on the peak hour of the adjacent street (site). It is estimated that the proposed development may generate a total of 45 trips (11 entering, 34 exiting) during weekday morning peak hour and 52 trips (32 entering, 20 exiting) during weekday afternoon peak hour. The proposed site generated traffic is summarized in Table 1.

TABLE 1
Site-Generated Traffic Summary

Proposed - 72 Apartments (3 Stories) Peak Hour Period	Enter	Exit	LUC 220 Total
Weekday Morning	11	34	45
Weekday Afternoon	32	20	52
Weekday	268	269	537

Source: Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021
Land Use - 220 [Multifamily Housing (Low-Rise)]

4.3 Arrival and Departure Distribution

The distribution of the proposed site-generated traffic entering and exiting the Site was applied to the roadway network based on existing traffic patterns within the study area as well as a review of US Census Journey-to-Work data which is included in Appendix G. The following arrival/departure distributions are anticipated:

- 30% North to/from US Route 1
- 25% South to/from US Route 1
- 20% North to/from NH Route 4
- 15% South to/from I-95
- 5% North to/from I-95
- 5% West to/from Route 33

Figure 8 presents the arrival and departure distributions of the traffic through the study area by intersection movement. Figures 9 and 10 show the proposed site generated traffic distributed to the study area roadways for the morning and afternoon peak periods, respectively.

4.4 Off-Site Mitigation Review

Right and left turn bay analyses were conducted to determine the potential need for turning bays at the site driveway based on guidance outlined in National Cooperative Highway Research Program (NCHRP) Report 457, Evaluating Intersection Improvements: An Engineering Study Guide. Figures 2-5 and Figure 2-6 provide guidance for left and right turn bay warrants, respectively. Based on the 85th percentile speeds and projected 2035 Build Condition traffic volumes, a northbound right turn bay is not warranted. The analysis does indicate that a southbound left turn bay is warranted. However, due to the presence of the existing center turn lane, a dedicated left turn lane is not recommended as site traffic turning into the site can utilize the existing center turn lane for left turns. It is not recommended to modify the existing striping to maintain cross section continuity along the corridor. The turn bay analyses calculation and results are included in Appendix I.

Section 5

Build Conditions

The anticipated site generated traffic volumes associated with the proposed development were added to the 2025 and 2035 No-Build Conditions traffic volumes to develop the 2025 and 2035 Build Conditions traffic volumes, which are presented in Figure 11 through 14 for both peak periods.

5.1 Capacity and Queue Analyses - Build Condition

Capacity and queue analyses were conducted for the 2025 and 2035 Build Conditions for the peak hours using the methodology described in Section 2.4. Tables 2 and 3 in Section 7 summarize the capacity and queue results, respectively. Capacity analysis worksheets with full inputs, settings, and results are provided in Appendix E.

A majority of the study area intersections and individual intersection approaches continue to operate at acceptable LOS D or better during the peak hours in the 2025 and 2035 Build Conditions. Study area intersections that were identified in Section 2.4 and 3.3 to operate at LOS E or LOS F in the No-Build Conditions continue to operate at the same LOS under Build Conditions. The signalized intersection movements experience queue increases of no more than one car length.

The 815 Lafayette Road Development site driveway approach (unsignalized) operates at LOS D in 2025 and LOS E in 2035 during the weekday morning and afternoon peak hours. Queues of less than one vehicle are expected on the driveway approach.

Section 6

Conclusions & Recommendations

1. The project proposes to demolish the existing building (former WHEB radio station) on site and construct a 72-unit residential development comprised of three separate buildings. The project includes approximately 121 parking spaces in both structured parking on the ground level of each building and a surface lot. The development is expected to be complete and occupied in 2025.
2. Access to the site will be provided via the existing full access driveway. The site driveway will continue to operate under stop control.
3. Based on the ITE data, the project is expected to generate 45 trips during the weekday morning peak hour (11 entering, 34 exiting) and 52 trips during the weekday afternoon peak hour (32 entering, 20 exiting).
4. The project proposes internal sidewalk connections to the existing sidewalk network along Lafayette Road, promoting connections to the existing sidewalk network along study area roadways.
5. Consistent with NHDOT guidelines, existing traffic volumes have been seasonally adjusted to the peak month condition and adjusted as necessary based on a comparison between 2023 and 2019 continuous count station data to represent a pre-pandemic condition.
6. The capacity analyses show that the study area intersections will continue to operate at the same LOS under Build Conditions as compared to the No-Build Conditions for both the 2025 opening year and 2035 design year with minimal increases in delay or queues.
7. Based on the left and right turn bay analysis, it was determined that a southbound left-turn bay is warranted. However, the existing center turn lane can accommodate southbound left-turn traffic. Restriping the roadway to provide a directional southbound left-turn lane is not recommended in order to maintain roadway cross section continuity along the corridor.
8. Based on the results of the foregoing analysis, it is the professional opinion of Tighe & Bond that the addition of site-generated traffic is expected to have a negligible effect on traffic operations within the study area.

Section 7 Tables

TABLE 2
Intersection Operation Summary - Capacity

Lane Use	Weekday Morning Peak Hour										Weekday Afternoon Peak Hour																					
	2023 Existing		2025 No-Build		2025 Build		2025 No-Build		2025 Build		2023 Existing		2025 No-Build		2025 Build		2025 No-Build		2025 Build													
	LOS	Delay V/C	LOS	Delay V/C	LOS	Delay V/C	LOS	Delay V/C	LOS	Delay V/C	LOS	Delay V/C	LOS	Delay V/C	LOS	Delay V/C	LOS	Delay V/C	LOS	Delay V/C												
Traffic Signal - Lafayette Road (U.S. Route 1) at Greenleaf Woods Drive/North Plaza Driveway																																
Overall	B	14.7	0.79	B	15.2	0.80	B	15.4	0.82	B	18.2	0.89	B	18.8	0.91	C	22.3	0.83	C	23.0	0.84	C	23.2	0.85	C	28.1	0.93	C	28.6	0.94		
Lafayette Road	NBL	D	38.1	0.44	D	38.5	0.46	D	38.5	0.46	D	39.8	0.51	D	39.8	0.51	D	45.7	0.43	D	45.9	0.42	D	46.0	0.42	D	48.4	0.47	D	48.4	0.47	
Lafayette Road (U.S. Route 1)	NBTR	B	15.1	0.79	B	15.8	0.80	B	16.3	0.82	C	20.8	0.89	C	21.8	0.91	C	23.1	0.83	C	24.0	0.84	C	24.2	0.85	C	31.7	0.93	C	32.9	0.94	
	SBL	D	37.4	0.57	D	37.4	0.58	D	37.4	0.58	D	40.0	0.63	D	40.0	0.63	D	48.1	0.74	D	50.5	0.76	D	50.6	0.76	E	63.4	0.85	E	63.4	0.85	
Greenleaf Woods Drive	SBTR	A	9.0	0.56	A	9.2	0.57	A	9.3	0.57	B	10.2	0.63	B	10.2	0.63	B	12.6	0.60	B	12.9	0.62	B	13.0	0.63	B	14.6	0.68	B	14.9	0.70	
	EB	C	31.4	0.02	C	31.4	0.02	C	31.4	0.02	C	31.4	0.02	C	31.4	0.02	C	30.3	0.30	C	30.6	0.30	C	30.7	0.30	C	31.2	0.33	C	31.2	0.33	
North Plaza Driveway	WBLT	D	35.6	0.47	D	35.7	0.48	D	35.7	0.48	D	36.1	0.50	D	36.1	0.50	D	44.6	0.73	D	45.8	0.74	D	46.5	0.74	D	52.2	0.80	D	52.2	0.80	
	WBR	C	31.5	0.03	C	31.5	0.03	C	31.5	0.03	C	31.5	0.03	C	31.5	0.03	C	28.7	0.07	C	29.0	0.07	C	29.1	0.07	C	29.3	0.08	C	29.3	0.08	
Traffic Signal - Lafayette Road (U.S. Route 1) at Mirona Road																																
Overall	B	19.1	0.75	B	19.6	0.76	B	19.8	0.76	C	22.8	0.83	C	22.9	0.83	C	21.0	0.75	C	21.3	0.78	C	21.7	0.80	C	24.5	0.93	C	25.1	0.96		
Lafayette Road	NBL	D	46.4	0.53	D	47.8	0.55	D	48.6	0.55	E	59.7	0.64	E	59.9	0.64	D	44.5	0.52	D	45.5	0.54	D	46.1	0.54	E	55.8	0.63	E	56.8	0.63	
Lafayette Road (U.S. Route 1)	NBTR	B	16.6	0.75	B	17.1	0.76	B	17.3	0.76	C	20.6	0.83	C	20.6	0.83	B	17.1	0.70	B	17.1	0.71	B	17.1	0.71	B	18.4	0.75	B	18.4	0.76	
	SBL	D	48.5	0.35	D	49.4	0.36	D	49.7	0.36	E	55.4	0.42	E	55.7	0.42	E	71.6	0.57	F	80.1	0.59	F	80.2	0.59	D	51.5	0.35	D	51.7	0.35	
Mirona Road	SBTR	B	15.8	0.62	B	16.0	0.63	B	16.3	0.63	B	18.0	0.68	B	18.2	0.69	B	19.7	0.70	B	19.8	0.71	B	19.8	0.71	B	19.7	0.73	B	19.6	0.73	
	EBLT	D	44.7	0.75	D	45.6	0.75	D	45.5	0.75	D	51.6	0.80	D	52.3	0.80	D	39.8	0.75	D	42.5	0.78	D	45.1	0.80	E	70.2	0.93	E	77.4	0.96	
	EBR	B	19.9	0.03	C	20.3	0.03	C	20.3	0.03	C	21.9	0.03	C	22.1	0.03	B	16.8	0.04	B	17.2	0.04	B	17.3	0.04	C	20.3	0.04	C	20.6	0.05	
	WB	C	28.7	0.05	C	29.0	0.05	C	29.0	0.05	C	30.8	0.05	C	31.0	0.05	C	25.0	0.07	C	25.6	0.07	C	25.7	0.07	C	29.1	0.08	C	29.4	0.09	
Unsignalized TWSC - Lafayette Road (U.S. Route 1) at Site Driveway																																
Site Driveway	WB	--	--	--	--	--	D	30.1	0.21	--	--	--	E	36.6	0.25	--	--	--	--	--	--	--	--	D	27.7	0.12	--	--	--	E	35.3	0.16
Lafayette Road (U.S. Route 1)	SBL	--	--	--	--	--	B	14.7	0.02	--	--	--	C	16.4	0.02	--	--	--	--	--	--	--	--	B	14.1	0.05	--	--	--	C	15.7	0.06

Legend
LOS - Level of Service
Delay - average delay per vehicle in seconds
V/C - volume to capacity ratio

TABLE 3
Intersection Operation Summary - Queues (In Feet)

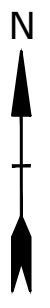
Lane Use	Available Storage	Weekday Morning Peak Hour										Weekday Afternoon Peak Hour										
		2023 Existing		2025 No-Build		2025 Build		2035 No-Build		2035 Build		2023 Existing		2025 No-Build		2025 Build		2035 No-Build		2035 Build		
		50 th	95 th	50 th	95 th	50 th	95 th	50 th	95 th	50 th	95 th	50 th	95 th	50 th	95 th	50 th	95 th	50 th	95 th	50 th	95 th	
Traffic Signal - Lafayette Road (U.S. Route 1) at Greenleaf Woods Drive/North Plaza Driveway																						
NBL	150	18	45	18	46	18	46	20	50	20	50	12	37	12	37	12	37	14	40	14	40	
Lafayette Road (U.S. Route 1)	NBTR	625	296	407	308	462	317	475	386	556	410	569	330	515	345	533	350	542	448	628	463	637
	SBL	550	42	90	43	92	43	92	48	100	48	100	86	172	89	177	89	177	103	201	103	201
	SBTR	>1000	172	266	177	274	180	277	213	328	215	331	146	322	153	331	157	341	203	385	208	395
Greenleaf Woods Drive	EB	100	0	0	0	0	0	0	0	0	0	0	28	45	29	45	29	45	33	50	33	50
North Plaza Driveway	WBLT	250	25	60	26	61	26	61	29	65	29	65	76	106	77	108	77	108	87	119	87	119
	WBR	250	0	0	0	0	0	0	3	0	3	0	21	0	21	0	21	0	22	0	22	
Traffic Signal - Lafayette Road (U.S. Route 1) at Mirona Road																						
NBL	475	28	81	29	83	29	83	34	95	35	95	30	80	31	83	31	83	38	108	38	108	
Lafayette Road (U.S. Route 1)	NBTR	>1000	232	393	247	405	252	407	301	480	302	482	205	375	213	386	215	391	251	448	254	452
	SBL	225	7	34	8	34	8	34	9	37	9	37	7	28	7	28	7	28	9	34	9	34
	SBTR	875	235	300	247	308	254	315	291	357	297	365	265	333	274	341	276	344	320	390	323	394
Mirona Road	EBLT	>1000	89	224	92	232	94	233	113	266	117	269	119	229	124	243	129	255	157	325	162	334
	EBR	225	0	20	0	21	0	21	0	21	0	21	0	18	0	19	0	19	1	23	2	24
	WB	250	5	17	6	18	6	18	7	20	7	20	9	16	9	16	9	16	11	20	12	20
Unsignalized TWSC - Lafayette Road (U.S. Route 1) at Site Driveway																						
Site Driveway	WB	250	--	--	--	--	--	20	--	--	--	23	--	--	--	--	--	10	--	--	--	13
Lafayette Road (U.S. Route 1)	SBL	350	--	--	--	--	--	3	--	--	--	3	--	--	--	--	--	5	--	--	--	5

Legend
50th & 90th - 50th and 95th percentile queue lengths in feet

Section 8

Figures

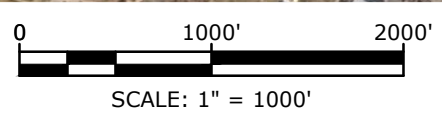
Oct 19, 2023-2:50pm Plotted By: RCase Tighe & Bond, Inc. \\tighebond.com\data\Data\Projects\W5131 MB2 Development, LLC\001 815 Lafayette Road\Drawings\AutoCAD\Figures\W5131-001 Traffic Study Area Figure.dwg





SITE

815 LAFAYETTE ROAD
PORTSMOUTH, NH

STUDY AREA

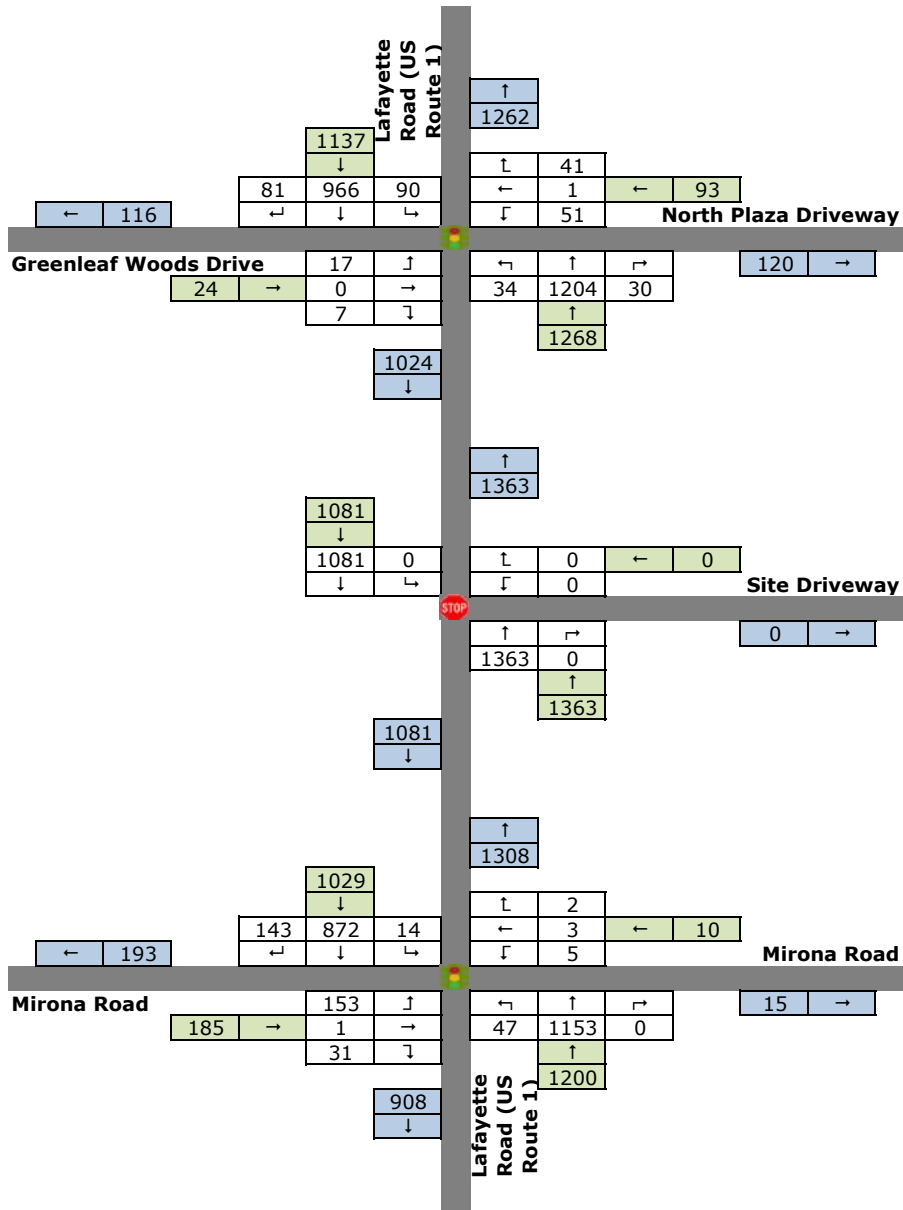


LEGEND

-  SITE LOCATION
-  STUDY AREA INTERSECTION

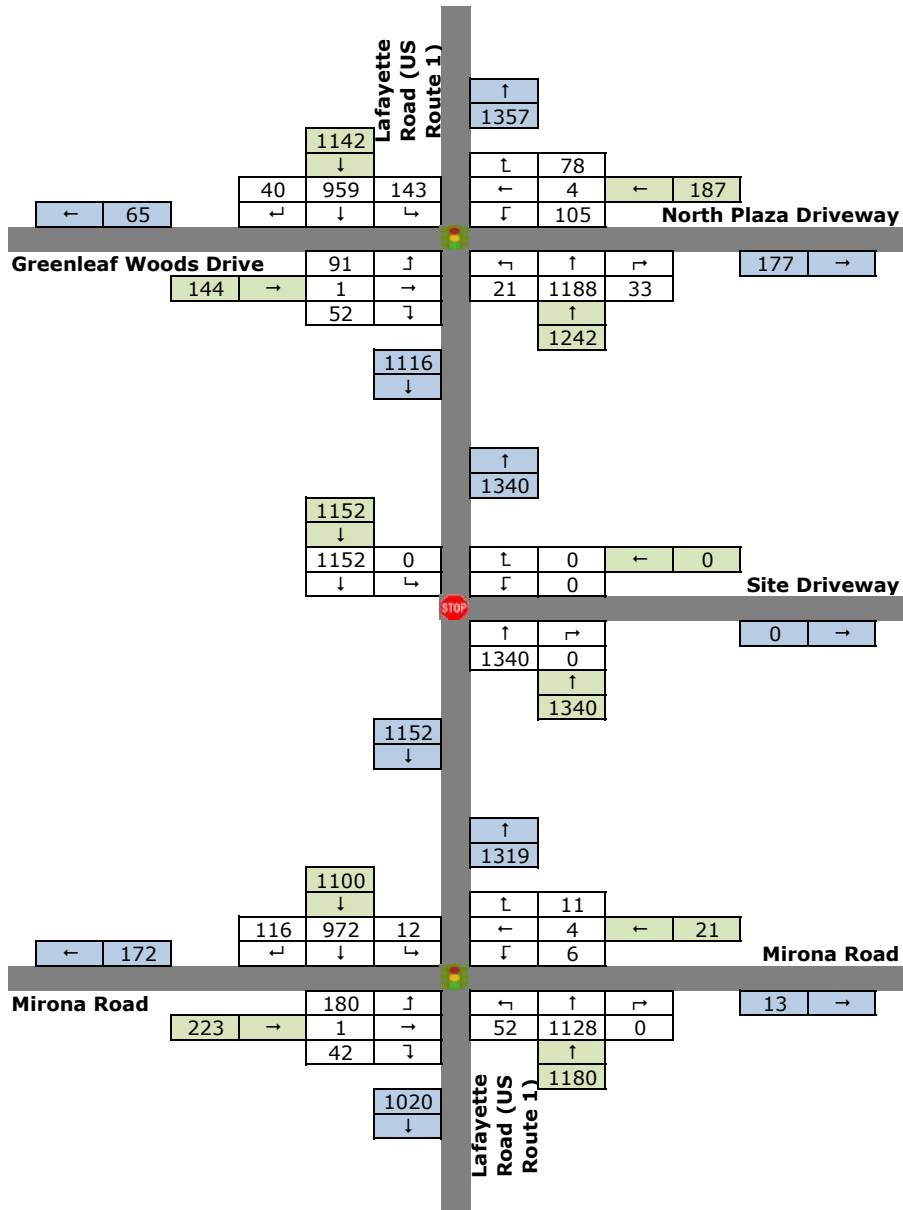
DATE: 10/23/2023
 SCALE: 1" = 1000'
 FIGURE: 1





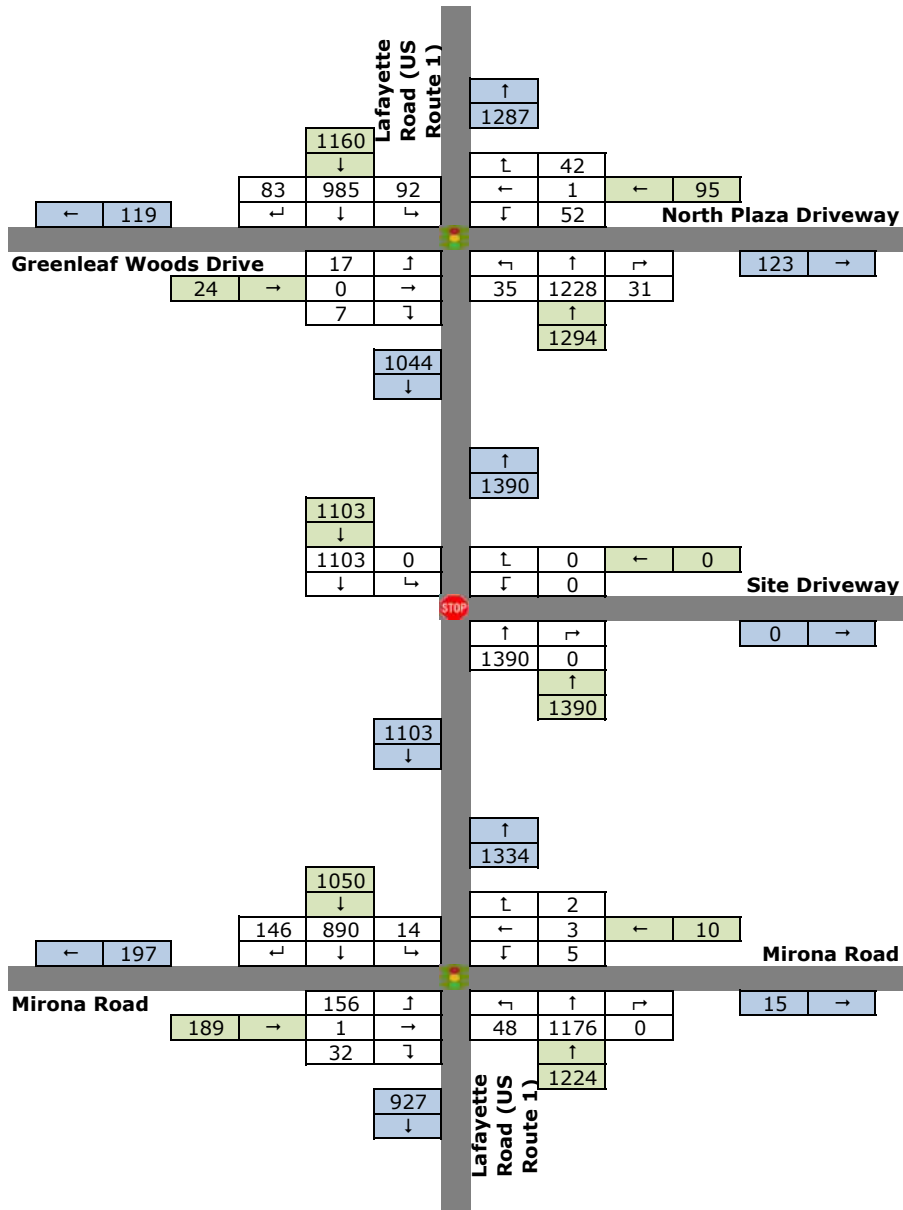
**2023 Existing Condition Traffic Volumes
Weekday AM Peak
815 Lafayette Road Development**

Figure 2



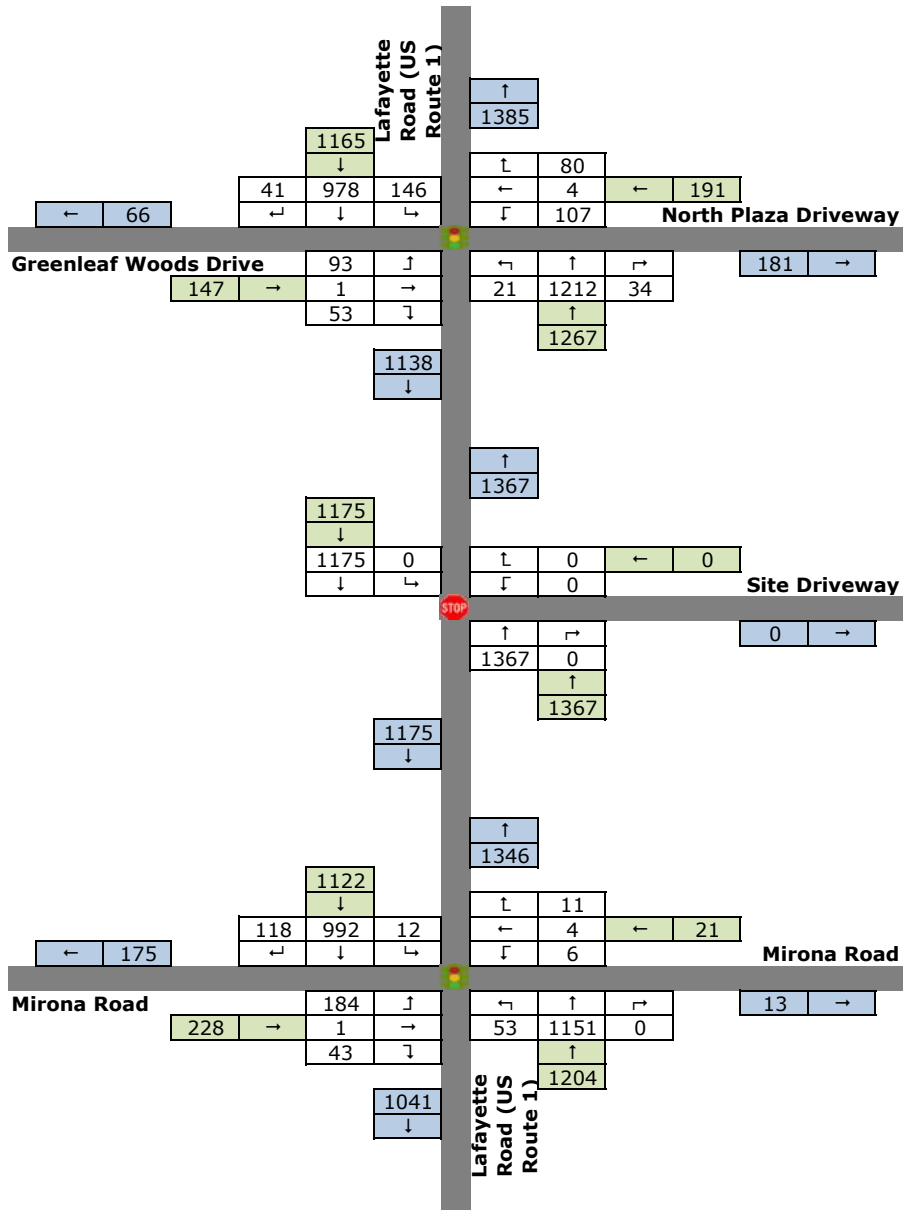
2023 Existing Condition Traffic Volumes
 Weekday PM Peak
 815 Lafayette Road Development

Figure 3



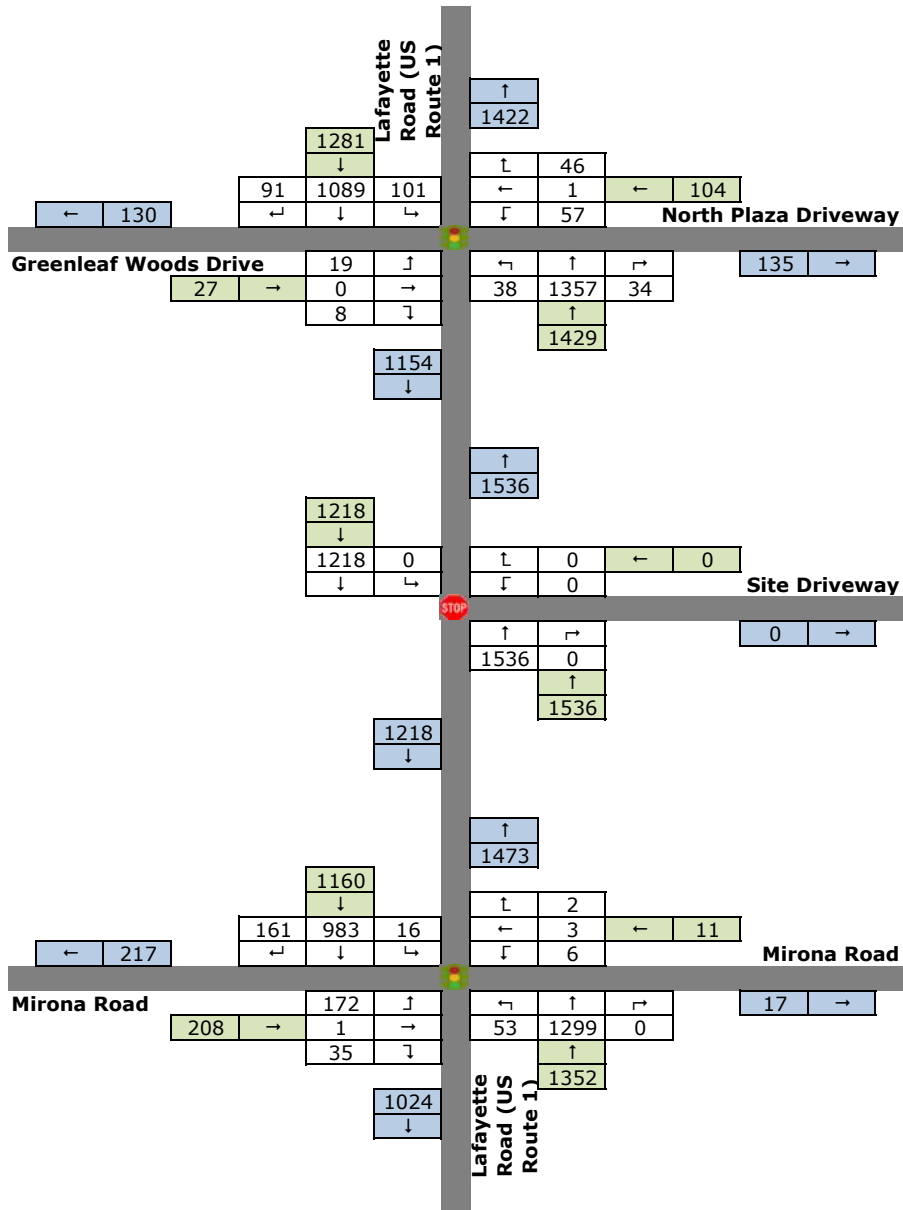
**2025 No-Build Condition Traffic Volumes
Weekday AM Peak
815 Lafayette Road Development**

Figure 4



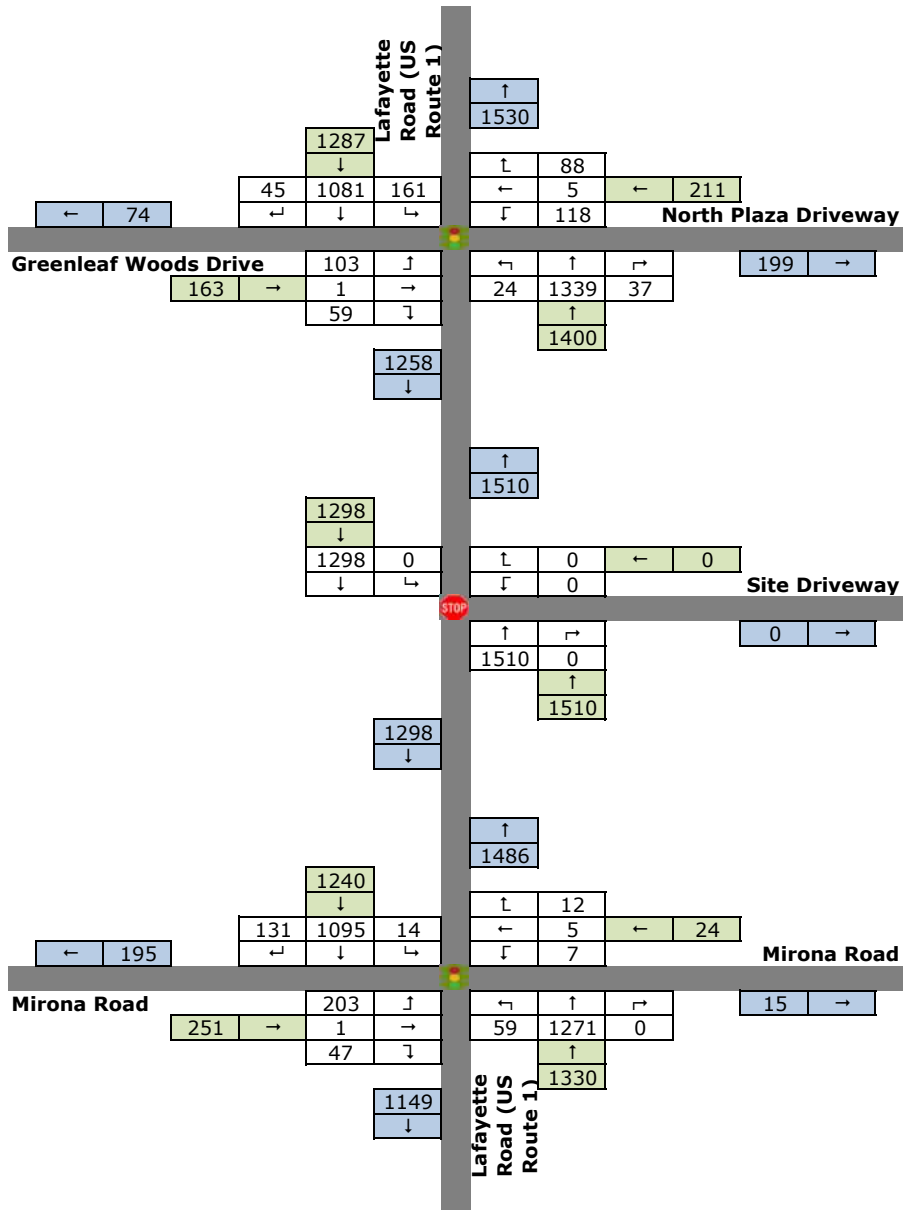
**2025 No-Build Condition Traffic Volumes
Weekday PM Peak
815 Lafayette Road Development**

Figure 5



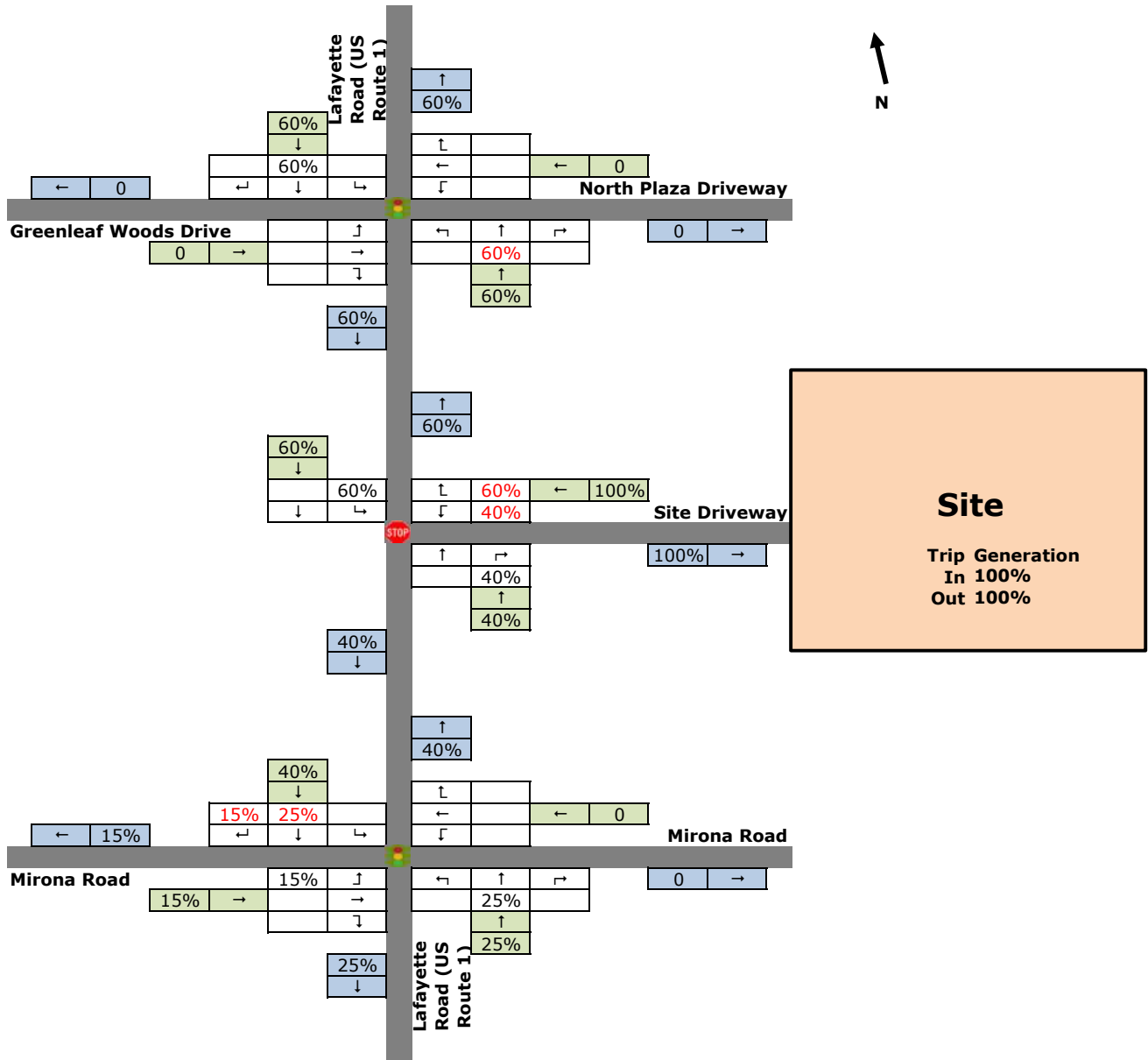
2035 No-Build Condition Traffic Volumes
 Weekday AM Peak
 815 Lafayette Road Development

Figure 6



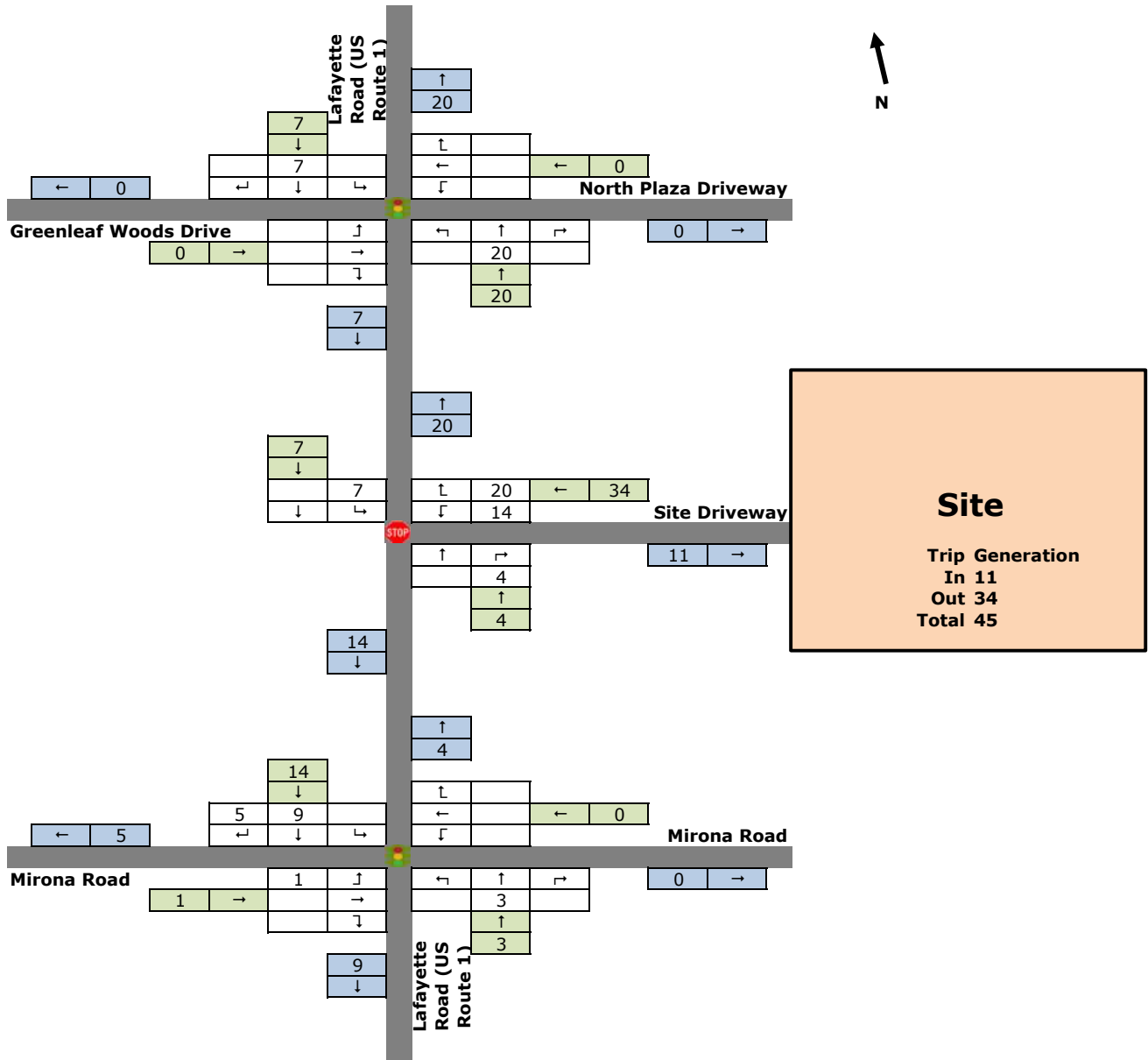
2035 No-Build Condition Traffic Volumes
 Weekday PM Peak
 815 Lafayette Road Development

Figure 7



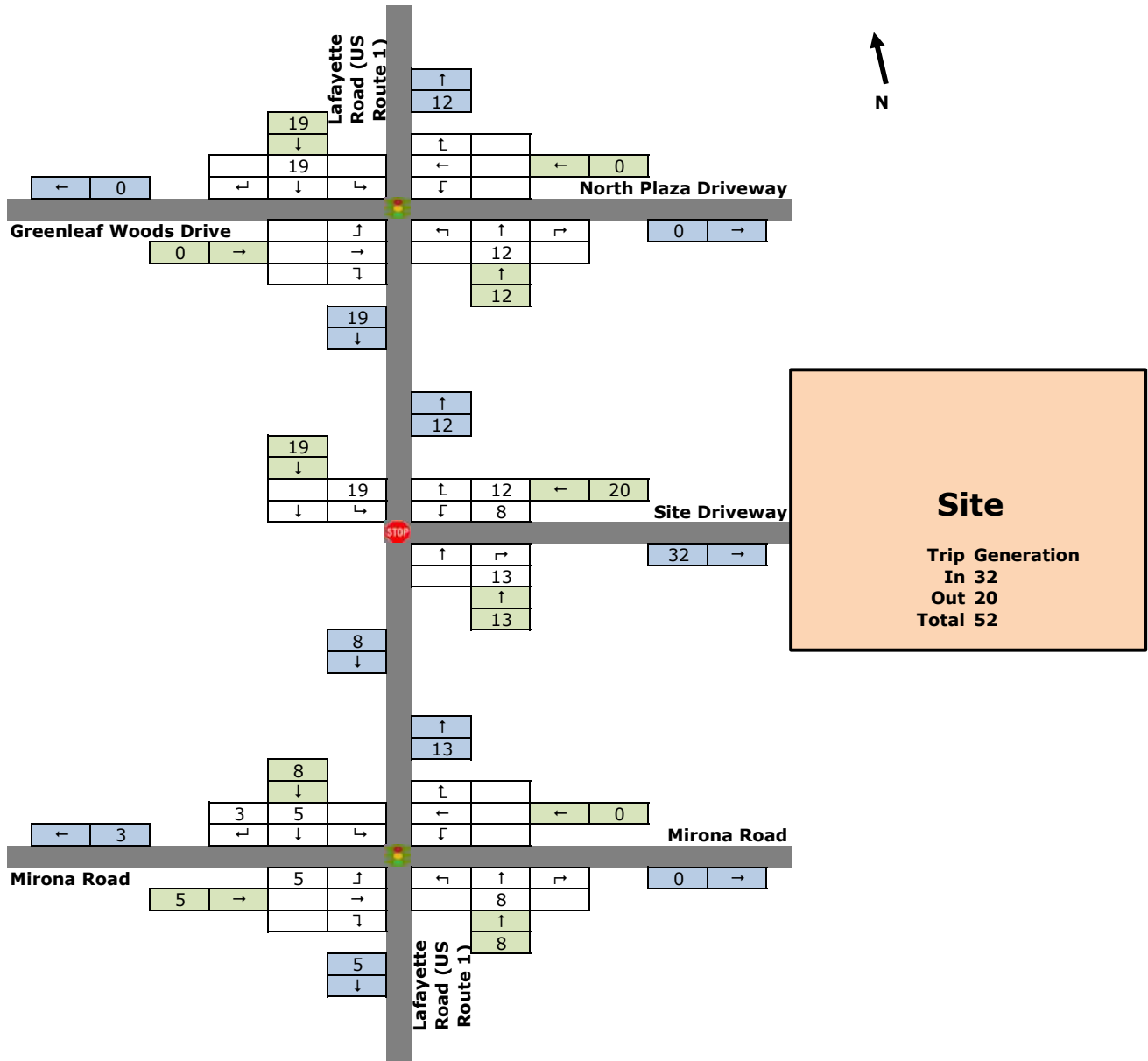
**Trip Distribution Traffic Volumes
815 Lafayette Road Development**

Figure 8



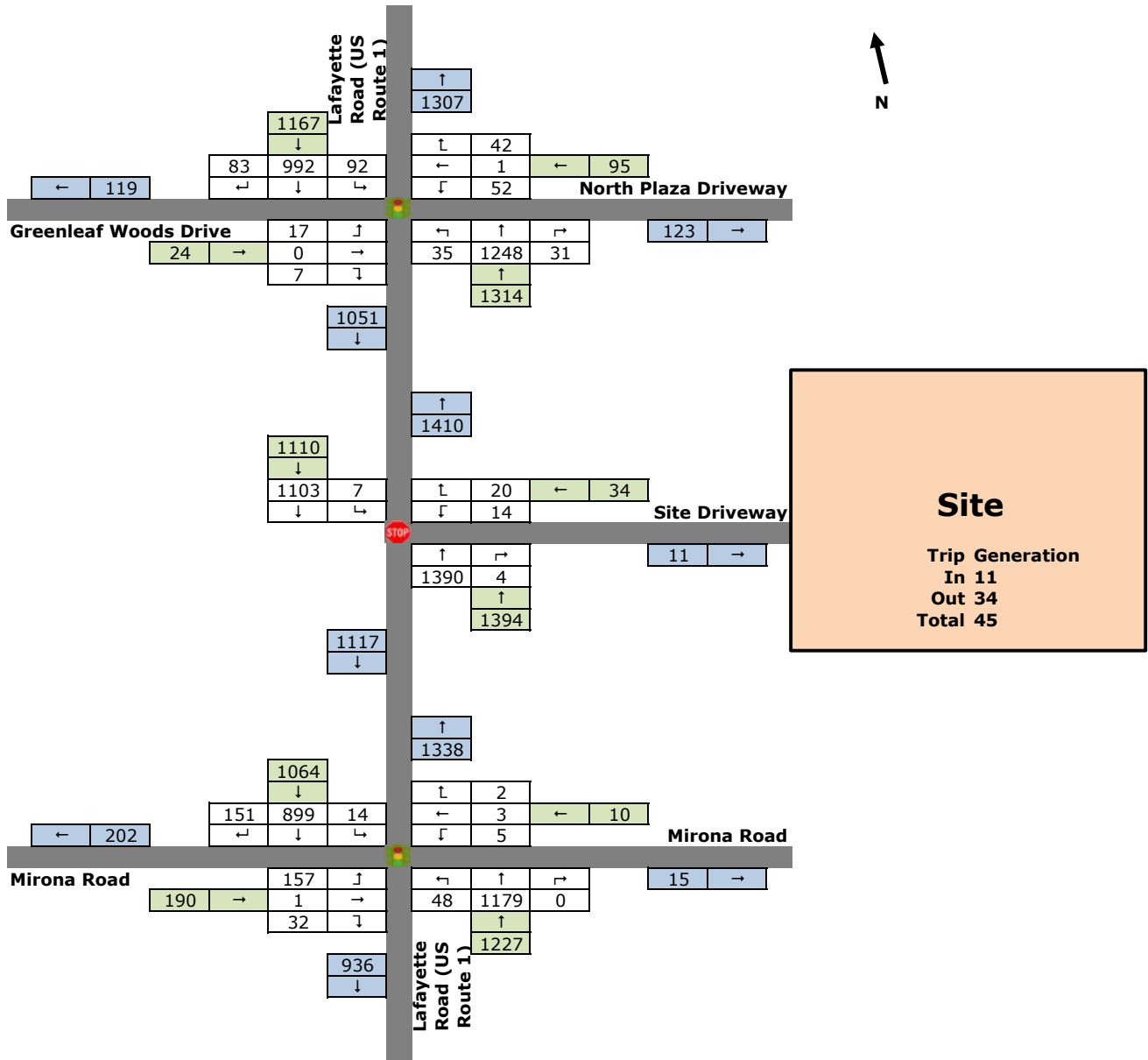
Site Generated Traffic Volumes
Weekday AM Peak
815 Lafayette Road Development

Figure 9



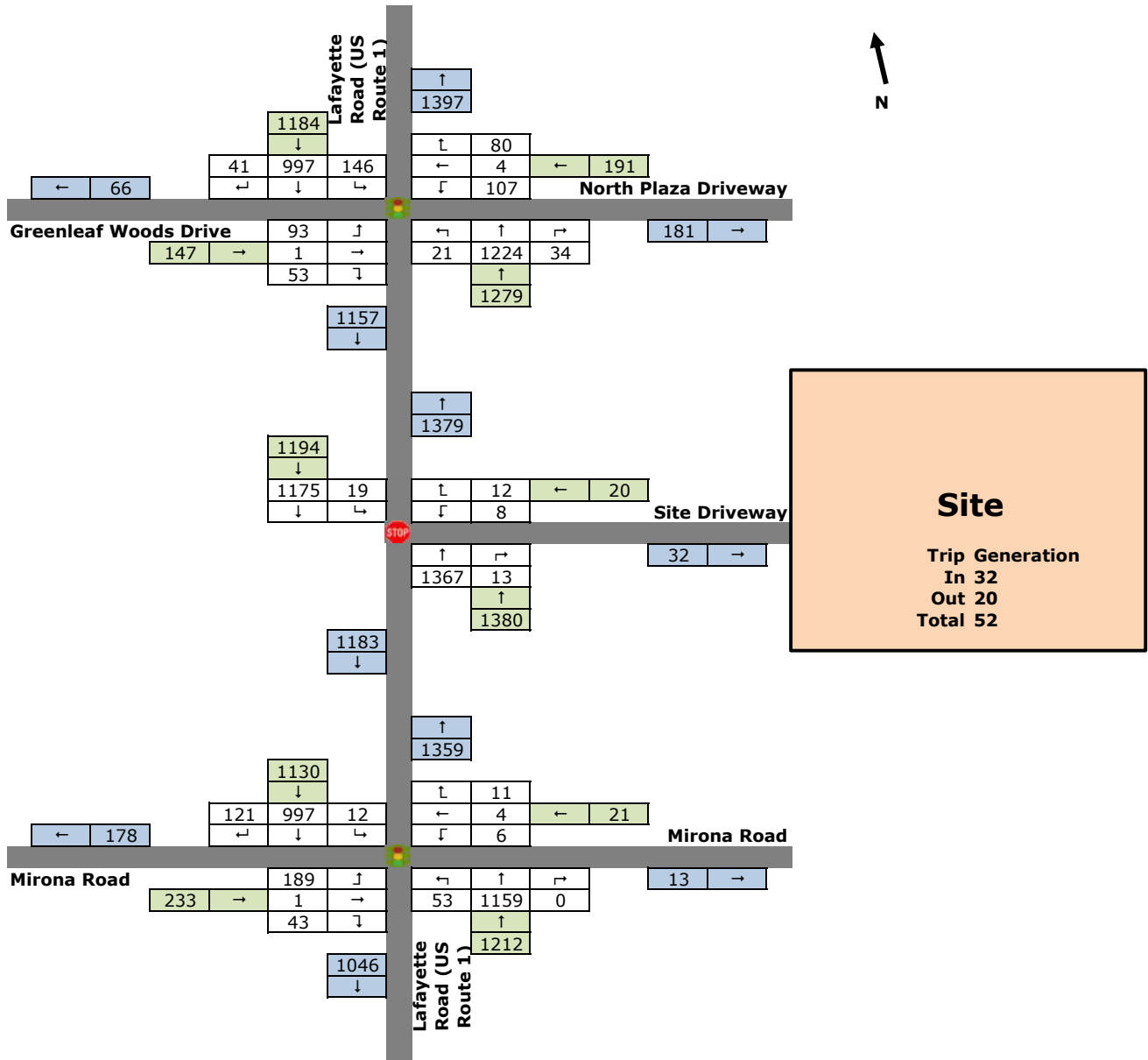
Site Generated Traffic Volumes
Weekday PM Peak
815 Lafayette Road Development

Figure 10



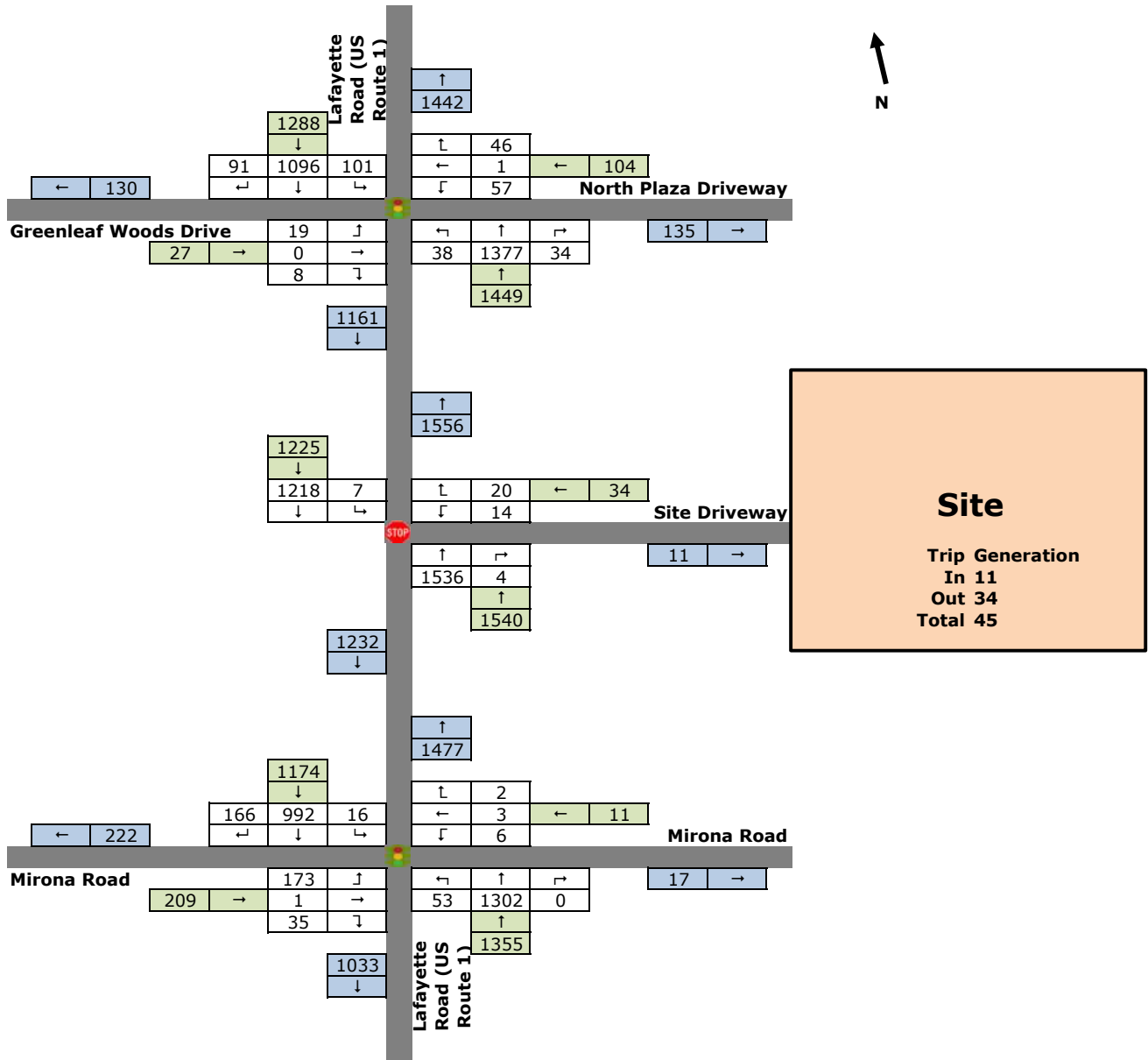
**2025 Build Condition Traffic Volumes
 Weekday AM Peak
 815 Lafayette Road Development**

Figure 11



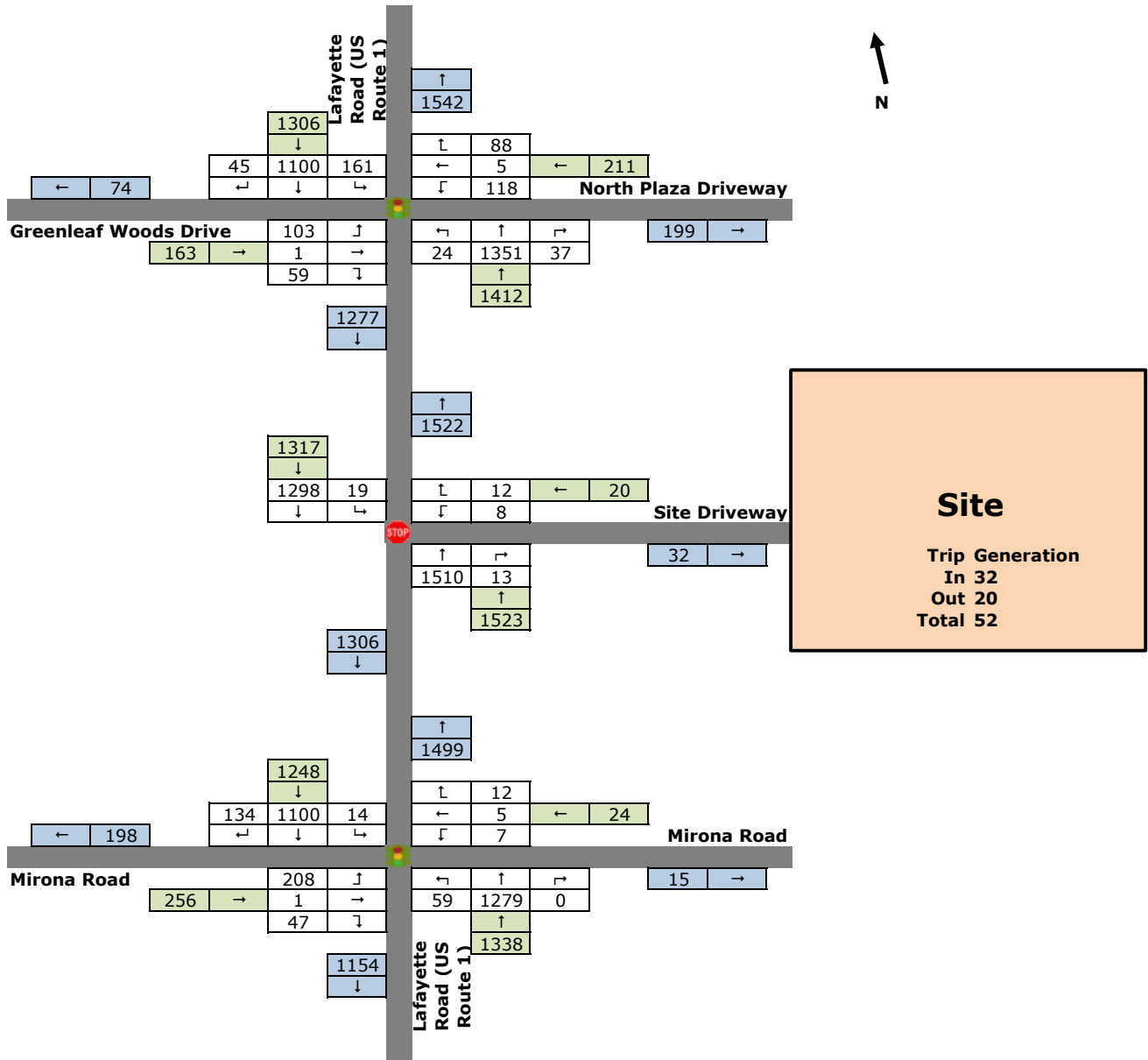
**2025 Build Condition Traffic Volumes
Weekday PM Peak
815 Lafayette Road Development**

Figure 12



2035 Build Condition Traffic Volumes
 Weekday AM Peak
 815 Lafayette Road Development

Figure 13

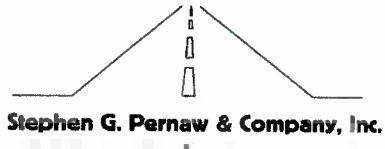


2035 Build Condition Traffic Volumes
 Weekday PM Peak
 815 Lafayette Road Development

Figure 14

APPENDIX A
Traffic Count Data

CALCULATION SHEET



Stephen G. Pernaw & Company, Inc.

Project: VAI - Portsmouth Job Number: 2268A
Calculated By: _____ Date: _____
Checked By: _____ Date: _____
Sheet No: _____ Of: _____
Subject: TMC Data - Intersection 1

US1 - Lafayette Plaza North Driveway / Greenleaf Woods
Thursday May 25, (7:00 - 9:00 AM & 3:00 - 6:00 PM)

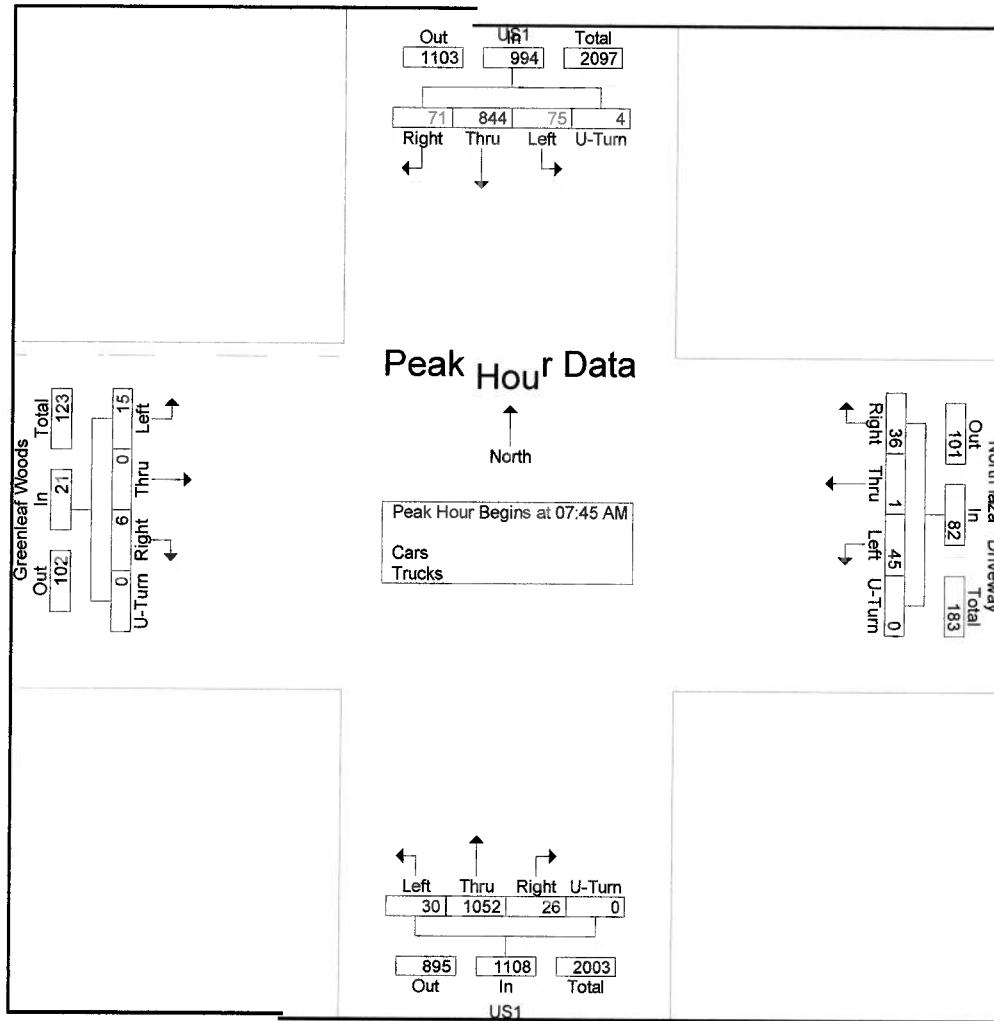


Stephen G. Pernaw & Company, Inc.

P.O. Box 1721
Concord, New Hampshire 03302

File Name : 2268A_N_Plaza_1073869_05-25-2023
Site Code :
Start Date : 5/25/2023
Page No : 2

Start Time	US1 From North				North Plaza Driveway From East				US1 From South				Greenleaf Woods From West				Int. Total
	Right	Thru	Left	U-Turn	Right	Thru	Left	U-Turn	Right	Thru	Left	U-Turn	Right	Thru	Left	U-Turn	
Peak Hour Analysis From 07:00 AM to 08:00 AM																	
07:45 AM	15	217	14	1	9	0	7	0	3	249	6	0	1	0	0	0	1
08:00 AM	11	201	15	2	10	0	11	0	7	318	8	0	1	0	9	0	10
08:15 AM	25	217	24	0	6	1	16	0	6	289	10	0	2	0	2	0	4
08:30 AM	20	209	22	1	11	0	11	0	10	196	6	0	2	0	4	0	
Total Volume	71	844	75	4	36	1	45	0	26	1052	30	0	6				6
% App. Total	7.1	84.9	7.5	0.4	3.6	1.2	4.5	0	2.3	94.9	2.7	0	28.6	0	71.4	0	21
PHF	.710	.972	.781	.500	.818	.250	.703	.000	.891	.650	.827	.750	.832	.750	.000	.417	.000
																	.525



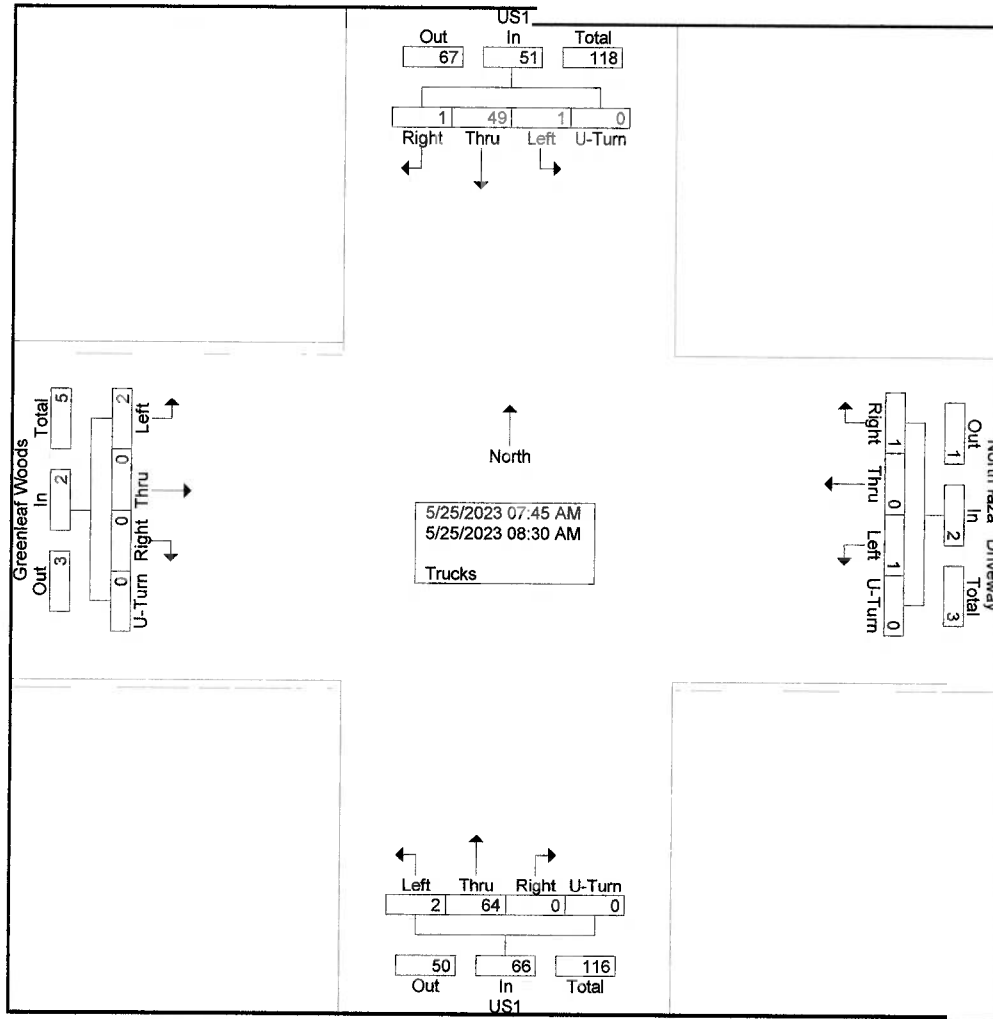
Stephen G. Pernaw & Company, Inc.

P.O. Box 1721
Concord, New Hampshire 03302

Weather: Fair
Collected By: MV
Job Number: 2268A
Town/State: Portsmouth, New Hampshire

File Name : 2268A_N_Plaza_1073869_05-25-2023
Site Code :
Start Date : 5/25/2023
Page No : 1

Start Time	Group Printed- Trucks																				Int. Total
	US1					North Plaza Driveway					US1					Greenleaf Woods					
	From North		From East			From South			From West		From North		From East			From South		From West			
Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total		
07:45 AM	0	13	0	0	13	1	0	0	0	1	0	17	1	0	18	0	0	0	0	0	
Total	0	13	0	0	13	1	0	0	0	1	0	17	1	0	18	0	0	0	0	0	32
08:00 AM	0	12	1	0	13	0	0	0	0	0	0	15	0	0	15	0	0	1	0	1	29
08:15 AM	0	12	0	0	12	0	0	1	0	1	0	19	1	0	20	0	0	0	0	0	33
08:30 AM	1	12	0	0	13	0	0	0	0	0	0	13	0	0	13	0	0	1	0	1	27
Grand Total	1	49	1	0	51	1	0	1	0	2	0	64	2	0	66	0	0	2	0	2	121
Approch %	2	96.1	2	0		50	0	50	0		0	97	3	0		0	0	100	0		
Total %	0.8	40.5	0.8	0	42.1	0.8	0	0.8	0	1.7	0	52.9	1.7	0	54.5	0	0	1.7	0	1.7	



Stephen G. Pernaw & Company, Inc.

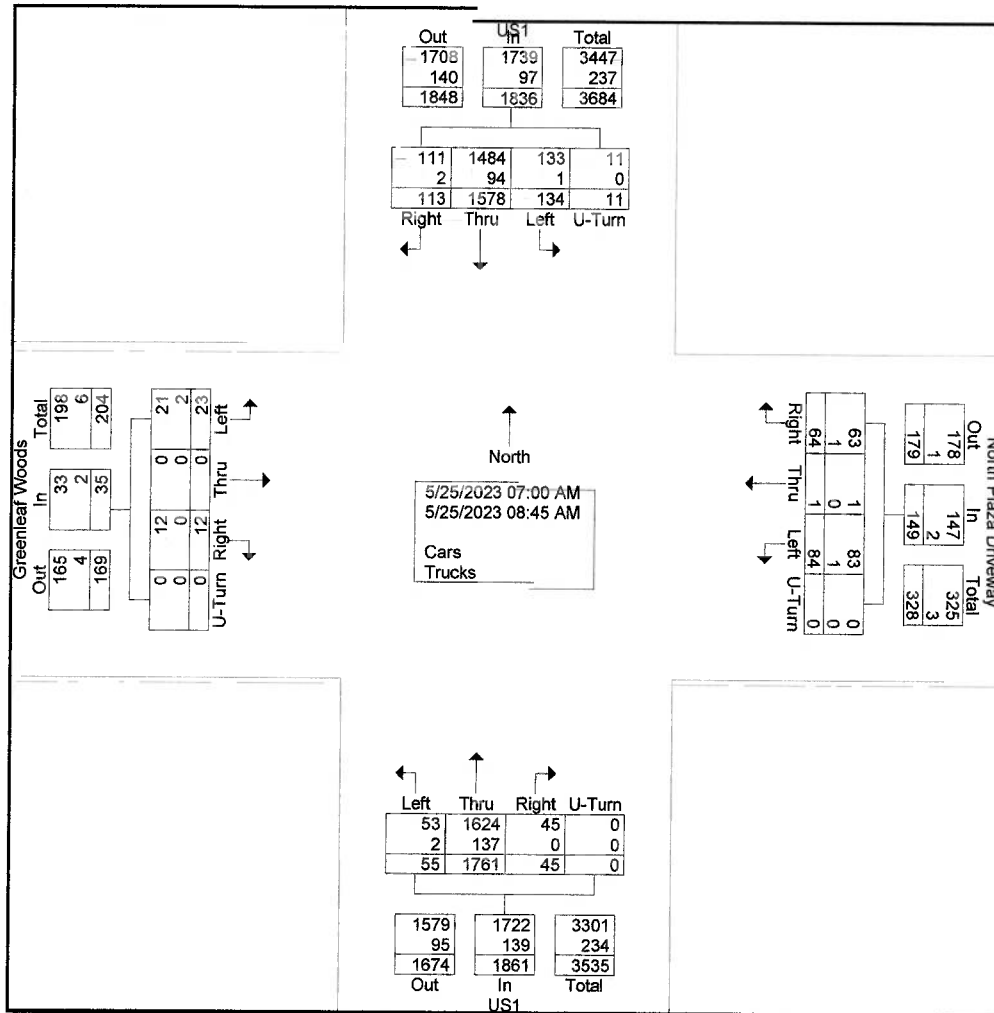
P.O. Box 1721
Concord, New Hampshire 03302

Weather: Fair
Collected By: MV
Job Number: 2268A
Town/State: Portsmouth, New Hampshire

File Name : 2268A_N_Plaza_1073869_05-25-2023
Site Code :
Start Date : 5/25/2023
Page No : 1

Printed- Cars - Trucks

Start Time	From North					From East					From South					From West					Int. Total	
	Rght	Thru	Left	U-Turn	App Total	Rght	Thru	Left	U-Turn	App Total	Rght	Thru	Left	U-Turn	App Total	Rght	Thru	Left	U-Turn	App Total		
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 AM	6	160	18	7	189	10	0	8	0	18	2	155	5	0	162	7	0	2	0	3	368	
07:30 AM	10	196	6	2	214	5	0	12	0	17	5	203	8	0	216	1	0	1	0	2	449	
07:45 AM	15	217			247	9	0	7	0	16	3	249	6	0	258	1	0	0	0	1	522	
Total	41	743	51	7	842	30	0	35	0	65	12	745	20	0	777	5	0	4	0	9	1693	
08:00 AM	11	201	15	2	229	10	0	11	0	21	7	318	8	0	333	1	0	9	0	10	593	
08:15 AM	25	217	24	0	266	6	1	16	0	23	6	289	10	0	305	2	0	2	0	4	598	
08:30 AM	20	209	22	1	252	11	0	11	0	22	10	196	6	0	212	2	0	4	0	6	492	
08:45 AM	16	208	22	1	247	7	0	11	0	18	10	213	11	0	234	2	0	4	0	6	505	
Total	72	835	83	4	994	34	1	49	0	84	33	1016	35	0	1084	7	0	19	0	26	2188	
Grand Total	113	1578	134	11	1836	64	1	84	0	149	45	1761	55	0	1861	12	0	23	0	35	3881	
Apprch %	6.2	85.9	7.3	0.6		43	0.7	56.4	0		2.4	94.6	3	0		34.3	0	65.7	0			
Total %	2.9	40.7	3.5	0.3	47.3	1.6	0	2.2	0	3.8	1.2	45.4	1.4	0	48	0.3	0	0.6	0	0.9		
Cars	111	1484	133	11	1739	63	1	83	0	147	45	1624	53	0	1722	12	0	21	0	33	3641	
% Cars	98.2	94	99.3	100	94.7	98.4	100	98.8	0	98.7	100	92.2	96.4	0	92.5	100	0	91.3	0	94.3	93.8	
Trucks	2	94	1	0	97	1	0	1	0	2	0	137	2	0	139	0	0	2	0	2	240	
% Trucks	1.8	6	0.7	0	5.3	1.6	0	1.2	0	1.3	0	7.8	3.6	0	7.5	0	0	8.7	0	5.7	6.2	



Stephen G. Pernaw & Company, Inc.

P.O. Box 1721

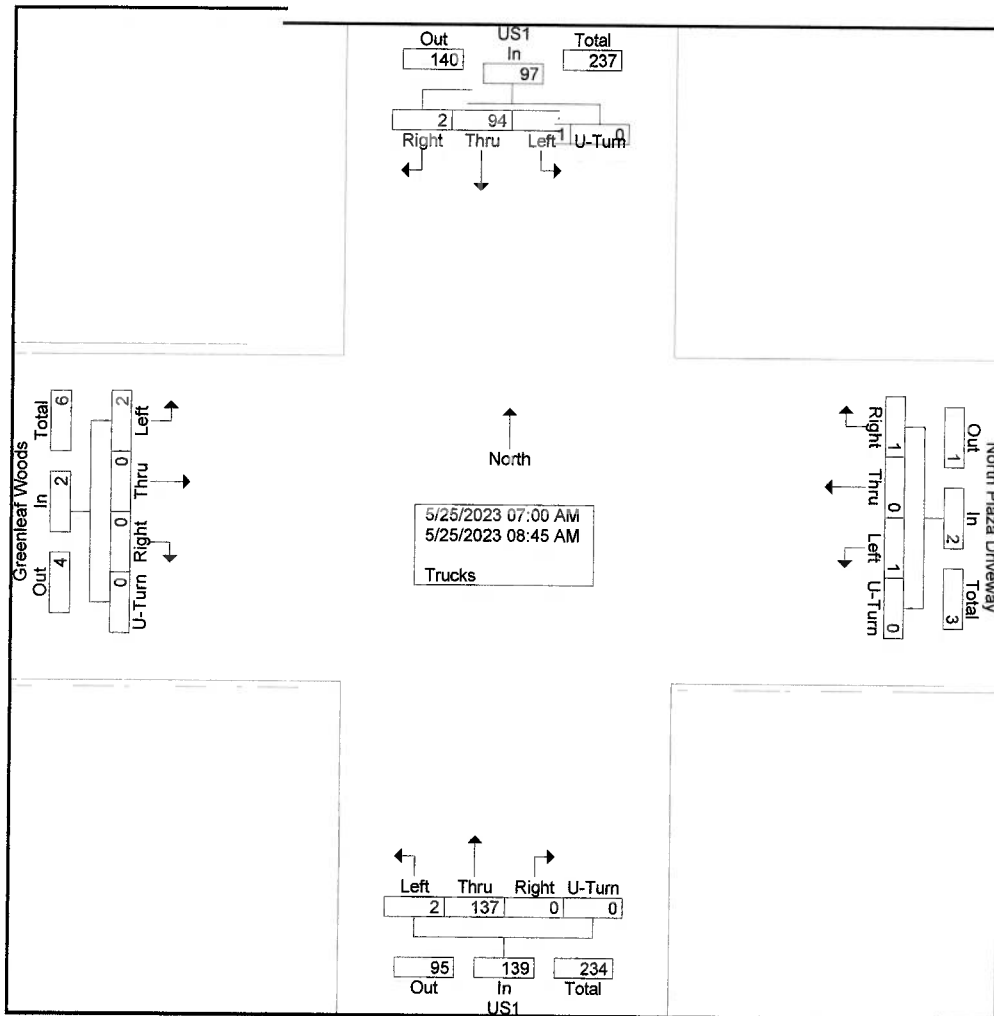
Concord, New Hampshire 03302

Weather: Fair
 Collected By: MV
 Job Number: 2268A
 Town/State: Portsmouth, New Hampshire

File Name : 2268A_N_Plaza_1073869_05-25-2023
 Site Code :
 Start Date : 5/25/2023
 Page No : 1

Groups Printed- Trucks

Start Time	US1 From North					North Plaza Driveway From East					US1 From South					Greenleaf Woods From West					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
07:00 AM	0	9	0	0	9	0	0	0	0	0	0	14	0	0	14	0	0	0	0	0	
07:15 AM	0	6	0	0	6	0	0	0	0	0	0	14	0	0	14	0	0	0	0	0	0
07:30 AM	0	17	0	0	17	0	0	0	0	0	0	24	0	0	24	0	0	0	0	0	0
07:45 AM	0	13	0	0	13	1	0	0	0	1	0	17	1	0	18	0	0	0	0	0	0
Total	0	45	0	0	45	1	0	0	0	1	0	69	1	0	70	0	0	0	0	0	0
08:00 AM	0	12	1	0	13	0	0	0	0	0	0	15	0	0	15	0	0	1	0	1	1
08:15 AM	0	12	0	0	12	0	0	1	0	1	0	19	1	0	20	0	0	0	0	0	0
08:30 AM	1	12	0	0	13	0	0	0	0	0	0	13	0	0	13	0	0	1	0	1	1
08:45 AM	1	13	0	0	14	0	0	0	0	0	0	21	0	0	21	0	0	0	0	0	0
Total	2	49	1	0	52	0	0	1	0	1	0	68	1	0	69	0	0	2	0	2	2
Grand Total	2	94	1	0	97	1	0	1	0	2	0	137	2	0	139	0	0	2	0	2	240
Apprch %	2.1	96.9	1	0		50	0	50	0		0	98.6	1.4	0		0	0	100	0		
Total %	0.8	39.2	0.4	0	40.4	0.4	0	0.4	0	0.8	0	57.1	0.8	0	57.9	0	0	0.8	0	0.8	

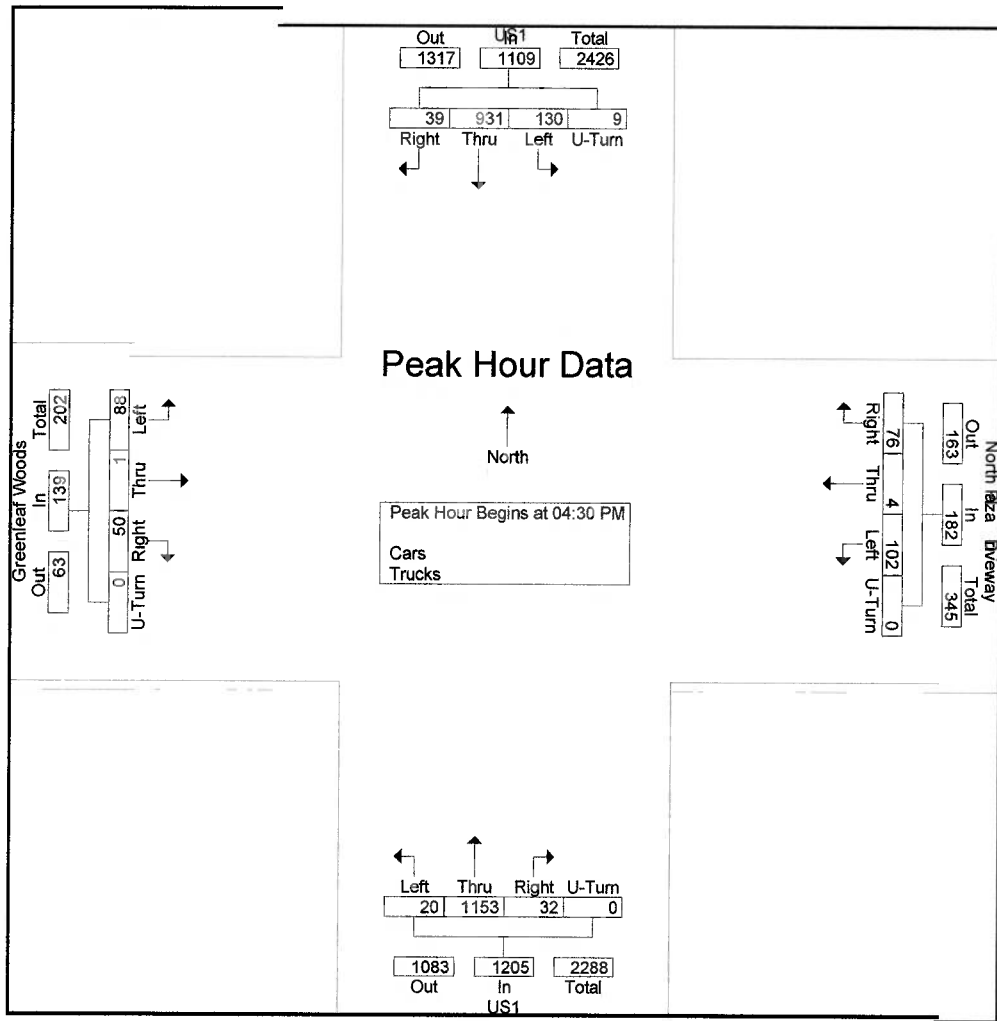


Stephen G. Pernaw & Company, Inc.

P.O. Box 1721
Concord, New Hampshire 03302

File Name : 2268A_N_Plaza_1073872_05-25-2023
Site Code :
Start Date : 5/25/2023
Page No : 3

Start Time	US1 From North					North Plaza Driveway From East					US1 From South					Greenleaf Woods From West					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
Peak Hour Analysis From 03:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	7	224	32	3	266	17	0	27	0	44	2	278	5	0	285	16	0	0	0	37	632
04:45 PM	8	276	37	4	325	15	0	12	0	27	9	245	3	0	257	12	0	20	0	32	641
05:00 PM	9	211	35	1	256	22	1	40	0	63	7	313	6	0	326	13	1	32	0	46	691
05:15 PM	15	220	26	1				23	0	48	14	317	6	0	337	9	0	15	0	24	1
Total Volume	39	931	130	9	262	22	1	110	0	182	32	1153	20	0	1205	50	1	68	0	139	67
% App. Total	3.5	83.9	11.7	0.8	1109	4.7	2.2	66	0		2.7	95.7	1.7	0		36	0.7	68	0	139	2635
PHF	.650	.843														.781	.250	.688	.000	.755	.953



Stephen G. Pernaw & Company, Inc.

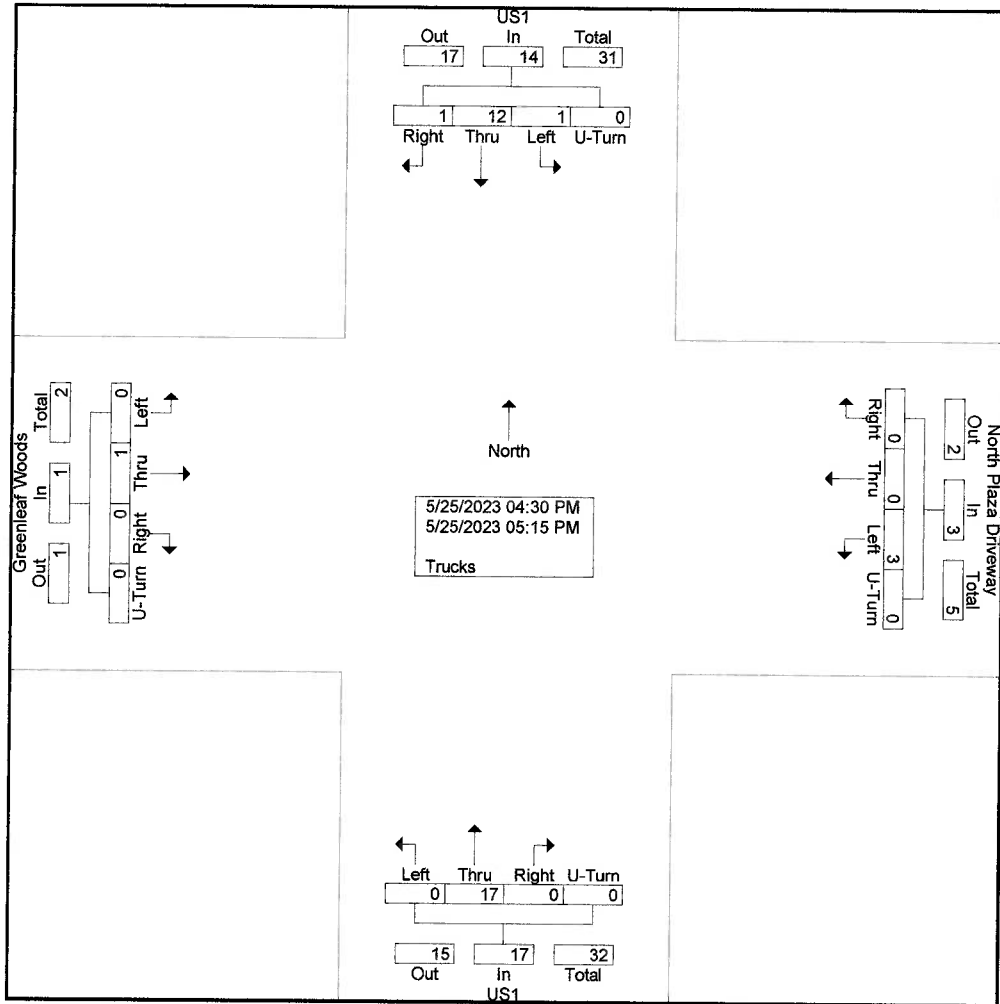
P.O. Box 1721
Concord, New Hampshire 03302

Weather: Fair
Collected By: MV
Job Number: 2268A
Town/State: Portsmouth, New Hampshire

File Name : 2268A_N_Plaza_1073872_05-25-2023
Site Code :
Start Date : 5/25/2023
Page No : 1

Groups Printed- Trucks

Start Time	US1 From North					North Plaza Driveway From East					US1 From South					Greenleaf Woods From West					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
04:30 PM	0	4	1	0	5	0	0	1	0	1	0	6	0	0	6	0	0	0	0	0	12
04:45 PM	0	3	0	0	3	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	7
Total	0	7	1	0	8	0	0	1	0	1	0	10	0	0	10	0	0	0	0	0	19
05:00 PM	1	3	0	0	4	0	0	2	0	2	0	2	0	0	2	0	1	0	0	1	9
05:15 PM	0	2	0	0	2	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	7
Grand Total	1	12	1	0	14	0	0	3	0	3	0	17	0	0	17	0	1	0	0	1	35
Apprch %	7.1	85.7	7.1	0		0	0	100	0		0	100	0	0		0	100	0	0	0	
Total %	2.9	34.3	2.9	0	40	0	0	8.6	0	8.6	0	48.6	0	0	48.6	0	2.9	0	0	2.9	



Stephen G. Pernaw & Company, Inc.

P.O. Box 1721
Concord, New Hampshire 03302

Weather: Fair
Collected By: MV
Job Number: 2268A
Town/State: Portsmouth, New Hampshire

File Name : 2268A_N_Plaza_1073872_05-25-2023
Site Code :
Start Date : 5/25/2023
Page No : 1

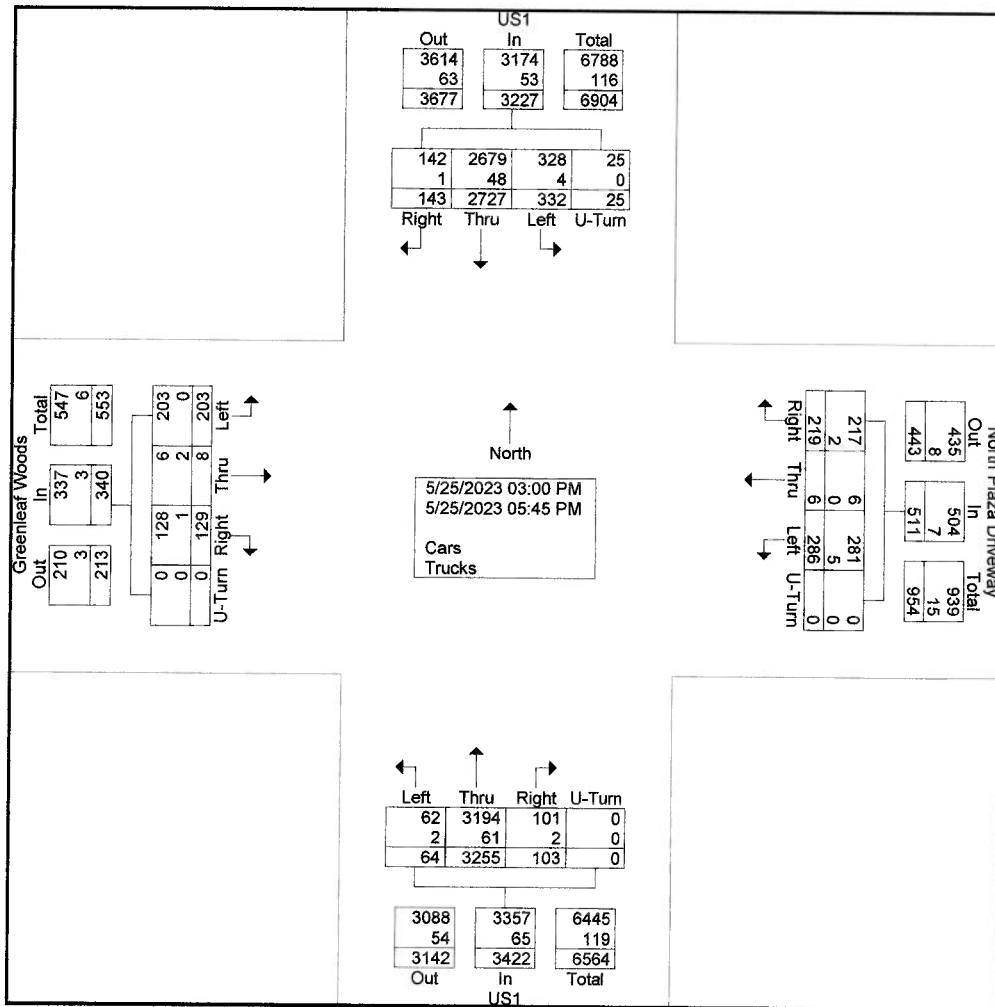
Groups Printed- Cars - Trucks

Start Time	US1 From North					North Plaza Driveway From East					US1 From South					Greenleaf Woods From West					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
03:00 PM	17	220	25	0	262	19	0	19	0	38	5	278	3	0	286	14	1	18	0	33	619
03:15 PM	8	230	20	1	259	18	1	39	0	58	11	275	8	0	294	8	0	2	0	10	621
03:30 PM	27	224	22	4	277	14	0	22	0	36	5	247	10	0	262	15	0	15	0	30	605
03:45 PM	15	246	22	1	284	13	0	15	0	28	11	238	6	0	255	8	3	20	0	31	598
Total	67	920	89	6	1082	64	1	95	0	160	32	1038	27	0	1097	45	4	55	0	104	2443
04:00 PM	22	222	27	3	274	27	0	29	0	56	9	264	7	0	280	10	2	24	0	36	646
04:15 PM	11	260	27	4	302	18	1	13	0	32	7	275	3	0	285	14	0	15	0	29	648
04:30 PM	7	224	32	3	266	17	0	27	0	44	2	278	5	0	285	16	0	21	0	37	632
04:45 PM	8	276	37	4	325	15	0	12	0	27	9	245	3	0	257	12	0	20	0	32	641
Total	48	982	123	14	1167	77	1	81	0	159	27	1062	18	0	1107	52	2	80	0	134	2567
05:00 PM	9	211	35	1	256	22	1	40	0	63	7	313	6	0	326	13	1	32	0	46	691
05:15 PM	15	220	26	1	262	22	3	23	0	48	14	317	6	0	337	9	0	15	0	24	671
05:30 PM	1	204	27	1	233	18	0	23	0	41	13	288	0	0	301	7	1	12	0	20	595
05:45 PM	3	190	32	2	227	16	0	24	0	40	10	237	7	0	254	3	0	9	0	12	533
Total	28	825	120	5	978	78	4	110	0	192	44	1155	19	0	1218	32	2	68	0	102	2490
Grand Total	143	2727	332	25	3227	219	6	286	0	511	103	3255	64	0	3422	129	8	203	0	340	7500
Apprch %	4.4	84.5	10.3	0.8		42.9	1.2	56	0		3	95.1	1.9	0		37.9	2.4	59.7	0		
Total %	1.9	36.4	4.4	0.3	43	2.9	0.1	3.8	0	6.8	1.4	43.4	0.9	0	45.6	1.7	0.1	2.7	0	4.5	
Cars	142	2679	328	25	3174	217	6	281	0	504	101	3194	62	0	3357	128	6	203	0	337	7372
% Cars	99.3	98.2	98.8	100	98.4	99.1	100	98.3	0	98.6	98.1	98.1	96.9	0	98.1	99.2	75	100	0	99.1	98.3
Trucks	1	48	4	0	53	2	0	5	0	7	2	61	2	0	65	1	2	0	0	3	128
% Trucks	0.7	1.8	1.2	0	1.6	0.9	0	1.7	0	1.4	1.9	1.9	3.1	0	1.9	0.8	25	0	0	0.9	1.7

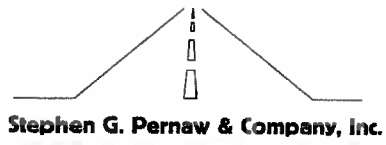
Stephen G. Pernaw & Company, Inc.

P.O. Box 1721
 Concord, New Hampshire 03302

File Name : 2268A_N_Plaza_1073872_05-25-2023
 Site Code :
 Start Date : 5/25/2023
 Page No : 2



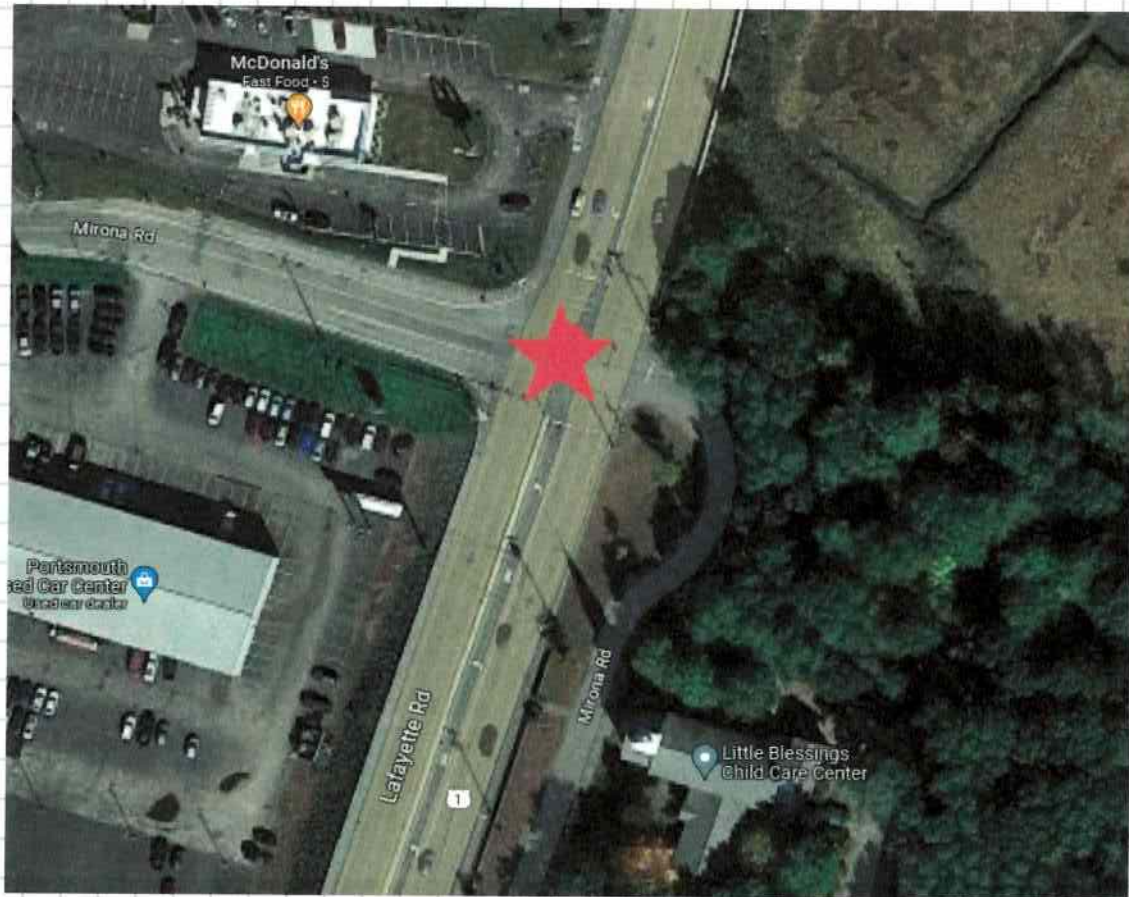
CALCULATION SHEET



Project: VAI - Portsmouth Job Number: 2268A
Calculated By: _____ Date: _____
Checked By: _____ Date: _____
Sheet No: _____ Of: _____
Subject: TMC Data - Intersection 3

US1 - Mirona Road

Thursday, May 25, (7:00 - 9:00 AM & 3:00 - 6:00 PM)

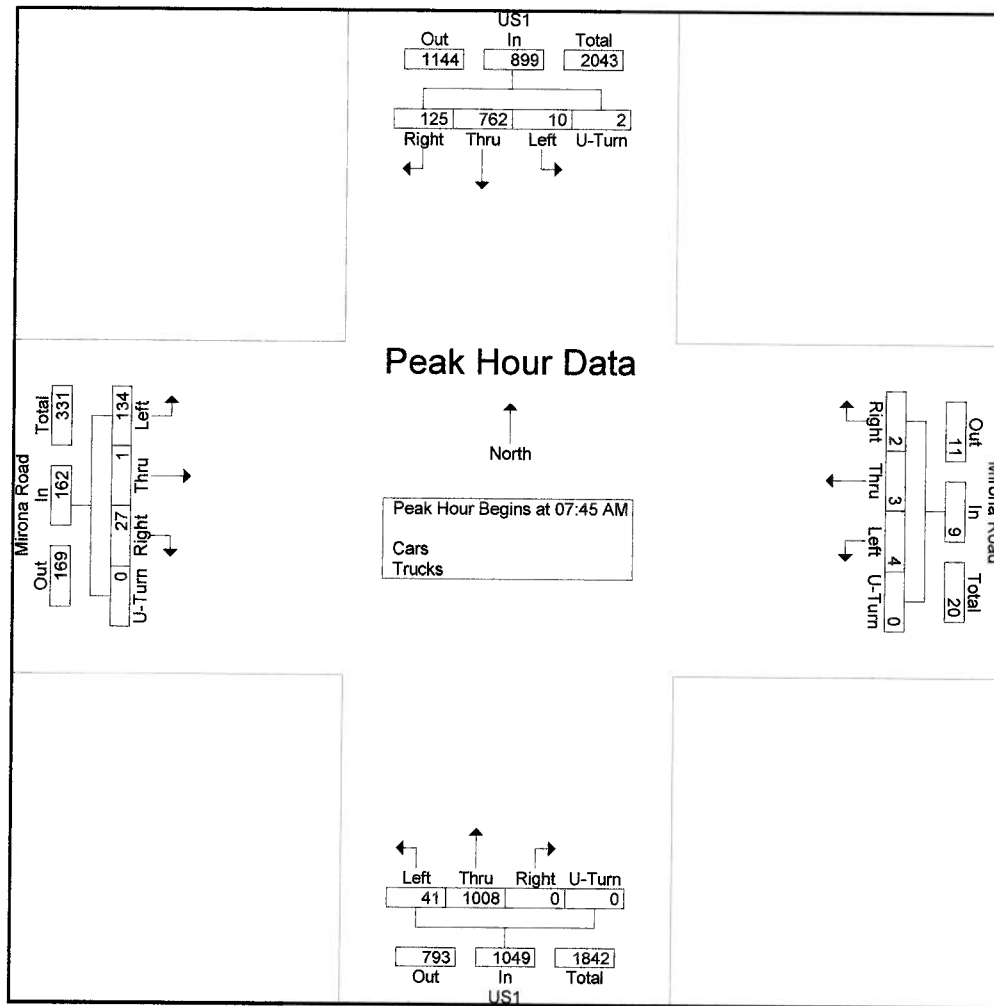


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P.O. Box 1721
Concord, New Hampshire 03302

File Name : 2268A_Mirona_1073884_05-25-2023
Site Code :
Start Date : 5/25/2023
Page No : 2

Start Time	US1 From North					Mirona Road From East					US1 From South					Mirona Road From West					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:45 AM																					
07:45 AM	40	188	3	1	232	0	0	0	0	0	0	249	9	0	258	2	0	33	0	35	525
08:00 AM	29	172	2	0	203	0	2	1	0	3	0	297	15	0	312	9	1	41	0	51	569
08:15 AM	26	213	3	0	242	1	0	1	0	2	0	266	11	0	277	9	0	38	0	47	568
08:30 AM	30	189	2	1	222	1	1	2	0	4	0	196	6	0	202	7	0	22	0	29	457
Total Volume	125	762	10	2	899	2	3	4	0	9	0	1008	41	0	1049	27	1	134	0	162	2119
% App. Total	13.9	84.8	1.1	0.2		22.2	33.3	44.4	0		0	96.1	3.9	0		16.7	0.6	82.7	0		
PHF	.781	.894	.833	.500	.929	.500	.375	.500	.000	.563	.000	.848	.683	.000	.841	.750	.250	.817	.000	.794	.931



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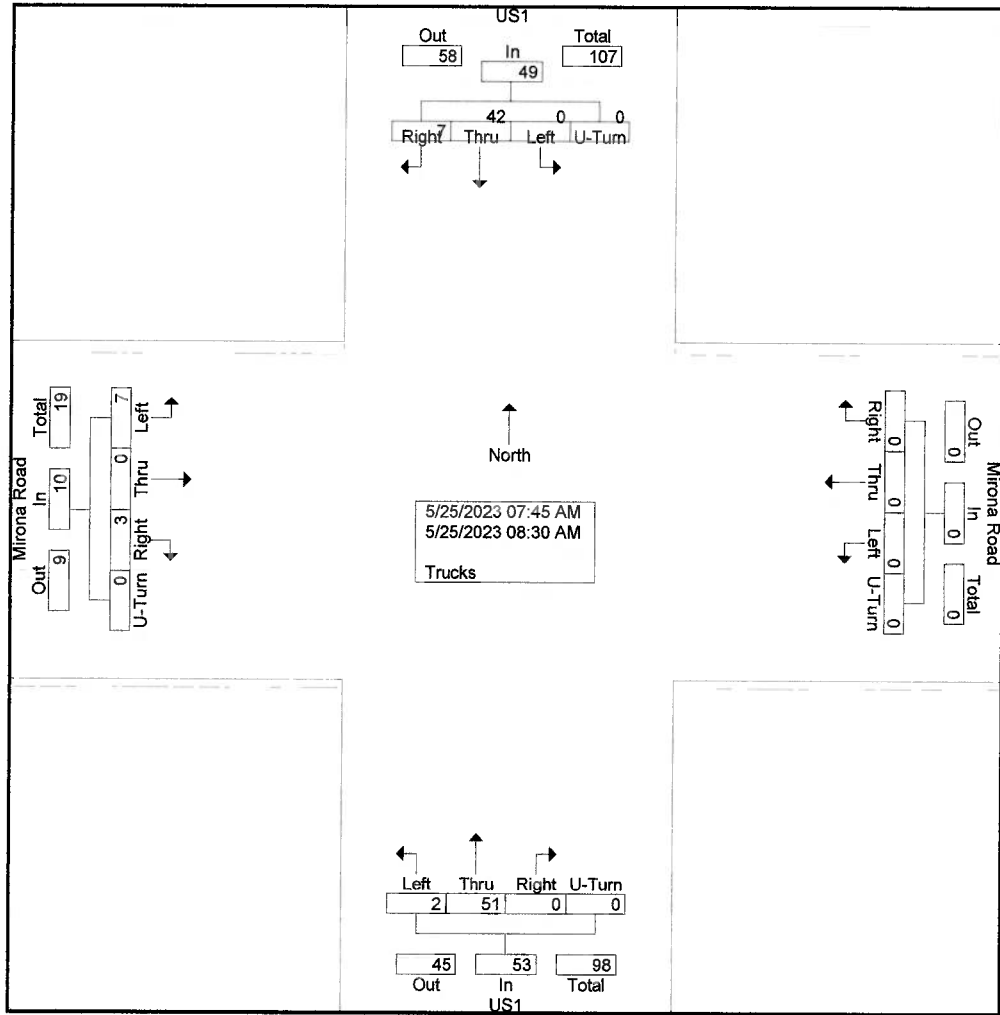
P.O. Box 1721
Concord, New Hampshire 03302

Weather: Fair
Collected By: MV
Job Number: 2268A
Town/State: Portsmouth, New Hampshire

File Name : 2268A_Mirona_1073884_05-25-2023
Site Code :
Start Date : 5/25/2023
Page No : 1

Printed- Trucks

Start Time	US1					Mirona Road					US1					Mirona Road					Int. Total
	From North		From East			From South		From West			From North		From East			From South		From West			
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
07:45 AM	0	16	0	0	16	0	0	0	0	0	0	14	0	0	14	1	0	1	0	2	32
Total	0	16	0	0	16	0	0	0	0	0	0	14	0	0	14	1	0	1	0	2	32
08:00 AM	3	9	0	0	12	0	0	0	0	0	0	12	2	0	14	1	0	2	0	3	29
08:15 AM	3	9	0	0	12	0	0	0	0	0	0	14	0	0	14	1	0	3	0	4	30
08:30 AM	1	8	0	0	9	0	0	0	0	0	0	11	0	0	11	0	0	1	0	1	21
Grand Total	7	42	0	0	49	0	0	0	0	0	0	51	2	0	53	3	0	7	0	10	112
Apprch %	14.3	85.7	0	0		0	0	0	0		0	96.2	3.8	0		30	0	70	0		
Total %	6.2	37.5	0	0	43.8	0	0	0	0	0	0	45.5	1.8	0	47.3	2.7	0	6.2	0	8.9	



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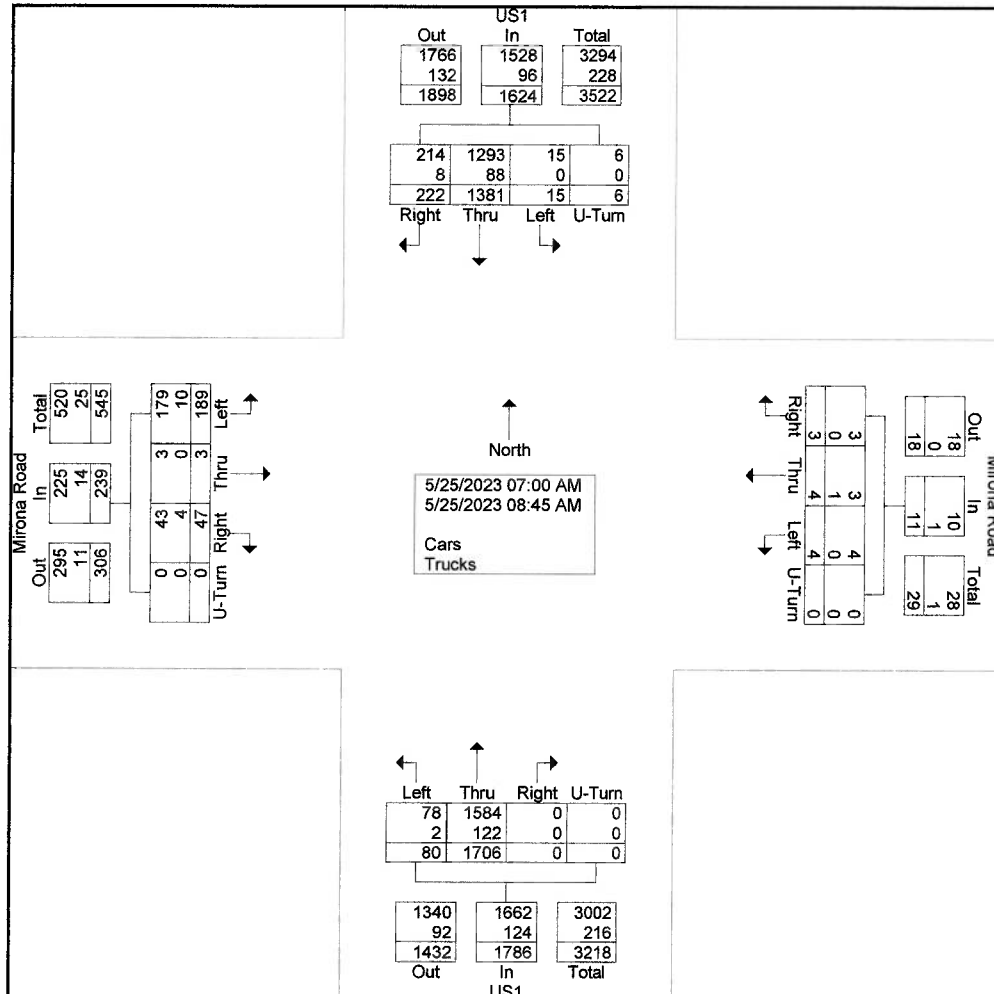
P.O. Box 1721
Concord, New Hampshire 03302

Weather: Fair
Collected By: MV
Job Number: 2268A
Town/State: Portsmouth, New Hampshire

File Name : 2268A_Mirona_1073884_05-25-2023
Site Code :
Start Date : 5/25/2023
Page No : 1

Groups Printed- Cars - Trucks

Start Time	US1 From North					Mirona Road From East					US1 From South					Mirona Road From West					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
07:00 AM	23	130	2	1	156	1	0	0	0	1	0	134	12	0	146	2	0	7	0	9	312
07:15 AM	20	159	1	0	180	0	1	0	0	1	0	167	6	0	173	2	0	8	0	10	364
07:30 AM	35	149	1	3	188	0	0	0	0	0	0	188	13	0	201	7	1	19	0	27	416
07:45 AM	40	188	3	1	232	0	0	0	0	0	0	249	9	0	258	2	0	33	0	35	525
Total	118	626	7	5	756	1	1	0	0	2	0	738	40	0	778	13	1	67	0	81	1617
08:00 AM	29	172	2	0	203	0	2	1	0	3	0	297	15	0	312	9	1	41	0	51	569
08:15 AM	26	213	3	0	242	1	0	1	0	2	0	266	11	0	277	9	0	38	0	47	568
08:30 AM	30	189	2	1	222	1	1	2	0	4	0	196	6	0	202	7	0	22	0	29	457
08:45 AM	19	181	1	0	201	0	0	0	0	0	0	209	8	0	217	9	1	21	0	31	449
Total	104	755	8	1	868	2	3	4	0	9	0	968	40	0	1008	34	2	122	0	158	2043
Grand Total	222	1381	15	6	1624	3	4	4	0	11	0	1706	80	0	1786	47	3	189	0	239	3660
Apprch %	13.7	85	0.9	0.4		27.3	36.4	36.4	0		0	95.5	4.5	0		19.7	1.3	79.1	0		
Total %	6.1	37.7	0.4	0.2	44.4	0.1	0.1	0.1	0	0.3	0	46.6	2.2	0	48.8	1.3	0.1	5.2	0	6.5	
Cars	214	1293	15	6	1528	3	3	4	0	10	0	1584	78	0	1662	43	3	179	0	225	3425
% Cars	96.4	93.6	100	100	94.1	100	75	100	0	90.9	0	92.8	97.5	0	93.1	91.5	100	94.7	0	94.1	93.6
Trucks	8	88	0	0	96	0	1	0	0	1	0	122	2	0	124	4	0	10	0	14	235
% Trucks	3.6	6.4	0	0	5.9	0	25	0	0	9.1	0	7.2	2.5	0	6.9	8.5	0	5.3	0	5.9	6.4



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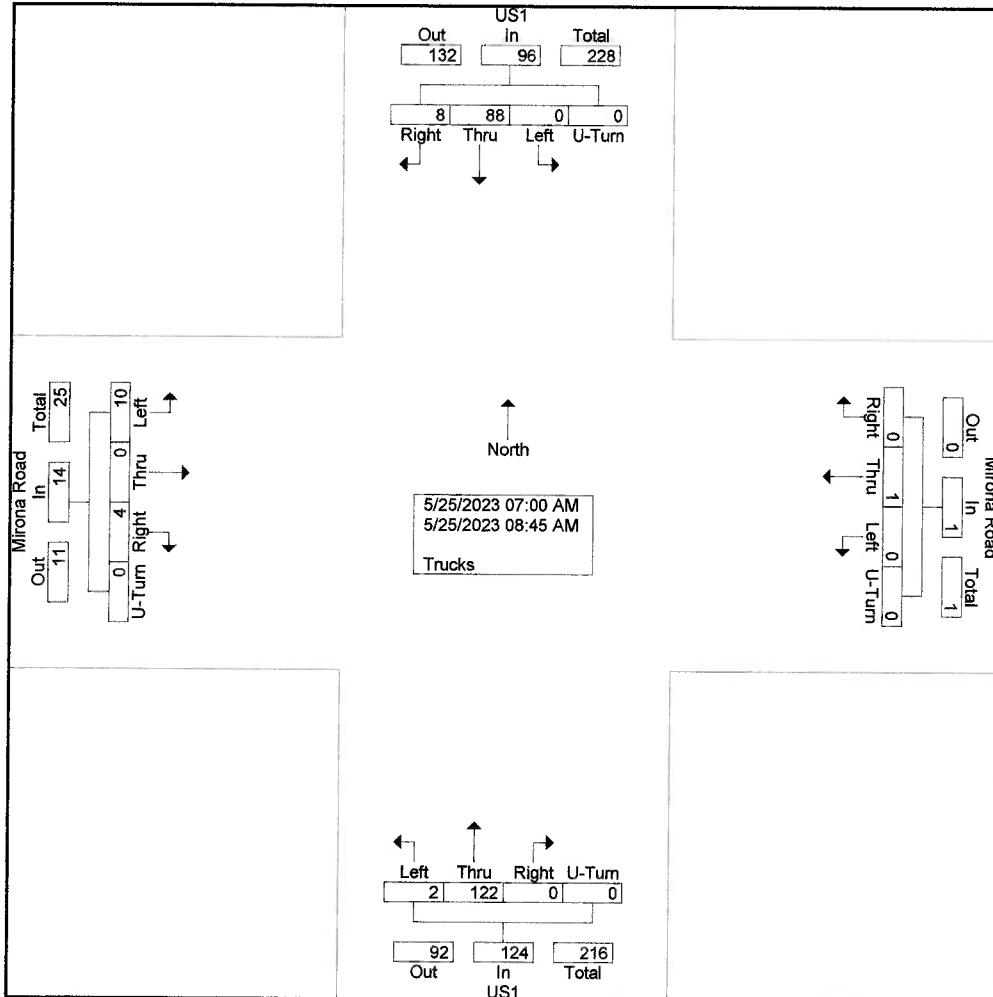
P.O. Box 1721
Concord, New Hampshire 03302

Weather: Fair
Collected By: MV
Job Number: 2268A
Town/State: Portsmouth, New Hampshire

File Name : 2268A_Mirona_1073884_05-25-2023
Site Code :
Start Date : 5/25/2023
Page No : 1

Groups Printed- Trucks

Start Time	US1 From North					Mirona Road From East					US1 From South					Mirona Road From West					Int. Total	
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total		
07:00 AM	0	10	0	0	10	0	0	0	0	0	0	14	0	0	14	0	0	0	0	0	0	24
07:15 AM	0	8	0	0	8	0	1	0	0	1	0	16	0	0	16	0	0	0	0	0	0	25
07:30 AM	1	16	0	0	17	0	0	0	0	0	0	19	0	0	19	0	0	3	0	3	0	39
07:45 AM	0	16	0	0	16	0	0	0	0	0	0	14	0	0	14	1	0	1	0	2	0	32
Total	1	50	0	0	51	0	1	0	0	1	0	63	0	0	63	1	0	4	0	5	120	
08:00 AM	3	9	0	0	12	0	0	0	0	0	0	12	2	0	14	1	0	2	0	3	0	29
08:15 AM	3	9	0	0	12	0	0	0	0	0	0	14	0	0	14	1	0	3	0	4	0	30
08:30 AM	1	8	0	0	9	0	0	0	0	0	0	11	0	0	11	0	0	1	0	1	0	21
08:45 AM	0	12	0	0	12	0	0	0	0	0	0	22	0	0	22	1	0	0	0	1	0	35
Total	7	38	0	0	45	0	0	0	0	0	0	59	2	0	61	3	0	6	0	9	115	
Grand Total	8	88	0	0	96	0	1	0	0	1	0	122	2	0	124	4	0	10	0	14	235	
Apprch %	8.3	91.7	0	0		0	100	0	0		0	98.4	1.6	0		28.6	0	71.4	0			
Total %	3.4	37.4	0	0	40.9	0	0.4	0	0	0.4	0	51.9	0.9	0	52.8	1.7	0	4.3	0	6		

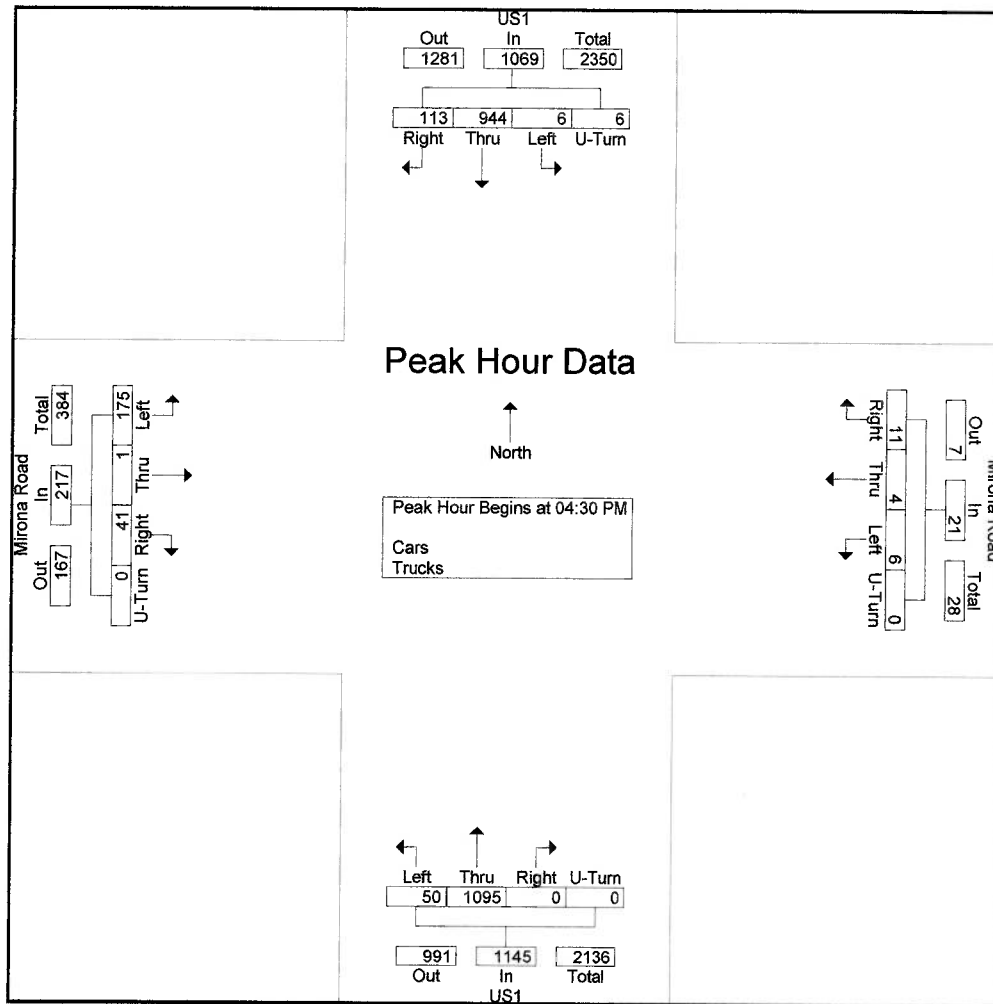


Stephen G. Pernaw & Company, Inc.

P.O. Box 1721
Concord, New Hampshire 03302

File Name : 2268A_Mirona_1073885_05-25-2023
Site Code :
Start Date : 5/25/2023
Page No : 3

Start Time	US1 From North					Mirona Road From East					US1 From South					Mirona Road From West					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
Peak Hour Analysis From 03:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	33	240	1	2	276	2	0	0	0	2	0	261	8	0	269	8	0	36	0	44	591
04:45 PM	28	253	5	3	289	3	2	3	0	8	0	222	19	0	241	13	1	35	0	49	587
05:00 PM	22	233	0	1	256	6	2	3	0	11	0	302	11	0	313	12	0	60	0	72	622
05:15 PM	30	218	0	0	248	0	0	0	0	0	0	310	12	0	322	8	0	44	0	52	622
Total Volume	113	944	6	6	1069	11	4	6	0	21	0	1095	50	0	1145	41	1	175	0	217	2452
% App. Total	10.6	88.3	0.6	0.6		52.4	19	28.6	0		0	95.6	4.4	0		18.9	0.5	80.6	0		
PHF	.856	.933	.300	.500	.925	.458	.500	.500	.000	.477	.000	.883	.658	.000	.889	.788	.250	.729	.000	.753	.940



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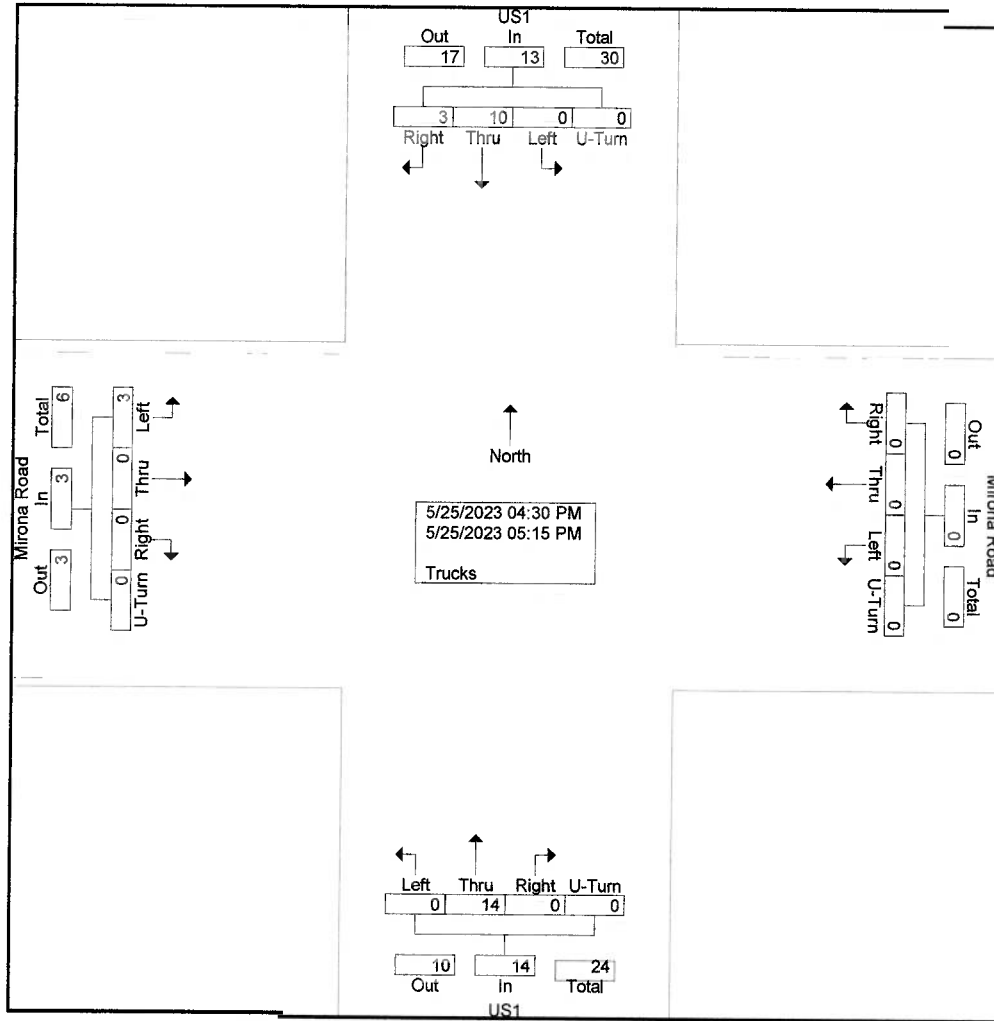
Concord, New Hampshire 03302

Weather: Fair
 Collected By: MV
 Job Number: 2268A
 Town/State: Portsmouth, New Hampshire

File Name : 2268A_Mirona_1073885_05-25-2023
 Site Code :
 Start Date : 5/25/2023
 Page No : 1

Groups Printed- Trucks

Start Time	US1 From North					Mirona Road From East					US1 From South					Mirona Road From West					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
04:30 PM	0	5	0	0	5	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0
04:45 PM	1	2	0	0	3	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0
Total	1	7	0	0	8	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	0
05:00 PM	1	3	0	0	4	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0
05:15 PM	1	0	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	3	0	3	3
Grand Total	3	10	0	0	13	0	0	0	0	0	0	14	0	0	14	0	0	3	0	3	30
Apprch %	23.1	76.9	0	0		0	0	0	0		0	100	0	0		0	0	100	0		
Total %	10	33.3	0	0	43.3	0	0	0	0		0	46.7	0	0	46.7	0	0	10	0	10	



Stephen G. Pernaw & Company, Inc.

P.O. Box 1721

Concord, New Hampshire 03302

Weather: Fair
 Collected By: MV
 Job Number: 2268A
 Town/State: Portsmouth, New Hampshire

File Name : 2268A_Mirona_1073885_05-25-2023
 Site Code :
 Start Date : 5/25/2023
 Page No : 1

Printed- Cars - Trucks

Start Time	US1 From North					Mirona Road From East					US1 From South					Mirona Road West					Int. Total
	Right	Thru	Left	U-Turn	Total	Right	Thru	Left	U-Turn	Total	Right	Thru	Left	U-Turn	Total	Right	Thru	Left	U-Turn	Total	
	Appr																				
03:00 PM	23	207	0	1	231	0	0	0	0	0	0	253	13	0	263	9	0	30	0	39	566
03:05 PM	23	260	0	1	284	0	0	0	0	0	0	253	10	0	263	9	0	30	0	39	566
03:30 PM	18	247	1	0	266	1	0	0	0	1	0	233	8	0	241	8	0	35	0	43	551
03:45 PM	23	234	0	0	257	2	0	0	0	2	0	237	8	0	245	6	0	34	0	40	544
Total	87	948	1	2	1038	3	0	0	0	3	0	994	39	0	1033	28	0	127	0	1	2229
04:00 PM	18	247	0	2	267	0	0	0	0	0	0	253	12	0	265	4	0	29	0	33	565
04:15 PM	29	231	2	2	264	2	1	1	0	4	0	283	11	0	294	10	0	25	0	35	597
04:30 PM	33	240	1	2	276	2	0	0	0	2	0	261	8	0	269	8	0	36	0	44	591
04:45 PM	28	253	5	3	289	3	2	3	0	8	0	222	19	0	241	13	1	35	0	49	587
Total	108	971	8	9	1096	7	3	4	0	14	0	1019	50	0	1069	35	1	125	0	161	2340
05:00 PM	22	233	0	1	256	6	2	3	0	11	0	302	11	0	313	12	0	60	0	72	652
05:15 PM	30	218	0	0	248	0	0	0	0	0	0	310	12	0	322	8	0	44	0	52	622
05:30 PM	23	212	1	0	236	0	0	0	0	0	0	256	12	0	268	10	0	41	0	51	555
05:45 PM	15	195	0	0	210	1	0	0	0	1	0	238	4	0	242	16	0	22	0	38	491
Total	90	858	1	1	950	7	2	3	0	12	0	1106	39	0	1145	46	0	167	0	213	2320
Grand Total	285	2777	10	12	3084	17	5	7	0	29	0	3119	128	0	3247	109	1	419	0	529	6889
Apprch %	9.2	90	0.3	0.4	58.6	17.2	24.1	0	0	0	0	96.1	3.9	0	20.6	0.2	79.2	0	0	0	0
Total %	4.1	40.3	0.1	0.2	44.8	0.2	0.1	0.1	0	0.4	0	45.3	1.9	0	47.1	1.6	0	6.1	0	7.7	0
Cars	280	2727	10	12	3029	17	5	7	0	28	0	3061	127	0	3188	109	1	411	0	521	6767
% Cars	98.2	98.2	100	100	98.2	100	100	100	0	100	0	98.1	99.2	0	98.2	100	100	98.1	0	98.5	98.2
Trucks	5	50	0	0	55	0	0	0	0	0	0	58	1	0	59	0	0	8	0	8	122
% Trucks	1.8	1.8	0	0	1.8	0	0	0	0	0	0	1.9	0.8	0	1.8	0	0	1.9	0	1.5	1.8

Stephen G. Pernaw & Company, Inc.

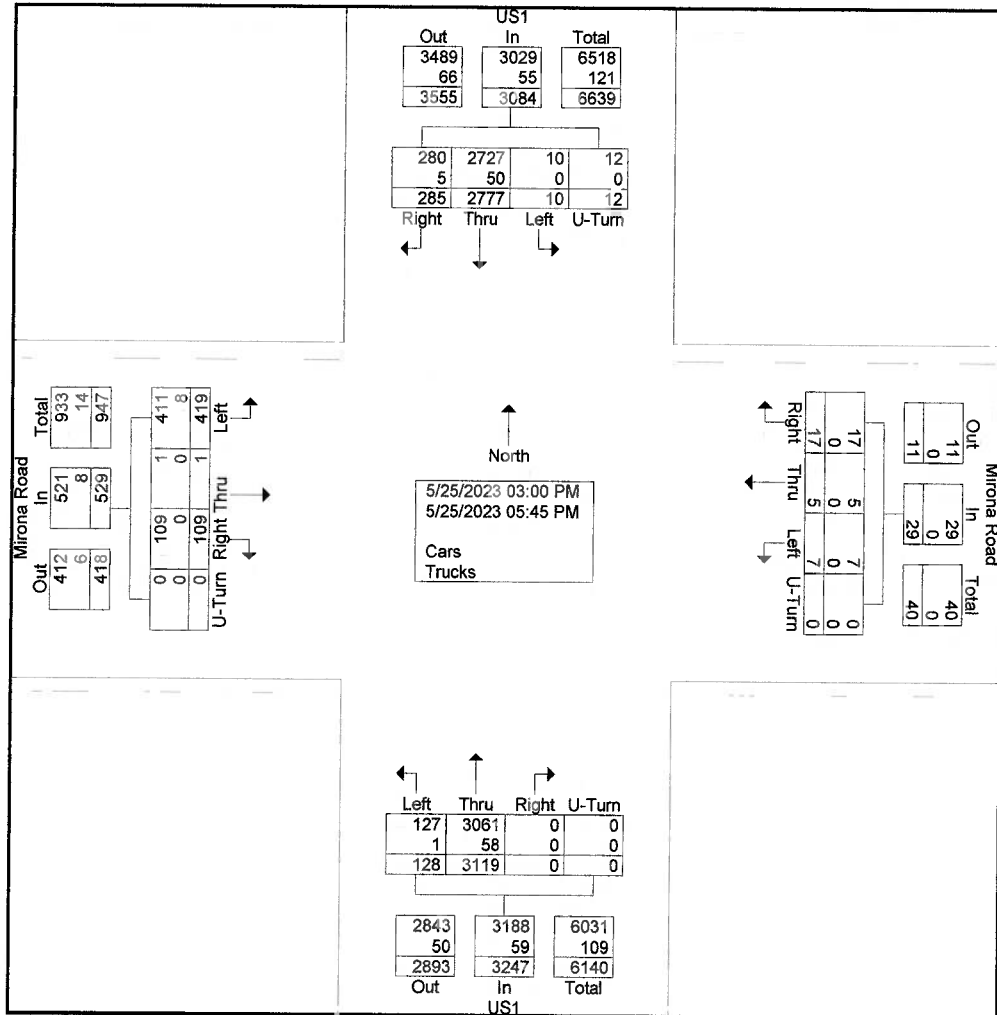
P.O. Box 1721
Concord, New Hampshire 03302

File Name : 2268A_Mirona_1073885_05-25-2023

Site Code :

Start Date : 5/25/2023

Page No : 2



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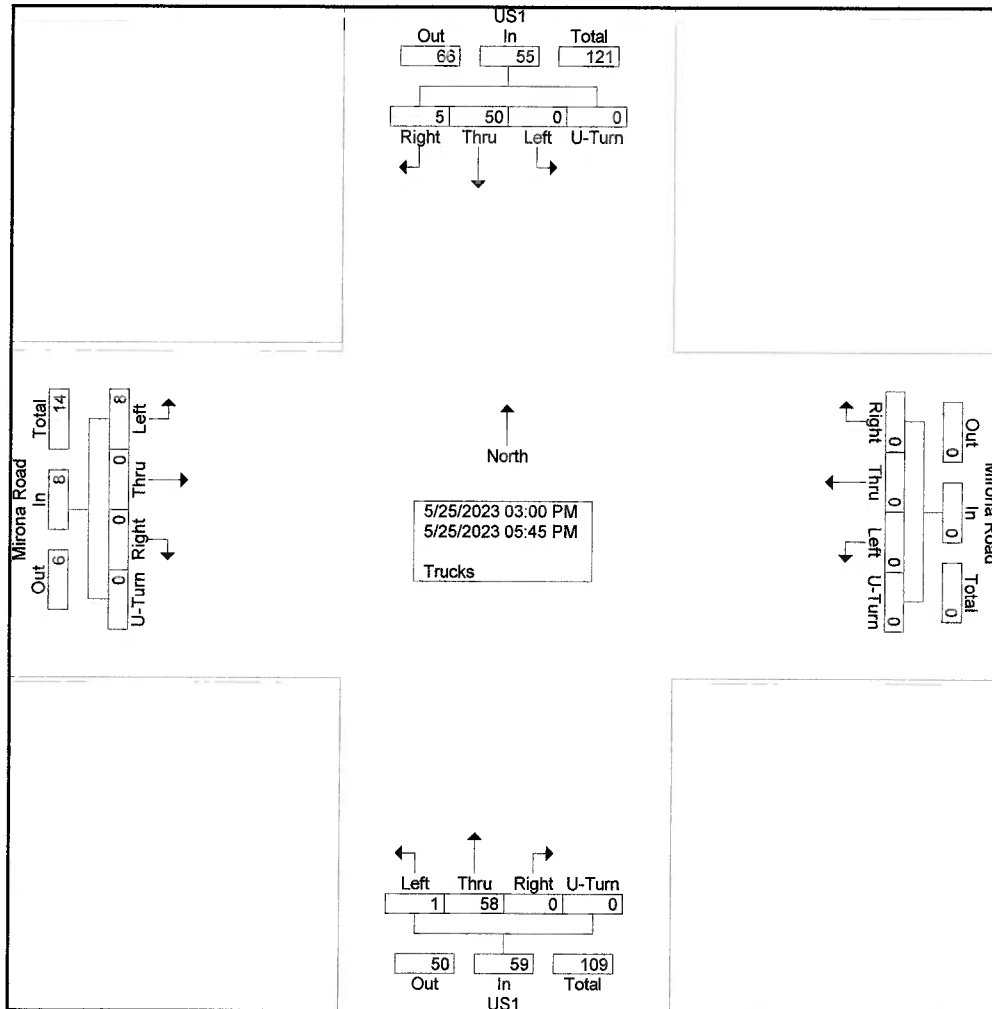
P.O. Box 1721
Concord, New Hampshire 03302

Weather: Fair
Collected By: MV
Job Number: 2268A
Town/State: Portsmouth, New Hampshire

File Name : 2_1073885_05-25-2023
Site Code : 268A_Mirona
Start Date : 5/25/2023
Page No : 1

Groups Printed- Trucks

Start Time	US1 From North					Mirona Road From East					US1 From South					Mirona Road From West					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
03:00 PM	0	6	0	0	6	0	0	0	0	0	0	8	0	0	8	0	0	0	0	0	0
03:15 PM	0	9	0	0	9	0	0	0	0	0	0	10	0	0	10	0	0	0	0	0	0
03:30 PM	1	11	0	0	12	0	0	0	0	0	0	7	0	0	7	0	0	1	0	1	1
03:45 PM	0	5	0	0	5	0	0	0	0	0	0	8	1	0	9	0	0	0	0	0	0
Total	1	31	0	0	32	0	0	0	0	0	0	33	1	0	34	0	0	2	0	2	4
04:00 PM	0	5	0	0	5	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0
04:15 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0
04:30 PM	0	5	0	0	5	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0
04:45 PM	1	2	0	0	3	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0
Total	1	14	0	0	15	0	0	0	0	0	0	16	0	0	16	0	0	0	0	0	0
05:00 PM	1	3	0	0	4	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0
05:15 PM	1	0	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	3	0	3	3
05:30 PM	1	1	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	1
05:45 PM	0	1	0	0	1	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0
Total	3	5	0	0	8	0	0	0	0	0	0	9	0	0	9	0	0	4	0	4	4
Grand Total	5	50	0	0	55	0	0	0	0	0	0	58	1	0	59	0	0	8	0	8	122
Apprch %	9.1	90.9	0	0		0	0	0	0		0	98.3	1.7	0		0	0	100	0		
Total %	4.1	41	0	0	45.1	0	0	0	0		0	47.5	0.8	0	48.4	0	0	6.6	0	6.6	



CALCULATION SHEET

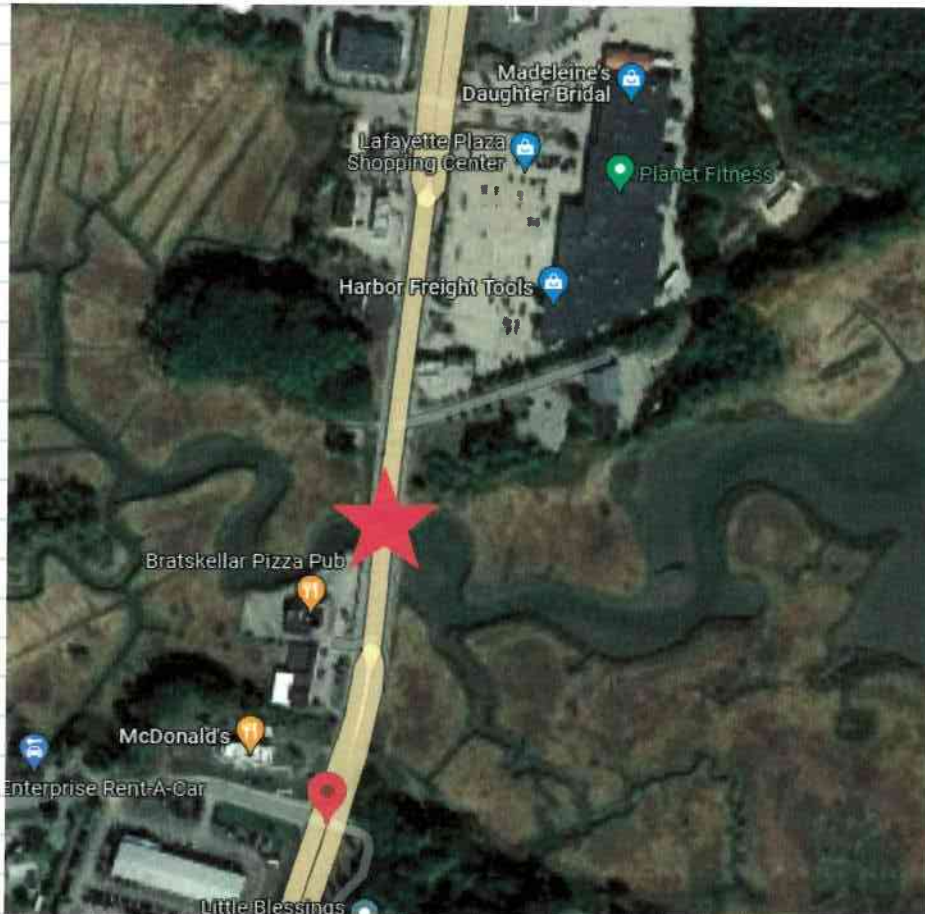


Stephen G. Pernaw & Company, Inc.

Project: VAI - Portsmouth Job Number: 2268A
Calculated By: _____ Date: _____
Checked By: _____ Date: _____
Sheet No: _____ Of: _____
Subject: ATR Count - US1

US1 ATR Count (Over Sagamore Creek)

Wednesday, May 24, 2023 & Thursday, May 25, 2023



Weekly Volumes

Unit ID: SGP15

Location: Lafayette Road, North of Mirona Road

Week of 05/23/2023

Start Time	05/23	05/24	05/25	05/26	05/27	05/28	05/29	Average
	Tue NB	Wed NB	Thu NB	Fri NB	Sat NB	Sun NB	Mon NB	
00:00	-	40	24	45	-	-	-	36
01:00	-	21	14	26	-	-	-	20
02:00	-	17	17	12	-	-	-	15
03:00	-	62	66	65	-	-	-	64
04:00	-	78	84	80	-	-	-	81
05:00	-	246	247	231	-	-	-	241
06:00	-	414	455	397	-	-	-	422
07:00	-	841	831	799	-	-	-	824
08:00	-	1089	1135	1016	-	-	-	1080
09:00	-	907	960	971	-	-	-	946
10:00	233	950	951	1093	-	-	-	807
11:00	1048	1023	1079	243	-	-	-	848
12:00	1075	1156	1160	-	-	-	-	1130
13:00	1139	1125	1138	-	-	-	-	1134
14:00	1105	1037	1066	-	-	-	-	1069
15:00	1217	1213	1153	-	-	-	-	1194
16:00	1264	1170	1162	-	-	-	-	1199
17:00	1183	1172	1279	-	-	-	-	1211
18:00	877	896	954	-	-	-	-	909
19:00	638	536	645	-	-	-	-	606
20:00	432	357	475	-	-	-	-	421
21:00	285	231	308	-	-	-	-	275
22:00	143	156	202	-	-	-	-	167
23:00	70	68	84	-	-	-	-	74
Lane Total	10709	14805	15489	4978	-	-	-	14773
Day Total	10709	14805	15489	4978	-	-	-	14773
AM Peak	11:00	07:28	07:41	10:04	-	-	-	08:00
AM Count	1048	1198	1191	1104	-	-	-	1080
PM Peak	16:27	16:32	16:33	-	-	-	-	17:00
PM Count	1341	1265	1301	-	-	-	-	1211

Weekly Volumes

Unit ID: SGP13

Location: Laffayette Road, North of Mirona Road

Week of 05/23/2023

Start Time	05/23	05/24	05/25	05/26	05/27	05/28	05/29	Average
	Tue SB	Wed SB	Thu SB	Fri SB	Sat SB	Sun SB	Mon SB	
00:00	-	33	44	77	-	-	-	51
01:00	-	28	29	31	-	-	-	29
02:00	-	16	25	20	-	-	-	20
03:00	-	16	19	28	-	-	-	21
04:00	-	73	71	73	-	-	-	72
05:00	-	210	212	201	-	-	-	208
06:00	-	443	421	418	-	-	-	427
07:00	-	689	791	774	-	-	-	751
08:00	-	950	924	896	-	-	-	923
09:00	-	815	860	867	-	-	-	847
10:00	7	886	877	878	-	-	-	662
11:00	998	905	923	215	-	-	-	760
12:00	1040	966	1036	-	-	-	-	1014
13:00	942	889	961	-	-	-	-	931
14:00	903	910	929	-	-	-	-	914
15:00	1003	1028	1061	-	-	-	-	1031
16:00	1058	994	1091	-	-	-	-	1048
17:00	1069	1017	956	-	-	-	-	1014
18:00	817	696	721	-	-	-	-	745
19:00	545	460	619	-	-	-	-	541
20:00	392	338	426	-	-	-	-	385
21:00	221	228	338	-	-	-	-	262
22:00	139	136	240	-	-	-	-	172
23:00	98	77	119	-	-	-	-	98
Lane Total	9232	12803	13693	4478	-	-	-	12926
Day Total	9232	12803	13693	4478	-	-	-	12926
AM Peak	11:00	08:03	08:11	07:31	-	-	-	08:00
AM Count	998	964	945	926	-	-	-	923
PM Peak	16:33	16:49	15:22	-	-	-	-	16:00
PM Count	1154	1076	1118	-	-	-	-	1048

Daily Northbound Speeds (MPH)

Study Date: Wednesday, 05/24/2023

Unit ID: SGP15

Location: Lafayette Road, North of Mirona Road

Posted Speed: 35

	5-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-99	Total
00:00 - 00:59	0			1		9	12	2	3	0	0	0	0	0	0	34
01:00 - 01:59	0	0	0	0	7	6	6		0	0	0	0	0	0	0	17
02:00 - 02:59	0	0	0		2	2	9	0	0	0	0	0	0	0	0	15
03:00 - 03:59	0	0	0	1	4	11			3	1		0	0	0	0	5
04:00 - 04:59	0	0	0	2	2	15	20	20		0	0	0	0	0	0	9
05:00 - 05:59	0	0	0	0	6	34	8	87	17		0	0	0	0	0	231
06:00 - 06:59	0	0	0	3	25	66	134	109	47	3	0		0	0	0	391
07:00 - 07:59	0	0		1	159	203	232	111	26	4	2	0	0	0	0	
08:00 - 08:59	0	0	2	2	2	363	255	110	3	0	0	0	0	0	0	754
09:00 - 09:59	0	0	1	2	1		5	86	12	0	0	0	0	0	0	976
10:00 - 10:59	0	0	1	8	71	263	256		1	0	0	0	0	0	0	7
11:00 - 11:59	0	1	7	21	156	300	283	81	0	3	1	0	0	0	1	861
12:00 - 12:59	0	1	7	27	227	33	315	107	16		0	0	0	0	0	923
13:00 - 13:59	0		1	48	242	365	265	67	12	3	0	0	0	0	0	1038
14:00 - 14:59	0	0	3	23	137	369	297	105	14	1	0	0	0	0	0	1005
15:00 - 15:59	0	4	7	25	203	426	324	90	19	1	0	0	0	0	0	949
16:00 - 16:59	0	0	3	40	197	388	341	101	15	2	0	1	0	0	0	1099
17:00 - 17:59	0	6	15	48	250	389	2	7	14	2	0	0	0	0	0	1088
18:00 - 18:59	2	5	23	32	173	266	218	74	18	0	1	0	0	0	0	1072
19:00 - 19:59	0	0	6	12	100	195	152	53	4	0	0	0	0	0	0	812
20:00 - 20:59	0	0	2	14	49	113	110	47	7	2	0	0	0	0	0	522
21:00 - 21:59	0	0	3	13	22	62	89	27	3	2	0	0	0	0	0	344
22:00 - 22:59	0	0	0	4	26	54	48	15	3	0	0	0	0	0	0	221
23:00 - 23:59	0	0	0	0	13	28	15	7	0	1	0	0	0	0	0	50
Totals	2	18	82	402	2523	4599	4081	1496	267	36	5	1	0	0	1	13513
Percent of Total	0.0	0.1	0.6	3.0	18.7	34.0	30.2	11.1	2.0	0.3	0.0	0.0	0.0	0.0	0.0	100
Percent of AM	0.0	0.0	0.2	2.3	17.6	31.2	31.4	14.1	2.8	0.4	0.1	0.0	0.0	0.0	0.0	100
Percent of PM	0.0	0.2	0.8	3.4	19.4	35.8	29.5	9.2	1.5	0.2	0.0	0.0	0.0	0.0	0.0	100

Standard Deviation:	5.8 MPH	Ten Mile Pace:	35 to 44 MPH	85th Percentile:	44.7 MPH
Mean Speed:	39.1 MPH	Percent in Ten Mile Pace:	64.2%	15th Percentile:	33.0 MPH
Median Speed:	39.1 MPH			90th Percentile:	46.5 MPH
Modal Speed:	37.5 MPH			95th Percentile:	48.8 MPH

Daily Northbound Speeds (MPH)

Study Date: Thursday, 05/25/2023

Unit ID: SGP15

Location: Lafayette Road, North of Mirona Road

Posted Speed: 35

	5-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-99	Total
00:00 - 00:59	0	0	0	1	0	8	5	6	2	0	0	0	0	0	0	22
01:00 - 01:59	0	0	0	0	1	3	4	2	0	0	0	0	0	0	0	10
02:00 - 02:59	0	0	0	0	1	7	3	1	2	1	0	0	0	0	0	15
03:00 - 03:59	0	0	0	0	5	16	19	15	8	1	0	0	0	0	0	64
04:00 - 04:59	0	0	0	2	3	17	26	22	12	0	0	0	0	0	0	82
05:00 - 05:59	0	0	0	1	9	27	83	73	31	10	2	0	0	0	0	236
06:00 - 06:59	0	0	0	7	34	71	153	117	34	3	0	2	0	0	0	421
07:00 - 07:59	0	0	2	12	111	220	244	117	24	1	0	0	0	0	0	731
08:00 - 08:59	0	0	13	34	212	358	275	96	16	2	1	0	0	0	0	1007
09:00 - 09:59	0	0	8	34	209	318	209	70	6	1	0	0	0	0	0	855
10:00 - 10:59	1	0	2	30	202	332	208	79	8	0	0	0	0	0	0	862
11:00 - 11:59	3	1	13	45	232	352	238	56	6	0	0	0	0	0	0	946
12:00 - 12:59	0	4	24	41	274	380	233	62	5	1	0	0	0	0	0	1024
13:00 - 13:59	0	0	3	41	246	383	282	68	6	2	0	0	0	0	0	1031
14:00 - 14:59	0	0	7	26	196	321	306	87	9	1	0	0	0	0	0	953
15:00 - 15:59	0	1	2	30	229	360	291	96	14	1	0	0	0	0	0	1024
16:00 - 16:59	0	1	15	25	225	390	269	98	11	1	0	0	0	0	0	1035
17:00 - 17:59	0	2	17	36	235	437	296	112	9	0	0	0	0	0	0	1144
18:00 - 18:59	0	1	6	16	129	259	326	106	15	4	1	0	0	0	0	863
19:00 - 19:59	0	0	4	23	98	211	180	78	16	2	0	0	0	0	0	612
20:00 - 20:59	0	1	0	13	68	123	183	56	7	0	0	0	0	0	0	451
21:00 - 21:59	0	0	2	7	38	87	110	39	7	2	0	0	0	0	0	292
22:00 - 22:59	0	0	2	7	29	59	75	19	3	2	0	0	0	0	0	196
23:00 - 23:59	0	0	0	2	10	24	30	12	2	0	0	0	0	0	0	80
Totals	4	11	120	433	2796	4763	4048	1487	253	35	4	2	0	0	0	13956
Percent of Total	0.0	0.1	0.9	3.1	20.0	34.1	29.0	10.7	1.8	0.3	0.0	0.0	0.0	0.0	0.0	100
Percent of AM	0.1	0.0	0.7	3.2	19.4	32.9	27.9	12.5	2.8	0.4	0.1	0.0	0.0	0.0	0.0	100
Percent of PM	0.0	0.1	0.9	3.1	20.4	34.9	29.6	9.6	1.2	0.2	0.0	0.0	0.0	0.0	0.0	100

Standard Deviation:	5.8 MPH	Ten Mile Pace:	35 to 44 MPH	85th Percentile:	44.6 MPH
Mean Speed:	38.9 MPH	Percent in Ten Mile Pace:	63.1%	15th Percentile:	32.7 MPH
Median Speed:	38.8 MPH			90th Percentile:	46.3 MPH
Modal Speed:	37.5 MPH			95th Percentile:	48.6 MPH

Daily Southbound Speeds (MPH)

Study Date: Wednesday, 05/24/2023

Unit ID: SGP13

Location: Laffayette Road, North of Mirona Road

Posted Speed: 35

	5-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-99	Total
00:00 - 00:59	0	0	0	2	3	14	7		0							29
01:00 - 01:59	0	0	0	0	3	10	12	3	1	0	0	0	0	0	0	28
02:00 - 02:59	0	0	0	0	3	7	2	2	2	1	0	0	0	0	0	15
03:00 - 03:59	0	0	0	0	2	4	2	2	0	0	0	0	0	0	0	14
04:00 - 04:59	0	0	0	2	6			8	6	0	0	0	0	0	0	6
05:00 - 05:59	0	0	0	1	5	19	27	45	14	2	0	0	0	0	0	207
06:00 - 06:59	1	16	16	35	58	85	128	77	1	4	0	0	0	0	0	422
07:00 - 07:59	4	16	26	72	115	175	148	54	5	3	0	0	0	0	0	622
08:00 - 08:59	7	48	76	107	178	192	142	29	3	1	0	0	0	0	0	794
09:00 - 09:59	21	26	56	115	159	173	103	40	4	0	0	0	0	0	0	701
10:00 - 10:59	16	49	84	121	179	159	107	48	15	3	0	0	0	0	0	772
11:00 - 11:59	38	41	84	111	179	159	98	27	2	0	0	0	0	0	0	739
12:00 - 12:59	38	52	87	121	152	183	92	29	1	0	0	0	0	0	0	755
13:00 - 13:59	32	60	93	111	179	156	120	27	3	1	0	0	0	0	0	782
14:00 - 14:59	2	57	92	117	152	160	133	34	5	0	0	0	0	0	0	779
15:00 - 15:59	3	46	73	142	160	197	137	32	2	1	0	0	0	0	1	827
16:00 - 16:59	3	40	72	137	142	215	163	40	6	4	1	0	0	0	0	835
17:00 - 17:59	3	46	85	137	157	160	152	40	5	1	0	0	0	0	0	821
18:00 - 18:59	11	23	80	85	98	169	122	36	6	0	0	0	0	0	0	630
19:00 - 19:59	2	8	31	46	98	162	84	10	0	0	0	0	0	0	0	442
20:00 - 20:59	0	6	22	38	71	106	70	10	3	1	0	0	0	0	0	327
21:00 - 21:59	0	1	7	20	36	79	59	1	2	1	0	0	1	0	0	224
22:00 - 22:59	0	0	6	17	28	42	35	4	0	0	0	0	0	0	0	132
23:00 - 23:59	0	0	0	7	24	26	13	3	1	1	0	0	0	0	0	75
Totals	321	528	990	1512	2167	2726	2037	620	108	25	1	0	1	0	1	11037
Percent of Total	2.9	4.8	9.0	13.7	19.6	24.7	18.5	5.6	1.0	0.2	0.0	0.0	0.0	0.0	0.0	100
Percent of AM	2.2	4.3	7.8	12.6	19.7	24.3	19.4	7.6	1.7	0.3	0.0	0.0	0.0	0.0	0.0	100
Percent of PM	3.4	5.1	9.8	14.4	19.6	25.0	17.8	4.3	0.5	0.2	0.0	0.0	0.0	0.0	0.0	100

Standard Deviation:	9.0 MPH	Ten Mile Pace:	30 to 39 MPH	85th Percentile:	42.8 MPH
Mean Speed:	33.7 MPH	Percent in Ten Mile Pace:	44.3%	15th Percentile:	24.1 MPH
Median Speed:	35.0 MPH			90th Percentile:	44.1 MPH
Modal Speed:	37.5 MPH			95th Percentile:	46.6 MPH

Daily Southbound Speeds (MPH)

Study Date: Thursday, 05/25/2023

Unit ID: SGP13

Location: Laffayette Road, North of Mirona Road

Posted Speed: 35

	5-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85-89	90-94	95-99	Total
00:00 - 00:59	0	0	0	0	7	11	15	7	1	0	0	0	0	0	0	0	0	0	41
01:00 - 01:59	0	0	0	0	3	10	5	7	2	0	0	0	0	0	0	0	0	0	27
02:00 - 02:59	0	0	0	1	1	3	8	5	2	1	0	0	0	0	0	0	0	0	24
03:00 - 03:59	0	0	0	0	6	2	6	7	0	0	0	0	0	0	0	0	0	0	19
04:00 - 04:59	0	0	0	2	6	12	30	15	5	0	0	0	0	0	0	0	0	0	70
05:00 - 05:59	0	0	1	4	14	42	70	51	16	5	0	0	0	0	0	0	0	0	203
06:00 - 06:59	2	1	7	26	62	81	119	82	11	3	1	0	0	0	0	0	0	0	395
07:00 - 07:59	18	31	54	75	126	163	134	57	17	4	2	0	0	0	0	0	0	0	681
08:00 - 08:59	24	50	71	120	169	180	130	41	3	1	0	0	0	0	0	0	0	0	789
09:00 - 09:59	18	39	65	132	140	164	124	37	6	0	1	0	0	0	0	0	0	0	719
10:00 - 10:59	21	34	70	98	160	164	129	37	4	0	0	0	0	0	0	0	0	0	716
11:00 - 11:59	15	40	61	123	131	205	155	47	6	0	0	0	0	0	0	0	0	0	783
12:00 - 12:59	45	64	101	134	136	154	120	39	5	1	0	0	0	0	0	0	0	0	799
13:00 - 13:59	14	37	78	117	159	189	110	36	2	1	0	0	0	0	0	0	0	0	743
14:00 - 14:59	28	36	62	104	172	191	139	35	6	2	0	0	0	0	0	0	0	0	775
15:00 - 15:59	33	54	132	141	158	179	118	27	4	0	0	0	0	0	0	0	0	0	846
16:00 - 16:59	32	47	119	147	152	174	131	37	3	0	0	0	0	0	0	0	0	0	842
17:00 - 17:59	30	41	93	112	154	184	135	43	9	1	0	0	0	0	0	0	0	0	802
18:00 - 18:59	6	19	52	80	114	148	157	59	16	3	0	0	0	0	0	0	0	0	654
19:00 - 19:59	7	6	39	67	114	144	129	59	13	1	0	0	0	0	0	0	0	0	579
20:00 - 20:59	2	8	25	62	86	111	90	23	5	0	0	0	0	0	0	0	0	0	412
21:00 - 21:59	0	0	10	35	70	100	77	32	4	1	0	0	0	0	0	0	0	0	329
22:00 - 22:59	0	4	16	30	52	66	50	10	2	0	0	0	0	0	0	0	0	0	230
23:00 - 23:59	0	0	7	12	15	39	32	11	2	0	0	0	0	0	0	0	0	0	118
Totals	295	511	1063	1622	2207	2716	2213	793	144	24	4	0	1	0	0	0	0	0	11593
Percent of Total	2.5	4.4	9.2	14.0	19.0	23.4	19.1	6.8	1.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	100
Percent of AM	2.2	4.4	7.4	13.0	18.5	23.2	20.7	8.6	1.6	0.3	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	100
Percent of PM	2.8	4.4	10.3	14.6	19.4	23.6	18.1	5.8	1.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	100

Standard Deviation:	9.1 MPH	Ten Mile Pace:	35 to 44 MPH	85th Percentile:	43.3 MPH
Mean Speed:	34.1 MPH	Percent in Ten Mile Pace:	42.5%	15th Percentile:	24.4 MPH
Median Speed:	35.2 MPH			90th Percentile:	44.6 MPH
Modal Speed:	37.5 MPH			95th Percentile:	47.4 MPH

APPENDIX B
NH DOT Traffic Data

Year 2019 Monthly Data

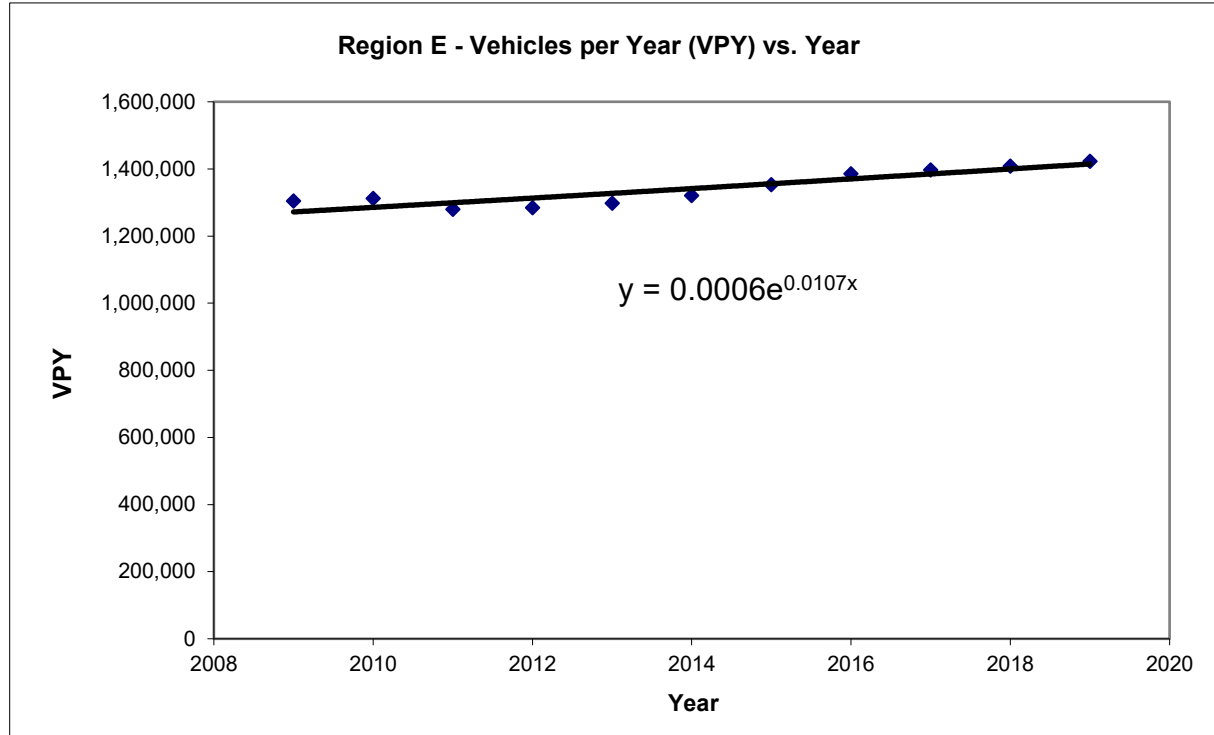
Group 4 Averages: Urban Highways

<u>Month</u>	<u>ADT</u>	<u>Adjustment to Average</u>	<u>Adjustment to Peak</u>	<u>GROUP</u>	<u>COUNTER</u>	<u>TOWN</u>	<u>LOCATION</u>
January	11,431	1.12	1.23	04	02051003	BOW	NH 3A south of Robinson Rd
February	11,848	1.08	1.18	04	02089001	CHICHESTER	NH 28 (Suncook Valley Rd) north of Bear Hill Rd
March	12,141	1.06	1.15	04	02091001	CLAREMONT	NH 12/103 east of Vermont SL
April	12,860	1.00	1.09	04	62099056	CONCORD	NH 106 (Sheep Davis Rd) at Loudon TL (north of Ashby Rd)
May	13,551	0.95	1.03	04	72099278	CONCORD	US 3 (Fisherville Rd) north of Sewalls Falls Rd
June	13,785	0.93	1.02	04	02125001	DOVER	Dover Point Rd south of Thornwood Ln
July	13,942	0.92	1.01	04	02133021	DURHAM	US 4 east of NH 108
August	14,016	0.92	1.00	04	82197076	HAMPTON	US 1 (Lafayette Rd) south of Ramp to NH 101
September	13,379	0.96	1.05	04	02229022	HUDSON*	<i>Circumferential Hwy east of Nashua TL</i>
October	13,339	0.96	1.05	04	02253025	LEBANON	NH 120 1 mile south of Hanover TL (south of Lahaye Dr)
November	12,265	1.05	1.14	04	02255001	LEE	NH 125 (Calef Hwy) north of Pinkham Rd
December	11,496	1.12	1.22	04	02287001	MARLBOROUGH	NH 12 at Swanzey TL
				04	02297001	MERRIMACK	US 3 (Daniel Webster Hwy) north of Hilton Dr
Average ADT:	12,838			04	02303001	MILFORD*	<i>NH 101A at Amherst TL (west of Overlook Dr)</i>
Peak ADT:	14,016			04	02315051	NASHUA*	<i>NH 111 (Bridge / Ferry St) at Hudson TL</i>
				04	02339001	NEWPORT	NH 10 1 mile south of Croydon TL (north of Corbin Rd)
				04	02345001	NORTH HAMPTON	US 1 (Lafayette Rd) north of North Rd
				04	62387052	RINDGE*	<i>US 202 at Jaffrey TL (north of County Rd)</i>
				04	02445001	TEMPLE	NH 101 at Wilton TL (west of Old County Farm Rd)
				04	02489001	WINDHAM	NH 28 at Derry TL (north of Northland Rd)

** denotes counter that is not included in calculation*

Year	Total
2009	1303948
2010	1312251
2011	1279824
2012	1284314
2013	1298171
2014	1320862
2015	1353486
2016	1385361
2017	1396932
2018	1408237
2019	1422176

CAGR	0.87%
Exp	1.07%
Avg	0.97%



Location Info	
Location ID	2125090
Type	I-SECTION
Functional Class	2
Located On	Spaulding Tpke N
Direction	2-WAY
Community	DOVER
MPO_ID	
HPMS ID	
Agency	New Hampshire DOT

Count Data Info	
Start Date	5/21/2019
End Date	5/22/2019
Start Time	12:00 AM
End Time	12:00 AM
Direction	2-WAY
Notes	
Count Source	1125201
File Name	TRV70_RPT21_201905_CDC.txt
Weather	
Study	
Owner	iwong
QC Status	Accepted

Interval: 60 mins	
Time	Hourly Count
00:00 - 01:00	351
01:00 - 02:00	149
02:00 - 03:00	124
03:00 - 04:00	193
04:00 - 05:00	633
05:00 - 06:00	1635
06:00 - 07:00	3114
07:00 - 08:00	4180
08:00 - 09:00	3433
09:00 - 10:00	2251
10:00 - 11:00	2011
11:00 - 12:00	2037
12:00 - 13:00	2112
13:00 - 14:00	2210
14:00 - 15:00	2819
15:00 - 16:00	3496
16:00 - 17:00	3774
17:00 - 18:00	3778
18:00 - 19:00	2300
19:00 - 20:00	1588
20:00 - 21:00	1083
21:00 - 22:00	904
22:00 - 23:00	621
23:00 - 24:00	443
TOTAL	45239

Location Info	
Location ID	2125090
Type	I-SECTION
Functional Class	2
Located On	Spaulding Tpke N
Direction	2-WAY
Community	DOVER
MPO_ID	
HPMS ID	
Agency	New Hampshire DOT

Count Data Info	
Start Date	5/22/2019
End Date	5/23/2019
Start Time	12:00 AM
End Time	12:00 AM
Direction	2-WAY
Notes	
Count Source	1125201
File Name	TRV70_RPT21_201905_CDC.txt
Weather	
Study	
Owner	iwong
QC Status	Accepted

Interval: 60 mins	
Time	Hourly Count
00:00 - 01:00	371
01:00 - 02:00	142
02:00 - 03:00	148
03:00 - 04:00	227
04:00 - 05:00	618
05:00 - 06:00	1649
06:00 - 07:00	3090
07:00 - 08:00	4470
08:00 - 09:00	3861
09:00 - 10:00	2498
10:00 - 11:00	2385
11:00 - 12:00	2481
12:00 - 13:00	2505
13:00 - 14:00	2650
14:00 - 15:00	3351
15:00 - 16:00	4064
16:00 - 17:00	4180
17:00 - 18:00	4172
18:00 - 19:00	2659
19:00 - 20:00	1870
20:00 - 21:00	1522
21:00 - 22:00	1184
22:00 - 23:00	749
23:00 - 24:00	505
TOTAL	51351

Location Info	
Location ID	2125090
Type	I-SECTION
Functional Class	2
Located On	Spaulding Tpke N
Direction	2-WAY
Community	DOVER
MPO_ID	
HPMS ID	
Agency	New Hampshire DOT

Count Data Info	
Start Date	5/23/2019
End Date	5/24/2019
Start Time	12:00 AM
End Time	12:00 AM
Direction	2-WAY
Notes	
Count Source	1125201
File Name	TRV70_RPT21_201905_CDC.txt
Weather	
Study	
Owner	iwong
QC Status	Accepted

Interval: 60 mins	
Time	Hourly Count
00:00 - 01:00	365
01:00 - 02:00	190
02:00 - 03:00	168
03:00 - 04:00	239
04:00 - 05:00	615
05:00 - 06:00	1656
06:00 - 07:00	3099
07:00 - 08:00	4190
08:00 - 09:00	3595
09:00 - 10:00	2501
10:00 - 11:00	2283
11:00 - 12:00	2423
12:00 - 13:00	2591
13:00 - 14:00	2637
14:00 - 15:00	3271
15:00 - 16:00	3976
16:00 - 17:00	4106
17:00 - 18:00	4010
18:00 - 19:00	2625
19:00 - 20:00	1878
20:00 - 21:00	1470
21:00 - 22:00	1222
22:00 - 23:00	768
23:00 - 24:00	508
TOTAL	50386

Location Info	
Location ID	2125090
Type	I-SECTION
Functional Class	2
Located On	Spaulding Tpke N
Direction	2-WAY
Community	DOVER
MPO_ID	
HPMS ID	
Agency	New Hampshire DOT

Count Data Info	
Start Date	5/23/2023
End Date	5/24/2023
Start Time	12:00 AM
End Time	12:00 AM
Direction	2-WAY
Notes	
Count Source	1125201
File Name	TRV70_RPT21_202305_CDC.txt
Weather	
Study	
Owner	iwong
QC Status	Accepted

--	--

Interval: 60 mins	
Time	Hourly Count
00:00 - 01:00	284
01:00 - 02:00	142
02:00 - 03:00	153
03:00 - 04:00	274
04:00 - 05:00	764
05:00 - 06:00	1727
06:00 - 07:00	2777
07:00 - 08:00	3787
08:00 - 09:00	3200
09:00 - 10:00	2274
10:00 - 11:00	2132
11:00 - 12:00	2176
12:00 - 13:00	2221
13:00 - 14:00	2418
14:00 - 15:00	3114
15:00 - 16:00	3852
16:00 - 17:00	4176
17:00 - 18:00	3815
18:00 - 19:00	2248
19:00 - 20:00	1543
20:00 - 21:00	1127
21:00 - 22:00	757
22:00 - 23:00	547
23:00 - 24:00	467
TOTAL	45975

Location Info	
Location ID	2125090
Type	I-SECTION
Functional Class	2
Located On	Spaulding Tpke N
Direction	2-WAY
Community	DOVER
MPO_ID	
HPMS ID	
Agency	New Hampshire DOT

Count Data Info	
Start Date	5/24/2023
End Date	5/25/2023
Start Time	12:00 AM
End Time	12:00 AM
Direction	2-WAY
Notes	
Count Source	1125201
File Name	TRV70_RPT21_202305_CDC.txt
Weather	
Study	
Owner	iwong
QC Status	Accepted

--	--

Interval: 60 mins	
Time	Hourly Count
00:00 - 01:00	308
01:00 - 02:00	135
02:00 - 03:00	143
03:00 - 04:00	272
04:00 - 05:00	781
05:00 - 06:00	1667
06:00 - 07:00	2678
07:00 - 08:00	3854
08:00 - 09:00	3257
09:00 - 10:00	2376
10:00 - 11:00	2138
11:00 - 12:00	2229
12:00 - 13:00	2406
13:00 - 14:00	2524
14:00 - 15:00	3296
15:00 - 16:00	3936
16:00 - 17:00	4456
17:00 - 18:00	3864
18:00 - 19:00	2243
19:00 - 20:00	1471
20:00 - 21:00	1032
21:00 - 22:00	831
22:00 - 23:00	516
23:00 - 24:00	448
TOTAL	46861

Location Info	
Location ID	2125090
Type	I-SECTION
Functional Class	2
Located On	Spaulding Tpke N
Direction	2-WAY
Community	DOVER
MPO_ID	
HPMS ID	
Agency	New Hampshire DOT

Count Data Info	
Start Date	5/25/2023
End Date	5/26/2023
Start Time	12:00 AM
End Time	12:00 AM
Direction	2-WAY
Notes	
Count Source	1125201
File Name	TRV70_RPT21_202305_CDC.txt
Weather	
Study	
Owner	iwong
QC Status	Accepted

Interval: 60 mins	
Time	Hourly Count
00:00 - 01:00	400
01:00 - 02:00	188
02:00 - 03:00	160
03:00 - 04:00	264
04:00 - 05:00	750
05:00 - 06:00	1673
06:00 - 07:00	2710
07:00 - 08:00	3770
08:00 - 09:00	3301
09:00 - 10:00	2474
10:00 - 11:00	2382
11:00 - 12:00	2461
12:00 - 13:00	2690
13:00 - 14:00	2699
14:00 - 15:00	3577
15:00 - 16:00	4115
16:00 - 17:00	4320
17:00 - 18:00	4022
18:00 - 19:00	2563
19:00 - 20:00	1914
20:00 - 21:00	1518
21:00 - 22:00	1014
22:00 - 23:00	686
23:00 - 24:00	579
TOTAL	50230

APPENDIX C

Traffic Volume Adjustment Calculation

Traffic Volume Adjustment Check

NHDOT Count Station Data (Loc ID 02125090) - Spaulding Turnpike

Time Period	2019 Traffic Volumes				2023 Traffic Volumes				Tues-Thurs Average Comparison
	Tues 5/21/19	Wed 5/22/19	Thurs 5/23/19	Average (Tues- Thurs)	Tues 5/23/23	Wed 5/24/23	Thurs 5/25/23	Average (Tues- Thurs)	
DAILY	45,239	51,351	50,386	48,992	45,975	46,861	50,230	47,689	-2.7%
AM Peak (7-8AM)	4,180	4,470	4,190	4,280	3,787	3,854	3,770	3,804	-11.1%
PM Peak (4-5PM)	3,774	4,180	4,106	4,020	4,176	4,456	4,320	4,317	7.4%

APPENDIX D
Capacity Analysis Methodology

CAPACITY ANALYSIS METHODOLOGY

A primary result of capacity analysis is the assignment of levels of service to traffic facilities under various traffic flow conditions. The capacity analysis methodology is based on the concepts and procedures in the *Highway Capacity Manual* (HCM).¹ The concept of level of service (LOS) is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A level-of-service definition provides an index to quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six levels of service are defined for each type of facility. They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst. Since the level of service of a traffic facility is a function of the traffic flows placed upon it, such a facility may operate at a wide range of levels of service, depending on the time of day, day of week, or period of year. A description of the operating condition under each level of service is provided below:

- *LOS A* describes conditions with little to no delay to motorists.
- *LOS B* represents a desirable level with relatively low delay to motorists.
- *LOS C* describes conditions with average delays to motorists.
- *LOS D* describes operations where the influence of congestion becomes more noticeable. Delays are still within an acceptable range.
- *LOS E* represents operating conditions with high delay values. This level is considered by many agencies to be the limit of acceptable delay.
- *LOS F* is considered to be unacceptable to most drivers with high delay values that often occur, when arrival flow rates exceed the capacity of the intersection.

Signalized Intersections

Levels of service for signalized intersections are also calculated using the operational analysis methodology of the HCM. The methodology for signalized intersections assesses the effects of signal type, timing, phasing, and progression; vehicle mix; and geometrics on average *control* delay. Control delay is used to establish the operating characteristics for an intersection or an approach to an intersection. Volume-to-capacity (v/c) ratios are also used to help signify the utilization of a lane group's capacity at an intersection. A v/c ratio of ≥ 1.00 represents conditions when the traffic signal cycle capacity is fully utilized and indicates a capacity failure. The level-of-service criteria for signalized intersections are shown in Table A-1.

¹*Highway Capacity Manual, 6TH Edition: A Guide for Multimodal Mobility Analysis*. Washington, D.C.: Transportation Research Board, 2016.

Unsignalized Intersections

Levels of service for unsignalized intersections are calculated using the operational analysis methodology of the HCM. The procedure accounts for lane configuration on both the minor and major street approaches, conflicting traffic stream volumes, and the type of intersection control (STOP, YIELD, or all-way STOP control). The definition of level of service for unsignalized intersections is a function of average *control* delay. Control delay at an unsignalized intersection is defined as the total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line. This time includes the time required for the vehicle to travel from the last-in-queue position to the first-in-queue position.

Volume-to-capacity (v/c) ratios are also used to help signify the utilization of a movement's capacity at an intersection. A v/c ratio of ≥ 1.00 represents conditions when the movement is fully utilized and indicates a capacity failure. The capacity of the movements is based on the distribution of gaps in the major street traffic stream, the selection of gaps to complete the desired movement, and the follow-up headways for each driver in the queue. When an unsignalized intersection is located within 0.25 miles of a signalized intersection, traffic flows may not be random and some platoon structure may exist, thereby affecting the minor street operations. The level-of-service criteria for unsignalized intersections are shown in Table A-1.

TABLE A-1
Level-of-Service Criteria for Intersections

Level of Service	Signalized Intersection Criteria	Unsignalized Intersection Criteria	V/C Ratio >1.00 ^a
	Average Control Delay (Seconds per Vehicle)	Average Control Delay (Seconds per Vehicle)	
A	≤ 10	≤ 10	F
B	>10 and ≤ 20	>10 and ≤ 15	F
C	>20 and ≤ 35	>15 and ≤ 25	F
D	>35 and ≤ 55	>25 and ≤ 35	F
E	>55 and ≤ 80	>35 and ≤ 50	F
F	>80	>50	F




















Note: ^aFor approach-based and intersection-wide assessments, LOS is defined solely by control delay.

Source: *Highway Capacity Manual, 6th Edition: A Guide for Multimodal Mobility Analysis*. Washington, D.C.: Transportation Research Board, 2016. Exhibit 19-8, Pg. 19-16.






















For signalized intersections, this delay criterion may be applied in assigning level-of-service designations to individual lane groups, to individual intersection approaches, or to the entire intersection. For unsignalized intersections, this delay criterion may be applied in assigning level-of-service designations to individual lane groups on the minor street approaches or to the left turns from the major street approaches.

APPENDIX E
Capacity Analysis Worksheets

101: Lafayette Road & Greenleaf Woods Drive/North Plaza Driveway
 2023 Existing Conditions Weekday AM Peak

													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (vph)	17	0	7	51	1	41	34	1204	30	90	966	81	
Future Volume (vph)	17	0	7	51	1	41	34	1204	30	90	966	81	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	
Lane Width	12	12	12	12	12	12	11	12	12	11	11	11	
Total Lost time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0		
Lane Util. Factor		0.95			1.00	1.00	1.00	0.95		1.00	0.95		
Frt		0.96			1.00	0.85	1.00	1.00		1.00	0.99		
Flt Protected		0.97			0.95	1.00	0.95	1.00		0.95	1.00		
Satd. Flow (prot)		3146			1793	1599	1616	3330		1662	3285		
Flt Permitted		0.77			0.69	1.00	0.95	1.00		0.95	1.00		
Satd. Flow (perm)		2510			1307	1599	1616	3330		1662	3285		
Peak-hour factor, PHF	0.53	0.53	0.53	0.89	0.89	0.89	0.83	0.83	0.83	0.93	0.93	0.93	
Adj. Flow (vph)	32	0	13	57	1	46	41	1451	36	97	1039	87	
RTOR Reduction (vph)	0	41	0	0	0	42	0	1	0	0	5	0	
Lane Group Flow (vph)	0	4	0	0	58	4	41	1486	0	97	1121	0	
Heavy Vehicles (%)	6%	6%	6%	1%	1%	1%	8%	8%	8%	5%	5%	5%	
Turn Type	Perm	NA		Perm	NA	Prot	Prot	NA		Prot	NA		
Protected Phases		4			4	4	1	6		5	2		
Permitted Phases	4			4									
Actuated Green, G (s)		7.2			7.2	7.2	4.4	43.4		7.8	46.8		
Effective Green, g (s)		7.2			7.2	7.2	4.4	43.4		7.8	46.8		
Actuated g/C Ratio		0.09			0.09	0.09	0.06	0.57		0.10	0.61		
Clearance Time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0		
Vehicle Extension (s)		3.0			3.0	3.0	3.0	3.0		3.0	3.0		
Lane Grp Cap (vph)		236			123	150	93	1891		169	2012		
v/s Ratio Prot						0.00	0.03	c0.45		c0.06	c0.34		
v/s Ratio Perm		0.00			c0.04								
v/c Ratio		0.02			0.47	0.03	0.44	0.79		0.57	0.56		
Uniform Delay, d1		31.4			32.8	31.4	34.8	12.9		32.7	8.7		
Progression Factor		1.00			1.00	1.00	1.00	1.00		1.00	1.00		
Incremental Delay, d2		0.0			2.8	0.1	3.3	2.2		4.7	0.3		
Delay (s)		31.4			35.6	31.5	38.1	15.1		37.4	9.0		
Level of Service		C			D	C	D	B		D	A		
Approach Delay (s)		31.4			33.8			15.7			11.3		
Approach LOS		C			C			B			B		
Intersection Summary													
HCM 2000 Control Delay			14.7									HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.73										
Actuated Cycle Length (s)			76.4									Sum of lost time (s)	18.0
Intersection Capacity Utilization			63.8%									ICU Level of Service	B
Analysis Period (min)			15										
c Critical Lane Group													

102: Lafayette Road & Mirona Road
 2023 Existing Conditions Weekday AM Peak

													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (vph)	153	1	31	5	3	2	47	1153	0	14	872	143	
Future Volume (vph)	153	1	31	5	3	2	47	1153	0	14	872	143	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	
Lane Width	12	11	12	12	12	12	11	11	11	11	12	12	
Total Lost time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0		
Lane Util. Factor		1.00	1.00		1.00		1.00	0.95		1.00	0.95		
Frt		1.00	0.85		0.97		1.00	1.00		1.00	0.98		
Flt Protected		0.95	1.00		0.98		0.95	1.00		0.95	1.00		
Satd. Flow (prot)		1651	1524		1650		1631	3261		1646	3334		
Flt Permitted		0.71	1.00		0.85		0.95	1.00		0.95	1.00		
Satd. Flow (perm)		1238	1524		1431		1631	3261		1646	3334		
Peak-hour factor, PHF	0.79	0.79	0.79	0.56	0.56	0.56	0.84	0.84	0.84	0.93	0.93	0.93	
Adj. Flow (vph)	194	1	39	9	5	4	56	1373	0	15	938	154	
RTOR Reduction (vph)	0	0	26	0	3	0	0	0	0	0	13	0	
Lane Group Flow (vph)	0	195	13	0	15	0	56	1373	0	15	1079	0	
Heavy Vehicles (%)	6%	6%	6%	9%	9%	9%	7%	7%	7%	6%	6%	6%	
Turn Type	Perm	NA	pt+ov	Perm	NA		Prot	NA		Prot	NA		
Protected Phases		4	4 1		4		1	6		5	2		
Permitted Phases	4			4									
Actuated Green, G (s)		19.3	31.2		19.3		5.9	51.5		2.4	48.0		
Effective Green, g (s)		19.3	31.2		19.3		5.9	51.5		2.4	48.0		
Actuated g/C Ratio		0.21	0.34		0.21		0.06	0.56		0.03	0.53		
Clearance Time (s)		6.0			6.0		6.0	6.0		6.0	6.0		
Vehicle Extension (s)		3.0			3.0		3.0	3.0		3.0	3.0		
Lane Grp Cap (vph)		261	521		302		105	1841		43	1754		
v/s Ratio Prot			0.01				c0.03	c0.42		0.01	0.32		
v/s Ratio Perm		c0.16			0.01								
v/c Ratio		0.75	0.03		0.05		0.53	0.75		0.35	0.62		
Uniform Delay, d1		33.7	19.9		28.6		41.3	14.9		43.6	15.1		
Progression Factor		1.00	1.00		1.00		1.00	1.00		1.00	1.00		
Incremental Delay, d2		11.1	0.0		0.1		5.1	1.7		4.9	0.6		
Delay (s)		44.7	19.9		28.7		46.4	16.6		48.5	15.8		
Level of Service		D	B		C		D	B		D	B		
Approach Delay (s)		40.6			28.7			17.8			16.2		
Approach LOS		D			C			B			B		
Intersection Summary													
HCM 2000 Control Delay			19.1				HCM 2000 Level of Service				B		
HCM 2000 Volume to Capacity ratio			0.76										
Actuated Cycle Length (s)			91.2				Sum of lost time (s)			18.0			
Intersection Capacity Utilization			64.1%				ICU Level of Service			C			
Analysis Period (min)			15										

c Critical Lane Group

201: Lafayette Road & Site Driveway
 2023 Existing Conditions Weekday AM Peak






















Intersection						
Int Delay, s/veh	0					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	T		T		T	
Traffic Vol, veh/h	0	0	1363	0	0	1081
Future Vol, veh/h	0	0	1363	0	0	1081
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	85	85	97	97
Heavy Vehicles, %	2	2	7	7	5	5
Mvmt Flow	0	0	1604	0	0	1114

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	2161	802	0	0	1604
Stage 1	1604	-	-	-	-
Stage 2	557	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.2
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.25
Pot Cap-1 Maneuver	40	327	-	-	390
Stage 1	150	-	-	-	-
Stage 2	537	-	-	-	-
Platoon blocked, %					
Mov Cap-1 Maneuver	40	327	-	-	390
Mov Cap-2 Maneuver	119	-	-	-	-
Stage 1	150	-	-	-	-
Stage 2	537	-	-	-	-






















Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	390	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	-	-	0	0
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

101: Lafayette Road & Greenleaf Woods Drive/North Plaza Driveway
 2023 Existing Conditions Weekday PM Peak

													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (vph)	91	1	52	105	4	78	21	1188	33	143	959	40	
Future Volume (vph)	91	1	52	105	4	78	21	1188	33	143	959	40	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	
Lane Width	12	12	12	12	12	12	11	12	12	11	11	11	
Total Lost time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0		
Lane Util. Factor		0.95			1.00	1.00	1.00	0.95		1.00	0.95		
Frt		0.95			1.00	0.85	1.00	1.00		1.00	0.99		
Flt Protected		0.97			0.95	1.00	0.95	1.00		0.95	1.00		
Satd. Flow (prot)		3277			1795	1599	1711	3525		1711	3401		
Flt Permitted		0.72			0.60	1.00	0.95	1.00		0.95	1.00		
Satd. Flow (perm)		2434			1127	1599	1711	3525		1711	3401		
Peak-hour factor, PHF	0.76	0.76	0.76	0.72	0.72	0.72	0.89	0.89	0.89	0.85	0.85	0.85	
Adj. Flow (vph)	120	1	68	146	6	108	24	1335	37	168	1128	47	
RTOR Reduction (vph)	0	55	0	0	0	88	0	2	0	0	3	0	
Lane Group Flow (vph)	0	134	0	0	152	20	24	1370	0	168	1172	0	
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	2%	2%	2%	2%	2%	2%	
Turn Type	Perm	NA		Perm	NA	Prot	Prot	NA		Prot	NA		
Protected Phases		4			4	4	1	6		5	2		
Permitted Phases	4			4									
Actuated Green, G (s)		15.9			15.9	15.9	2.8	40.2		11.3	48.7		
Effective Green, g (s)		15.9			15.9	15.9	2.8	40.2		11.3	48.7		
Actuated g/C Ratio		0.19			0.19	0.19	0.03	0.47		0.13	0.57		
Clearance Time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0		
Vehicle Extension (s)		3.0			3.0	3.0	3.0	3.0		3.0	3.0		
Lane Grp Cap (vph)		453			209	297	56	1659		226	1939		
v/s Ratio Prot						0.01	0.01	c0.39		c0.10	0.34		
v/s Ratio Perm		0.05			c0.13								
v/c Ratio		0.30			0.73	0.07	0.43	0.83		0.74	0.60		
Uniform Delay, d1		29.9			32.7	28.6	40.5	19.6		35.7	12.0		
Progression Factor		1.00			1.00	1.00	1.00	1.00		1.00	1.00		
Incremental Delay, d2		0.4			11.9	0.1	5.2	3.5		12.4	0.5		
Delay (s)		30.3			44.6	28.7	45.7	23.1		48.1	12.6		
Level of Service		C			D	C	D	C		D	B		
Approach Delay (s)		30.3			38.0			23.5			17.0		
Approach LOS		C			D			C			B		
Intersection Summary													
HCM 2000 Control Delay			22.3		HCM 2000 Level of Service						C		
HCM 2000 Volume to Capacity ratio			0.79										
Actuated Cycle Length (s)			85.4		Sum of lost time (s)					18.0			
Intersection Capacity Utilization			69.5%		ICU Level of Service					C			
Analysis Period (min)			15										
c Critical Lane Group													

102: Lafayette Road & Mirona Road
 2023 Existing Conditions Weekday PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	180	1	42	6	4	11	52	1128	0	12	972	116
Future Volume (vph)	180	1	42	6	4	11	52	1128	0	12	972	116
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	11	12	12	12	12	11	11	11	11	12	12
Total Lost time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0	
Lane Util. Factor		1.00	1.00		1.00		1.00	0.95		1.00	0.95	
Frt		1.00	0.85		0.93		1.00	1.00		1.00	0.98	
Flt Protected		0.95	1.00		0.99		0.95	1.00		0.95	1.00	
Satd. Flow (prot)		1715	1583		1740		1711	3421		1711	3482	
Flt Permitted		0.69	1.00		0.89		0.95	1.00		0.95	1.00	
Satd. Flow (perm)		1251	1583		1567		1711	3421		1711	3482	
Peak-hour factor, PHF	0.75	0.75	0.75	0.48	0.48	0.48	0.89	0.89	0.89	0.93	0.93	0.93
Adj. Flow (vph)	240	1	56	12	8	23	58	1267	0	13	1045	125
RTOR Reduction (vph)	0	0	34	0	17	0	0	0	0	0	10	0
Lane Group Flow (vph)	0	241	22	0	27	0	58	1267	0	13	1160	0
Heavy Vehicles (%)	2%	2%	2%	0%	0%	0%	2%	2%	2%	2%	2%	2%
Turn Type	Perm	NA	pt+ov	Perm	NA		Prot	NA		Prot	NA	
Protected Phases		4	4 1		4		1	6		5	2	
Permitted Phases	4			4								
Actuated Green, G (s)		22.8	34.6		22.8		5.8	46.7		1.2	42.1	
Effective Green, g (s)		22.8	34.6		22.8		5.8	46.7		1.2	42.1	
Actuated g/C Ratio		0.26	0.39		0.26		0.07	0.53		0.01	0.47	
Clearance Time (s)		6.0			6.0		6.0	6.0		6.0	6.0	
Vehicle Extension (s)		3.0			3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)		321	617		402		111	1801		23	1652	
v/s Ratio Prot			0.01				c0.03	c0.37		0.01	0.33	
v/s Ratio Perm		c0.19			0.02							
v/c Ratio		0.75	0.04		0.07		0.52	0.70		0.57	0.70	
Uniform Delay, d1		30.3	16.7		24.9		40.1	15.8		43.5	18.4	
Progression Factor		1.00	1.00		1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2		9.5	0.0		0.1		4.4	1.3		28.1	1.4	
Delay (s)		39.8	16.8		25.0		44.5	17.1		71.6	19.7	
Level of Service		D	B		C		D	B		E	B	
Approach Delay (s)		35.5			25.0			18.3			20.3	
Approach LOS		D			C			B			C	
Intersection Summary												
HCM 2000 Control Delay			21.0				HCM 2000 Level of Service				C	
HCM 2000 Volume to Capacity ratio			0.74									
Actuated Cycle Length (s)			88.7				Sum of lost time (s)				18.0	
Intersection Capacity Utilization			67.0%				ICU Level of Service				C	
Analysis Period (min)			15									

c Critical Lane Group

201: Lafayette Road & Site Driveway
 2023 Existing Conditions Weekday PM Peak






















Intersection						
Int Delay, s/veh	0					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	T		T		T	
Traffic Vol, veh/h	0	0	1340	0	0	1152
Future Vol, veh/h	0	0	1340	0	0	1152
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	88	88	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	1523	0	0	1371

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	2209	762	0	0	1523
Stage 1	1523	-	-	-	-
Stage 2	686	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22
Pot Cap-1 Maneuver	38	347	-	-	434
Stage 1	166	-	-	-	-
Stage 2	461	-	-	-	-
Platoon blocked, %					
Mov Cap-1 Maneuver	38	347	-	-	434
Mov Cap-2 Maneuver	124	-	-	-	-
Stage 1	166	-	-	-	-
Stage 2	461	-	-	-	-





















Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	434	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	-	-	0	0
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

101: Lafayette Road & Greenleaf Woods Drive/North Plaza Driveway
 2025 No-Build Conditions Weekday AM Peak

													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (vph)	17	0	7	52	1	42	35	1228	31	92	985	83	
Future Volume (vph)	17	0	7	52	1	42	35	1228	31	92	985	83	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	
Lane Width	12	12	12	12	12	12	11	12	12	11	11	11	
Total Lost time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0		
Lane Util. Factor		0.95			1.00	1.00	1.00	0.95		1.00	0.95		
Frt		0.96			1.00	0.85	1.00	1.00		1.00	0.99		
Flt Protected		0.97			0.95	1.00	0.95	1.00		0.95	1.00		
Satd. Flow (prot)		3146			1793	1599	1616	3330		1662	3285		
Flt Permitted		0.77			0.69	1.00	0.95	1.00		0.95	1.00		
Satd. Flow (perm)		2506			1307	1599	1616	3330		1662	3285		
Peak-hour factor, PHF	0.53	0.53	0.53	0.89	0.89	0.89	0.83	0.83	0.83	0.93	0.93	0.93	
Adj. Flow (vph)	32	0	13	58	1	47	42	1480	37	99	1059	89	
RTOR Reduction (vph)	0	41	0	0	0	43	0	1	0	0	5	0	
Lane Group Flow (vph)	0	4	0	0	59	4	42	1516	0	99	1143	0	
Heavy Vehicles (%)	6%	6%	6%	1%	1%	1%	8%	8%	8%	5%	5%	5%	
Turn Type	Perm	NA		Perm	NA	Prot	Prot	NA		Prot	NA		
Protected Phases		4			4	4	1	6		5	2		
Permitted Phases	4			4									
Actuated Green, G (s)		7.3			7.3	7.3	4.4	43.3		7.9	46.8		
Effective Green, g (s)		7.3			7.3	7.3	4.4	43.3		7.9	46.8		
Actuated g/C Ratio		0.10			0.10	0.10	0.06	0.57		0.10	0.61		
Clearance Time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0		
Vehicle Extension (s)		3.0			3.0	3.0	3.0	3.0		3.0	3.0		
Lane Grp Cap (vph)		239			124	152	92	1884		171	2009		
v/s Ratio Prot						0.00	0.03	c0.46		c0.06	c0.35		
v/s Ratio Perm		0.00			c0.05								
v/c Ratio		0.02			0.48	0.03	0.46	0.80		0.58	0.57		
Uniform Delay, d1		31.4			32.8	31.4	34.9	13.2		32.7	8.8		
Progression Factor		1.00			1.00	1.00	1.00	1.00		1.00	1.00		
Incremental Delay, d2		0.0			2.9	0.1	3.6	2.6		4.7	0.4		
Delay (s)		31.4			35.7	31.5	38.5	15.8		37.4	9.2		
Level of Service		C			D	C	D	B		D	A		
Approach Delay (s)		31.4			33.8			16.4			11.5		
Approach LOS		C			C			B			B		
Intersection Summary													
HCM 2000 Control Delay			15.2									HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.74										
Actuated Cycle Length (s)			76.5									Sum of lost time (s)	18.0
Intersection Capacity Utilization			64.6%									ICU Level of Service	C
Analysis Period (min)			15										
c Critical Lane Group													

102: Lafayette Road & Mirona Road
 2025 No-Build Conditions Weekday AM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	156	1	32	5	3	2	48	1176	0	14	890	146
Future Volume (vph)	156	1	32	5	3	2	48	1176	0	14	890	146
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	11	12	12	12	12	11	11	11	11	12	12
Total Lost time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0	
Lane Util. Factor		1.00	1.00		1.00		1.00	0.95		1.00	0.95	
Frt		1.00	0.85		0.97		1.00	1.00		1.00	0.98	
Flt Protected		0.95	1.00		0.98		0.95	1.00		0.95	1.00	
Satd. Flow (prot)		1651	1524		1650		1631	3261		1646	3334	
Flt Permitted		0.71	1.00		0.85		0.95	1.00		0.95	1.00	
Satd. Flow (perm)		1238	1524		1432		1631	3261		1646	3334	
Peak-hour factor, PHF	0.79	0.79	0.79	0.56	0.56	0.56	0.84	0.84	0.84	0.93	0.93	0.93
Adj. Flow (vph)	197	1	41	9	5	4	57	1400	0	15	957	157
RTOR Reduction (vph)	0	0	27	0	3	0	0	0	0	0	13	0
Lane Group Flow (vph)	0	198	14	0	15	0	57	1400	0	15	1101	0
Heavy Vehicles (%)	6%	6%	6%	9%	9%	9%	7%	7%	7%	6%	6%	6%
Turn Type	Perm	NA	pt+ov	Perm	NA		Prot	NA		Prot	NA	
Protected Phases		4	4 1		4		1	6		5	2	
Permitted Phases	4			4								
Actuated Green, G (s)		19.7	31.6		19.7		5.9	52.4		2.4	48.9	
Effective Green, g (s)		19.7	31.6		19.7		5.9	52.4		2.4	48.9	
Actuated g/C Ratio		0.21	0.34		0.21		0.06	0.57		0.03	0.53	
Clearance Time (s)		6.0			6.0		6.0	6.0		6.0	6.0	
Vehicle Extension (s)		3.0			3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)		263	520		304		104	1847		42	1762	
v/s Ratio Prot			0.01				c0.03	c0.43		0.01	0.33	
v/s Ratio Perm		c0.16			0.01							
v/c Ratio		0.75	0.03		0.05		0.55	0.76		0.36	0.63	
Uniform Delay, d1		34.1	20.2		28.9		42.0	15.2		44.3	15.3	
Progression Factor		1.00	1.00		1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2		11.5	0.0		0.1		5.8	1.8		5.1	0.7	
Delay (s)		45.6	20.3		29.0		47.8	17.1		49.4	16.0	
Level of Service		D	C		C		D	B		D	B	
Approach Delay (s)		41.3			29.0			18.3			16.5	
Approach LOS		D			C			B			B	
Intersection Summary												
HCM 2000 Control Delay			19.6				HCM 2000 Level of Service				B	
HCM 2000 Volume to Capacity ratio			0.78									
Actuated Cycle Length (s)			92.5				Sum of lost time (s)				18.0	
Intersection Capacity Utilization			65.2%				ICU Level of Service				C	
Analysis Period (min)			15									

c Critical Lane Group

201: Lafayette Road & Site Driveway
 2025 No-Build Conditions Weekday AM Peak




















Intersection						
Int Delay, s/veh	0					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	1390	0	0	1103
Future Vol, veh/h	0	0	1390	0	0	1103
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	85	85	97	97
Heavy Vehicles, %	2	2	7	7	5	5
Mvmt Flow	0	0	1635	0	0	1137

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	2204	818	0	0	1635
Stage 1	1635	-	-	-	-
Stage 2	569	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.2
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.25
Pot Cap-1 Maneuver	38	319	-	-	379
Stage 1	144	-	-	-	-
Stage 2	530	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	38	319	-	-	379
Mov Cap-2 Maneuver	114	-	-	-	-
Stage 1	144	-	-	-	-
Stage 2	530	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		





















Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	379
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	-	-	0	0
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	-	0

101: Lafayette Road & Greenleaf Woods Drive/North Plaza Driveway
 2025 No-Build Conditions Weekday PM Peak

													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (vph)	93	1	53	107	4	80	21	1212	34	146	978	41	
Future Volume (vph)	93	1	53	107	4	80	21	1212	34	146	978	41	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	
Lane Width	12	12	12	12	12	12	11	12	12	11	11	11	
Total Lost time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0		
Lane Util. Factor		0.95			1.00	1.00	1.00	0.95		1.00	0.95		
Frt		0.95			1.00	0.85	1.00	1.00		1.00	0.99		
Flt Protected		0.97			0.95	1.00	0.95	1.00		0.95	1.00		
Satd. Flow (prot)		3276			1795	1599	1711	3525		1711	3401		
Flt Permitted		0.71			0.60	1.00	0.95	1.00		0.95	1.00		
Satd. Flow (perm)		2416			1122	1599	1711	3525		1711	3401		
Peak-hour factor, PHF	0.76	0.76	0.76	0.72	0.72	0.72	0.89	0.89	0.89	0.85	0.85	0.85	
Adj. Flow (vph)	122	1	70	149	6	111	24	1362	38	172	1151	48	
RTOR Reduction (vph)	0	57	0	0	0	90	0	2	0	0	3	0	
Lane Group Flow (vph)	0	136	0	0	155	21	24	1398	0	172	1196	0	
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	2%	2%	2%	2%	2%	2%	
Turn Type	Perm	NA		Perm	NA	Prot	Prot	NA		Prot	NA		
Protected Phases		4			4	4	1	6		5	2		
Permitted Phases	4			4									
Actuated Green, G (s)		16.2			16.2	16.2	2.9	40.8		11.4	49.3		
Effective Green, g (s)		16.2			16.2	16.2	2.9	40.8		11.4	49.3		
Actuated g/C Ratio		0.19			0.19	0.19	0.03	0.47		0.13	0.57		
Clearance Time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0		
Vehicle Extension (s)		3.0			3.0	3.0	3.0	3.0		3.0	3.0		
Lane Grp Cap (vph)		453			210	299	57	1664		225	1940		
v/s Ratio Prot						0.01	0.01	c0.40		c0.10	0.35		
v/s Ratio Perm		0.06			c0.14								
v/c Ratio		0.30			0.74	0.07	0.42	0.84		0.76	0.62		
Uniform Delay, d1		30.2			33.1	28.9	40.9	19.9		36.2	12.3		
Progression Factor		1.00			1.00	1.00	1.00	1.00		1.00	1.00		
Incremental Delay, d2		0.4			12.7	0.1	5.0	4.0		14.3	0.6		
Delay (s)		30.6			45.8	29.0	45.9	24.0		50.5	12.9		
Level of Service		C			D	C	D	C		D	B		
Approach Delay (s)		30.6			38.8			24.3			17.6		
Approach LOS		C			D			C			B		
Intersection Summary													
HCM 2000 Control Delay			23.0		HCM 2000 Level of Service						C		
HCM 2000 Volume to Capacity ratio			0.80										
Actuated Cycle Length (s)			86.4		Sum of lost time (s)					18.0			
Intersection Capacity Utilization			70.5%		ICU Level of Service					C			
Analysis Period (min)			15										

c Critical Lane Group

102: Lafayette Road & Mirona Road
 2025 No-Build Conditions Weekday PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	184	1	43	6	4	11	53	1151	0	12	992	118
Future Volume (vph)	184	1	43	6	4	11	53	1151	0	12	992	118
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	11	12	12	12	12	11	11	11	11	12	12
Total Lost time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0	
Lane Util. Factor		1.00	1.00		1.00		1.00	0.95		1.00	0.95	
Frt		1.00	0.85		0.93		1.00	1.00		1.00	0.98	
Flt Protected		0.95	1.00		0.99		0.95	1.00		0.95	1.00	
Satd. Flow (prot)		1715	1583		1740		1711	3421		1711	3483	
Flt Permitted		0.69	1.00		0.89		0.95	1.00		0.95	1.00	
Satd. Flow (perm)		1251	1583		1564		1711	3421		1711	3483	
Peak-hour factor, PHF	0.75	0.75	0.75	0.48	0.48	0.48	0.89	0.89	0.89	0.93	0.93	0.93
Adj. Flow (vph)	245	1	57	12	8	23	60	1293	0	13	1067	127
RTOR Reduction (vph)	0	0	35	0	17	0	0	0	0	0	10	0
Lane Group Flow (vph)	0	246	22	0	27	0	60	1293	0	13	1184	0
Heavy Vehicles (%)	2%	2%	2%	0%	0%	0%	2%	2%	2%	2%	2%	2%
Turn Type	Perm	NA	pt+ov	Perm	NA		Prot	NA		Prot	NA	
Protected Phases		4	4 1		4		1	6		5	2	
Permitted Phases	4			4								
Actuated Green, G (s)		22.8	34.7		22.8		5.9	47.9		1.2	43.2	
Effective Green, g (s)		22.8	34.7		22.8		5.9	47.9		1.2	43.2	
Actuated g/C Ratio		0.25	0.39		0.25		0.07	0.53		0.01	0.48	
Clearance Time (s)		6.0			6.0		6.0	6.0		6.0	6.0	
Vehicle Extension (s)		3.0			3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)		317	611		396		112	1822		22	1673	
v/s Ratio Prot			0.01				c0.04	c0.38		0.01	0.34	
v/s Ratio Perm		c0.20			0.02							
v/c Ratio		0.78	0.04		0.07		0.54	0.71		0.59	0.71	
Uniform Delay, d1		31.2	17.2		25.5		40.7	15.8		44.1	18.4	
Progression Factor		1.00	1.00		1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2		11.3	0.0		0.1		4.9	1.3		36.0	1.4	
Delay (s)		42.5	17.2		25.6		45.5	17.1		80.1	19.8	
Level of Service		D	B		C		D	B		F	B	
Approach Delay (s)		37.7			25.6			18.3			20.4	
Approach LOS		D			C			B			C	
Intersection Summary												
HCM 2000 Control Delay			21.3				HCM 2000 Level of Service				C	
HCM 2000 Volume to Capacity ratio			0.75									
Actuated Cycle Length (s)			89.9				Sum of lost time (s)				18.0	
Intersection Capacity Utilization			67.9%				ICU Level of Service				C	
Analysis Period (min)			15									

c Critical Lane Group

201: Lafayette Road & Site Driveway
 2025 No-Build Conditions Weekday PM Peak




















Intersection						
Int Delay, s/veh	0					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	1367	0	0	1175
Future Vol, veh/h	0	0	1367	0	0	1175
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	88	88	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	1553	0	0	1399

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	2253	777	0	0	1553
Stage 1	1553	-	-	-	-
Stage 2	700	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22
Pot Cap-1 Maneuver	35	340	-	-	422
Stage 1	160	-	-	-	-
Stage 2	454	-	-	-	-
Platoon blocked, %					
Mov Cap-1 Maneuver	35	340	-	-	422
Mov Cap-2 Maneuver	120	-	-	-	-
Stage 1	160	-	-	-	-
Stage 2	454	-	-	-	-





















Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	422	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	-	-	0	0
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

101: Lafayette Road & Greenleaf Woods Drive/North Plaza Driveway
 2025 Build Conditions Weekday AM Peak

													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (vph)	17	0	7	52	1	42	35	1248	31	92	992	83	
Future Volume (vph)	17	0	7	52	1	42	35	1248	31	92	992	83	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	
Lane Width	12	12	12	12	12	12	11	12	12	11	11	11	
Total Lost time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0		
Lane Util. Factor		0.95			1.00	1.00	1.00	0.95		1.00	0.95		
Frt		0.96			1.00	0.85	1.00	1.00		1.00	0.99		
Flt Protected		0.97			0.95	1.00	0.95	1.00		0.95	1.00		
Satd. Flow (prot)		3146			1793	1599	1616	3331		1662	3285		
Flt Permitted		0.77			0.69	1.00	0.95	1.00		0.95	1.00		
Satd. Flow (perm)		2506			1307	1599	1616	3331		1662	3285		
Peak-hour factor, PHF	0.53	0.53	0.53	0.89	0.89	0.89	0.83	0.83	0.83	0.93	0.93	0.93	
Adj. Flow (vph)	32	0	13	58	1	47	42	1504	37	99	1067	89	
RTOR Reduction (vph)	0	41	0	0	0	43	0	1	0	0	5	0	
Lane Group Flow (vph)	0	4	0	0	59	4	42	1540	0	99	1151	0	
Heavy Vehicles (%)	6%	6%	6%	1%	1%	1%	8%	8%	8%	5%	5%	5%	
Turn Type	Perm	NA		Perm	NA	Prot	Prot	NA		Prot	NA		
Protected Phases		4			4	4	1	6		5	2		
Permitted Phases	4			4									
Actuated Green, G (s)		7.3			7.3	7.3	4.4	43.3		7.9	46.8		
Effective Green, g (s)		7.3			7.3	7.3	4.4	43.3		7.9	46.8		
Actuated g/C Ratio		0.10			0.10	0.10	0.06	0.57		0.10	0.61		
Clearance Time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0		
Vehicle Extension (s)		3.0			3.0	3.0	3.0	3.0		3.0	3.0		
Lane Grp Cap (vph)		239			124	152	92	1885		171	2009		
v/s Ratio Prot						0.00	0.03	c0.46		c0.06	c0.35		
v/s Ratio Perm		0.00			c0.05								
v/c Ratio		0.02			0.48	0.03	0.46	0.82		0.58	0.57		
Uniform Delay, d1		31.4			32.8	31.4	34.9	13.4		32.7	8.9		
Progression Factor		1.00			1.00	1.00	1.00	1.00		1.00	1.00		
Incremental Delay, d2		0.0			2.9	0.1	3.6	2.9		4.7	0.4		
Delay (s)		31.4			35.7	31.5	38.5	16.3		37.4	9.3		
Level of Service		C			D	C	D	B		D	A		
Approach Delay (s)		31.4			33.8			16.9			11.5		
Approach LOS		C			C			B			B		
Intersection Summary													
HCM 2000 Control Delay			15.4									HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.75										
Actuated Cycle Length (s)			76.5									Sum of lost time (s)	18.0
Intersection Capacity Utilization			65.2%									ICU Level of Service	C
Analysis Period (min)			15										
c Critical Lane Group													

102: Lafayette Road & Mirona Road
 2025 Build Conditions Weekday AM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	157	1	32	5	3	2	48	1179	0	14	899	151
Future Volume (vph)	157	1	32	5	3	2	48	1179	0	14	899	151
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	11	12	12	12	12	11	11	11	11	12	12
Total Lost time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0	
Lane Util. Factor		1.00	1.00		1.00		1.00	0.95		1.00	0.95	
Frt		1.00	0.85		0.97		1.00	1.00		1.00	0.98	
Flt Protected		0.95	1.00		0.98		0.95	1.00		0.95	1.00	
Satd. Flow (prot)		1651	1524		1650		1631	3261		1646	3332	
Flt Permitted		0.71	1.00		0.85		0.95	1.00		0.95	1.00	
Satd. Flow (perm)		1238	1524		1432		1631	3261		1646	3332	
Peak-hour factor, PHF	0.79	0.79	0.79	0.56	0.56	0.56	0.84	0.84	0.84	0.93	0.93	0.93
Adj. Flow (vph)	199	1	41	9	5	4	57	1404	0	15	967	162
RTOR Reduction (vph)	0	0	27	0	3	0	0	0	0	0	13	0
Lane Group Flow (vph)	0	200	14	0	15	0	57	1404	0	15	1116	0
Heavy Vehicles (%)	6%	6%	6%	9%	9%	9%	7%	7%	7%	6%	6%	6%
Turn Type	Perm	NA	pt+ov	Perm	NA		Prot	NA		Prot	NA	
Protected Phases		4	4 1		4		1	6		5	2	
Permitted Phases	4			4								
Actuated Green, G (s)		20.0	31.9		20.0		5.9	52.6		2.4	49.1	
Effective Green, g (s)		20.0	31.9		20.0		5.9	52.6		2.4	49.1	
Actuated g/C Ratio		0.22	0.34		0.22		0.06	0.57		0.03	0.53	
Clearance Time (s)		6.0			6.0		6.0	6.0		6.0	6.0	
Vehicle Extension (s)		3.0			3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)		266	522		307		103	1844		42	1759	
v/s Ratio Prot			0.01				c0.03	c0.43		0.01	0.33	
v/s Ratio Perm		c0.16			0.01							
v/c Ratio		0.75	0.03		0.05		0.55	0.76		0.36	0.63	
Uniform Delay, d1		34.2	20.3		29.0		42.3	15.4		44.5	15.6	
Progression Factor		1.00	1.00		1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2		11.4	0.0		0.1		6.3	1.9		5.1	0.8	
Delay (s)		45.5	20.3		29.0		48.6	17.3		49.7	16.3	
Level of Service		D	C		C		D	B		D	B	
Approach Delay (s)		41.2			29.0			18.5			16.8	
Approach LOS		D			C			B			B	
Intersection Summary												
HCM 2000 Control Delay			19.8				HCM 2000 Level of Service			B		
HCM 2000 Volume to Capacity ratio			0.78									
Actuated Cycle Length (s)			93.0				Sum of lost time (s)			18.0		
Intersection Capacity Utilization			65.3%				ICU Level of Service			C		
Analysis Period (min)			15									

c Critical Lane Group

201: Lafayette Road & Site Driveway
 2025 Build Conditions Weekday AM Peak




















Intersection						
Int Delay, s/veh	0.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	T		T		T	
Traffic Vol, veh/h	14	20	1390	4	7	1103
Future Vol, veh/h	14	20	1390	4	7	1103
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	85	85	97	97
Heavy Vehicles, %	2	2	7	7	5	5
Mvmt Flow	16	22	1635	5	7	1137

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	2221	820	0	0	1640
Stage 1	1638	-	-	-	-
Stage 2	583	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.2
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.25
Pot Cap-1 Maneuver	37	318	-	-	377
Stage 1	144	-	-	-	-
Stage 2	521	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	35	318	-	-	377
Mov Cap-2 Maneuver	112	-	-	-	-
Stage 1	144	-	-	-	-
Stage 2	495	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	30.1	0	0.5
HCM LOS	D		





















Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	181	377
HCM Lane V/C Ratio	-	-	0.209	0.019
HCM Control Delay (s)	-	-	30.1	14.7
HCM Lane LOS	-	-	D	B
HCM 95th %tile Q(veh)	-	-	0.8	0.1

101: Lafayette Road & Greenleaf Woods Drive/North Plaza Driveway
 2025 Build Conditions Weekday PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	93	1	53	107	4	80	21	1224	34	146	997	41
Future Volume (vph)	93	1	53	107	4	80	21	1224	34	146	997	41
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	12	12	12	12	12	11	12	12	11	11	11
Total Lost time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0	
Lane Util. Factor		0.95			1.00	1.00	1.00	0.95		1.00	0.95	
Frt		0.95			1.00	0.85	1.00	1.00		1.00	0.99	
Flt Protected		0.97			0.95	1.00	0.95	1.00		0.95	1.00	
Satd. Flow (prot)		3276			1795	1599	1711	3525		1711	3401	
Flt Permitted		0.71			0.60	1.00	0.95	1.00		0.95	1.00	
Satd. Flow (perm)		2415			1122	1599	1711	3525		1711	3401	
Peak-hour factor, PHF	0.76	0.76	0.76	0.72	0.72	0.72	0.89	0.89	0.89	0.85	0.85	0.85
Adj. Flow (vph)	122	1	70	149	6	111	24	1375	38	172	1173	48
RTOR Reduction (vph)	0	57	0	0	0	90	0	2	0	0	3	0
Lane Group Flow (vph)	0	136	0	0	155	21	24	1411	0	172	1218	0
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	2%	2%	2%	2%	2%	2%
Turn Type	Perm	NA		Perm	NA	Prot	Prot	NA		Prot	NA	
Protected Phases		4			4	4	1	6		5	2	
Permitted Phases	4			4								
Actuated Green, G (s)		16.2			16.2	16.2	2.9	41.0		11.4	49.5	
Effective Green, g (s)		16.2			16.2	16.2	2.9	41.0		11.4	49.5	
Actuated g/C Ratio		0.19			0.19	0.19	0.03	0.47		0.13	0.57	
Clearance Time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0	
Vehicle Extension (s)		3.0			3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)		451			209	299	57	1668		225	1943	
v/s Ratio Prot						0.01	0.01	c0.40		c0.10	0.36	
v/s Ratio Perm		0.06			c0.14							
v/c Ratio		0.30			0.74	0.07	0.42	0.85		0.76	0.63	
Uniform Delay, d1		30.3			33.2	29.0	41.0	20.0		36.3	12.4	
Progression Factor		1.00			1.00	1.00	1.00	1.00		1.00	1.00	
Incremental Delay, d2		0.4			13.2	0.1	5.0	4.2		14.3	0.6	
Delay (s)		30.7			46.5	29.1	46.0	24.2		50.6	13.0	
Level of Service		C			D	C	D	C		D	B	
Approach Delay (s)		30.7			39.2			24.5			17.7	
Approach LOS		C			D			C			B	
Intersection Summary												
HCM 2000 Control Delay			23.2									C
HCM 2000 Volume to Capacity ratio			0.81									
Actuated Cycle Length (s)			86.6								18.0	
Intersection Capacity Utilization			70.8%									C
ICU Level of Service												C
Analysis Period (min)			15									

c Critical Lane Group

102: Lafayette Road & Mirona Road
 2025 Build Conditions Weekday PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	189	1	43	6	4	11	53	1159	0	12	997	121
Future Volume (vph)	189	1	43	6	4	11	53	1159	0	12	997	121
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	11	12	12	12	12	11	11	11	11	12	12
Total Lost time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0	
Lane Util. Factor		1.00	1.00		1.00		1.00	0.95		1.00	0.95	
Frt		1.00	0.85		0.93		1.00	1.00		1.00	0.98	
Flt Protected		0.95	1.00		0.99		0.95	1.00		0.95	1.00	
Satd. Flow (prot)		1715	1583		1740		1711	3421		1711	3482	
Flt Permitted		0.69	1.00		0.88		0.95	1.00		0.95	1.00	
Satd. Flow (perm)		1251	1583		1562		1711	3421		1711	3482	
Peak-hour factor, PHF	0.75	0.75	0.75	0.48	0.48	0.48	0.89	0.89	0.89	0.93	0.93	0.93
Adj. Flow (vph)	252	1	57	12	8	23	60	1302	0	13	1072	130
RTOR Reduction (vph)	0	0	35	0	17	0	0	0	0	0	10	0
Lane Group Flow (vph)	0	253	22	0	27	0	60	1302	0	13	1192	0
Heavy Vehicles (%)	2%	2%	2%	0%	0%	0%	2%	2%	2%	2%	2%	2%
Turn Type	Perm	NA	pt+ov	Perm	NA		Prot	NA		Prot	NA	
Protected Phases		4	4 1		4		1	6		5	2	
Permitted Phases	4			4								
Actuated Green, G (s)		22.8	34.7		22.8		5.9	48.2		1.2	43.5	
Effective Green, g (s)		22.8	34.7		22.8		5.9	48.2		1.2	43.5	
Actuated g/C Ratio		0.25	0.38		0.25		0.07	0.53		0.01	0.48	
Clearance Time (s)		6.0			6.0		6.0	6.0		6.0	6.0	
Vehicle Extension (s)		3.0			3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)		316	608		394		111	1828		22	1679	
v/s Ratio Prot			0.01				c0.04	c0.38		0.01	0.34	
v/s Ratio Perm		c0.20			0.02							
v/c Ratio		0.80	0.04		0.07		0.54	0.71		0.59	0.71	
Uniform Delay, d1		31.6	17.3		25.6		40.8	15.8		44.3	18.4	
Progression Factor		1.00	1.00		1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2		13.5	0.0		0.1		5.3	1.3		36.0	1.4	
Delay (s)		45.1	17.3		25.7		46.1	17.1		80.2	19.8	
Level of Service		D	B		C		D	B		F	B	
Approach Delay (s)		40.0			25.7			18.4			20.5	
Approach LOS		D			C			B			C	
Intersection Summary												
HCM 2000 Control Delay			21.7				HCM 2000 Level of Service				C	
HCM 2000 Volume to Capacity ratio			0.76									
Actuated Cycle Length (s)			90.2				Sum of lost time (s)				18.0	
Intersection Capacity Utilization			68.4%				ICU Level of Service				C	
Analysis Period (min)			15									

c Critical Lane Group

201: Lafayette Road & Site Driveway
 2025 Build Conditions Weekday PM Peak




















Intersection						
Int Delay, s/veh	1.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	T		T		T	
Traffic Vol, veh/h	8	12	1367	13	19	1175
Future Vol, veh/h	8	12	1367	13	19	1175
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	88	88	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	13	1553	15	23	1399

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	2307	784	0	0	1568
Stage 1	1561	-	-	-	-
Stage 2	746	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22
Pot Cap-1 Maneuver	32	336	-	-	417
Stage 1	159	-	-	-	-
Stage 2	430	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	24	336	-	-	417
Mov Cap-2 Maneuver	107	-	-	-	-
Stage 1	159	-	-	-	-
Stage 2	324	-	-	-	-






















Approach	WB	NB	SB
HCM Control Delay, s	27.7	0	1.9
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	181	417
HCM Lane V/C Ratio	-	-	0.123	0.054
HCM Control Delay (s)	-	-	27.7	14.1
HCM Lane LOS	-	-	D	B
HCM 95th %tile Q(veh)	-	-	0.4	0.2

101: Lafayette Road & Greenleaf Woods Drive/North Plaza Driveway
 2035 No-Build Conditions Weekday AM Peak

													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (vph)	19	0	8	57	1	46	38	1357	34	101	1089	91	
Future Volume (vph)	19	0	8	57	1	46	38	1357	34	101	1089	91	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	
Lane Width	12	12	12	12	12	12	11	12	12	11	11	11	
Total Lost time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0		
Lane Util. Factor		0.95			1.00	1.00	1.00	0.95		1.00	0.95		
Frt		0.96			1.00	0.85	1.00	1.00		1.00	0.99		
Flt Protected		0.97			0.95	1.00	0.95	1.00		0.95	1.00		
Satd. Flow (prot)		3144			1793	1599	1616	3330		1662	3285		
Flt Permitted		0.77			0.69	1.00	0.95	1.00		0.95	1.00		
Satd. Flow (perm)		2494			1298	1599	1616	3330		1662	3285		
Peak-hour factor, PHF	0.53	0.53	0.53	0.89	0.89	0.89	0.83	0.83	0.83	0.93	0.93	0.93	
Adj. Flow (vph)	36	0	15	64	1	52	46	1635	41	109	1171	98	
RTOR Reduction (vph)	0	46	0	0	0	47	0	1	0	0	5	0	
Lane Group Flow (vph)	0	5	0	0	65	5	46	1675	0	109	1264	0	
Heavy Vehicles (%)	6%	6%	6%	1%	1%	1%	8%	8%	8%	5%	5%	5%	
Turn Type	Perm	NA		Perm	NA	Prot	Prot	NA		Prot	NA		
Protected Phases		4			4	4	1	6		5	2		
Permitted Phases	4			4									
Actuated Green, G (s)		7.7			7.7	7.7	4.4	43.5		8.1	47.2		
Effective Green, g (s)		7.7			7.7	7.7	4.4	43.5		8.1	47.2		
Actuated g/C Ratio		0.10			0.10	0.10	0.06	0.56		0.10	0.61		
Clearance Time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0		
Vehicle Extension (s)		3.0			3.0	3.0	3.0	3.0		3.0	3.0		
Lane Grp Cap (vph)		248			129	159	91	1873		174	2005		
v/s Ratio Prot						0.00	0.03	c0.50		c0.07	c0.38		
v/s Ratio Perm		0.00			c0.05								
v/c Ratio		0.02			0.50	0.03	0.51	0.89		0.63	0.63		
Uniform Delay, d1		31.4			33.0	31.4	35.4	14.9		33.2	9.5		
Progression Factor		1.00			1.00	1.00	1.00	1.00		1.00	1.00		
Incremental Delay, d2		0.0			3.1	0.1	4.4	5.9		6.9	0.7		
Delay (s)		31.4			36.1	31.5	39.8	20.8		40.0	10.2		
Level of Service		C			D	C	D	C		D	B		
Approach Delay (s)		31.4			34.0			21.3			12.5		
Approach LOS		C			C			C			B		
Intersection Summary													
HCM 2000 Control Delay			18.2									HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.82										
Actuated Cycle Length (s)			77.3									Sum of lost time (s)	18.0
Intersection Capacity Utilization			69.1%									ICU Level of Service	C
Analysis Period (min)			15										
c Critical Lane Group													

102: Lafayette Road & Mirona Road
 2035 No-Build Conditions Weekday AM Peak

													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (vph)	172	1	35	6	3	2	53	1299	0	16	983	161	
Future Volume (vph)	172	1	35	6	3	2	53	1299	0	16	983	161	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	
Lane Width	12	11	12	12	12	12	11	11	11	11	12	12	
Total Lost time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0		
Lane Util. Factor		1.00	1.00		1.00		1.00	0.95		1.00	0.95		
Frt		1.00	0.85		0.97		1.00	1.00		1.00	0.98		
Flt Protected		0.95	1.00		0.97		0.95	1.00		0.95	1.00		
Satd. Flow (prot)		1651	1524		1651		1631	3261		1646	3334		
Flt Permitted		0.71	1.00		0.83		0.95	1.00		0.95	1.00		
Satd. Flow (perm)		1235	1524		1402		1631	3261		1646	3334		
Peak-hour factor, PHF	0.79	0.79	0.79	0.56	0.56	0.56	0.84	0.84	0.84	0.93	0.93	0.93	
Adj. Flow (vph)	218	1	44	11	5	4	63	1546	0	17	1057	173	
RTOR Reduction (vph)	0	0	29	0	3	0	0	0	0	0	12	0	
Lane Group Flow (vph)	0	219	15	0	17	0	63	1546	0	17	1218	0	
Heavy Vehicles (%)	6%	6%	6%	9%	9%	9%	7%	7%	7%	6%	6%	6%	
Turn Type	Perm	NA	pt+ov	Perm	NA		Prot	NA		Prot	NA		
Protected Phases		4	4 1		4		1	6		5	2		
Permitted Phases	4			4									
Actuated Green, G (s)		22.4	34.5		22.4		6.1	57.6		2.5	54.0		
Effective Green, g (s)		22.4	34.5		22.4		6.1	57.6		2.5	54.0		
Actuated g/C Ratio		0.22	0.34		0.22		0.06	0.57		0.02	0.54		
Clearance Time (s)		6.0			6.0		6.0	6.0		6.0	6.0		
Vehicle Extension (s)		3.0			3.0		3.0	3.0		3.0	3.0		
Lane Grp Cap (vph)		275	523		312		98	1868		40	1791		
v/s Ratio Prot			0.01				c0.04	c0.47		0.01	0.37		
v/s Ratio Perm		c0.18			0.01								
v/c Ratio		0.80	0.03		0.05		0.64	0.83		0.42	0.68		
Uniform Delay, d1		36.9	21.9		30.7		46.1	17.4		48.3	16.9		
Progression Factor		1.00	1.00		1.00		1.00	1.00		1.00	1.00		
Incremental Delay, d2		14.7	0.0		0.1		13.5	3.2		7.1	1.0		
Delay (s)		51.6	21.9		30.8		59.7	20.6		55.4	18.0		
Level of Service		D	C		C		E	C		E	B		
Approach Delay (s)		46.6			30.8			22.1			18.5		
Approach LOS		D			C			C			B		
Intersection Summary													
HCM 2000 Control Delay			22.8				HCM 2000 Level of Service				C		
HCM 2000 Volume to Capacity ratio			0.84										
Actuated Cycle Length (s)			100.5				Sum of lost time (s)				18.0		
Intersection Capacity Utilization			69.6%				ICU Level of Service				C		
Analysis Period (min)			15										

c Critical Lane Group

201: Lafayette Road & Site Driveway
 2035 No-Build Conditions Weekday AM Peak




















Intersection						
Int Delay, s/veh	0					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	T		T		T	
Traffic Vol, veh/h	0	0	1536	0	0	1218
Future Vol, veh/h	0	0	1536	0	0	1218
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	85	85	97	97
Heavy Vehicles, %	2	2	7	7	5	5
Mvmt Flow	0	0	1807	0	0	1256

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	2435	904	0	0	1807
Stage 1	1807	-	-	-	-
Stage 2	628	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.2
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.25
Pot Cap-1 Maneuver	26	280	-	-	324
Stage 1	116	-	-	-	-
Stage 2	494	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	26	280	-	-	324
Mov Cap-2 Maneuver	93	-	-	-	-
Stage 1	116	-	-	-	-
Stage 2	494	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		




















Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	324	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	-	-	0	0
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

101: Lafayette Road & Greenleaf Woods Drive/North Plaza Driveway
 2035 No-Build Conditions Weekday PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	103	1	59	118	5	88	24	1339	37	161	1081	45
Future Volume (vph)	103	1	59	118	5	88	24	1339	37	161	1081	45
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	12	12	12	12	12	11	12	12	11	11	11
Total Lost time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0	
Lane Util. Factor		0.95			1.00	1.00	1.00	0.95		1.00	0.95	
Frt		0.95			1.00	0.85	1.00	1.00		1.00	0.99	
Flt Protected		0.97			0.95	1.00	0.95	1.00		0.95	1.00	
Satd. Flow (prot)		3276			1795	1599	1711	3525		1711	3401	
Flt Permitted		0.69			0.58	1.00	0.95	1.00		0.95	1.00	
Satd. Flow (perm)		2340			1097	1599	1711	3525		1711	3401	
Peak-hour factor, PHF	0.76	0.76	0.76	0.72	0.72	0.72	0.89	0.89	0.89	0.85	0.85	0.85
Adj. Flow (vph)	136	1	78	164	7	122	27	1504	42	189	1272	53
RTOR Reduction (vph)	0	63	0	0	0	98	0	2	0	0	3	0
Lane Group Flow (vph)	0	152	0	0	171	24	27	1544	0	189	1322	0
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	2%	2%	2%	2%	2%	2%
Turn Type	Perm	NA		Perm	NA	Prot	Prot	NA		Prot	NA	
Protected Phases		4			4	4	1	6		5	2	
Permitted Phases	4			4								
Actuated Green, G (s)		17.5			17.5	17.5	3.0	42.0		11.6	50.6	
Effective Green, g (s)		17.5			17.5	17.5	3.0	42.0		11.6	50.6	
Actuated g/C Ratio		0.20			0.20	0.20	0.03	0.47		0.13	0.57	
Clearance Time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0	
Vehicle Extension (s)		3.0			3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)		459			215	314	57	1661		222	1931	
v/s Ratio Prot						0.01	0.02	c0.44		c0.11	0.39	
v/s Ratio Perm		0.07			c0.16							
v/c Ratio		0.33			0.80	0.08	0.47	0.93		0.85	0.68	
Uniform Delay, d1		30.8			34.1	29.2	42.3	22.2		37.9	13.6	
Progression Factor		1.00			1.00	1.00	1.00	1.00		1.00	1.00	
Incremental Delay, d2		0.4			18.1	0.1	6.1	9.6		25.5	1.0	
Delay (s)		31.2			52.2	29.3	48.4	31.7		63.4	14.6	
Level of Service		C			D	C	D	C		E	B	
Approach Delay (s)		31.2			42.7			32.0			20.7	
Approach LOS		C			D			C			C	
Intersection Summary												
HCM 2000 Control Delay			28.1									C
HCM 2000 Volume to Capacity ratio			0.88									
Actuated Cycle Length (s)			89.1								18.0	
Intersection Capacity Utilization			75.6%									D
Analysis Period (min)			15									

c Critical Lane Group

102: Lafayette Road & Mirona Road
 2035 No-Build Conditions Weekday PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	203	1	47	7	5	12	59	1271	0	14	1095	131
Future Volume (vph)	203	1	47	7	5	12	59	1271	0	14	1095	131
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	11	12	12	12	12	11	11	11	11	12	12
Total Lost time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0	
Lane Util. Factor		1.00	1.00		1.00		1.00	0.95		1.00	0.95	
Frt		1.00	0.85		0.93		1.00	1.00		1.00	0.98	
Flt Protected		0.95	1.00		0.99		0.95	1.00		0.95	1.00	
Satd. Flow (prot)		1715	1583		1746		1711	3421		1711	3482	
Flt Permitted		0.69	1.00		0.87		0.95	1.00		0.95	1.00	
Satd. Flow (perm)		1243	1583		1544		1711	3421		1711	3482	
Peak-hour factor, PHF	0.75	0.75	0.75	0.48	0.48	0.48	0.89	0.89	0.89	0.93	0.93	0.93
Adj. Flow (vph)	271	1	63	15	10	25	66	1428	0	15	1177	141
RTOR Reduction (vph)	0	0	38	0	19	0	0	0	0	0	9	0
Lane Group Flow (vph)	0	272	25	0	31	0	66	1428	0	15	1309	0
Heavy Vehicles (%)	2%	2%	2%	0%	0%	0%	2%	2%	2%	2%	2%	2%
Turn Type	Perm	NA	pt+ov	Perm	NA		Prot	NA		Prot	NA	
Protected Phases		4	4 1		4		1	6		5	2	
Permitted Phases	4			4								
Actuated Green, G (s)		23.0	35.0		23.0		6.0	53.9		2.5	50.4	
Effective Green, g (s)		23.0	35.0		23.0		6.0	53.9		2.5	50.4	
Actuated g/C Ratio		0.24	0.36		0.24		0.06	0.55		0.03	0.52	
Clearance Time (s)		6.0			6.0		6.0	6.0		6.0	6.0	
Vehicle Extension (s)		3.0			3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)		293	568		364		105	1893		43	1801	
v/s Ratio Prot			0.02				c0.04	c0.42		0.01	0.38	
v/s Ratio Perm		c0.22			0.02							
v/c Ratio		0.93	0.04		0.08		0.63	0.75		0.35	0.73	
Uniform Delay, d1		36.4	20.3		29.0		44.6	16.7		46.6	18.2	
Progression Factor		1.00	1.00		1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2		33.9	0.0		0.1		11.2	1.8		4.9	1.5	
Delay (s)		70.2	20.3		29.1		55.8	18.4		51.5	19.7	
Level of Service		E	C		C		E	B		D	B	
Approach Delay (s)		60.9			29.1			20.1			20.0	
Approach LOS		E			C			C			C	
Intersection Summary												
HCM 2000 Control Delay			24.5				HCM 2000 Level of Service				C	
HCM 2000 Volume to Capacity ratio			0.83									
Actuated Cycle Length (s)			97.4				Sum of lost time (s)				18.0	
Intersection Capacity Utilization			72.3%				ICU Level of Service				C	
Analysis Period (min)			15									

c Critical Lane Group

201: Lafayette Road & Site Driveway
 2035 No-Build Conditions Weekday PM Peak




















Intersection						
Int Delay, s/veh	0					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	T		T		T	
Traffic Vol, veh/h	0	0	1510	0	0	1298
Future Vol, veh/h	0	0	1510	0	0	1298
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	88	88	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	1716	0	0	1545

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	2489	858	0	0	1716
Stage 1	1716	-	-	-	-
Stage 2	773	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22
Pot Cap-1 Maneuver	24	300	-	-	365
Stage 1	130	-	-	-	-
Stage 2	416	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	24	300	-	-	365
Mov Cap-2 Maneuver	98	-	-	-	-
Stage 1	130	-	-	-	-
Stage 2	416	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		






















Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	365
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	-	-	0	0
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	-	0

101: Lafayette Road & Greenleaf Woods Drive/North Plaza Driveway
 2035 Build Conditions Weekday AM Peak

													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (vph)	19	0	8	57	1	46	38	1377	34	101	1096	91	
Future Volume (vph)	19	0	8	57	1	46	38	1377	34	101	1096	91	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	
Lane Width	12	12	12	12	12	12	11	12	12	11	11	11	
Total Lost time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0		
Lane Util. Factor		0.95			1.00	1.00	1.00	0.95		1.00	0.95		
Frt		0.96			1.00	0.85	1.00	1.00		1.00	0.99		
Flt Protected		0.97			0.95	1.00	0.95	1.00		0.95	1.00		
Satd. Flow (prot)		3144			1793	1599	1616	3331		1662	3285		
Flt Permitted		0.77			0.69	1.00	0.95	1.00		0.95	1.00		
Satd. Flow (perm)		2494			1298	1599	1616	3331		1662	3285		
Peak-hour factor, PHF	0.53	0.53	0.53	0.89	0.89	0.89	0.83	0.83	0.83	0.93	0.93	0.93	
Adj. Flow (vph)	36	0	15	64	1	52	46	1659	41	109	1178	98	
RTOR Reduction (vph)	0	46	0	0	0	47	0	1	0	0	5	0	
Lane Group Flow (vph)	0	5	0	0	65	5	46	1699	0	109	1271	0	
Heavy Vehicles (%)	6%	6%	6%	1%	1%	1%	8%	8%	8%	5%	5%	5%	
Turn Type	Perm	NA		Perm	NA	Prot	Prot	NA		Prot	NA		
Protected Phases		4			4	4	1	6		5	2		
Permitted Phases	4			4									
Actuated Green, G (s)		7.7			7.7	7.7	4.4	43.5		8.1	47.2		
Effective Green, g (s)		7.7			7.7	7.7	4.4	43.5		8.1	47.2		
Actuated g/C Ratio		0.10			0.10	0.10	0.06	0.56		0.10	0.61		
Clearance Time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0		
Vehicle Extension (s)		3.0			3.0	3.0	3.0	3.0		3.0	3.0		
Lane Grp Cap (vph)		248			129	159	91	1874		174	2005		
v/s Ratio Prot						0.00	0.03	c0.51		c0.07	c0.39		
v/s Ratio Perm		0.00			c0.05								
v/c Ratio		0.02			0.50	0.03	0.51	0.91		0.63	0.63		
Uniform Delay, d1		31.4			33.0	31.4	35.4	15.1		33.2	9.6		
Progression Factor		1.00			1.00	1.00	1.00	1.00		1.00	1.00		
Incremental Delay, d2		0.0			3.1	0.1	4.4	6.7		6.9	0.7		
Delay (s)		31.4			36.1	31.5	39.8	21.8		40.0	10.2		
Level of Service		C			D	C	D	C		D	B		
Approach Delay (s)		31.4			34.0			22.3			12.6		
Approach LOS		C			C			C			B		
Intersection Summary													
HCM 2000 Control Delay			18.8									HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.83										
Actuated Cycle Length (s)			77.3									Sum of lost time (s)	18.0
Intersection Capacity Utilization			69.6%									ICU Level of Service	C
Analysis Period (min)			15										

c Critical Lane Group

102: Lafayette Road & Mirona Road
 2035 Build Conditions Weekday AM Peak

													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (vph)	173	1	35	6	3	2	53	1302	0	16	992	166	
Future Volume (vph)	173	1	35	6	3	2	53	1302	0	16	992	166	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	
Lane Width	12	11	12	12	12	12	11	11	11	11	12	12	
Total Lost time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0		
Lane Util. Factor		1.00	1.00		1.00		1.00	0.95		1.00	0.95		
Frt		1.00	0.85		0.97		1.00	1.00		1.00	0.98		
Flt Protected		0.95	1.00		0.97		0.95	1.00		0.95	1.00		
Satd. Flow (prot)		1651	1524		1651		1631	3261		1646	3333		
Flt Permitted		0.71	1.00		0.83		0.95	1.00		0.95	1.00		
Satd. Flow (perm)		1235	1524		1402		1631	3261		1646	3333		
Peak-hour factor, PHF	0.79	0.79	0.79	0.56	0.56	0.56	0.84	0.84	0.84	0.93	0.93	0.93	
Adj. Flow (vph)	219	1	44	11	5	4	63	1550	0	17	1067	178	
RTOR Reduction (vph)	0	0	29	0	3	0	0	0	0	0	13	0	
Lane Group Flow (vph)	0	220	15	0	17	0	63	1550	0	17	1232	0	
Heavy Vehicles (%)	6%	6%	6%	9%	9%	9%	7%	7%	7%	6%	6%	6%	
Turn Type	Perm	NA	pt+ov	Perm	NA		Prot	NA		Prot	NA		
Protected Phases		4	4 1		4		1	6		5	2		
Permitted Phases	4			4									
Actuated Green, G (s)		22.5	34.6		22.5		6.1	58.0		2.5	54.4		
Effective Green, g (s)		22.5	34.6		22.5		6.1	58.0		2.5	54.4		
Actuated g/C Ratio		0.22	0.34		0.22		0.06	0.57		0.02	0.54		
Clearance Time (s)		6.0			6.0		6.0	6.0		6.0	6.0		
Vehicle Extension (s)		3.0			3.0		3.0	3.0		3.0	3.0		
Lane Grp Cap (vph)		275	522		312		98	1872		40	1795		
v/s Ratio Prot			0.01				c0.04	c0.48		0.01	0.37		
v/s Ratio Perm		c0.18			0.01								
v/c Ratio		0.80	0.03		0.05		0.64	0.83		0.42	0.69		
Uniform Delay, d1		37.1	22.0		30.9		46.4	17.5		48.5	17.1		
Progression Factor		1.00	1.00		1.00		1.00	1.00		1.00	1.00		
Incremental Delay, d2		15.2	0.0		0.1		13.5	3.2		7.1	1.1		
Delay (s)		52.3	22.1		31.0		59.9	20.6		55.7	18.2		
Level of Service		D	C		C		E	C		E	B		
Approach Delay (s)		47.3			31.0			22.2			18.7		
Approach LOS		D			C			C			B		
Intersection Summary													
HCM 2000 Control Delay			22.9				HCM 2000 Level of Service				C		
HCM 2000 Volume to Capacity ratio			0.84										
Actuated Cycle Length (s)			101.0				Sum of lost time (s)				18.0		
Intersection Capacity Utilization			69.7%				ICU Level of Service				C		
Analysis Period (min)			15										

c Critical Lane Group

201: Lafayette Road & Site Driveway
 2035 Build Conditions Weekday AM Peak






















Intersection						
Int Delay, s/veh	0.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	14	20	1536	4	7	1218
Future Vol, veh/h	14	20	1536	4	7	1218
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	85	85	97	97
Heavy Vehicles, %	2	2	7	7	5	5
Mvmt Flow	16	22	1807	5	7	1256

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	2452	906	0	0	1812
Stage 1	1810	-	-	-	-
Stage 2	642	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.2
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.25
Pot Cap-1 Maneuver	26	279	-	-	323
Stage 1	116	-	-	-	-
Stage 2	486	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	24	279	-	-	323
Mov Cap-2 Maneuver	91	-	-	-	-
Stage 1	116	-	-	-	-
Stage 2	451	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	36.6	0	0.7
HCM LOS	E		





















Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	151	323
HCM Lane V/C Ratio	-	-	0.25	0.022
HCM Control Delay (s)	-	-	36.6	16.4
HCM Lane LOS	-	-	E	C
HCM 95th %tile Q(veh)	-	-	0.9	0.1

101: Lafayette Road & Greenleaf Woods Drive/North Plaza Driveway
 2035 Build Conditions Weekday PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	103	1	59	118	5	88	24	1351	37	161	1100	45
Future Volume (vph)	103	1	59	118	5	88	24	1351	37	161	1100	45
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	12	12	12	12	12	11	12	12	11	11	11
Total Lost time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0	
Lane Util. Factor		0.95			1.00	1.00	1.00	0.95		1.00	0.95	
Frt		0.95			1.00	0.85	1.00	1.00		1.00	0.99	
Flt Protected		0.97			0.95	1.00	0.95	1.00		0.95	1.00	
Satd. Flow (prot)		3276			1795	1599	1711	3525		1711	3401	
Flt Permitted		0.69			0.58	1.00	0.95	1.00		0.95	1.00	
Satd. Flow (perm)		2340			1097	1599	1711	3525		1711	3401	
Peak-hour factor, PHF	0.76	0.76	0.76	0.72	0.72	0.72	0.89	0.89	0.89	0.85	0.85	0.85
Adj. Flow (vph)	136	1	78	164	7	122	27	1518	42	189	1294	53
RTOR Reduction (vph)	0	63	0	0	0	98	0	2	0	0	3	0
Lane Group Flow (vph)	0	152	0	0	171	24	27	1558	0	189	1344	0
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	2%	2%	2%	2%	2%	2%
Turn Type	Perm	NA		Perm	NA	Prot	Prot	NA		Prot	NA	
Protected Phases		4			4	4	1	6		5	2	
Permitted Phases	4			4								
Actuated Green, G (s)		17.5			17.5	17.5	3.0	42.0		11.6	50.6	
Effective Green, g (s)		17.5			17.5	17.5	3.0	42.0		11.6	50.6	
Actuated g/C Ratio		0.20			0.20	0.20	0.03	0.47		0.13	0.57	
Clearance Time (s)		6.0			6.0	6.0	6.0	6.0		6.0	6.0	
Vehicle Extension (s)		3.0			3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)		459			215	314	57	1661		222	1931	
v/s Ratio Prot						0.01	0.02	c0.44		c0.11	0.40	
v/s Ratio Perm		0.07			c0.16							
v/c Ratio		0.33			0.80	0.08	0.47	0.94		0.85	0.70	
Uniform Delay, d1		30.8			34.1	29.2	42.3	22.3		37.9	13.8	
Progression Factor		1.00			1.00	1.00	1.00	1.00		1.00	1.00	
Incremental Delay, d2		0.4			18.1	0.1	6.1	10.6		25.5	1.1	
Delay (s)		31.2			52.2	29.3	48.4	32.9		63.4	14.9	
Level of Service		C			D	C	D	C		E	B	
Approach Delay (s)		31.2			42.7			33.1			20.8	
Approach LOS		C			D			C			C	
Intersection Summary												
HCM 2000 Control Delay			28.6									C
HCM 2000 Volume to Capacity ratio			0.89									
Actuated Cycle Length (s)			89.1								18.0	
Intersection Capacity Utilization			75.9%									D
Analysis Period (min)			15									

c Critical Lane Group

102: Lafayette Road & Mirona Road
 2035 Build Conditions Weekday PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	208	1	47	7	5	12	59	1279	0	14	1100	134
Future Volume (vph)	208	1	47	7	5	12	59	1279	0	14	1100	134
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	12	11	12	12	12	12	11	11	11	11	12	12
Total Lost time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0	
Lane Util. Factor		1.00	1.00		1.00		1.00	0.95		1.00	0.95	
Frt		1.00	0.85		0.93		1.00	1.00		1.00	0.98	
Flt Protected		0.95	1.00		0.99		0.95	1.00		0.95	1.00	
Satd. Flow (prot)		1715	1583		1746		1711	3421		1711	3482	
Flt Permitted		0.69	1.00		0.87		0.95	1.00		0.95	1.00	
Satd. Flow (perm)		1243	1583		1540		1711	3421		1711	3482	
Peak-hour factor, PHF	0.75	0.75	0.75	0.48	0.48	0.48	0.89	0.89	0.89	0.93	0.93	0.93
Adj. Flow (vph)	277	1	63	15	10	25	66	1437	0	15	1183	144
RTOR Reduction (vph)	0	0	37	0	19	0	0	0	0	0	9	0
Lane Group Flow (vph)	0	278	26	0	31	0	66	1437	0	15	1318	0
Heavy Vehicles (%)	2%	2%	2%	0%	0%	0%	2%	2%	2%	2%	2%	2%
Turn Type	Perm	NA	pt+ov	Perm	NA		Prot	NA		Prot	NA	
Protected Phases		4	4 1		4		1	6		5	2	
Permitted Phases	4			4								
Actuated Green, G (s)		22.9	34.9		22.9		6.0	54.4		2.5	50.9	
Effective Green, g (s)		22.9	34.9		22.9		6.0	54.4		2.5	50.9	
Actuated g/C Ratio		0.23	0.36		0.23		0.06	0.56		0.03	0.52	
Clearance Time (s)		6.0			6.0		6.0	6.0		6.0	6.0	
Vehicle Extension (s)		3.0			3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)		291	564		360		104	1902		43	1812	
v/s Ratio Prot			0.02				c0.04	c0.42		0.01	0.38	
v/s Ratio Perm		c0.22			0.02							
v/c Ratio		0.96	0.05		0.09		0.63	0.76		0.35	0.73	
Uniform Delay, d1		36.9	20.6		29.3		44.8	16.6		46.8	18.1	
Progression Factor		1.00	1.00		1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2		40.4	0.0		0.1		12.0	1.8		4.9	1.5	
Delay (s)		77.4	20.6		29.4		56.8	18.4		51.7	19.6	
Level of Service		E	C		C		E	B		D	B	
Approach Delay (s)		66.9			29.4			20.1			19.9	
Approach LOS		E			C			C			B	
Intersection Summary												
HCM 2000 Control Delay			25.1				HCM 2000 Level of Service				C	
HCM 2000 Volume to Capacity ratio			0.84									
Actuated Cycle Length (s)			97.8				Sum of lost time (s)				18.0	
Intersection Capacity Utilization			72.8%				ICU Level of Service				C	
Analysis Period (min)			15									

c Critical Lane Group

201: Lafayette Road & Site Driveway
 2035 Build Conditions Weekday PM Peak

Intersection						
Int Delay, s/veh	1.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	8	12	1510	13	19	1298
Future Vol, veh/h	8	12	1510	13	19	1298
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	88	88	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	13	1716	15	23	1545

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	2543	866	0	0	1731
Stage 1	1724	-	-	-	-
Stage 2	819	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22
Pot Cap-1 Maneuver	22	297	-	-	360
Stage 1	129	-	-	-	-
Stage 2	394	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	12	297	-	-	360
Mov Cap-2 Maneuver	79	-	-	-	-
Stage 1	129	-	-	-	-
Stage 2	216	-	-	-	-

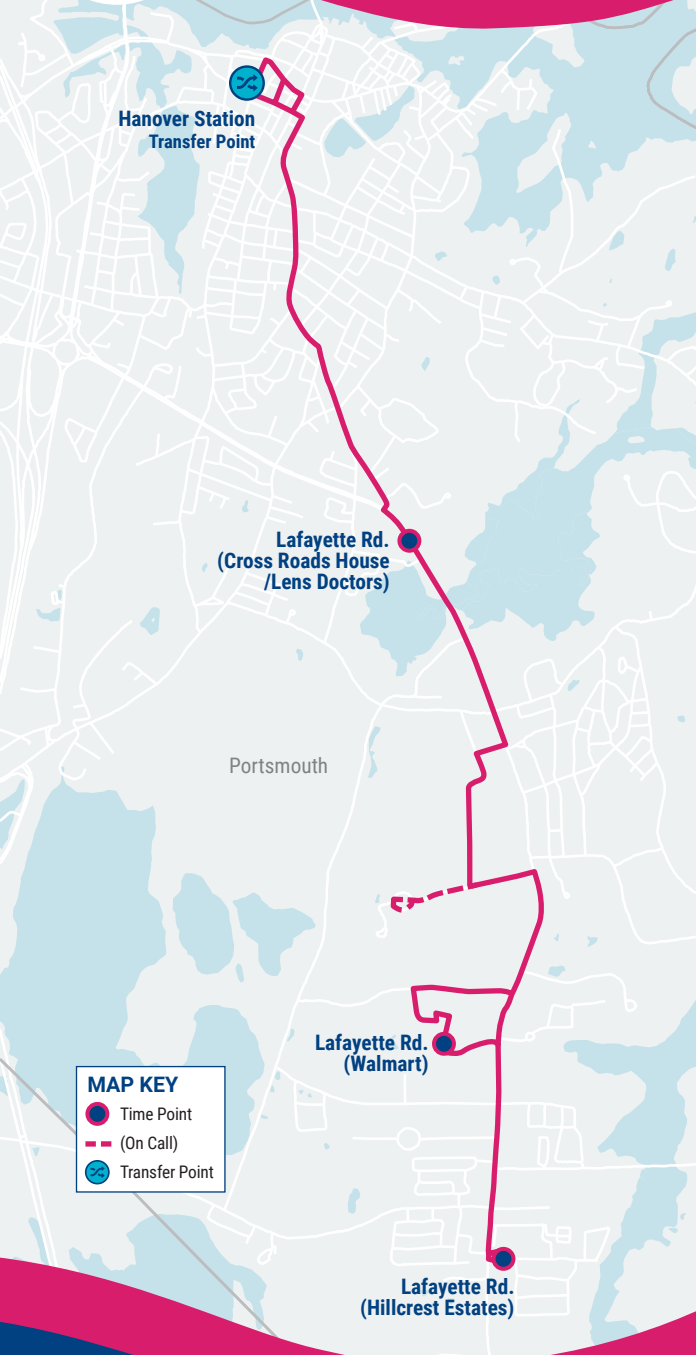
Approach	WB	NB	SB
HCM Control Delay, s	35.3	0	3.6
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	141	360
HCM Lane V/C Ratio	-	-	0.158	0.063
HCM Control Delay (s)	-	-	35.3	15.7
HCM Lane LOS	-	-	E	C
HCM 95th %tile Q(veh)	-	-	0.5	0.2

APPENDIX F
COAST Bus Schedule & Map

41

Route 41 Map Portsmouth • Lafayette Road



Ride Information

COAST BUS FARES

Base Cash Fare **\$1.50**
All passengers ages 5 and up are required to pay this fare each time they board a COAST bus.

Half-Fare **\$ 0.75**
Passengers 65 and older, or passengers with a disability are entitled to pay half the cash fare. Proof of eligibility is required by showing a Medicare card, photo ID with birth date, COAST ADA Paratransit Card, or COAST Half-Fare Card. Please contact COAST to apply for a Half-Fare Card.

Multi-Ride Tickets and Passes
Available at www.coastbus.org or call 603-743-5777, TTY 711.

Unlimited Monthly Pass **\$ 52**
Unlimited rides on COAST Routes for the month.

YOUR RIGHTS

COAST adheres to all Federal regulations regarding Civil Rights. If you need to request an ADA Reasonable Modification/ Accommodation, or if you believe you have been discriminated against or would like to file a complaint under the ADA or Title VI, please contact COAST's Civil Rights Officer at 603-516-0788, TTY 711 or email CivilRights@coastbus.org.

NO SERVICE DAYS

COAST does not operate on the following holidays:

- New Year's Day
- Labor Day
- Martin Luther King Jr./ Civil Rights Day
- Thanksgiving Day
- Memorial Day
- Christmas Eve Day
- Independence Day
- Christmas Day



42 Sumner Drive • Dover, NH 03820
603-743-5777 • TTY 711 • www.coastbus.org
This brochure is available in alternative formats upon request.

Bus Schedule & Map 41



Effective
09.17.22

ROUTE 41

Portsmouth • Lafayette Road



Find all of the full COAST schedules online at coastbus.org

MAP OUT YOUR GAME PLAN

Planning your trip has never been easier!

www.coastbus.org



COAST SYSTEM MAP



OUTBOUND • INBOUND

Route 41 Portsmouth • Lafayette Road

How to Read the Schedule

Printed bus schedules only show the timepoints (major bus stops where the bus will hold until the scheduled departure time). In between those timepoints are many other stops that you can use. For a full listing of bus stops, visit www.coastbus.org, or use the Passio GO! App.

The times shown represent the number of minutes after the hour that the bus will depart from that stop. Last stop times are arrivals. Any exceptions will be noted.

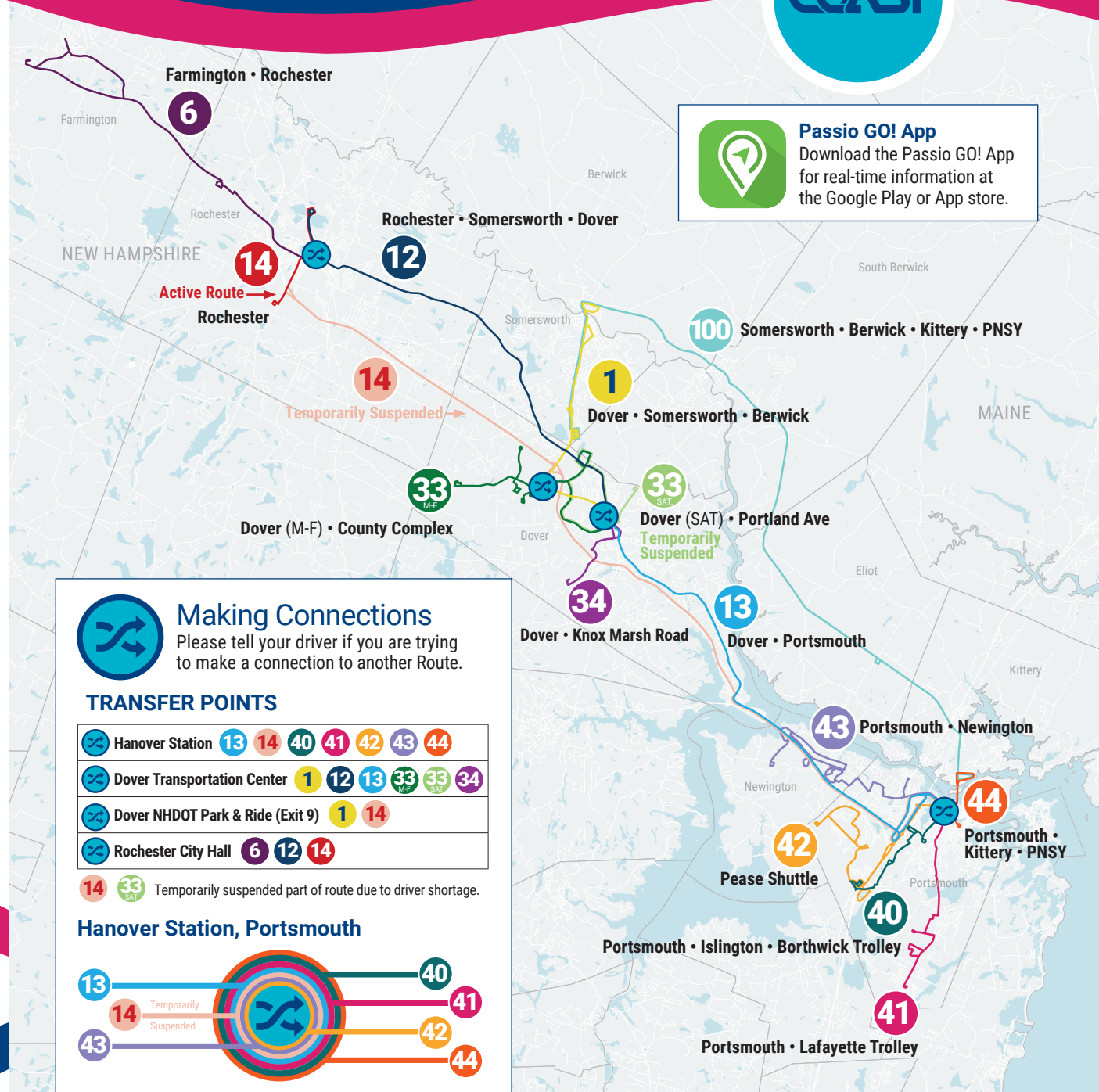
OUTBOUND (M-Sat)	Service On Every Hour		
Hanover Station - Lafayette Rd. (Hillcrest Estates)	First Bus	Minutes Past Hour	Last Bus
• Hanover Station	6:00am	:00	8:00pm
• Lafayette Rd. (Cross Roads House)	6:10am	:10	8:10pm
• Lafayette Rd. (Walmart)	6:20am	:20	8:20pm
• Lafayette Rd. (Hillcrest Estates)	6:29am	:29	8:29pm

INBOUND (M-Sat)	Service On Every Hour		
Lafayette Rd. (Hillcrest Estates) - Hanover Station	First Bus	Minutes Past Hour	Last Bus
• Lafayette Rd. (Hillcrest Estates)	6:30am	:30	8:30pm
• Lafayette Rd. (Lens Doctors)	6:38am	:38	8:38pm
• Hanover Station	6:49am	:49	8:49pm



MAP IT!

For a full listing of bus stops, visit www.coastbus.org or use the Passio GO! App.



Passio GO! App
Download the Passio GO! App for real-time information at the Google Play or App store.



Making Connections

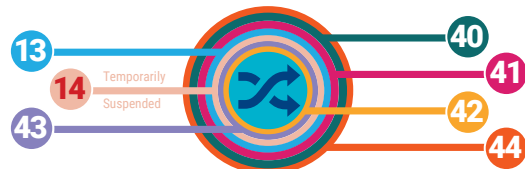
Please tell your driver if you are trying to make a connection to another Route.

TRANSFER POINTS

	Hanover Station	13	14	40	41	42	43	44
	Dover Transportation Center	1	12	13	33 _{M-F}	33 _{SAT}	34	
	Dover NHDOT Park & Ride (Exit 9)	1	14					
	Rochester City Hall	6	12	14				

Temporarily suspended part of route due to driver shortage.

Hanover Station, Portsmouth



APPENDIX G

Trip Distribution Analysis

Table 3. Residence MCD/County to Workplace MCD/County Commuting Flows for the United States and Puerto Rico

For more information on sampling and estimation methods, confidentiality protection, and sampling and nonsampling errors, see Universe: Workers 16 years and over.

Commuting flows are sorted by residence state, residence county, and residence minor civil division.

Residence		Place of Work		Commuting Flow
State Name	Minor Civil Division Name	State Name	Minor Civil Division Name	Workers in Commuting Flow
New Hampshire	Portsmouth city	New Hampshire	Portsmouth city	6,310
New Hampshire	Portsmouth city	New Hampshire	Dover city	643
New Hampshire	Portsmouth city	New Hampshire	Durham town	470
New Hampshire	Portsmouth city	New Hampshire	Exeter town	437
New Hampshire	Portsmouth city	Maine	Kittery town	379
New Hampshire	Portsmouth city	New Hampshire	Newington town	360
New Hampshire	Portsmouth city	New Hampshire	Hampton town	354
New Hampshire	Portsmouth city	Massachusetts	Boston city	164
New Hampshire	Portsmouth city	New Hampshire	North Hampton town	162
New Hampshire	Portsmouth city	New Hampshire	Salem town	159
New Hampshire	Portsmouth city	Maine	York town	142
New Hampshire	Portsmouth city	New Hampshire	New Castle town	134
New Hampshire	Portsmouth city	New Hampshire	Manchester city	129
New Hampshire	Portsmouth city	New Hampshire	Somersworth city	125
New Hampshire	Portsmouth city	New Hampshire	Rye town	123
New Hampshire	Portsmouth city	New Hampshire	Stratham town	123
New Hampshire	Portsmouth city	New Hampshire	Greenland town	112
New Hampshire	Portsmouth city	New Hampshire	Londonderry town	92
New Hampshire	Portsmouth city	New Hampshire	Concord city	89
New Hampshire	Portsmouth city	Massachusetts	Newburyport city	86
New Hampshire	Portsmouth city	New Hampshire	Seabrook town	85
New Hampshire	Portsmouth city	New Hampshire	Rochester city	80
New Hampshire	Portsmouth city	Massachusetts	Peabody city	78
New Hampshire	Portsmouth city	New Hampshire	Brentwood town	77
New Hampshire	Portsmouth city	New Hampshire	Raymond town	75
New Hampshire	Portsmouth city	Maine	North Berwick town	72
New Hampshire	Portsmouth city	New Hampshire	Bedford town	69
New Hampshire	Portsmouth city	New Hampshire	Barrington town	56
New Hampshire	Portsmouth city	New Hampshire	Hampton Falls town	53
New Hampshire	Portsmouth city	New Hampshire	Plymouth town	51
New Hampshire	Portsmouth city	Massachusetts	North Andover town	49
New Hampshire	Portsmouth city	New Hampshire	Wolfboro town	49
New Hampshire	Portsmouth city	Maine	Eliot town	48
New Hampshire	Portsmouth city	Massachusetts	Amesbury Town city	48
New Hampshire	Portsmouth city	Massachusetts	Quincy city	43
New Hampshire	Portsmouth city	Massachusetts	Andover town	41
New Hampshire	Portsmouth city	Massachusetts	Methuen Town city	40
New Hampshire	Portsmouth city	Massachusetts	Stoneham town	39
New Hampshire	Portsmouth city	New Hampshire	Plastow town	39
New Hampshire	Portsmouth city	New Hampshire	Nashua city	38
New Hampshire	Portsmouth city	Massachusetts	Burlington town	37
New Hampshire	Portsmouth city	New Hampshire	Hooksett town	37
New Hampshire	Portsmouth city	New Hampshire	Rollinsford town	37
New Hampshire	Portsmouth city	New Hampshire	Newmarket town	33
New Hampshire	Portsmouth city	Massachusetts	Haverhill city	32
New Hampshire	Portsmouth city	Maine	South Portland city	25
New Hampshire	Portsmouth city	Massachusetts	Groveland town	25
New Hampshire	Portsmouth city	Massachusetts	Cambridge city	25
New Hampshire	Portsmouth city	Massachusetts	Chelmsford town	24
New Hampshire	Portsmouth city	Maine	South Berwick town	23
New Hampshire	Portsmouth city	New Hampshire	Hampstead town	22
New Hampshire	Portsmouth city	Maine	Portland city	21
New Hampshire	Portsmouth city	Massachusetts	Boxborough town	21
New Hampshire	Portsmouth city	Massachusetts	Billerica town	20

TOTAL 12,105

TO / FROM					
I-95 NB via Route 1 Bypass	I-95 SB via NH 33	Spaulding Tpke via Route 1 Bypass	South via Route 1	Portsmouth Center via Lafayette Rd	West via Route 33
315.5		315.5	1893	3470.5	315.5
		643			
		376			117.5
	327.75				109.25
151.6				227.4	
		324			36
	106.2		247.8		
	82		82		
	48.6		113.4		
	159				
71				71	
				134	
	51.6	38.7			38.7
		125			
			123		
			92.25		30.75
			84		28
	92				
		89			
	43		43		
	42.5		42.5		
		80			
	39		39		
	57.75				19.25
	37.5				37.5
36		36			
	69				
		56			
	26.5		26.5		
	45.9	5.1			
	36.75		12.25		
		49			
	24			24	
	24		24		
	21.5		21.5		
	20.5		20.5		
	20		20		
	19.5		19.5		
	39				
	38				
	18.5		18.5		
	33.3	3.7			
		37			
					33
	16		16		
25					
	12.5		12.5		
	12.5		12.5		
	12		12		
	17.25	5.75			
	22				
	21				
	10.5		10.5		
	10		10		

661 1,595 2,184 2,996 3,927 765 0
 5% 15% 20% 25% 30% 5%

APPENDIX H
Site Development Plan

APPENDIX I

Off-Site Mitigation Analysis

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

2035 Build Condition Weekday AM Peak Hour Volumes (4-lane roadway)

INPUT

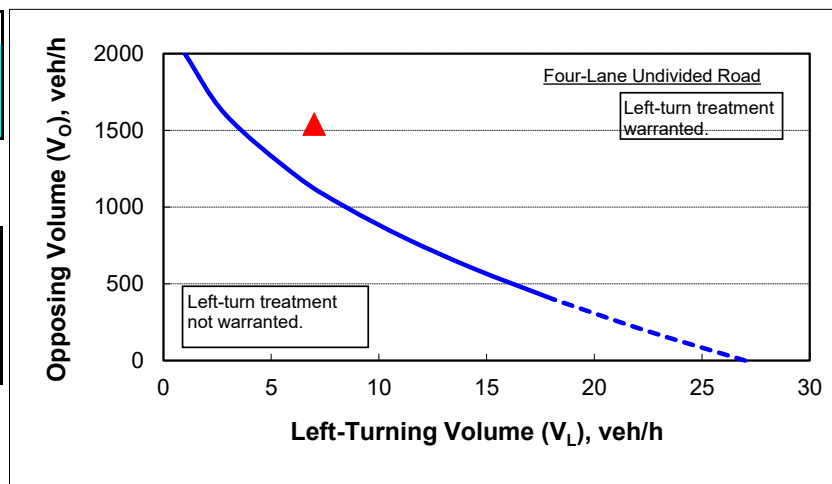
Variable	Value
Left-turning volume (V_L), veh/h:	7
Advancing volume (V_A), veh/h:	1225
Opposing volume (V_O), veh/h:	1540

OUTPUT

Variable	Message
Opposing volume (V_O) check:	O.K.
Combined volume (V_A and V_O) check:	O.K.
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	4.0
Critical headway, s:	6.0



Note: When $V_O < 400$ veh/h (dashed line), a left-turn lane is not normally warranted unless the advancing volume (V_A) in the same direction as the left-turning traffic exceeds 400 veh/h ($V_A > 400$ veh/h).

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

2035 Build Condition Weekday PM Peak Hour Volumes (4-lane roadway)

INPUT

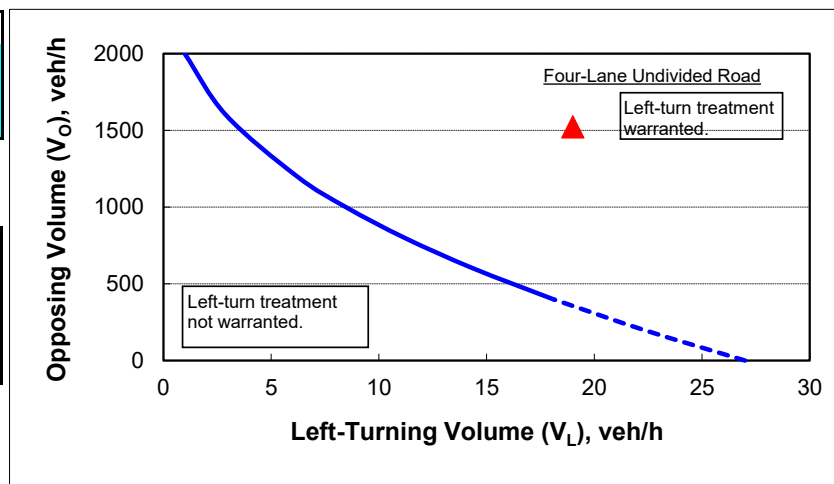
Variable	Value
Left-turning volume (V_L), veh/h:	19
Advancing volume (V_A), veh/h:	1317
Opposing volume (V_O), veh/h:	1523

OUTPUT

Variable	Message
Opposing volume (V_O) check:	O.K.
Combined volume (V_A and V_O) check:	O.K.
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	4.0
Critical headway, s:	6.0



Note: When $V_O < 400$ veh/h (dashed line), a left-turn lane is not normally warranted unless the advancing volume (V_A) in the same direction as the left-turning traffic exceeds 400 veh/h ($V_A > 400$ veh/h).

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

2035 Build Condition Weekday AM Peak Hour Volumes
INPUT

Roadway geometry:	4-lane roadway
Variable	Value
Major-road speed, mph:	44.7
Major-road volume (one direction), veh/h:	1540
Right-turn volume, veh/h:	4

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	14
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Do NOT add right-turn bay.	

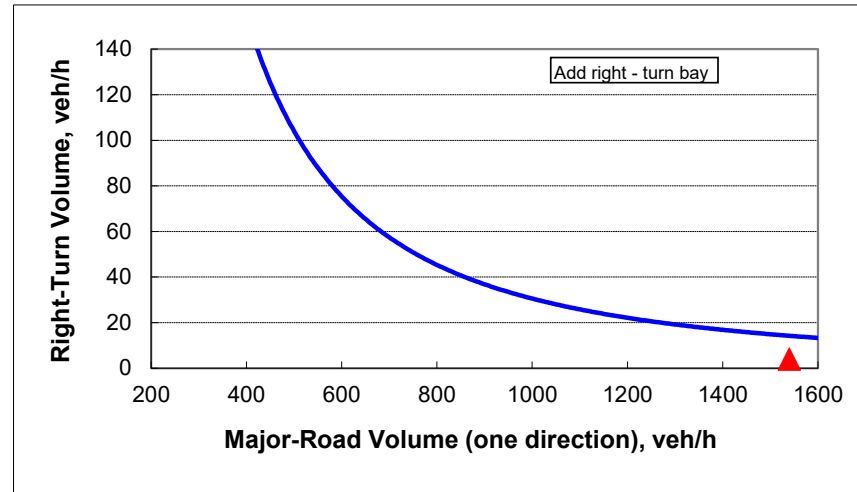


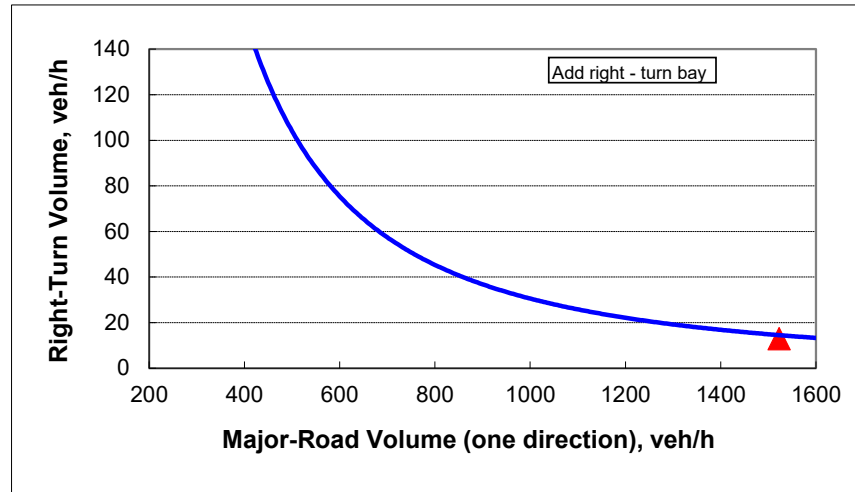
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

2035 Build Condition Weekday PM Peak Hour Volumes
INPUT

Roadway geometry:	4-lane roadway
Variable	Value
Major-road speed, mph:	44.7
Major-road volume (one direction), veh/h:	1523
Right-turn volume, veh/h:	13

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	15
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Do NOT add right-turn bay.	







October 19, 2023

Prospect North 815 LLC

RE: Natural Gas Availability to 815 Lafayette Rd Portsmouth NH

Dear Mike,

Unitil's natural gas division has reviewed the requested site for natural gas service.

Unitil hereby confirms natural gas service will be available to the 815 Lafayette Rd Portsmouth Project to serve three new residential 24 unit buildings.

Installation is pending an authorized installation agreement with Prospect North 815 LLC and street opening approval from the City of Portsmouth DPW.

Let me know if you have any questions. You can email me at oliver@unitil.com. My phone number is 603-294-5174.

Sincerely,

Janet Oliver
Senior Business Development Representative

Green Energy Statement for 815 Lafayette Road, Portsmouth NH

Exterior Wall Systems: The exterior walls will meet or exceed the 2018 IECC standards for energy efficient design with any applicable State of New Hampshire and/or City of Portsmouth Amendments. The ground level walls are proposed to be constructed using Insulated Concrete Forms (ICF), All exterior walls enclosing conditioned spaces on the upper floors will be wood framed with insulation in the stud cavity and at all the rim joists. The exterior cladding materials will a combination of vinyl cladding over a continuous water and air infiltration resistive barrier system.

Window Systems: All windows systems in the project will meet or exceed the 2018 IECC standards with any applicable State of New Hampshire and/or City of Portsmouth Amendments. for u-value, shading coefficient and solar heat gain including high-performance, low-e glazing.

Roofing Systems: the roofing system in the project will consist of a roof membrane over continuous sloped insulation above the roof deck. Insulation value will meet or exceed the 2018 IECC standards with any applicable State of New Hampshire and/or City of Portsmouth Amendments. Slopes will direct water to interior roof drains to be managed in the site drainage.

HVAC Systems: The dwelling units will be provided with individualized heating and cooling units. Systems may include electric heat pumps and energy recovery ventilation units with EnergyStar electric domestic hot water heaters. The enclosed parking areas will be minimally heat using either gas fired unit heaters or a radiant heated slab with gas fired boiler. A heated slab will be continuously insulated to meet or exceed the 2018 IECC standards for energy efficient design with any applicable State of New Hampshire and/or City of Portsmouth Amendments.

Plumbing Systems: All plumbing fixtures in the project will be low-flow fixtures. Dwelling units will have individual EnergyStar rated hot water heaters.

Lighting Systems: All permanent interior light fixtures will use LED lamping.

Appliances: All appliances provided with the project will be EnergyStar rated.



City of Portsmouth, New Hampshire

Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

Applicant Responsibilities (Section 2.5.2): Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Applicant: Prospect North 815, LLC Date Submitted: October 23, 2023

Application # (in City's online permitting): LU 23-149

Site Address: 815 Lafayette Rd Map: 245 Lot: Lot 3

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Complete application form submitted via the City's web-based permitting program (2.5.2.1(2.5.2.3A))	Enclosed	N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. (2.5.2.8)	Enclosed	N/A

Site Plan Review Application Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Statement that lists and describes "green" building components and systems. (2.5.3.1B)	Enclosed	Yes
<input checked="" type="checkbox"/>	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. (2.5.3.1C)	Site Plan Sheet C-102	N/A
<input checked="" type="checkbox"/>	Tax map and lot number, and current zoning of all parcels under Site Plan Review. (2.5.3.1D)	Site Plan Sheet C-102	N/A

Site Plan Review Application Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. (2.5.3.1E)	Enclosed Cover Sheet	N/A
<input checked="" type="checkbox"/>	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. (2.5.3.1F)	Existing Conditions Plan Sheets	N/A
<input checked="" type="checkbox"/>	Names, addresses and telephone numbers of all professionals involved in the site plan design. (2.5.3.1G)	Cover Sheet	N/A
<input checked="" type="checkbox"/>	List of reference plans. (2.5.3.1H)	General Notes Sheet G-100 & Existing Conditions Plan Sheets	N/A
<input checked="" type="checkbox"/>	List of names and contact information of all public or private utilities servicing the site. (2.5.3.1I)	General Notes Sheet G-100	N/A

Site Plan Specifications			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. (2.5.4.1A)	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. (2.5.4.1B)	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. (2.5.4.1C)	Existing Conditions Plan Sheets	N/A
<input checked="" type="checkbox"/>	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. (2.5.4.1D)	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. (2.5.4.1E)	Existing Conditions Plan Sheets	N/A
<input checked="" type="checkbox"/>	Title (name of development project), north point, scale, legend. (2.5.4.2A)	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Date plans first submitted, date and explanation of revisions. (2.5.4.2B)	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Individual plan sheet title that clearly describes the information that is displayed. (2.5.4.2C)	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Source and date of data displayed on the plan. (2.5.4.2D)	Required on all plan sheets	N/A

Site Plan Specifications – Required Exhibits and Data

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	<p>1. Existing Conditions: (2.5.4.3A)</p> <ul style="list-style-type: none"> • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required. 	Existing Conditions Plan Sheets	
<input checked="" type="checkbox"/>	<p>2. Buildings and Structures: (2.5.4.3B)</p> <ul style="list-style-type: none"> • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use. 	Site Plan Sheets C-102 & C-102.1	
<input checked="" type="checkbox"/>	<p>3. Access and Circulation: (2.5.4.3C)</p> <ul style="list-style-type: none"> • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC). 	Site Plan Sheets C-102 & C-102.1	
<input checked="" type="checkbox"/>	<p>4. Parking and Loading: (2.5.4.3D)</p> <ul style="list-style-type: none"> • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided). 	Site Plan Sheets C-102 & C-102.1	
<input checked="" type="checkbox"/>	<p>5. Water Infrastructure: (2.5.4.3E)</p> <ul style="list-style-type: none"> • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii). 	Utilities Plan Sheet C-104	
<input checked="" type="checkbox"/>	<p>6. Sewer Infrastructure: (2.5.4.3F)</p> <ul style="list-style-type: none"> • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period. 	Utilities Plan Sheet C-104	

<input checked="" type="checkbox"/>	7. Utilities: (2.5.4.3G) <ul style="list-style-type: none"> The size, type and location of all above & below ground utilities; Size type and location of generator pads, transformers and other fixtures. 	Utilities Plan Sheet C-104	
<input checked="" type="checkbox"/>	8. Solid Waste Facilities: (2.5.4.3H) <ul style="list-style-type: none"> The size, type and location of solid waste facilities. 	Site Plan Sheet C-102.1	
<input checked="" type="checkbox"/>	9. Storm water Management: (2.5.4.3I) <ul style="list-style-type: none"> The location, elevation and layout of all storm-water drainage. The location of onsite snow storage areas and/or proposed off-site snow removal provisions. Location and containment measures for any salt storage facilities Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures. 	Grading and Drainage Plan Sheet C-103	
<input checked="" type="checkbox"/>	10. Outdoor Lighting: (2.5.4.3J) <ul style="list-style-type: none"> Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan. 	Photometrics Plan	
<input checked="" type="checkbox"/>	11. Indicate where dark sky friendly lighting measures have been implemented. (10.1)	Photometrics Plan	
<input checked="" type="checkbox"/>	12. Landscaping: (2.5.4.3K) <ul style="list-style-type: none"> Identify all undisturbed area, existing vegetation and that which is to be retained; Location of any irrigation system and water source. 	Landscape Plan Sheet C-105	
<input checked="" type="checkbox"/>	13. Contours and Elevation: (2.5.4.3L) <ul style="list-style-type: none"> Existing/Proposed contours (2 foot minimum) and finished grade elevations. 	Grading and Drainage Plan Sheet C-103	
<input checked="" type="checkbox"/>	14. Open Space: (2.5.4.3M) <ul style="list-style-type: none"> Type, extent and location of all existing/proposed open space. 	Site Plan Sheet C-102	
<input checked="" type="checkbox"/>	15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)	Existing Conditions Plan Sheets	
<input checked="" type="checkbox"/>	16. Character/Civic District (All following information shall be included): (2.5.4.3P) <ul style="list-style-type: none"> Applicable Building Height (10.5A21.20 & 10.5A43.30); Applicable Special Requirements (10.5A21.30); Proposed building form/type (10.5A43); Proposed community space (10.5A46). 	Site Plan Sheet C-102	
<input checked="" type="checkbox"/>	17. Special Flood Hazard Areas (2.5.4.3Q) <ul style="list-style-type: none"> The proposed development is consistent with the need to minimize flood damage; All public utilities and facilities are located and construction to minimize or eliminate flood damage; Adequate drainage is provided so as to reduce exposure to flood hazards. 	Existing Conditions Plan Sheets	

Other Required Information

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Traffic Impact Study or Trip Generation Report, as required. (3.2.1-2)	Enclosed	
<input checked="" type="checkbox"/>	Indicate where Low Impact Development Design practices have been incorporated. (7.1)	Grading and Drainage Plan Sheet C-103	
<input checked="" type="checkbox"/>	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. (7.3.1)	N/A	
<input checked="" type="checkbox"/>	Stormwater Management and Erosion Control Plan. (7.4)	Enclosed	
<input checked="" type="checkbox"/>	Inspection and Maintenance Plan (7.6.5)	Enclosed	

Final Site Plan Approval Required Information

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	All local approvals, permits, easements and licenses required, including but not limited to: <ul style="list-style-type: none"> • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. (2.5.3.2A)	Cover Sheet	
<input checked="" type="checkbox"/>	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: <ul style="list-style-type: none"> • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post-construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. (2.5.3.2B)	Enclosed	
<input checked="" type="checkbox"/>	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. (2.5.3.2D)	Unitil Will Serve Letter has been included. The applicant is currently working with Eversource to get a will serve letter.	

Final Site Plan Approval Required Information

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	A list of any required state and federal permit applications required for the project and the status of same. (2.5.3.2E)	Cover Sheet	
<input checked="" type="checkbox"/>	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." (2.5.4.2E)	Site Plan Sheet C-102	N/A
<input checked="" type="checkbox"/>	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. (2.5.4.2F)	N/A	
<input checked="" type="checkbox"/>	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "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." (2.13.3)	Site Plan Sheet C-102	N/A

Applicant's Signature: Neil Han (Applicant's Agent) Date: 10/23/2023

Site Plan Review Application Fee

Project: 815 Lafayette Rd

Map/Lot: Map 245 Lot 3

Applicant: Prospect North 815, LLC

All development

Base fee \$600 \$600.00

Plus \$5.00 per \$1,000 of site costs
Site costs \$450,000 + \$2,250.00

Plus \$10.00 per 1,000 S.F. of site development area
Site development area 174,192 S.F. + \$1,741.92

Fee **\$4,591.92**

Maximum fee: \$20,000.00

Fee received by: _____ Date: _____

Note: Initial application fee may be based on the applicant's estimates of site costs and site development area. Following site plan approval, the application fee will be recalculated based on the approved site plan and site engineer's corresponding site cost estimate as approved by the Department of Public Works, and any additional fee shall be paid prior to the issuance of a building permit.

Owner/Agent Letter of Authorization

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



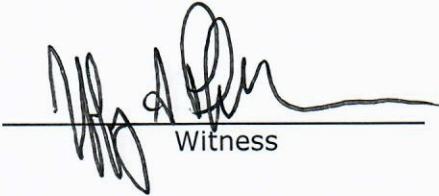
Signature

Michael Brown

Print Name

6-1-23

Date



Witness

Jeffrey A. Philbrick

Print Name

6/1/23

Date

December 27, 2023

City of Portsmouth Planning Department
1 Junkins Ave
Portsmouth, NH 03801

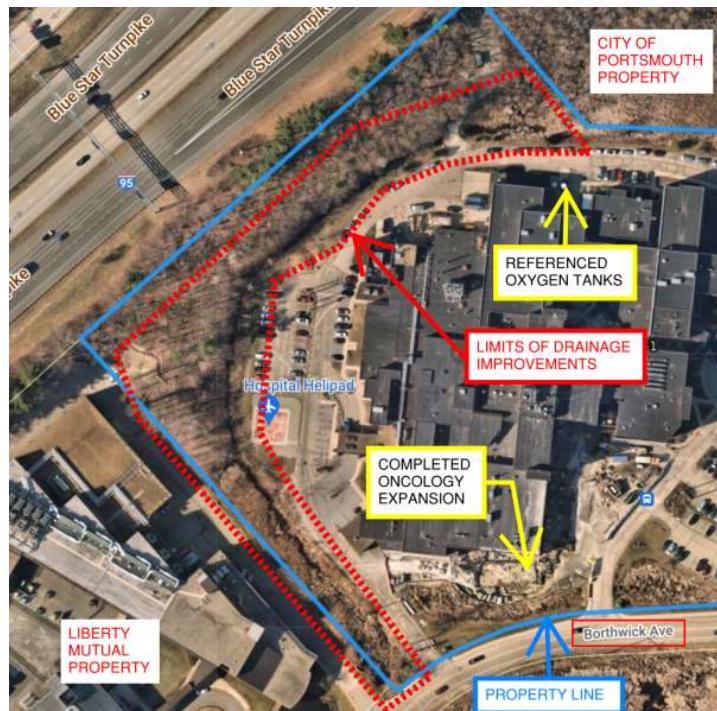
Re: **Portsmouth Regional Hospital - Radiation Oncology (LU-22-35)
333 Borthwick Avenue, Portsmouth, NH
Request to Amend Planning Board Condition of Approval #2.6 and #2.8 from July 21, 2022 Meeting**

Dear Planning Department,

HCA Health Services of NH, Inc dba Portsmouth Regional Hospital requests an amendment to two (2) conditions of approval associated with permit LU-22-25. Per the attached meeting minutes from the July 21, 2022, Planning Board Meeting, conditions #2.6 and 2.8 state:

- 2.6 *The wetland area adjacent to the emergency area will be dredged from Borthwick to the oxygen tank area to restore free flowing drainage. This will be done in conjunction with an associated wetland enhancement along the edges of this same area.*
- 2.8 *The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance*

Through further discussion with the planning department and public works, the referenced area in condition #2.6 is indicated below.



Site Permit LU-22-35 - Radiation Oncology (Cancer Treatment) facility is completed, and final inspections for mechanical, plumbing and building have been completed. However, the occupancy permit cannot be issued due to the condition #2.6 and subsequent condition #2.8 above not being satisfied. The Radiation Oncology Department is requesting a Certificate of Occupancy to allow Portsmouth Regional to treat patients while the dredging condition is completed. Condition #2.6 and subsequent condition #2.8 are

suggested to be tracked as a separate permit and the existing bond held in-place until condition #2.6 and subsequent condition #2.8 are satisfied.

Below is a timeline of activities since the July 21, 2022, Planning Board Minutes were posted:

- July 2022 to September 2022 – Final Pre-construction Coordination and Bonding Coordination with City of Portsmouth
- October 2022 - Begin Radiation Oncology Construction
- January 2023 - Initial engagement with NHDES (David Price) about the NH State Permitting Requirements for the proposed dredging activity. Gove Environmental requested an Exemption due to the fact this ditch was constructed to convey public and private stormwater runoff in 1988.
- March 2023 – Feedback from NHDES this would not be an exemption, but actually a “Major Impact Dredging Activity”, due to precedence set by a 2011 permit the hospital pulled for similar scope of work.
- March 2023 – City of Portsmouth Public Works provided 1987 Site Drawings by Kimball Chase for Liberty Mutual (neighbor) and 1988 Site Drawings by Kimball Chase for Portsmouth Regional Hospital. Additionally, the city identified and provided photos of detention structures with orifices on city wetland property.
- July 2023 – Concept grading plan issued by Kimley-Horn to match the 1988 design for the swale on Portsmouth Regional Hospital property. Virtual meeting held with City of Portsmouth to review conceptual drawing. No major issues were found with drawing
- September 2023 – Finalized scope was solicited to obtain local budgeting to submit funding based on the Concept Grading Plan by Kimley-Horn.
- November 2023 – Additional funding secured for dredging work.
- November 2023 - The contractor for the Radiation Oncology Addition (DPR) has been engaged to manage the dredging, and has solicited bids for it. A construction contract utilizing the awarded dredging bidder and management fees is anticipated to be executed in January 2024. Work will commence once all permitting is approved.
- Current – Additional information is being compiled from survey, civil engineering, environmental engineering, and contractor input for the Initial NHDES Permit Submittal.

Below are the current action items and schedule moving forward:

- January 2024 - Finalize contract with General Contractor
- February 2024 - Site Surveying Deliverable – shoot exiting elevations to include with NHDES permit (field work to start in early Jan 2024)
- March 2024 – Grading/dredging design drawings finalized with information from survey

Below is the currently understood City of Portsmouth and NHDES Permitting Process:

- December 2023 – Planning board submittal to revise permit LU-22-25 to allow for building occupancy.
- March 2024 - Finalize and submit NHDES permit. Per environmental consultant (Gove Environmental), the overall NHDES review could take 6 months.
- September 2024 - After NHDES permit approval, submittal to the Army Corps of Engineer and Department of Fish and Game is required.
- December 2024 – Receive Army Corps of Engineer and Fish and Game approvals. All permits should be received by this date.

Below is the currently anticipated construction schedule:

- December 2024/January 2025 – Begin grading/ dredging activities immediately following approval of permits.
- April 2025 – Grading/ Dredging activities completed and stabilization measures installed (3-4 months of construction)

This timeline is our best estimate using the consultants’ input. We trust this timeline can be improved, and anticipate working with the City of Portsmouth to provide regular updates and receive any assistance available to expedite the permit processes.

Please consider amending permit LU-22-35 conditions 6 of approval #2.6 and subsequent condition #2.8 from the July 21, 2022, Planning Board Meeting to allow for planning's sign off of the Radiation Oncology's final Certificate of Occupancy.

Please feel free to reach out with any questions or concerns.

Trip DeMoss
HCA Healthcare
Sr. Construction Manager - Design & Construction

Attachment: Planning Board Meeting Minutes (July 21, 2022)
Rear Swale/Wetland Dredging Concept Drawing – Kimley-Horn dated July 11, 2023

Cc: Thomas Jean – Portsmouth Regional Hospital
Brenden Walden – Gove Environmental
Matthew Hamby, PE – Bowman
Brent Bachman – HCA Healthcare

**REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

7:00 PM

July 21, 2022

MINUTES

MEMBERS PRESENT: Rick Chellman, Chairman; Corey Clark, Vice Chair; Karen Conard, City Manager; Joe Almeida, Facilities Manager; Beth Moreau, City Councilor; Greg Mahanna; Peter Harris; James Hewitt; Jane Begala; Andrew Samonas, Alternate;

ALSO PRESENT: Beverly M. Zendt, Planning Director; Stefanie Casella, Planner 1

MEMBERS ABSENT: Franco DiRienzo, Alternate;

.....

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

- A. Approval of June 16, 2022 and June 23, 2022 meeting minutes.
- B. Approval of June 29, 2022 special meeting minutes.
- C. Approval of June 29, 2022 joint work session minutes.

City Council Representative Moreau moved to approve the June 16, 2022, revised June 23, 2022 meeting minutes, June 29, 2022 special meeting minutes, and the June 29, 2022 joint work session meeting minutes as presented, seconded by Mr. Mahanna. The motion passed unanimously.

II. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

- A. The request of **230 Commerce Way LLC (Owner and Applicant)**, for Property located at **230 Commerce Way** requesting **Amended Site Plan Review Approval** to construct a new two-story building.

Conditions to be satisfied subsequent to commencement of site work and construction activity but prior to release of surety bond or certificate of occupancy:

2.8) The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance;


2.9) A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted for review to the City's Stormwater Division/ Public Works Department.

The motion passed unanimously.

- B.** The request of **230 Commerce Way LLC (Owner and Applicant)**, for Property located at **230 Commerce Way** requesting Wetland Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for the installation of a treated stormwater drainage outfall, removal of 5,070 square feet of impervious surface, and 9,250 square feet of buffer enhancements within the 100 foot buffer area for associated construction outside the buffer area. Said property is located on Assessor Map 216 Lot 1-5 and lies within the Office Research (OR) District. (LU-22-14)

DISCUSSION AND DECISION OF THE BOARD

This was voted on under Item A.

- 
- C.** The request of **HCA Health Service of NH IINC (Owner)**, for property located at **333 Borthwick Avenue** requesting Amended Site Plan Approval for an 8,700 square foot addition to the existing building with associated landscaping, utilities, sidewalk connectivity, and other related site work. Said property is located on Assessor Map 240 Lot 2-1 and lies within the Office Research (OR) District. (LU-22-35)

City Council Representative Moreau moved to consider Public Hearings - New Business Item C and D together and vote on them separately, seconded City Manager Conard. The motion passed unanimously.

SPEAKING TO THE APPLICATION

Matthew Hamby and Chris Dumont spoke to the application. Mr. Hamby commented that the building addition is a horizontal expansion of the cancer treatment facility. They are removing 200 sf of wetland but establishing 1,150 sf of new wetland. It is a manmade pond, and the volume will be increased by 2,000 cubic feet. There will be a new mobile MRI unit with small retaining wall. They are removing 15 parking spaces, 4 of which are ADA. They will be adding 8 spaces back, 6 of which will be ADA. They are reworking the entrance to make a more functional entrance for the cancer center entryway.

Ms. Begala requested clarification about the expansion of the pond. Mr. Hamby responded that they were filling one portion and digging out another area. They are increasing the volume by 2,000 cubic sf. It will be a detention pond.

Ms. Begala questioned if there was any bird life on the pond that would be impacted. Mr. Hamby responded that nothing came up in the environmental studies.

Mr. Mahanna questioned if there was any alternate location on the site to put the addition. Mr. Dumont responded that the wetlands and power line easement dictated the location. The addition needs to have a radiation vault that needs to be on the ground level.

Chairman Chellman questioned if there was an alternate location within the existing building. Mr. Dumont responded that this location was next to the radiology department which made sense for cancer treatment patients.

Mr. Harris questioned if they were adding more parking to the site. Mr. Hamby responded that there was an upcoming application to build a satellite lot for employees.

Mr. Hewitt questioned if they could build it on a second floor. Mr. Dumont responded that the radiation vault was too heavy and needed to be on the ground floor.

PUBLIC HEARING

Chairman Chellman asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

- 1) Vice Chairman Clark moved to find that the application meets the criteria set forth in 10.1017.50 and to grant the Wetland Conditional Use Permit as presented, seconded by City Council Representative Moreau.

Vice Chairman Clark commented that they did a good job explaining the constraints of the location. The pond and the plantings will help mitigate the impacts.

Mr. Mahanna questioned what the difference between a natural and a manmade wetland were. Ms. Zendt responded that this was called a jurisdictional wetland and was used for a storm water wetland.

Vice Chairman Clark added that they have some value and were mapped as a wetland but not as good at providing ecological value.

The motion passed unanimously.

- 2) Vice Chairman Clark moved to grant Amended Site Plan approval, seconded by City Council Representative Moreau with the following conditions:

Conditions to be satisfied subsequent to final approval of site plan but prior to commencement of any site work or construction activity:

- 2.1) New sewer manhole will be a cut in manhole.
- 2.2) Borthwick Ave handicap access ramp flooding will be addressed and approved by DPW.
- 2.3) Any easement plans and deeds for which the City is a grantor or grantee shall be reviewed and approved by the Planning and Legal Departments and accepted by City Council.
- 2.4) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
- 2.5) Associated recording fees shall be paid to the City prior to recordation.

Conditions to be satisfied subsequent to commencement of site work and construction activity but prior to release of surety bond or certificate of occupancy:

2.6) The wetland area adjacent to the emergency area will be dredged from Borthwick to the oxygen tank area to restore free flowing drainage. This will be done in conjunction with an associated wetland enhancement along the edges of this same area.

2.7) Prior to release of bond, Applicant will work with DPW to determine fair share contribution amount that will be dedicated to City sediment mitigation project that is proposed for the area from the oxygen tanks to the Route 1 bypass area.

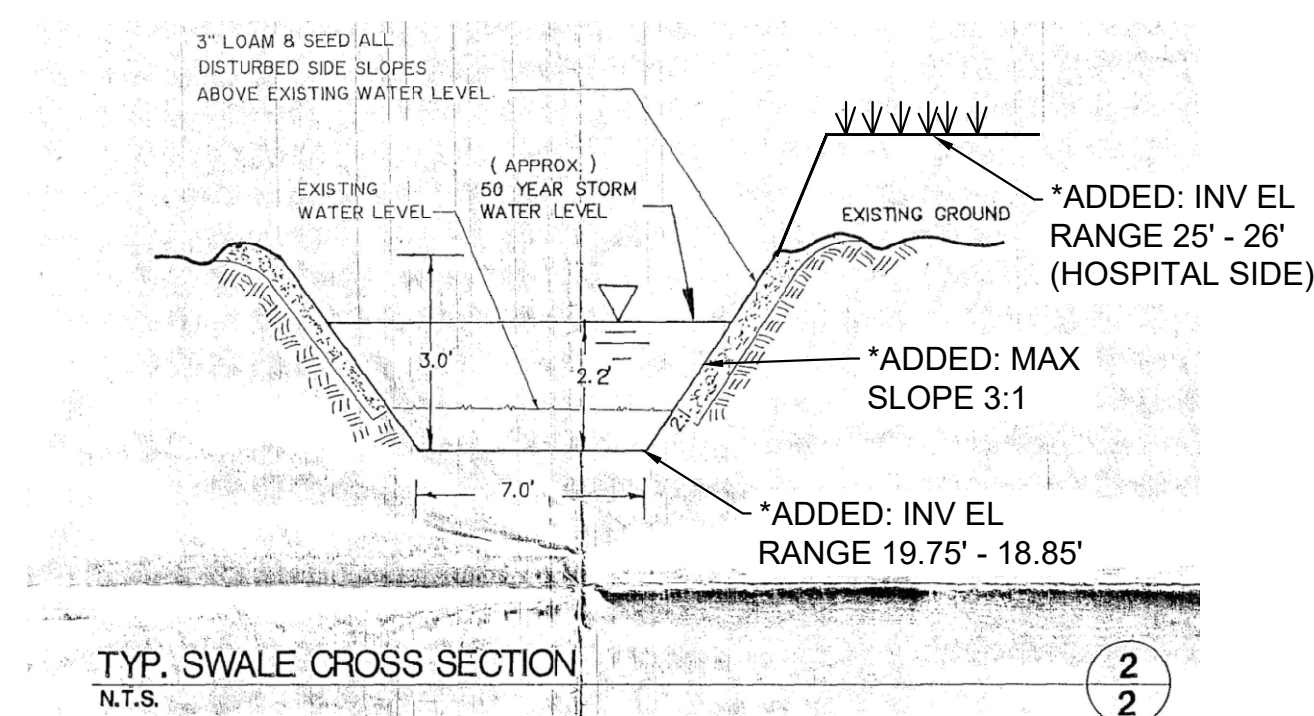
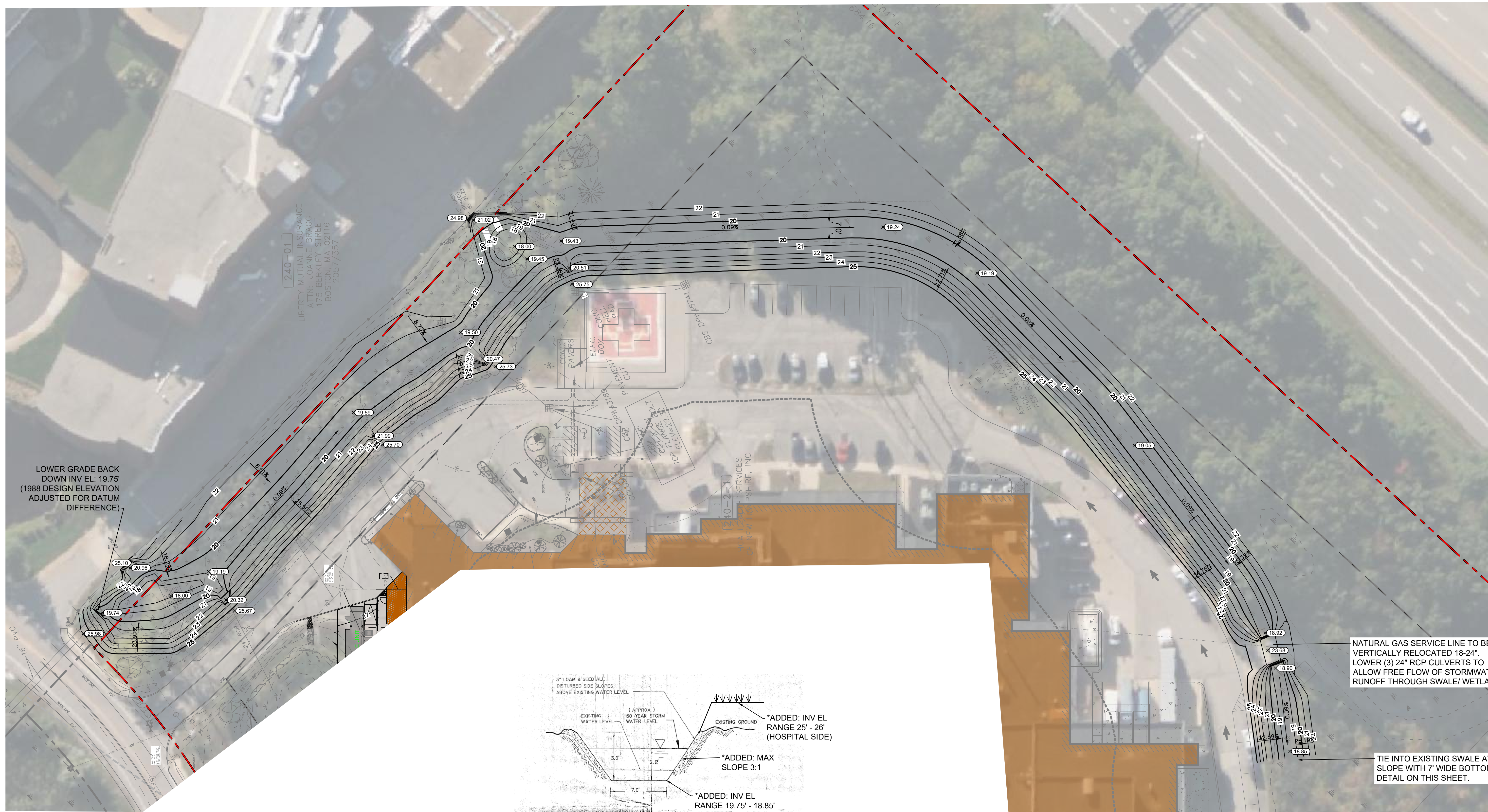
2.8) The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance.

The motion passed unanimously.

D. The request of **HCA Health Service of NH IINC (Owner)**, for property located at **333 Borthwick Avenue** requesting Wetland Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for 200 square feet of permanent and 4,400 square feet of temporary impact to the inland wetland; and 13,000 square feet of permanent and 4,300 square feet of temporary impact to the 100 foot buffer area for associated expansion of hospital facilities. Said property is located on Assessor Map 240 Lot 2-1 and lies within the Office Research (OR) District (LU-22-35)

DISCUSSION AND DECISION OF THE BOARD

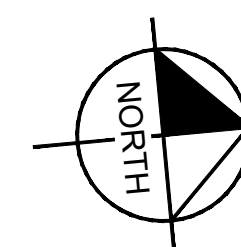
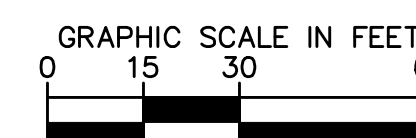
NOT ASSOCIATED
WITH CONDITION
#2.6 ABOVE



X SWALE DESIGN DETAIL FROM 1988 DRAWINGS BY KIMBALL CHASE
NOT TO SCALE

NATURAL GAS SERVICE LINE TO BE VERTICALLY RELOCATED 18-24\"/>

TIE INTO EXISTING SWALE AT 0.09% SLOPE WITH 7' WIDE BOTTOM PER DETAIL ON THIS SHEET.



REAR SWALE/ WETLAND DREDGING CONCEPT

PORTSMOUTH REGIONAL HOSPITAL - PORTSMOUTH, NH



CITY OF PORTSMOUTH

City Hall, 1 Junkins Avenue
Portsmouth, New Hampshire 03801
tmccourt@cityofportsmouth.com
(603) 610-7234

Trevor P. McCourt
Deputy City Attorney

Date: January 5, 2024

To: Karen S. Conard, City Manager

From: Trevor P. McCourt, Deputy City Attorney

Re: Proposed Zoning Ordinance Amendment - HDC Solar Energy Panel

At the December 18, 2023 City Council meeting, Councilor Josh Denton indicated his intention to call for first reading for a zoning ordinance amendment regarding solar energy panels in the Historic District. The purpose of this memorandum is to provide a legal opinion regarding the authority of the City Council to make this amendment and recommend a process.

The amendment as proposed by Councilors Denton and Blalock is to add the following language to Chapter 1, Article IV, Section 1.403, (C): "The review of solar energy panels is not within the purview of the Historic District Commissioner's powers and duties."

The City Council has broad authority to legislate the zoning of the City, including the historic district. This includes adding or removing items from the authority of the Historic District Commission. Therefore, the proposed amendment is legally permissible.

However, in the interest of clarity and consistency, the Legal Department recommends the amendment be relocated to Chapter 10, Article 6, Section 10.633.20, titled *Exemptions from Certificate of Approval*. This section identifies 27 items which are currently exempted from Historic District Commission review. I would recommend changing the proposed text to read as follows, to be contained within a new numbered paragraph (28): "Solar Energy Panels flush mounted to rooftops of existing structures which do not require other alterations to existing structures."

The City Council could consider further amending the above-proposed language to indicate whether the HDC should have input over accessory elements to solar energy panels. Other options can be developed by the Legal and Planning Departments at the City Council's request. The City Council could also refer this proposed ordinance change to the Historic District Commission for a report back.

Understanding that this amendment is of importance to the City Council and in anticipation of a vote regarding this Ordinance at the Council meeting on January 16, 2024, I have requested the Legal Department's recommended ordinance change be placed upon the January 18, 2024, Planning Board agenda for a recommendation as required by Chapter 10, Article 1, Section 10.152 of the City's Ordinances.

With input from the City Council on January 16th and the Planning Board on the 18th, the Legal Department could bring a proposed ordinance amendment to the City Council meeting on February 5, 2024, for consideration and scheduling of first reading.

Electric Vehicle Charging Station Zoning Amendments

Motion to approve and send the draft Zoning Ordinance amendments regarding Electric Vehicle Charging Stations to the Planning Board for review and recommendation back to the City Council for first reading.

Article 1 Purpose and Applicability

Section 10.440 Table of Uses – Residential, Mixed Residential, Business and Industrial Districts

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/M H	MRO CD4- L1	CD4 -L2	MRB	CD5 CD4	GB	G1	G2	B CD4 -W	WB	OR	I	WI	Supplemental Regulations
11. Motor Vehicle-Related Uses																		
11.90 Electric Vehicle Charging Stations as a Principal Use	N	N	N	N	N	N	P	P	CU	P	P	P	P	N	P	P	P	10.870 10.1110
19. Accessory Uses																		
19.60 Level 1 and Level 2 Electric Vehicle Charging Stations as an Accessory Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
19.70 Level 3 Electric Vehicle Charging Stations as an Accessory Use	CU	CU	CU	CU	CU	CU	P	P	CU	P	P	P	P	CU	P	P	P	

P = Permitted S = Special Exception CU = Conditional Use Permit N = Prohibited

Section 10.450 Table of Uses – Pease/Airport Districts

Use	AIR	AI	PI	ABC	Supplemental Regulations
15. Transportation and Utilities					
15.60 Level 1 and Level 2 Electric Vehicle Charging Stations as an Accessory Use	P	P	P	P	
15.70 Level 3 Electric Vehicle Charging Stations as an Accessory Use	P	P	P	P	
15.80 Electric Vehicle Charging Stations as a Principal Use	P	P	P	P	10.870 10.1110

Article 8 Supplemental Use Standards

Section 10.870

10.870 **Electric Vehicle Charging Stations as a Principal Use**

10.870.10 General

10.870.11 There shall be no more than two 40-foot wide curb cuts or access or egress points on each abutting street.

10.870.12 No vehicles in an inoperative condition shall remain on the site for more than 14 days.

Article 11 Site Development Standards

Section 10.1110 Off-Street Parking

Table of Minimum Off-Street Parking Requirements for Nonresidential Uses

Use No.	Use	Requirement
11. Motor Vehicle-Related Uses		
11.70	Electric Vehicle Charging Stations as a Principal Use	Number of charging ports + 2 parking spaces

Section 10.1130 Landscaping and Screening

10.1133 Landscaping and screening will not required for the electric transformers necessary for Electric Vehicle Charging Stations as a Principal Use and will not be required by the Site Plan Review Regulations.

Article 15 Definitions

Section 10.1530 Terms of General Applicability

Level 1 and Level 2 Electric Vehicle Charging Stations as an Accessory Use

Level 1 (120-volt or equivalent) and Level 2 (240-volt or equivalent) Electric Vehicle Charging Stations that are accessory to the primary permitted use of the property.

Level 3 Electric Vehicle Charging Stations as an Accessory Use

Level 3 (DC Fast Charging or equivalent) Electric Vehicle Charging Stations that are accessory to the primary permitted use of the property.

Electric Vehicle Charging Stations as a Principal Use

Level 1 (120-volt or equivalent), Level 2 (240-volt or equivalent), and Level 3 (DC Fast Charging or equivalent) Electric Vehicle Charging Stations that are the principal use of the property.

Electric Vehicle Charging Station Zoning Amendments

Motion to approve and send the draft Zoning Ordinance amendments regarding Electric Vehicle Charging Stations to the Planning Board for review and recommendation back to the City Council for first reading.

Article 1 Purpose and Applicability

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19.60 Level 1 and Level 2 Electric Vehicle Charging Stations as an Accessory Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
19.70 Level 3 Electric Vehicle Charging Stations as an Accessory Use	CU	CU	CU	CU	CU	CU	P	P	CU	P	P	P	P	CU	P	P	P	

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Section 10.450 Table of Uses – Pease/Airport Districts

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Article 8 Supplemental Use Standards

~~Section 10.870~~

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Electric Vehicle Charging Stations as a Principal Use

Level 1 (120-volt or equivalent), Level 2 (240-volt or equivalent), and Level 3 (DC Fast Charging or equivalent) Electric Vehicle Charging Stations that are the principal use of the property.

**CITY OF PORTSMOUTH, NEW HAMPSHIRE
PLANNING BOARD
RULES AND PROCEDURES**



ADOPTED FOLLOWING A PUBLIC HEARING: September 28, 2000

Last Amended by the Planning Board: _____, 2023

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PLANNING BOARD RULES AND PROCEDURES

A. Adoption and Purpose.

These rules of procedure have been adopted at a regular meeting of the planning board on the most recent date noted on the cover page. Any changes to these rules of procedure shall be adopted at a regular meeting of the board by majority vote and shall be placed on file with the City clerk for public inspection. (NH RSA 676:1)

These Rules and Procedures have also been adopted by the Board as an aid for better understanding the responsibilities of the Planning Board and its methods of conducting business.¹

B. Board Membership and Officers.

1. **Membership:** The Planning Board shall consist of nine voting members and two alternates. Board Membership, selection, qualification, term, removal of Members and filling of vacancies shall conform to the City Charter and applicable City Ordinances and Regulations.²
2. **Officers:** Board members shall elect annually from its membership in January of each year a Chair and Vice-Chair. The votes shall be public votes. The concurring votes of five members in attendance at a meeting shall be necessary to elect each Officer.
3. **Duties of the Chair:** The Chair shall:
 - a) Preside at all meetings.
 - b) Assist in the preparation of the agenda for each meeting in consultation with City staff,
 - c) Sign Board letters of decision, and Board approved plans for recording at the registry of deeds.
 - d) Have authority to sign agreements with consultants to the Planning Board only after: 1) a majority vote by the Planning Board specifically granting such authority; and, 2) the approval of the City Council to expend funds for a consultant.
 - e) Appoint alternate Board Members to sit in the absence of regular Board members.
 - f) Have complete voting privileges on all matters, including the election of officers.

¹ NH RSA 676:1

² The Board composition is set forth in City Ordinance, Article I, Chapter I, Section 1.303.

- g) Report any discussion or action relative to the Board that has taken place since the last meeting.
 - h) Receive, review and refer appropriate questions from the Board members to staff.
 - i) Represent the Planning Board outside Planning Board meetings, including before the City Council
4. Duties of the Vice-Chair: The Vice-Chair shall assist the Chair and, in the absence of the Chair, shall have all the powers and duties of the Chair.
5. In the absence of the Chair and Vice-Chair, Board members present and constituting a quorum shall appoint a member of their group as Acting-Chair for purposes of conducting business at that meeting.
6. Duties of Alternate Board Members: An alternate shall sit in the absence, for whatever reason, of a Board Member and shall have all responsibilities becoming of a Board Member in that instance. Additionally, it is the Board's practice to include Alternate members in all Board proceedings so that they may be available to participate as may be required. When serving as an Alternate, the Alternate Member may participate in Board deliberations, once a motion is formally placed on the table. Alternate Members shall only have voting authority when replacing a Board member.
7. Duties of the Secretary: The Secretary³ shall be the Director of Planning and Sustainability, or their designee. The Secretary shall cause to be kept a complete and accurate record of proceedings of all meetings; record the roll; conduct Board correspondence and fulfill such duties as the Chair and the Board may request. Pursuant to City Ordinances, the Secretary shall act as advisor to the Board on matters coming before it. In this capacity, the Secretary shall work on materials⁴ that will further the City's Master Plan and its Master Planning Process. These materials include such other reports, studies or other topical items that come before the Board and which are deemed to be appropriate to be so included in the Master Planning Process.

C. Meetings – Controlling Length of, Types of and Scheduling.

At the start of a Regular Meeting, if an Agenda has not been previously divided by the Chair, any Board Member may request a polling of the membership to determine whether the Agenda should immediately be divided at some designated

³ The Director of Planning and Sustainability, or designee, shall act as the Board's Secretary but shall be without vote.

⁴ Including but not limited to the following: studies, reports, plans, maps and similar work products.

point. On an affirmative vote, the Board shall then act to ascertain if a consensus exists to divide the Agenda in order that the public may be informed, before the meeting formally starts.

If a decision is not made to divide an Agenda, and the Board's business continues to 10:00 PM, the Board shall immediately determine by majority vote, whether to remain working past 10:30 PM and complete the Agenda or to continue any business, which has been not yet been considered before 10:30 PM to a date and time certain (usually, the next Regular Meeting of the Board). One exception to this rule shall be to allow the Board to consider any time sensitive materials as which may be identified by the Chair.

1. Notice of Regular Meetings: Regular Meetings shall be held monthly, the date and time to be selected by majority vote of the Board.⁵ The Board's Secretary shall make notice of such meetings by sending out a written notice to all Members at least three days before the meeting indicating the time and the place of the meeting.
2. Special Meetings: These may be called by the Chair, or the Chair at the request of three or more Members, or by the Secretary and the Chair or Vice Chair. The Chair shall select the date, time and place of the Special Meeting. The Secretary shall give at least twenty-four hour written notice of the meeting.
3. The Secretary shall provide a meeting Agenda and a briefing on that agenda to each Board member.⁶ The Secretary shall make these materials available for public inspection in the Planning Department Office following delivery to the Board.

D. General Order of Proceedings.

At each Regular Meeting the following Agenda format shall be followed; unless, otherwise modified by the Board.

1. Approval of Minutes.
2. Unfinished Business.
3. Public Hearings.
4. New Business.
5. City and Board Business.

⁵ Usually, the Board's regular meeting is on the third Thursday of the month. If another meeting is necessary to complete the Board's business, it is usually scheduled either for the next regular Board meeting or for some other day (usually the fourth Thursday of the month).

⁶ Agenda items, other than applications requiring a Public Hearing, should be submitted to the Planning Department at least five days before the meeting.

6. Communications and Other Business.

7. Adjournment.

E. Quorum Requirements.

1. Five Board members must be physically present in attendance at a meeting (except in case of emergency) to form a quorum. No Board member shall leave a meeting without the permission of the Chair if such presence is necessary to maintain a quorum.

Remote participation: Where in-person attendance is not reasonably practical for a Board member who requests to participate remotely, that participation may be allowed with a finding of necessity and a concurring vote of a majority of members physically present. Otherwise, a member's absence shall be covered by an alternate appointed to sit by the Chair.⁷

F. Brief Overview of the Statutory Duties of the Planning Board.

1. To prepare and amend a Master Plan for the City and as may be appropriate for areas lying within the City.⁸ In this capacity the Board has the "responsibility" for promoting the public's "interest in" and "understanding of" the Master Plan (RSA 674:1 (a)).
2. The Board has the authority to make any investigations, maps and reports and recommendations "which relate to the planning and development of the municipality (RSA 674:1 (b))."
3. To report and formulate recommendations to appropriate public officials and agencies programs for development of the City, programs for the "erection of public structures" and programs for municipal improvements. In this capacity the Board shall consult with appropriate officials, the public and provide financing recommendations.⁹
4. To "attend municipal planning conferences or meetings, or hearings upon pending municipal planning legislation."
5. On the performance of these duties, Board members may make site inspections, examinations and surveys "as are reasonably necessary" to complete these responsibilities.
6. To make recommendations to the legislative body (City Council) of amendments of the Zoning Ordinance or Zoning Map.

⁷ NH RSA 91-A:2,III

⁸ The Master Plan initiates the Board's process of preparing/adopting conforming Bylaws. These consist of the following: Zoning Ordinance and Zoning Map; Subdivision Rules and Regulations; Site Review Regulations; an annual Capital Improvement Plan; and an Official Map. (In Portsmouth, the Official Map is usually deemed to be the Zoning Map.)

⁹ The Board's annual Capital Improvement Plan addresses this responsibility.

7. The City Council may grant to the Board such powers “as may be necessary to enable it to fulfill its function, promote municipal planning, or carry out the purposes of this Title” (Title LXIV, Planning and Zoning).¹⁰
8. Subdivisions. To “approve or disapprove, in its discretion, plats and to approve or disapprove plans showing the extent to which and the manner in which streets within subdivisions shall be graded and improved and to which streets, water, sewer and other utility mains, piping, connections or other facilities within subdivisions shall be installed.”¹¹
9. Site Plan Review. To “review and approve or disapprove site plans for the development or change or expansion of use of tracts for nonresidential uses or for multi-family dwelling units ... whether or not such development includes a subdivision or resubdivision of the site”.¹²
10. To exercise any other authority or responsibility contemplated by State or local law.
11. Pursuant to the direction of the City Council, to represent the City before the Rockingham Regional Planning Commission.

G. General Procedures.

1. The Board intends to review, consider and act on completed applications. To accomplish this intention, the Board’s application process and calendar is readily available to the public.¹³ The Board’s regulations specify what constitutes a completed application sufficient for the Board to invoke jurisdiction. Applicants are encouraged to make the original application as complete as possible and to avoid submitting new materials.¹⁴ City staff Memoranda shall be considered City work products and shall not constitute new information.
2. Each application shall be considered and acted upon immediately following the close of its presentation and Public Hearing.
3. A motion shall be carried by a majority of Members present and voting in the affirmative unless other rules should require a greater number voting in the majority.¹⁵

¹⁰ NH RSA 674:1

¹¹ NH RSA 674:35

¹² NH RSA 674:43

¹³ See City’s Web page located at: <https://www.cityofportsmouth.com/>

¹⁴ See appropriate time requirements contained in the Subdivision Regulations and Site Review Criteria.

¹⁵ For example, the waiving of a requirement in the Board’s Subdivision Rules and Regulations require a two-thirds majority vote of the Board (at least six votes in support).

4. When a question is put to the Board, each member present shall vote; except, if such vote would be excluded by a conflict of interest as defined by State Statute and City ordinance.
5. Roll call votes shall be taken at the request of the Chair, a Board member, or the applicant.
6. With these Rules and Procedures, the Board shall conduct its business generally in accord with Roberts Rules of Order; except, when these rules or other laws would dictate otherwise.
7. Planning Board members shall advise the Membership of any contact with an applicant or a representative of the applicant before the initiation of an action on that matter. If a Board member has any questions concerning a contact, these should be discussed immediately with the Chair.
8. Procedure for Public Hearings
 - a) Public hearings of the Board shall follow the following procedures:
 - (1) Presentation by the proponent
 - (2) Questions by Planning Board members
 - (3) Public comment limited to comments to, for or against the application or proposal:
 - (a) Anyone providing public comment shall provide their name and address for the record.
 - (b) Anyone wishing to speak during public comment must speak during the first round and only first round speakers may speak in subsequent rounds.
 - (c) All comment shall be directed to the Chair
 - (d) First round: maximum of 3 minutes per person; oral comment only
 - (e) Second round: maximum of 5 minutes per person; may include presentations
 - (f) Third round: maximum of 5 minutes per person; oral comment only. This time may, in the Board's discretion, be extended at the request of the speaker and the approval of the Board.
 - (4) Chair closes public hearing

- (5) Discussion on Findings of Fact
- (6) Motion(s) on Findings of Fact
- (7) Discussion on Motion(s) on Findings of Fact
- (8) Vote on Findings of Fact
- (9) Motion(s) on the application or proposal
- (10) Discussion on the motion(s)
 - (a) No further public comment
 - (b) No addition by the applicant or proponent unless in answer to a question from the Board
- (11) Vote on the motion(s)

- b) If the public hearing is continued to a subsequent meeting of the Board, the procedure outlined above shall also be followed at the continued hearing.

9. Electronic or Multimedia Presentations

- a) The Planning Board encourages (and, in some cases, requires) applicants to provide their materials in electronic format (PDF). The purpose of this is twofold: to publish application materials on the Planning Department's website for public review, and to project the application materials on a screen in the hearing room so that it can be more easily seen by Board members and the public. Applicants for subdivision or site plan approval must submit their materials at the same time as their paper applications.
- b) In addition, applicants are allowed to submit modified plans as PowerPoint, PDF or multimedia presentations in a format that is easier to display or view (for example, colored site plans and renderings). Any such presentations must be submitted to the Planning Department by the close of business on the day preceding the public hearing.
- c) Members of the public may use PowerPoint, PDF or multimedia presentations in a public hearing during the second round of public comment, subject to the 5-minute time limit specified above. Any such presentation must be submitted to the Planning Department by the close of business on the day preceding the public hearing, as is required of the applicant.

- d) Other presentation formats may be permitted during a public hearing subject to the prior approval by the Director of Planning and Sustainability.

H. General Practice and Guidelines.

1. Board members shall not text each other during public hearings or board deliberations. All deliberations must be done in public.
2. When, for purposes of conducting a Public Hearing, Board attendance at the meeting is five members, the applicant shall be afforded the opportunity to request that the application or item be rescheduled to the next available meeting. Any such rescheduling shall not count against any time standards requiring the Board to act.
3. Board Decisions and Motions:
 - a) The Board shall decide to either Approve, Conditionally Approve or Disapprove an application pursuant to State Law. Board decisions are not final until one of these decisions has been reached.
 - b) A motion that receives a tie vote of the Board means the motion fails to pass.
 - c) A motion shall receive a majority vote of the Board members present to pass.
 - d) The Board shall issue a written Letter of Decision to the Applicant, including Findings of Fact conforming with the Board's decision and signed by the Chair pursuant to State Law.

I. Definitions.

1. **Bylaw:** The term when used in reference to legislative action taken by a city, town, county or village district shall have the same meaning as an ordinance and shall be subject to the same procedures for enactment.¹⁶
2. **Conflict of Interest:** Disqualification of Member. No member of the Planning Board "shall participate in deciding or shall sit upon the hearing of any question which the board is to decide in a judicial capacity if that member has a direct personal or pecuniary interest in the outcome which differs from the interest of other citizens, or if that member would be disqualified for any cause to act as a juror upon the trial of the same matter

¹⁶ NH RSA 21:45

in any action at law ... When uncertainty arises as to the application (of the above) to a board member in particular circumstances, the board shall, upon the request of that member or another member of the board, vote on the question of whether that member should be disqualified. Any such request and vote shall be advisory and nonbinding, and may not be requested by persons other than board members, except as provided by local ordinance or by a procedural rule ...”¹⁷

3. **Ex Officio Member:** Any member who holds office by virtue of an official position and who shall exercise all the powers of regular members of a local land use board.¹⁸
4. **Local Governing Body:** The City Council .¹⁹

¹⁷ NH RSA 673:14

¹⁸ NH RSA 672:5

¹⁹ NH RSA 672:6