26 November, 2024

Wetland Inspector
New Hampshire Department of Environmental Services
Wetlands Bureau
29 Hazen Drive / P.O. Box 95
Concord, New Hampshire 03302

Re: NHDES Minimum Impact Expedited Wetland Permit Application
50 Andrew Jarvis Drive, Portsmouth, New Hampshire

Dear Wetland Inspector:

This letter transmits a New Hampshire Department of Environmental Services (NHDES) Minimum Impact Expedited Wetland Permit Application request to impact approximately 609 square feet of freshwater wetlands to construct a public walking and biking path at the above referenced site.

Per Env-Wt 306.05, Certified Wetland Scientist Sam Hayden from Haley Ward classified all jurisdictional areas and identified the predominant functions of all relevant resources.

Attached to this application you will find a plan set which depicts the project area, jurisdictional areas, abutting parcels, existing structures, proposed work. Permanent impact areas are most clearly depicted and labeled on Grading Plan C4. The construction sequence and other notes regarding construction, erosion and sediment controls, and relevant construction details can be found on Detail Sheet D1 and D2. Please also find attached a USGS map showing the location of the project, a tax map with the parcel identified, a list of abutters and notification letters, and the results of consultation with the Natural Heritage Bureau (NHB).

Please contact me if you have any questions or concerns during your review.

Respectfully submitted,

Sam Hayden PWS, CWS
Project Scientist, Haley Ward

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

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NHDES-W-06-052

EXPEDITED MINIMUM IMPACT (EXP) WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management

Check the Status of your Application

RSA/Rule: RSA 482-A/Env-Wt 100-900 (Env-Wt 310.01)

APPLICANT'S NAME: Atlas Commons, LLC **TOWN NAME:** Portsmouth

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

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; Env-Wt 603.03; Env-Wt 603.05)

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

Does the property contain a PRA? If yes, provide the following information:	○ Yes ● No
• Does the project qualify for an Impact Classification Adjustment (such as an NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (such as a Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04).	○ Yes ● No
• Protected species or habitat? o If yes, species or habitat name(s): o NHB Project ID #: NHB25-0348	○ Yes ● No
• Bog?	○ Yes ● No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	○ Yes ● No
• Designated prime wetland or duly-established 100-foot buffer?	○ Yes ● No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	○ Yes ● No
Is the property within a Designated River corridor? If yes, provide the following information: • Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: ☐ Day ☐ Year:	○ Yes ● No
For dredging projects, is the subject property contaminated? • If yes, list contaminant(s):	○ Yes ● No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	○ Yes ● No
For stream crossing projects, provide watershed size (see Wetland Permit Planning Tool or Stream Stats): N/A	

SECTION 2 - ELIGIBILITY (Env-Wt 306.03; Env-Wt 310.01; Env-Wt 310.03)

You must confirm that your project meets *all* of the following statements to qualify for the EXP process:

- The project qualifies as minimum impact project (Env-Wt 306.03).
- The project does not include activities that are prohibited under RSA 482-A (Env-Wt 306.03(a)).
- The project does not include any work in a jurisdictional area that was started without first obtaining the applicable approval (Env-Wt 306.03(b)).
- No work has been done on the subject property pursuant to another EXP or a Statutory Permit-by-Notification (SPN) within 12 months of the date this EXP will be issued. Alternatively, if any work has been done on the subject property pursuant to another EXP or a SPN within 12 months of the date this EXP will be issued, then you are submitting information, including a plan, with this application demonstrating that:
  - The work proposed in this EXP application is wholly unrelated to and separate from the work already done under the EXP or SPN; and
  - The work proposed in this EXP application, when combined with work that has been done under previously issued EXPs or SPNs within the last 12 months, does not constitute a project for which a Standard Permit is required (Env-Wt 310.03(a)).
- If the project is located in a PRA, it also qualifies for an impact classification adjustment under Env-Wt 407.02 or a project-type exception (PTE) under Env-Wt 407.04 (Env-Wt 310.01(d)(6)).

☒ My project meets all statements above. Proceed to Section 3.

☐ My project does not meet all of the statements above. **Your project does not qualify for the EXP process. Your project either is not permittable or requires a Standard Permit.**

SECTION 3 - INFORMATION ON THE PROPOSED PROJECT (Env-Wt 310.01(c))

Identify the rule(s)/provision(s) which make the project a minimum impact project. Refer to the project list below and the Expedited Minimum Impact (EXP) Project Classification Guidance Document.

☐ Aquatic Vegetation Control Projects (Env-Wt 510.08(a))
☐ Water Access Structure Construction Projects (Env-Wt 511.06(a))
☐ Beach Replenishment Projects (Env-Wt 511.07(a))
☐ Deck or Patio Repair Projects (Env-Wt 511.08(a))
☐ Breakwater Maintenance and Repair Projects (Env-Wt 512.07(b))
☐ Docking and Accessory Docking Structure Construction, Repair, and Replacement Projects (Env-Wt 513.24(a))
☐ Docking Structure Modification Projects (Env-Wt 513.25(a))
☐ Accessory Docking Structure Installation, Construction, Modification, Repair, and Replacement Projects (Env-Wt 513.26(a))
☐ Canopy Projects (Env-Wt 513.27(a))
☐ Bank/Shoreline Stabilization Construction Projects (Env-Wt 514.07(a))
☐ Dug-in Basins and Boathouse Construction or Modification Projects (Env-Wt 515.06(a), (b))
☐ Dug-in Basins and Boathouse Maintenance and Repair Projects (Env-Wt 515.07(a))
☐ Intake and Outflow Structure Construction, Maintenance and Repair Projects (Env-Wt 516.05; Env-Wt 516.06(b))
☒ Trail or Pathway Projects (Env-Wt 517.06(a); Env-Wt 517.06(d))
☐ Boardwalk Projects (Env-Wt 517.07(a); (Env-Wt 517.09)
☐ Dry Hydrants and Other Non-Docking Structure Projects (Env-Wt 518.07(a)(1), (b))
☐ Pond Construction, Maintenance, and Repair Projects (Env-Wt 519.08(a), (b); Env-Wt 519.09(a))
☐ Residential Utility Installation Projects (Env-Wt 521.06(a)(7))

- ☐ Non-tidal Dredging Projects (Env-Wt 523.04(a))
- ☐ Residential, Commercial, and Industrial Development Projects (Env-Wt 524.06(b))
- ☐ Restoration/Enhancement Projects (Env-Wt 525.05)
- ☐ Dam Construction, Reconstruction, or Replacement Projects (Env-Wt 526.06(a))
- ☐ Dam Modification, Repair, or Maintenance Projects (Env-Wt 526.07(a))
- ☐ Pubic Highway Projects (Env-Wt 527.06; Env-Wt 527.07)
- ☐ Coastal Projects (Env-Wt 600)
- ☐ Stream Crossing Projects (Env-Wt 903.01(e))
- ☐ All Other Projects (Env-Wt 407.03)

Provide the project-specific information required by the rule(s)/provision(s). Refer to Chapters Env-Wt 400, Env-Wt 500, Env-Wt 600, and/or Env-Wt 900, as applicable, for project-specific application and design requirements. *Please see applicable standard Project Specific Worksheets for guidance.*

Per Env-Wt 517.06:
[517.06(a)(1)] The project proposes less than 3,000 sq ft of impact per crossing, the trail width is 8 ft through the wetland crossing, fill width measured at the toe of the side slope is less than 50 feet (18.5 ft, per plans), and fill length is less than 60 feet (40 ft, per plans).
[517.06(a)(2)] The project does not propose any impacts to habitats in 517.06(a)(2)
[517.06(a)(3)] The project will not impact protected species or habitat (See NHB Consultation).
[517.06(a)(4)] The project is not within or adjacent to designated Prime wetlands.
[517.06(a)(5)] The project does not propose to cross a perennial or intermittent stream
[517.06(a)(6)] The project does not propose a new or replacement bridge.

For projects located on waterbodies, provide the linear feet of shoreline frontage on the property: linear feet

(■ Not applicable)

Provide a brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. *Do not* reply "See attached".

The project area is a parcel of land owned by the City of Portsmouth between the local highschool and a cul-de-sac adjacent to local shops and housing development. Currently, students and other residents are utilizing an unofficial walking trail that cuts through a privately held neighboring property. The purpose of this project is to provide an ADA compliant improved, lit walking / bike trail on city property for pedestrian and bike traffic.

609 sq. ft. of permanent impacts to freshwater wetlands are proposed for fill extensions supporting the trail. Constructions sequence and general construction notes are can be found on detail page D1 of the attached plan set.

Identify the type of jurisdictional resources to be impacted and the area of impact in square feet and/or linear feet:

609 sq. ft. of permanent impacts to freshwater wetlands (PFO1E) are proposed for fill extensions supporting the trail (~38 linear feet).

Impacts have been avoided to the greatest extent practicable in accordance with Env-Wt 313.03(a). The property is extremely narrow between the property line and the school facilities at this location, leaving no room to reroute around protected natural resources. In compliance with "Wetlands Best Management Practice Techniques for Avoidance in Minimization" for wetland crossings, a culvert is proposed at the crossing to maintain hydrologic connection across the proposed walking path.

(☐ Not applicable)

SECTION 4 - PROJECT LOCATION (Env-Wt 310.01(b))

ADDRESS: 581 Lafayette Road

TOWN/CITY: Portsmouth

TAX MAP/LOT NUMBER: 229 / 3

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

LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.0577° North
-70.7678° West

SECTION 5 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 310.01(a))

If the applicant is a trust or a company, then the name of the trust or company should be written as the applicant's name.

NAME: Atlas Commons, LLC

MAILING ADDRESS: 10 Plesant Street, Suite #300

TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801

PHONE: 603-427-0725	EMAIL ADDRESS (OPTIONAL): house@mcnabbgroup.com

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

SECTION 6 - AUTHORIZED AGENT INFORMATION (Env-Wt 310.01(a))

If the agent is a company, then the name of the company should be written as the agent's name.

NAME: Sam Hayden

MAILING ADDRESS: 200 Griffin Road, Unit #3

TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801

PHONE: 2072839151	EMAIL ADDRESS (OPTIONAL): shayden@haleyward.com

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

SECTION 7 - PROPERTY OWNER INFORMATION, IF DIFFERENT FROM APPLICANT (Env-Wt 310.01(a)) If the owner is a trust or a company, then the name of the trust or company should be written as the owner's name.			
NAME: City of Portsmouth			
MAILING ADDRESS: PO BOX 628			
TOWN/CITY: Portsmouth		STATE: NH	ZIP CODE: 03802
PHONE:	EMAIL ADDRESS (OPTIONAL):		
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			

SECTION 8 - APPLICATION FEE (RSA 482-A:3, I)
☐ $400 for minimum impact projects. Please make your check or money order payable to: "Treasurer - State of NH".

SECTION 9 - REQUIRED CERTIFICATIONS (Env-Wt 310.01(d))	
Initial each box below to certify:	
Initials: MJB	The proposed project meets the conditions and limits of the applicable minimum impact project rule.
Initials: MJB	All abutters have been notified.
Initials: MJB	If the project is to repair or replace a docking structure, the docking structure is an existing legal structure. (☐ N/A)
Initials: MJB	The proposal is the alternative with the least adverse impact to jurisdictional areas, as required by Env-Wt 310.01(d)(4).
Initials: MJB	The project is not an after-the-fact application.
Initials: MJB	The project is: • Not located in a PRA, or • Is located in a PRA but is subject to a classification adjustment under Env-Wt 407.02 or a project-type exception under Env-Wt 407.04.
Initials: MJB	The applicant is aware of the limits of the EXP and understands and will comply with all conditions in the EXP and all applicable conditions in Env-Wt 307.

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

SECTION 10 - REQUIRED SIGNATURES (Env-Wt 310.01(d))

SIGNATURE (OWNER)*:	PRINT NAME LEGIBLY:	DATE:
KSC	Karen S. Conard City Manager	2/25/2025

*Note: If the applicant is not the owner of the property, each property owner also shall sign and date the application provided that property owner signatures shall not be required for transportation projects adjacent to existing rights-of-way where an easement will be obtained prior to the start of construction (Env-Wt 311.11(d)). Check the following box if your project meets this exception: ☐.

SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): Marie J Bodi	PRINT NAME LEGIBLY: Marie J. Bodi, CEO McNabb Properties, Ltd agent for Atlas Commons, LLC	DATE:
SIGNATURE (AGENT, IF APPLICABLE): Marie J Bodi	PRINT NAME LEGIBLY: Marie J. Bodi, CEO McNabb Properties, Ltd agent for Atlas Commons, LLC	DATE:

SECTION 11 - CONSERVATION COMMISSION SIGNATURE (Env-Wt 310.01(h))**

The signed statement from the Conservation Commission may be submitted electronically.

The signature below certifies that the municipal Conservation Commission or, if there is no conservation commission, the local governing body, has reviewed this application and the municipality waives its right to intervene on the project, per RSA 482-A:11.

AUTHORIZED COMMISSION SIGNATURE:	PRINT NAME LEGIBLY:	DATE:

SECTION 12 - LOCAL RIVER MANAGEMENT ADVISORY COMMITTEE SIGNATURE (Env-Wt 310.01(i))**		
The signature below certifies that the LAC waives its right to intervene per RSA 482-A:11: (☐ N/A This project is **not** within a Designated River Corridor)		
AUTHORIZED LAC REPRESENTATIVE SIGNATURE:	PRINT NAME LEGIBLY:	DATE:

**Note: If the application is administratively complete, except for the signed statement from the Conservation Commission and/or LAC, the application will be processed under the application processing times established in RSA 482-A:3, XIV (Env-Wt 310.02(h)). The applicant may also indicate that they are applying for a minimum impact application under standard processing timelines.

SECTION 14 - TOWN / CITY CLERK SIGNATURE (Env-Wt 310.01(f))	
As required by RSA 482-A:3, I(a)(1), I hereby certify that the municipality has received four copies of the application, including all attachments.	
TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:
TOWN/CITY:	DATE:

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3, I(a)(1)

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

DIRECTIONS FOR APPLICANT:
Submit the single, original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page.

EXPEDITED MINIMUM IMPACT (EXP) WETLANDS PERMIT APPLICATION APPLICATION CHECKLIST

Keep this checklist for your reference. Do not submit it with your application.

APPLICATION CHECKLIST

Required for all applications:

- ☐ The completed, dated, signed and certified application (Env-Wt 310.01).
- ☐ Application fee of $400, as determined in RSA 482-A:3, I (Env-Wt 310.01(e)). Make check or money order payable to "Treasurer – State of NH".
- ☐ US Army Corps of Engineers (ACE) "Appendix B, New Hampshire General Permits (GPs), Required Information and Corps Secondary Impacts Checklist" and its required attachments (Env-Wt 307.02). This includes the US Fish and Wildlife Service IPAC review and New Hampshire Section 106 Historic/Archaeological Resource review.
- ■ A copy of the town tax map(s) showing the location of the proposed project in relation to abutters (Env-Wt 310.01(b)(2)).
- ☐ A list of abutters' names and mailing addresses to cross-reference with the tax map (Env-Wt 310.01(b)(3)).
- ■ A copy of the appropriate US Geological Survey map with the property and project clearly marked (Env-Wt 310.01(b)(4)).
- ☐ Photos that meet all of the following criteria:
  - ☐ Clearly show the area to be impacted,
  - ☐ Are mounted or printed no more than two per sheet on 8.5-inch x 11-inch paper, and
  - ☐ Are annotated to explain impact (Env-Wt 310.01(b)(6)).
- ☐ The results and identification number of the NHB DataCheck (Env-Wt 310.01(b)(8)), as well as documentation of any consultation request made to NHF&G with the consultation results and recommendations. See Wetlands Permitting: Protected Species and Habitat fact sheet.
- ■ An accurate drawing showing the precise location, with detailed dimensions clearly annotated to document existing site conditions and to show the proposed impacts to the jurisdictional areas (Env-Wt 310.01(c)(4)).
- ■ An accurate drawing to show the impact of the proposed activity on jurisdictional areas, including the following (Env-Wt 310.01(c)(5)):
  - ☐ An overview of the property and proposed impact areas in relation to property lines,
  - ☐ The scale, if any, used on the drawing,
  - ☐ If the drawing is not to scale, the dimensions of all existing and proposed structures, existing and proposed topography, and all other relevant features necessary to clearly define the project,
  - ☐ A labeled north-pointing arrow to indicate orientation,
  - ☐ A legend that clearly indicates all symbols, line types, and shading used on the plan,
  - ☐ The location of the jurisdictional areas delineated and associated wetland delineation notes, in accordance with Env-Wt 400,
  - ☐ The proposed construction sequence including pre-construction through post-construction activities and the relative timing and progression of all work,
  - ☐ The location and type of siltation and turbidity controls indicated graphically and labeled or annotated as necessary,

lrm@des.nh.gov or (603) 271-2147
29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
des.nh.gov

- ☐ For any project using a temporary coffer dam and for any repair of a tier 3 stream crossing, the date, signature, and seal of the licensed professional engineer who prepared or had responsibility for the plan(s),
- ☐ For restoration/enhancement projects, the information required to be shown on a map by Env-Wt 525,
- ☐ For tidal minimum impact projects, the information required to be shown on a map by Env-Wt 600, and
- ☐ For minimum impact stream crossing projects, the information required to be shown on a map by Env-Wt 900.
- ☐ Plans or documentation showing that impacts have been avoided and minimized to the maximum extent practicable per Env-Wt 313.03(a).

■ The linear distance of the project from abutting property boundaries (Env-Wt 310.01(c)(7)).

Required for certain project type, as applicable:

☐ The type of dock construction (Env-Wt 310.01(c)(8)).

■ The diameter of culvert(s) to be used for road or driveway crossings (Env-Wt 310.01(c)(8)).

☐ The additional information specified in Env-Wt 522 for minimum impact agricultural applications (Env-Wt 310.01(c)(8)).

☐ Plans for maintenance of retaining walls, as specified in Env-Wt 514 (if applicable; Env-Wt 310.01(c)(8)).

☐ Specifications and plans for maintenance of rip-rap, as required by Env-Wt 514 (Env-Wt 310.01(c)(8)).

■ Any other project-specific plan, cross section, or information required under Env-Wt 500 and as described in the project-specific worksheet (Env-Wt 310.01(c)(8)).

☐ Information required on the Coastal Resource Worksheet for coastal projects under Env-Wt 600.

☐ Prime Wetlands information required under Env-Wt 700.

☐ Information requested on the Stream Crossing Worksheet required by Env-Wt 900.

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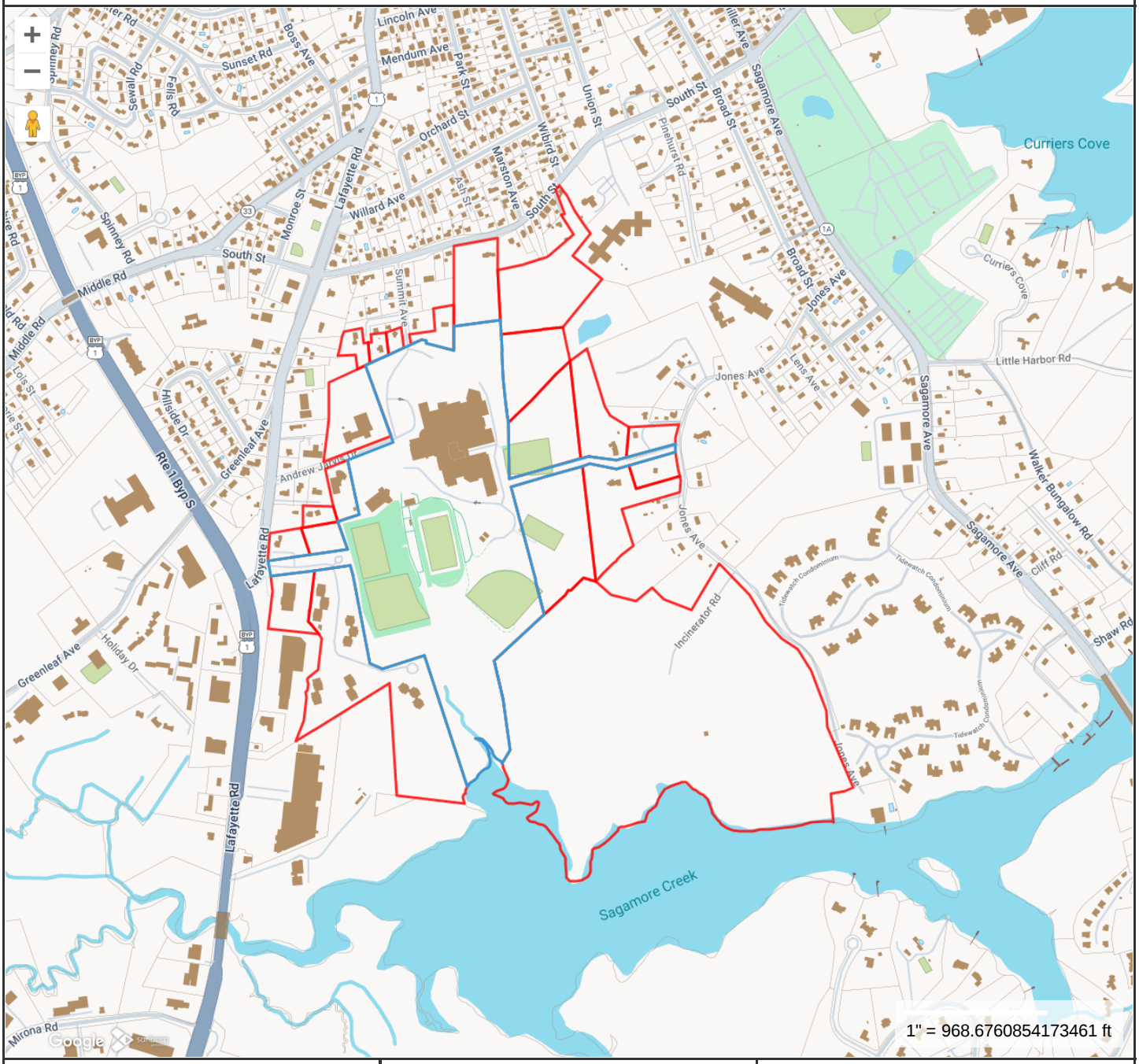
581 Lafayette Road Abutters



Property Information

Property ID	0229-0003-0000
Location	50 ANDREW JARVIS DR
Owner	CITY OF PORTSMOUTH

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/26/2024

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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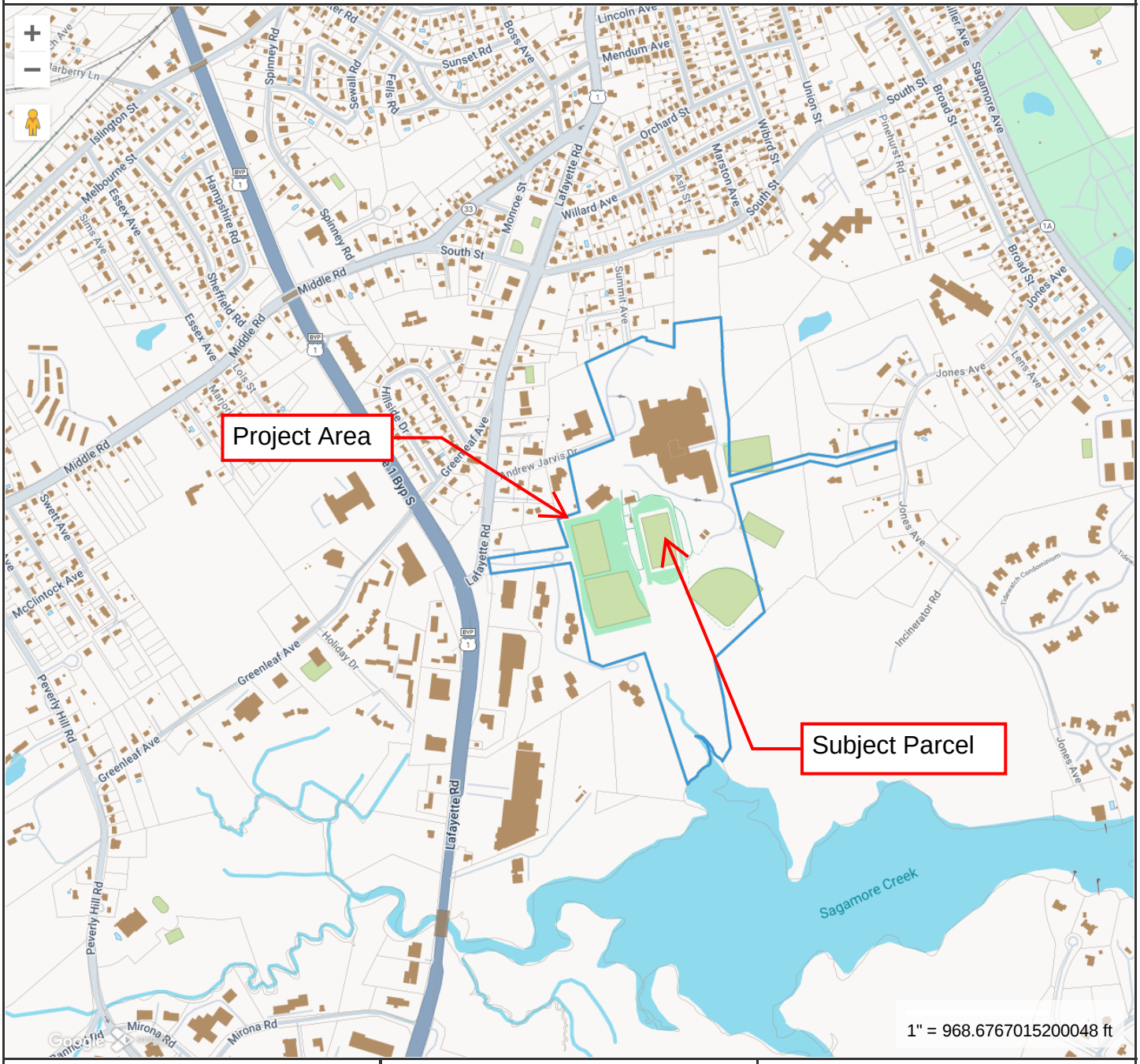
Lafayette Road, Public Realm Improvements



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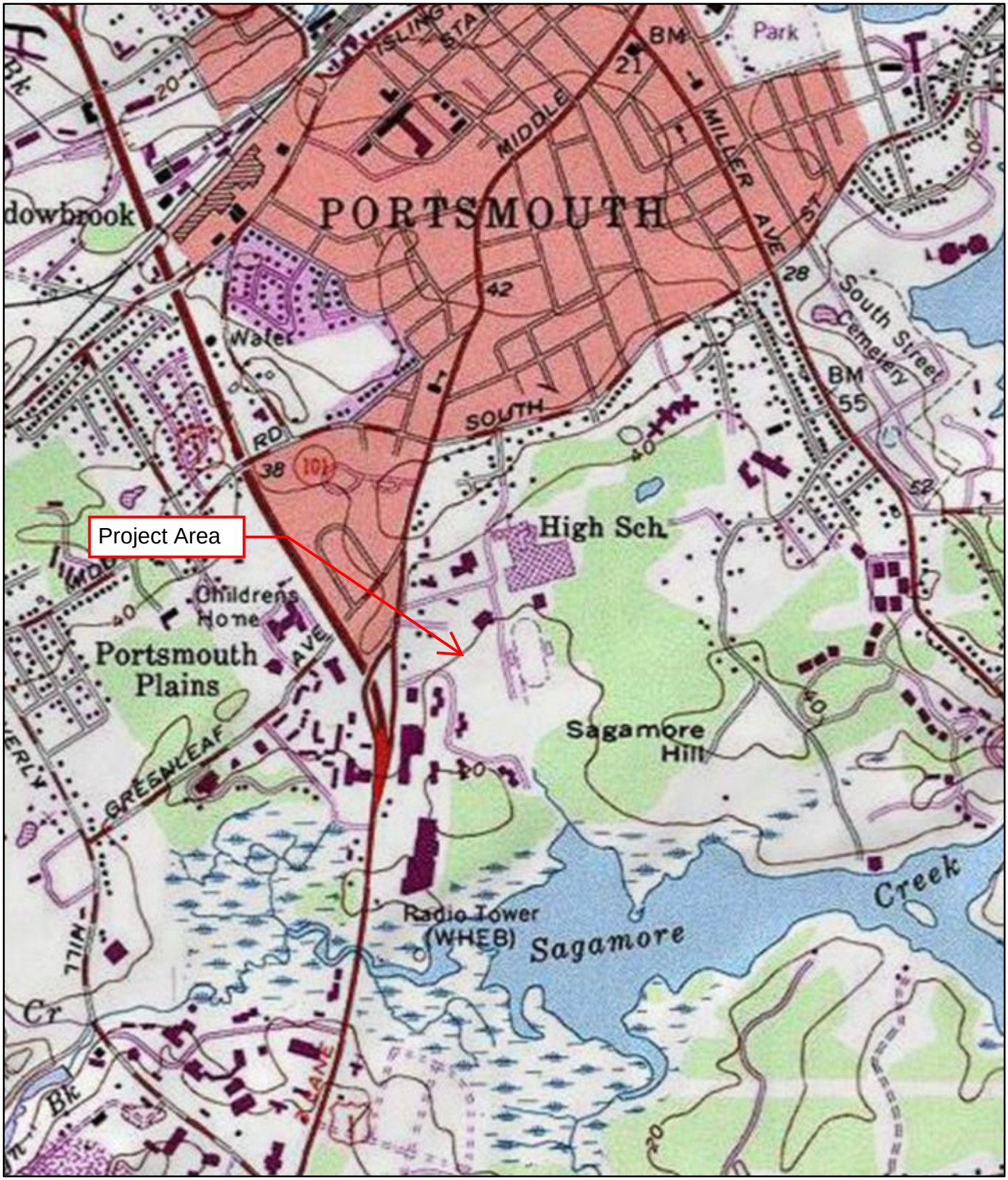
The National Map Advanced Viewer



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Ambit Engineering Abutter Research

Name	50 ANDREW JARVIS DR
Address	581 Lafayette Road
City, State	Portsmouth, NH

Date	2/18/2025	**Job #**	5010156.1397.03
Job Name	Mixed Use Development		
Town	Portsmouth		
Research by	SNH		

Applicant/Owner(s)

Map	Lot	Deed	Owner (s) First/Trust	Owner(s) Last, Trustee	Mailing Address	City	State	Zip	Street Address
229	3	1985/0379	CITY OF PORTSMOUTH SCH		PO BOX 628, P	Portsmouth	NH	03802	50 ANDREW JARVIS DR

Engineer			**Haley Ward, Inc.**		**200 Griffin Road, Unit #14**	**Portsmouth**	**NH**	**03801**

Other Consultants

Abutters

Job Name	ted Use Developm	**Job #**	5010156.1397.03

Map	Lot	Deed	Owner (s) First/Trust	Owner(s) Last, Trustee	Mailing Address	City	State	Zip	Street Address
228	1		City of Portsmouth	School	PO Box 628	Portsmouth	NH	3801	50 Andrew Jarvis Drive
228	7		City of Portsmouth	School	PO Box 628	Portsmouth	NH	3801	50 Andrew Jarvis Drive
229	7		RPL Properties LLC		62 Middle Dunstable Road	Nashua	NH	3062	LAFAYETTE RD
229	8b		ATLAS COMMONS LLC		10 PLEASANT ST STE 300	PORTSMOUTH	NH	03801	581 LAFAYETTE RD
229	6		Domer Realty LLC		545 Lafayette Road	Portsmouth	NH	3801	545 Lafayette Road
229	6A		St. Nicholas Greek Orthodox Church		40 Andrew Jarvis Drive	Portsmouth	NH	3801	Lafayette Road
228	6		INGWERSEN JOHN INGWERSEN CLAIRE MEA		332 JONES AVE	Portsmouth	NH	3801	332 JONES AVE
228	6-1		INGWERSEN JOHN INGWERSEN CLAIRE MEA		332 JONES AVE	Portsmouth	NH	3801	332 JONES AVE
221	1		DOERING MARGOT TRUST DOERING MARGOT TRUSTEE		300 Jones Ave	Portsmouth	NH	3801	300 Jones Ave
221	2		BERGERON ROLAND R BERGERON LINDA R		330 A JONES AVE,	Portsmouth	NH	3801	330 A JONES AVE, PORTSMOUTH, NH 03801
221	2A		CITY OF PORTSMOUTH, DPW		PO BOX 628	Portsmouth	NH	3801	JONES AVE
221	92		CITY OF PORTSMOUTH, DPW						SOUTH ST
221	90		DAVPAT LLC		928 SOUTH STREET	PORTSMOUTH	NH	03801	962 SOUTH ST
221	93		WOOD FAMILY REVOCABLE TRUST	1066 SOUTH ST	1066 SOUTH ST	PORTSMOUTH	NH	03801	1066 SOUTH ST
229	04		RICCI ROBERT A JR TRUST	RICCI ROBERT A JR TRUSTEE	36 ARTWILL AVE	PORTSMOUTH	NH	03801	36 ARTWILL AVE
230	4		DRISCOLL BRIAN L	DRISCOLL ELIZABETH	76 SUMMIT AVE	PORTSMOUTH	NH	03801	76 SUMMIT AVE
230	6		CRONIN STEPHEN J	CRONIN DONNA L	77 SUMMIT AVE	PORTSMOUTH	NH	03801	77 SUMMIT AVE
230	9		FLECK CHARLES L JR	FLECK SARAH B	6158 E STATE ROAD 164	JASPER	IN	47546	6 ROCKAWAY ST

Ambit Engineering Abutter Research

Job Name	ted Use Developm	Job #	5010156.1397.03						
Map	**Lot**	**Deed**	**Owner (s) First/Trust**	**Owner(s) Last, Trustee**	**Mailing Address**	**City**	**State**	**Zip**	**Street Address**
230	11		AREND TORBEN O	AREND ELIZABETH M	1 ROCKAWAY ST	PORTSMOUTH	NH	03801	1 ROCKAWAY ST
230	24		CHURCH OF JESUS CHRIST	C/O TAX DIVISION	50 E NORTH TEMPLE ST FL 22	SALT LAKE CITY	UT	84150	65 ANDREW JARVIS DR

HALEY WARD

Example Abutter Letter

2/19/2024

City of Portsmouth (School)
PO BOX 628
Portsmouth, NH 03810

Re: New Hampshire Minimum Impact Expedited Permit for Fill in Wetlands
518 Lafayette Road, Portsmouth Walking Path

Dear Property Owner,

Under NH RSA 482-A this letter is to inform you in accordance with State Law that a Minimum Impact Wetlands Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to impact jurisdictional wetlands for the maintenance of an existing storm water swale, on behalf of your abutter, City of Portsmouth (Owner), and Atlas Commons, LLC (Applicant).

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that Atlas Commons, LLC, with permission from the City of Portsmouth, proposes construction of a public walking path that requires impacts to jurisdictional wetlands.

Plans are on file at this office, and once the application is filed, plans that show the proposed project and wetland impacts will be available for viewing during normal business hours at the office of the Portsmouth Clerk, Portsmouth town offices, or once received by DES, at the offices of the DES Wetlands Bureau, (8 a.m. to 4 p.m.) (603) 271-2147. It is suggested that you call ahead to the appropriate office to ensure the application is available for review.

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

Sincerely,

Sam Hayden CWS
Project Scientist

CERTIFIED MAIL/Return Receipt Requested

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

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Doering Margot Trustee
300 Jones Ave
Portsmouth, NH 03801

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Atlas Commons LLC
10 Pleasant St. STE 300
Portsmouth, NH 03801

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RPL Properties, LLC
62 Middle Dunstable Road
Nashua, NH 03062

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City of Portsmouth (School)
PO BOX 628
Portsmouth, NH 03810

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Bergeron Roland R and Linda R
330 A Jones Ave
Portsmouth, NH 03801

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St Nicholas Greek Orthodox Church
40 Andrew Jarvis Drive
Portsmouth, NH 03801

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Church of Jesus Christ
50E North Temple Street, FL 22
Salt Lake City, UT, 84150

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Domer Realty, LLC
545 Lafayette Road
Portsmouth, NH 03801

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JOHN and CLAIRE INGWERSEN
332 JONES AVE
Portsmouth, NH 03801

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FLECK CHARLES L JR
6158 E STATE ROAD 164
Jasper, Indiana, 47546

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Torben and Elizabeth Arend
1 ROCKAWAY ST
Portsmouth NH 03801

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Wood Family Revocable Trust
1066 South Street
Portsmouth, NH 03801

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Brian and Elizabeth Driscoll
76 Summit Ave
Portsmouth, NH 03801

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Davpat LLC
928 South Street
Portsmouth, NH 03801

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CRONIN STEPHEN J
77 SUMMIT AVE
Portsmouth, NH 03801

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Ricci Rober A Jr Trust
Ricci Robert A Jr. Trustee
36 ARTWILL AVE
Portsmouth, NH 03801

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Photo No. 1 **Photo Date:** 12/3/2024 **Site Location:** Off Lafayette Road, behind ball fields, Portsmouth, NH **Description:** View facing south of freshwater wetland. Orange flag marks center line of proposed path. Ball fields visible in background. **Photo By:** SNH	

Photo No. 2 **Photo Date:** 12/3/2024 **Site Location:** Off Lafayette Road, behind ball fields, Portsmouth, NH **Description:** View facing northeast of freshwater wetland. Orange flag marks center line of proposed path. **Photo By:** SNH	

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New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: Sam Hayden, HaleyWard
200 Griffin Road
Unit #3
Portsmouth, NH 03801

From: NH Natural Heritage Bureau
Date: 2/13/2025 (valid until 2/13/2026)
Re: Review by NH Natural Heritage Bureau of request submitted 1/31/2025
Permits: NHDES - Standard Dredge & Fill - Minimum; or Expedited, USACE - General Permit

NHB ID: **NHB25-0348** **Applicant:** Sam Hayden

Location: portsmouth
581 Lafayette Road

Project Description: impacts to 609 square feet of freshwater wetland to construct a new footpath.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 1/31/2025 3:36:30 PM, and cannot be used for any other project.

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

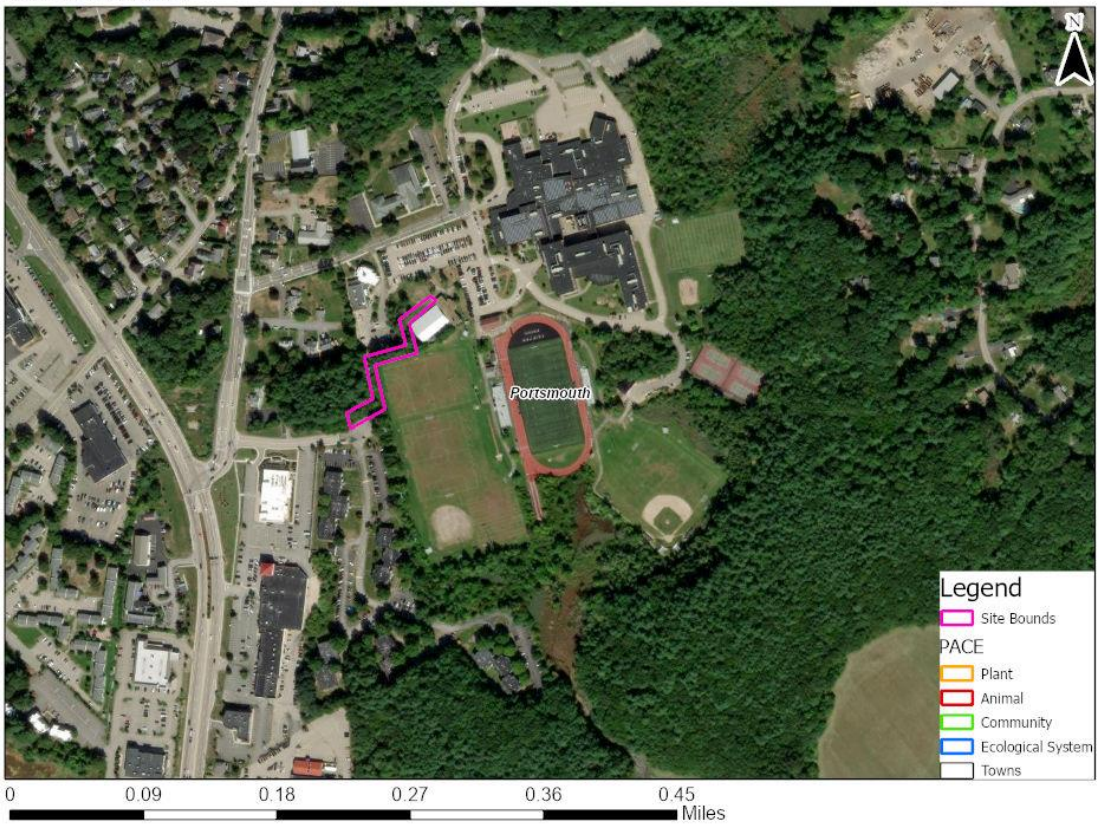
Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: **NHB25-0348**

NHB25-0348



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

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

MINUTES of the
City of Portsmouth
Trees and Public Greenery Committee Meeting
February 12, 2025

Members Present: Chair Patricia Bagley; Vice-Chair Michael Griffin; Director of Public Works Peter Rice; City Tree Supervisor/Arborist Maxwell Wiater; Assistant Mayor Joanna Kelley-Adams; Members A. J. Dupere, Dennis Souto, Deborah Chag, and Scott McDermott

Members Excused: None.

Chair Bagley called the meeting to order at 8:00 a.m.

1. **Acceptance of the Minutes of the January 8 Meeting**

The January 8 meeting minutes were **approved** as submitted.

2. **Public Realm Improvement Project:** Sidewalk installation from Ledgewood Drive to Portsmouth High School, including tree removal and landscape plan approval.
   - About 50 trees, greater than 4" DBH, ranging from poor to good condition.
   - Many other trees are less than 4" DBH or are dead
   - 27 trees and 45 shrubs are proposed in the landscaping plan.

Project landscape architect Terrence Parker was present. He explained where the cut-thru path went and said it had several 90-degree turns to stay off the current abutter's property and to get on the high school property. He said there were several invasive plants that would be removed as well as the larger trees. He said the trees did not start until the edge of the Greek temple parking lot and that a row of red maples shielded the view of the high school's athletic fields from the parking lot and were on the public right-of-way. He said he chose replacement plants that were mostly seed or berry-bearing, like red maple, sassafras, gray dogwood, low-growth sumac, and white spruce. He said one pine tree in good health and a cluster of trees to the north would remain. He said there would also be pedestrian street lights along the way.

Ethan Snitker of the engineering firm Haley Ward was present and said the goal was to get the students off the private properties they were crossing. He said they proposed a small retaining wall by the cul-de-sac that would serve as a barrier so that the students would not walk there. He said the existing stone wall would also be restored. Mr. Parker said the 8-ft path would be paved and the basketball court would be restored.

Mr. Griffin asked if the students who cut across used the Margarita's parking lot or if they went further down to cut across. Mr. Snitker didn't know exactly where the students were coming from but thought they filtered in from that whole area. He said they also

parked behind the temple. He said the path was worked out with the high school staff and the developer. Ms. Chag asked what impact the removal of the white pine down by the field would have, noting that it was like a wind buffer. Mr. Parker said the row of red maples would act as a buffer. Mr. Griffin asked if the debris was on private property. Mr. Snitker agreed and said it would not be removed. The ball and burlap plantings were discussed, and Mr. Parker said the City's standards would be followed. Assistant Mayor Kelley-Adams asked what the timeline for that phase of the project was. Mr. Rice said he thought it would be scheduled around the school's schedule. Assistant Mayor Kelley-Adams suggested that it be earmarked for completion for the start of the next school calendar. Mr. Parker said he would contact Mr. Wiater with a final answer.

Chair Bagley asked for a motion. *Mr. Griffin moved to accept the proposal as presented, seconded by Assistant Mayor Kelley-Adams. The motion* ***passed*** *unanimously.*

Tree Removal Requests

- **45 Shearwater Dr**: 2 honey locusts, good condition, developer request. These trees will be destroyed in the process of digging the foundation for a new house. There is a gas main on the opposite side of the lot that limits any rearranging of the structure.

Mr. Wiater said the two honey locust trees were slated for removal due to conflicts with the current plan for construction. Sawyer Lord of Chinburg Builders was present and explained that the trees had to be removed because the structure was shifted away from the gas main. He said there were two trees on Chinburg's property and two on City property, and that all four trees would be removed. Caylyn Bowser, Chinburg Builders project manager, said they wanted to replace the trees with mature 12-ft or 15-ft ones and that they could plant honey locust or whatever the committee preferred. Chair Bagley noted that the project went before the committee a year ago and the removal of the trees was approved. She asked if the developer knew at that time that they would construct a building at that location. Ms. Bowser said the gas main changed that. Mr. Rice explained that dig safes were done based on historic records, but when the actual work starts, the true locations are determined or a test pit is done to confirm a location. He said it was not atypical for a project like that to run into something unknown. The honey locust was discussed as a potential species, along with smaller trees to encourage rapid development. Ms. Chag suggested a conifer. Mr. Wiater said if the new trees were planted on City property instead of squeezed in on private property, they would have a better chance of survival in the long term in a more protected site. It was further discussed.

Public Comment

Joel Phelps of 32 Shearwater Drive asked if the berm where the trees are planted is also being removed. Mr. Lord said the berm would stay. Mr. Phelps asked if the berm would be restored, noting that it shielded the neighborhood from the traffic on Portsmouth Boulevard. He said he was surprised that the developer didn't know about the gas pipe before the project. He said a lot of trees had been removed and that the recent landscape changes had not helped. Ms. Bowser said they planned to replace trees that were on

MIXED USE DEVELOPMENT

581 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
SITE CONSTRUCTION
OFFSITE PUBLIC REALM IMPROVEMENTS

OWNER:

CITY OF PORTSMOUTH
PO BOX 628
PORTSMOUTH, NH 03802

DEVELOPER:

ATLAS COMMONS, LLC
10 PLEASANT STREET
SUITE #300
PORTSMOUTH, NH 03801

LAND SURVEYOR & CIVIL ENGINEER:

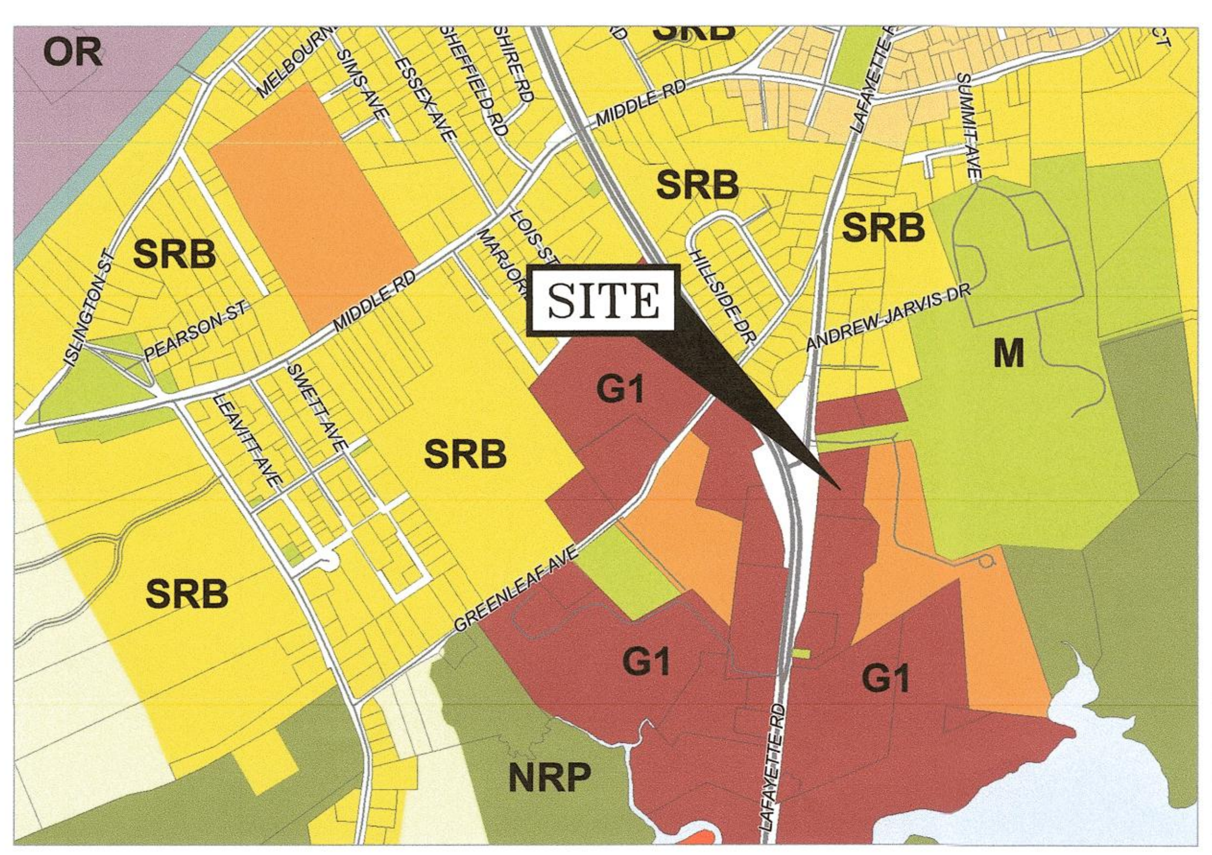
HALEY WARD, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
Tel. (603) 430-9282
Fax (603) 436-2315

LIGHTING CONSULTANT:

EXPOSURE2LIGHTING
501 ISLINGTON ST UNIT 1A
PORTSMOUTH, NH 03801
TEL. (603) 759-1043

LANDSCAPE ARCHITECT:

TERRA FIRMA LANDSCAPE
ARCHITECTURE
163A COURT STREET
PORTSMOUTH, NH 03801
TEL. (603) 430-8388



Residential Districts
- R — Rural
- SRA — Single Residence A
- SRB — Single Residence B
- GRA — General Residence A
- GRB — General Residence B
- GRC — General Residence C
- GA/MH — Garden Apartment/Mobile Hom

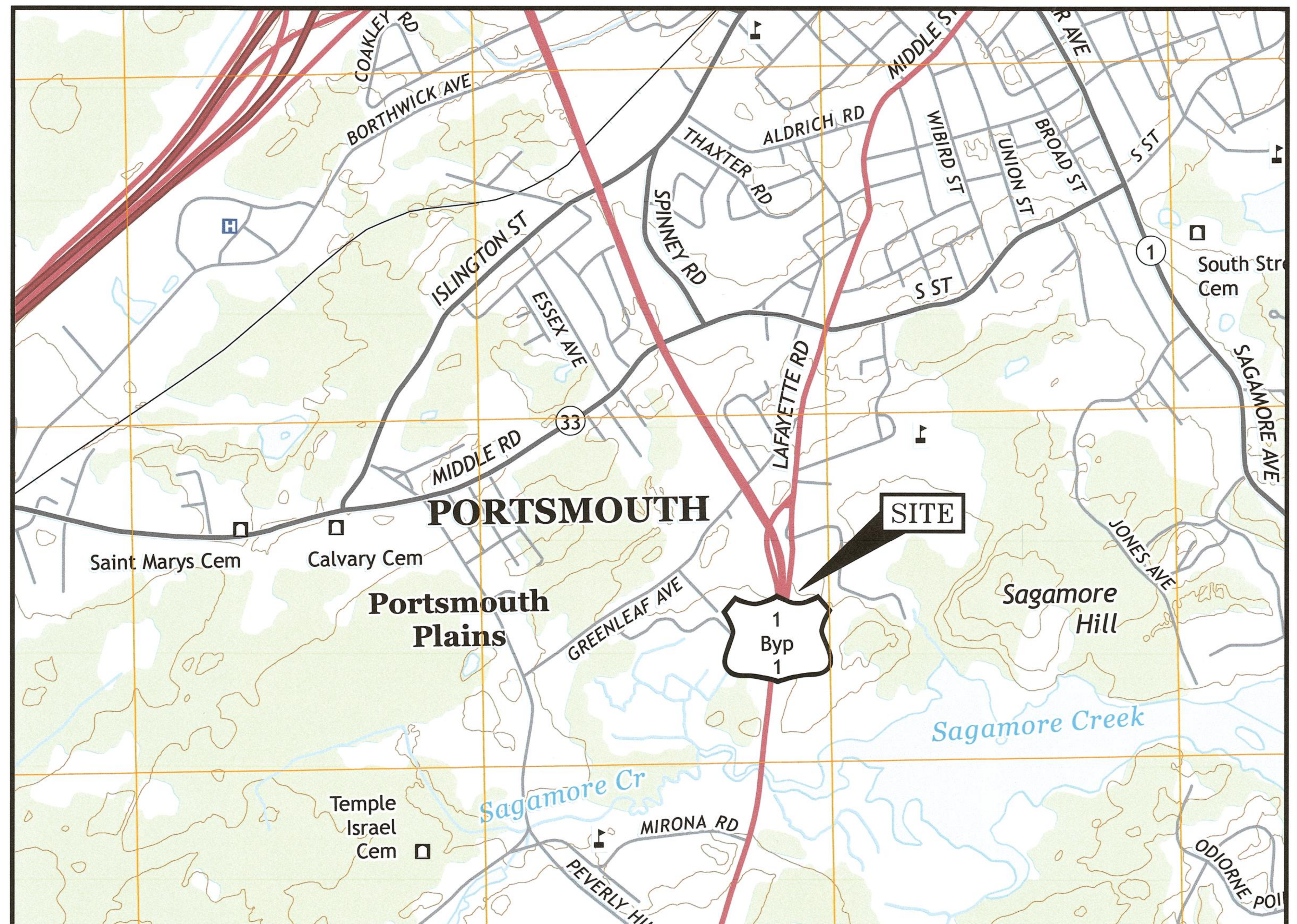
Mixed Residential Districts
- MRO — Mixed Residential Office
- MRB — Mixed Residential Business
- G1 — Gateway Corridor
- G2 — Gateway Center

Business Districts
- GB — General Business
- B — Business
- WB — Waterfront Business

Industrial Districts
- OR — Office Research
- I — Industrial
- WI — Waterfront Industrial

Airport Districts
- AIR — Airport
- AI — Airport Industrial
- PI — Pease Industrial
- ABC — Airport Business Commercial

Other Districts
- M — Municipal
- NRP — Natural Resource Protection
- TC — Transportation Corridor



LOCUS MAP
SCALE: 1" = 1,000'

PERMIT LIST:
SCHOOL BOARD/CITY COUNCIL APPROVAL: PENDING
TREES & GREENERY: PENDING

LEGEND:

EXISTING	PROPOSED	
		PROPERTY LINE
		SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
	UD	FOUNDATION DRAIN
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
		WALL MOUNTED EXTERIOR LIGHTS
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD
WSO GSO	WSO GSO	SHUT OFFS (WATER/GAS)
	GV	GATE VALVE
	HYD	HYDRANT
CB	CB	CATCH BASIN
	SMH	SEWER MANHOLE
	DMH	DRAIN MANHOLE
	TMH	TELEPHONE MANHOLE
14	14	PARKING SPACE COUNT
PM		PARKING METER
LSA		LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	—	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL

DIG SAFE
ME – NH – RI – VT
1-888-344-7233
CALL TOLL FREE

INDEX OF SHEETS

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:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679-5695 (X1037)
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
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

SITE CONSTRUCTION PLANS
OFFSITE PUBIC REALM IMPROVEMENTS
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.
WWW.HALEYWARD.COM
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

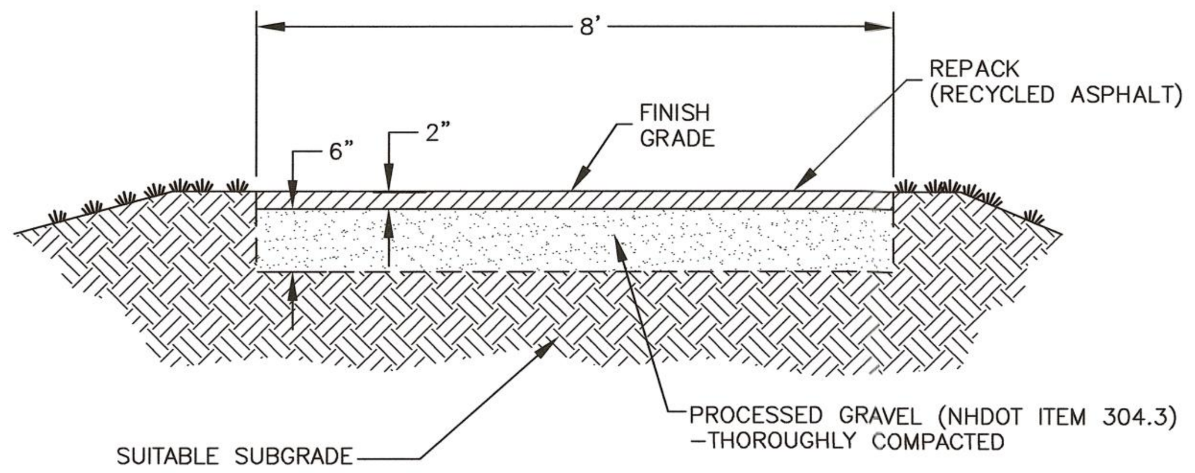
PLAN SET SUBMITTAL DATE: 3 JANUARY 2025

5010156 1397.04

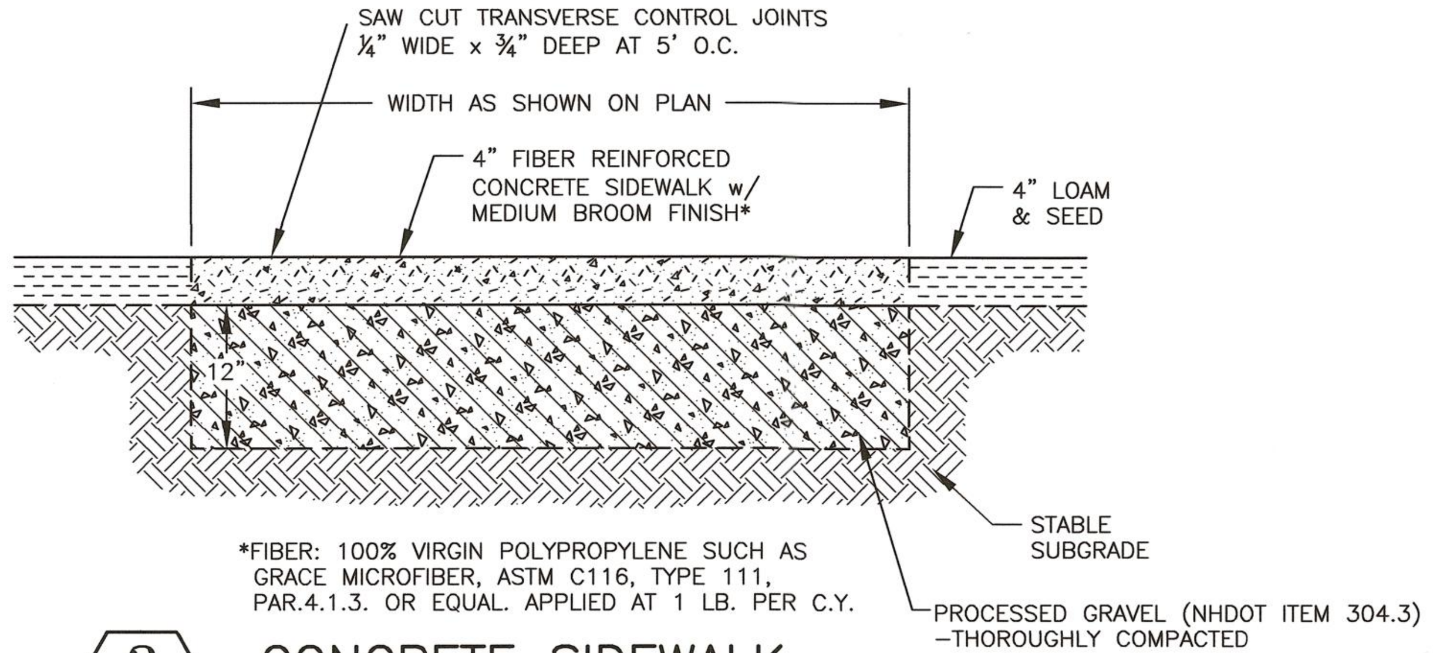
PUBLIC REALM

PUBLIC REALM IMPROVEMENT (PER SECTION 10.5B73.20.1)
LINEAR STREET FRONTAGE OF SITE: 619 FT
PROPOSED TRAIL NETWORK LENGTH: 693 FT

REQUIRED LENGTH: 619 FT
PROVIDED LENGTH: 693 FT

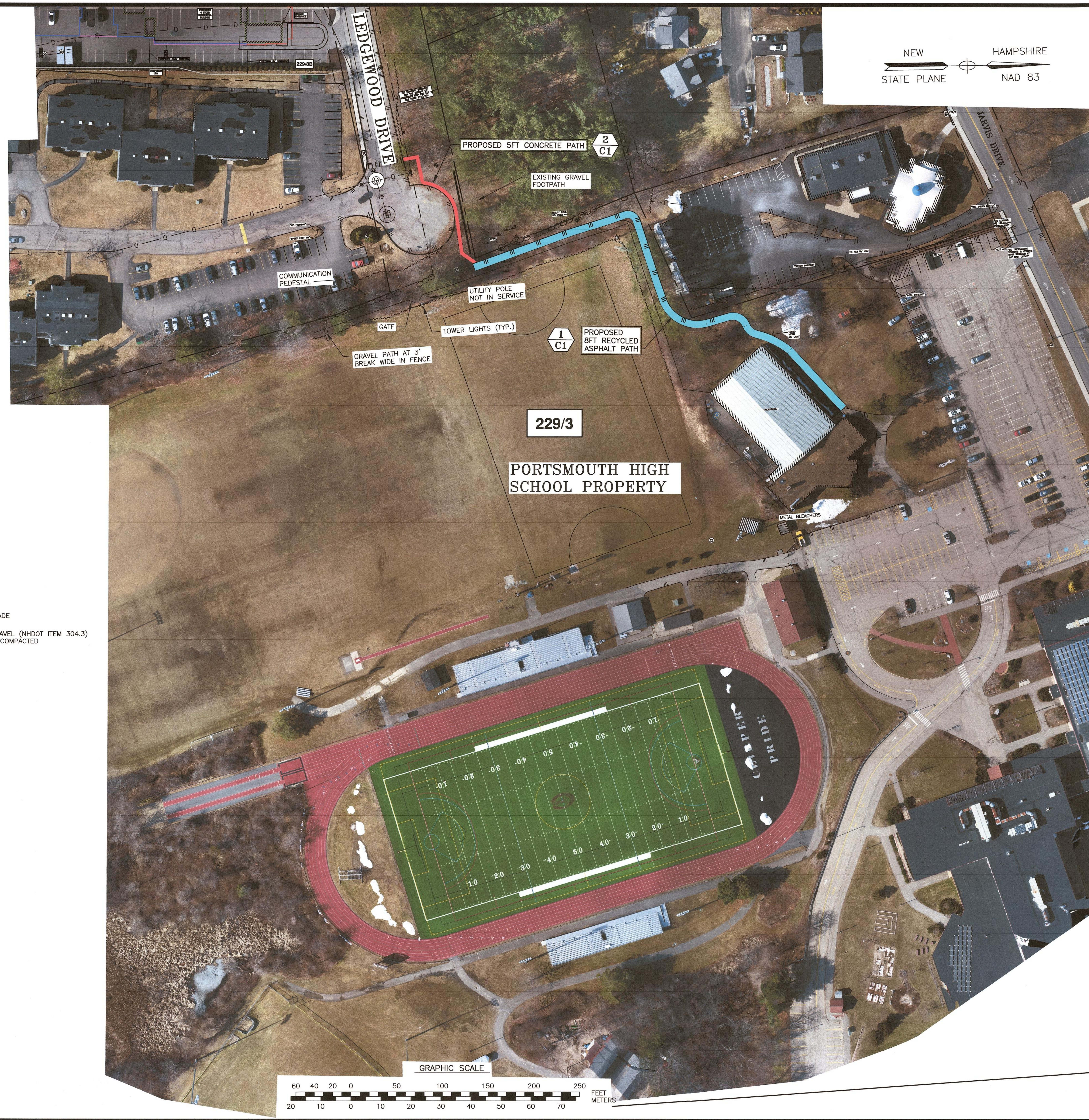


1 C1 PATH NTS



*FIBER: 100% VIRGIN POLYPROPYLENE SUCH AS GRACE MICROFIBER, ASTM C116, TYPE 111, PAR.4.1.3. OR EQUAL. APPLIED AT 1 LB. PER C.Y.

2 C1 CONCRETE SIDEWALK NTS



NEW HAMPSHIRE STATE PLANE NAD 83

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 229 AS LOT 3.

2) OWNERS OF RECORD:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03802
1985/379

APPLICANT
ATLAS COMMONS, LLC
10 PLEASANT STREET, SUITE 300
PORTSMOUTH, NH 03801
6474/1538

3) THE PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0270E, EFFECTIVE MAY 17, 2005

4) EXISTING LOT AREA: (DEVELOPMENT LOT MAP 229 LOT 8B)
98,124 S.F.
2.2526 AC

5) PARCEL IS LOCATED IN THE GATEWAY NEIGHBORHOOD CORRIDOR (G1) DISTRICT.

6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE SECTION 10.5B22.10

7) THE PURPOSE OF THIS PLAN IS TO SHOW PUBLIC REALM IN ACCORDANCE WITH SECTION 10.5B7320.1 ON TAX MAP 229 LOT 3.

8) PUBLIC REALM IMPROVEMENTS SHOWN HERON ARE SUBJECT TO CITY OF PORTSMOUTH SCHOOL DEPARTMENT REVIEW AND APPROVAL. FINAL DESIGN & LOCATION TO BE DETERMINED.

COMMERCIAL DEVELOPMENT 581 LAFAYETTE ROAD PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	PUBLIC REALM LOCATION	1/3/25
0	ISSUED FOR COMMENT	6/17/24

REVISIONS

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 7?? LICENSED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE NO. 738 JOHN R. CHAGNON LICENSED LAND SURVEYOR

SCALE: 1"=60'

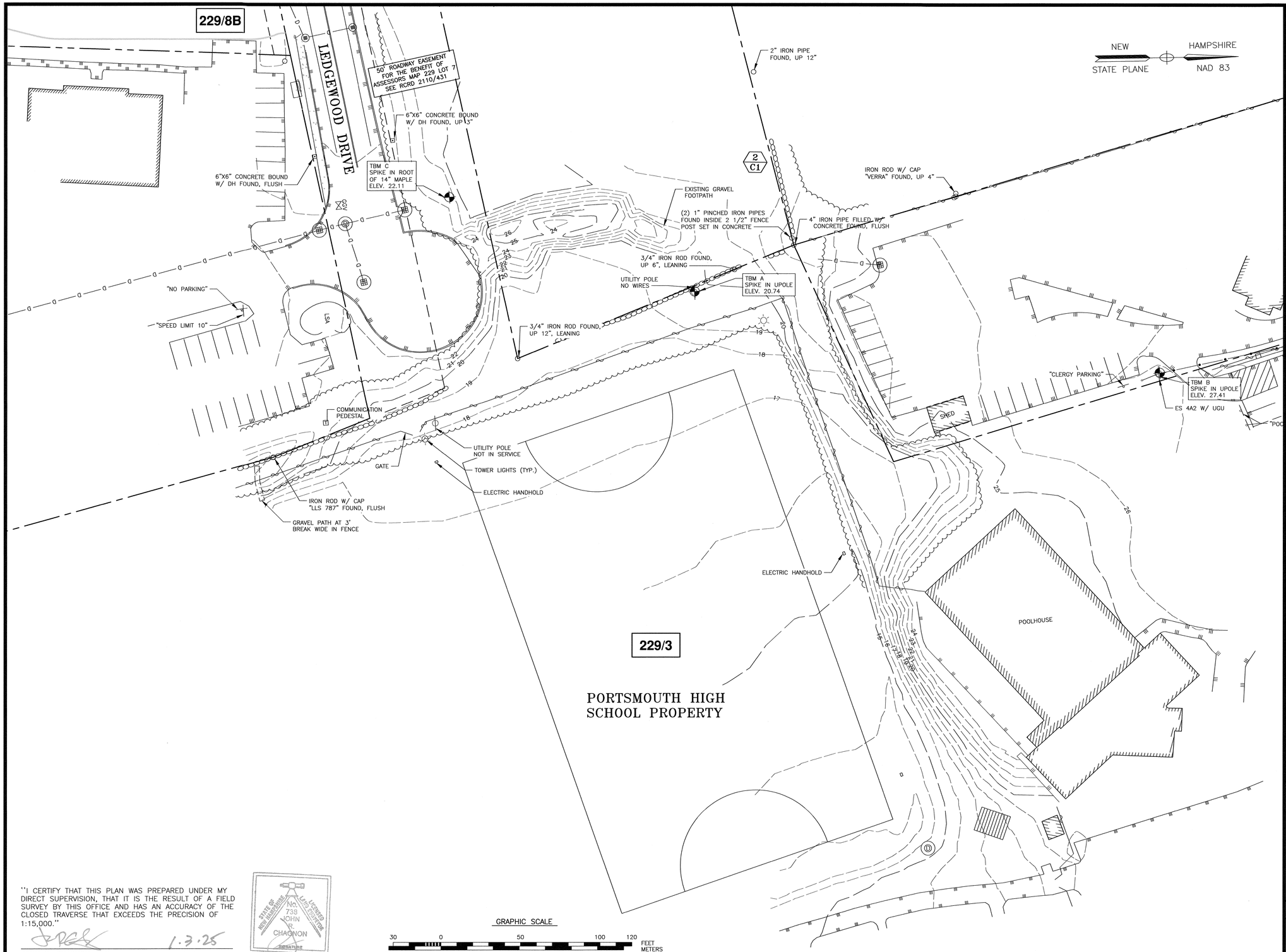
JANUARY 2024

OVERALL PLAN

C1

FB 259 PG 10

5010156.1397.04



NEW HAMPSHIRE STATE PLANE NAD 83

GRAPHIC SCALE

30 0 50 100 120 FEET

10 5 0 10 20 30 METERS

"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."

1.7.25

JOHN R. CHAGNON, LLS — DATE

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 738 JOHN R. CHAGNON SIGNATURE

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
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8) PUBLIC REALM IMPROVEMENTS SHOWN HERON ARE SUBJECT TO CITY OF PORTSMOUTH SCHOOL DEPARTMENT REVIEW AND APPROVAL.

9) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.

COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ADDED TOPOGRAPHY	1/3/25
0	ISSUED FOR COMMENT	11/21/24
	REVISIONS	

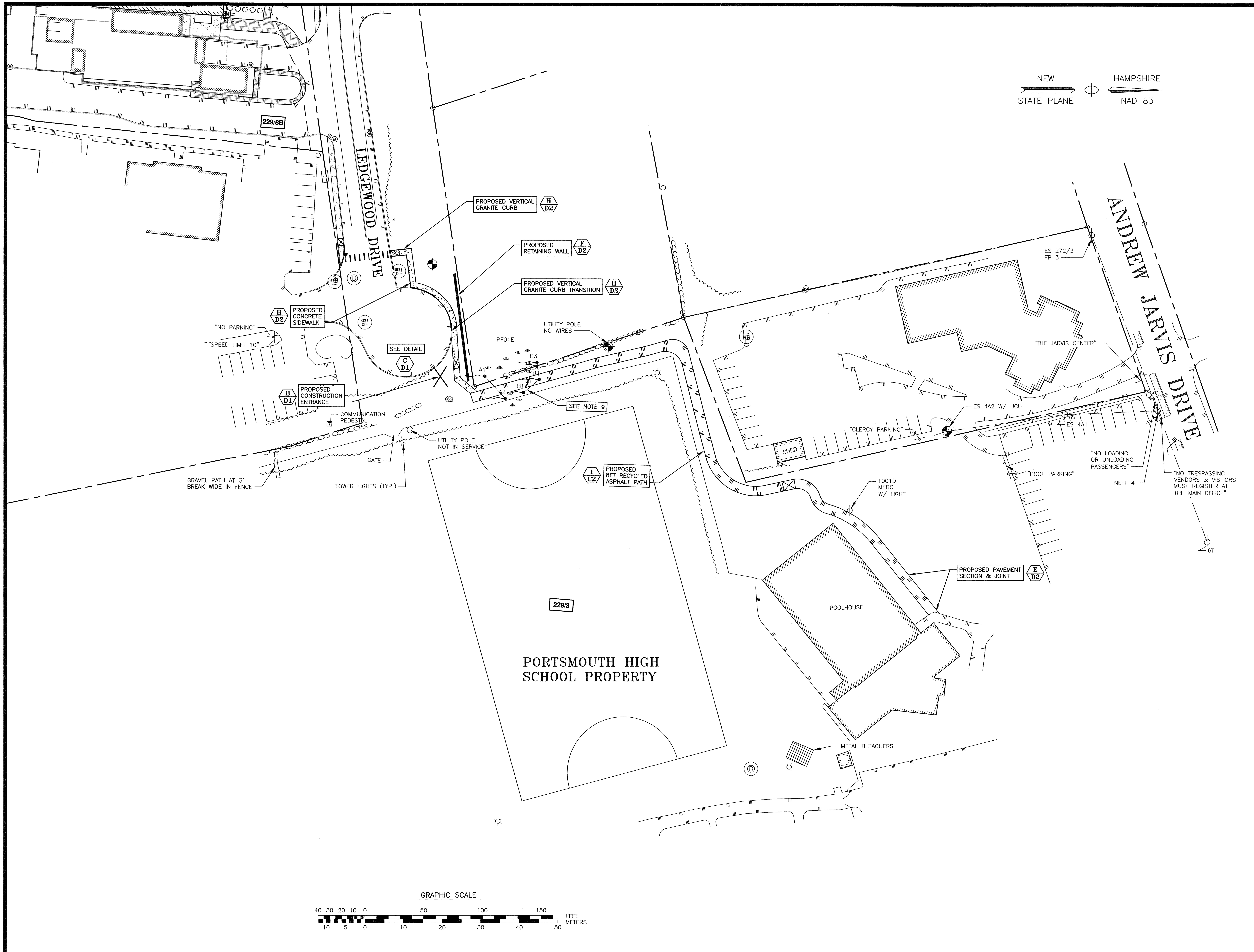
SCALE: 1"=30' NOVEMBER 2024

EXISTING CONDITIONS PLAN — **C2**

FB 259 PG 10

1397.04

P:\01\1397.04 Atlas_Properties\1397.03 - Lafayette Rd., Portsmouth, NH\2023 Site Plan 1397.03\Plans & Specs\Site\Final Set revised 6-17-24\EXISTING CONDITIONS 2024.dwg, 12/20/2023 12:09:04 PM, Canon TX-8000



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9) SEE GRADING PLAN FOR LIMIT OF WETLAND FILL.

COMMERCIAL DEVELOPMENT 581 LAFAYETTE ROAD PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	PUBLIC REALM LOCATION	1/3/25
0	ISSUED FOR COMMENT	11/21/24

REVISIONS

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 7651 LICENSED PROFESSIONAL ENGINEER

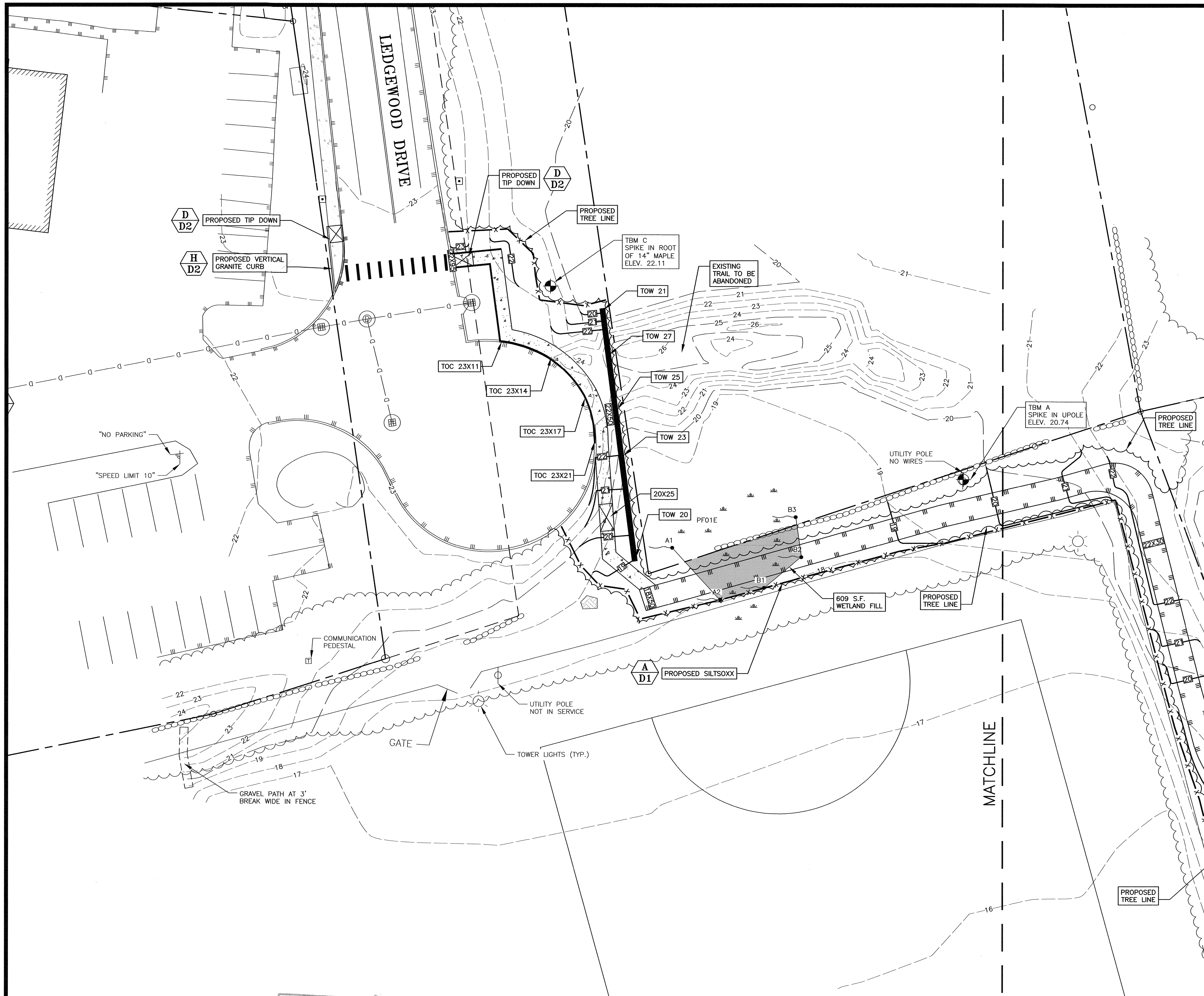
SCALE: 1"=40' NOVEMBER 2024

SITE PLAN

C3

FB 487 PG 1

5010156.1397.04



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JOHN R. CHAGNON, LLS DATE

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON

GRAPHIC SCALE

10 0 20 40 60 80 FEET

5 0 5 10 15 20 25 METERS

229/3

WETLANDS WERE DELINEATED ON 1/7/25 BY SAM HAYDEN, CWS #321 ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS AND WETLAND HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1", JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3", NEIWPCC WETLANDS WORK GROUP (APRIL 2004).

AMBIT ENGINEERING, INC.
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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) WETLAND FILL SUBJECT TO STATE AND LOCAL PERMITS.

COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	PUBLIC REALM LOCATION	1/3/25
0	ISSUED FOR COMMENT	11/21/24

REVISIONS

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 7851 LICENSED PROFESSIONAL ENGINEER

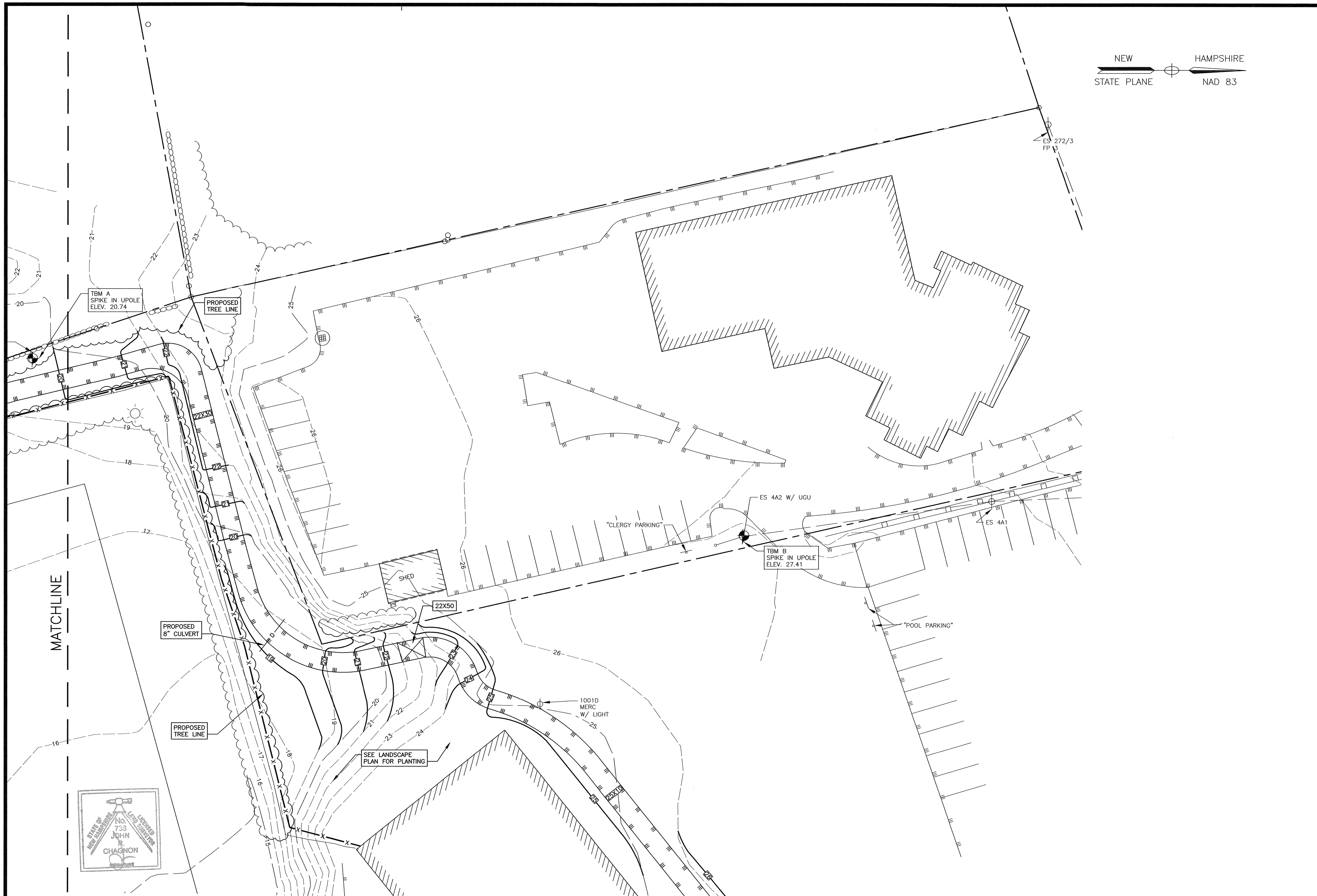
SCALE: 1"=20' NOVEMBER 2024

GRADING PLAN

C4

FB 487 PG 1

5010156.1397.04



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1.3.25

JOHN R. CHAGNON, LLS — DATE

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COMMERCIAL DEVELOPMENT 581 LAFAYETTE ROAD PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	PUBLIC REALM LOCATION	1/3/25
0	ISSUED FOR COMMENT	11/21/24

REVISIONS

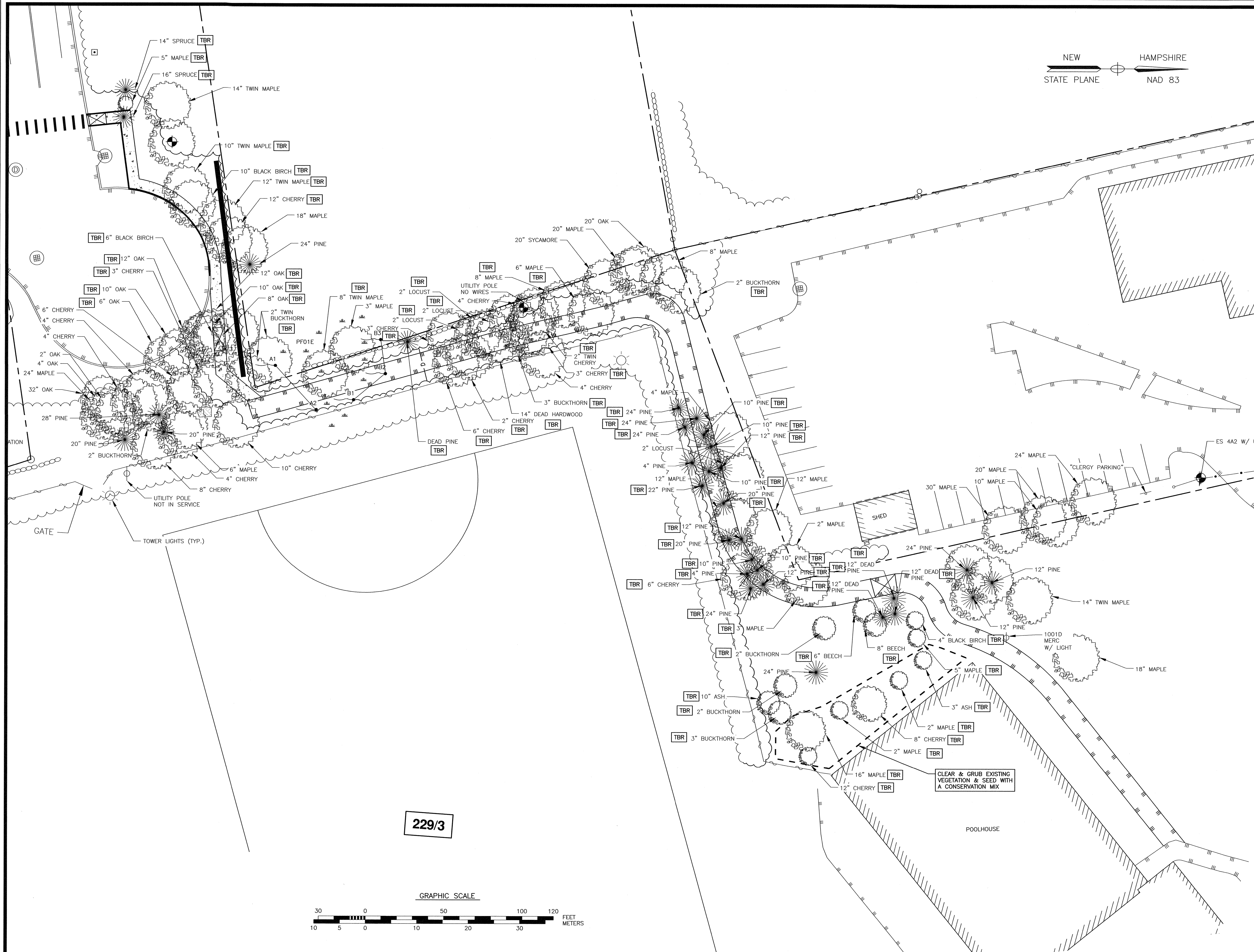
SCALE: 1"=20' NOVEMBER 2024

GRADING PLAN

C5

FB 487 PG 1

5010156.1397.04



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4) TREE REMOVAL SUBJECT TO REVIEW AND APPROVAL OF THE CITY OF PORTSMOUTH TREES AND GREENERY COMMITTEE.

5) INVASIVE TREES, SHRUBS, AND VINES SHALL BE CUT AS LOW AS POSSIBLE TO THE GROUND AND THE STUMP SHALL BE IMMEDIATELY PAINTED OR BRUSHED WITH AN AMPLE AMOUNT OF A "BRUSH KILLING" HERBICIDE. THE PLANT WILL DRAW THE HERBICIDE INTO THE ROOTS WHILE THE STUMP IS FRESHLY CUT.

COMMERCIAL DEVELOPMENT 581 LAFAYETTE ROAD PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	NOTE 5	2/18/25
1	PUBLIC REALM LOCATION	1/3/25
0	ISSUED FOR COMMENT	12/11/24

REVISIONS

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON SIGNATURE

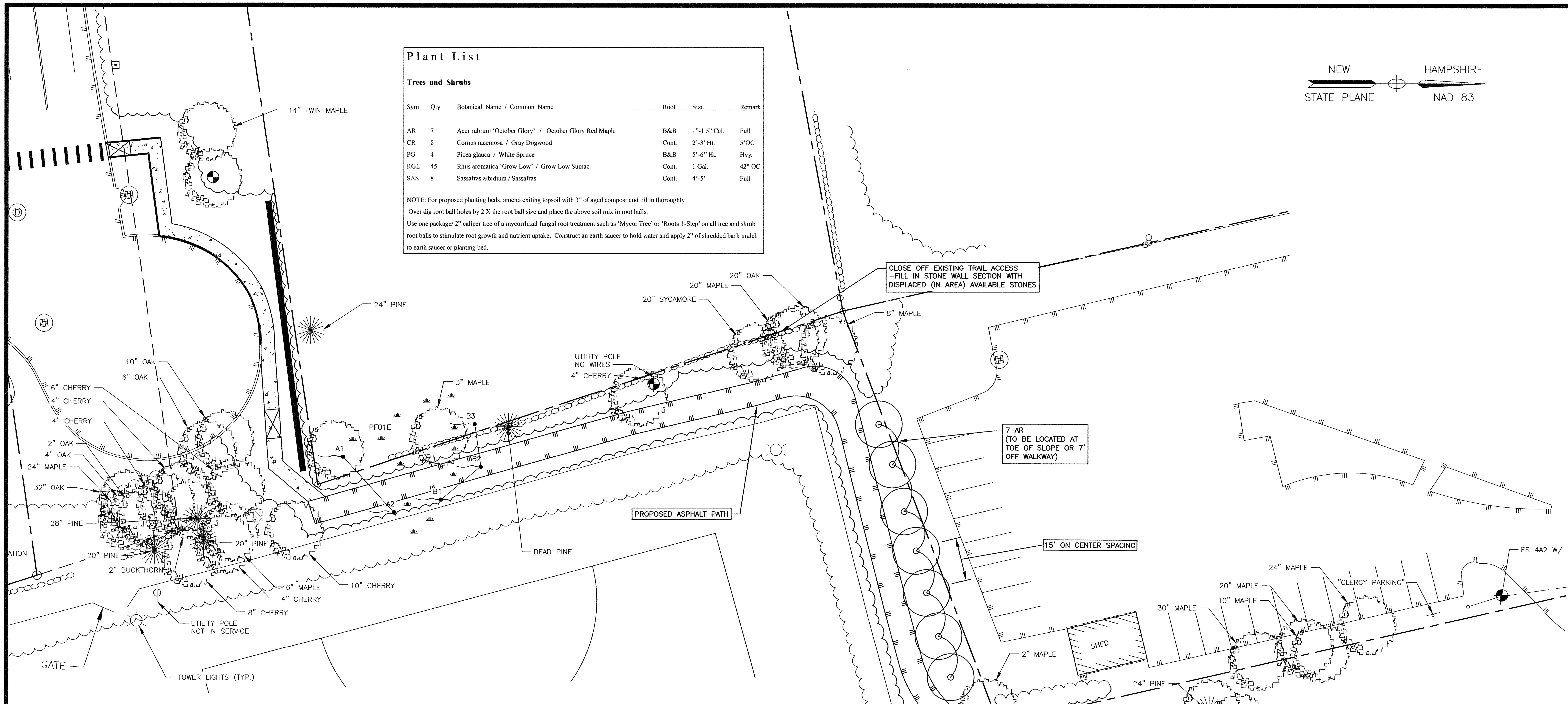
SCALE: 1"=20'   NOVEMBER 2024

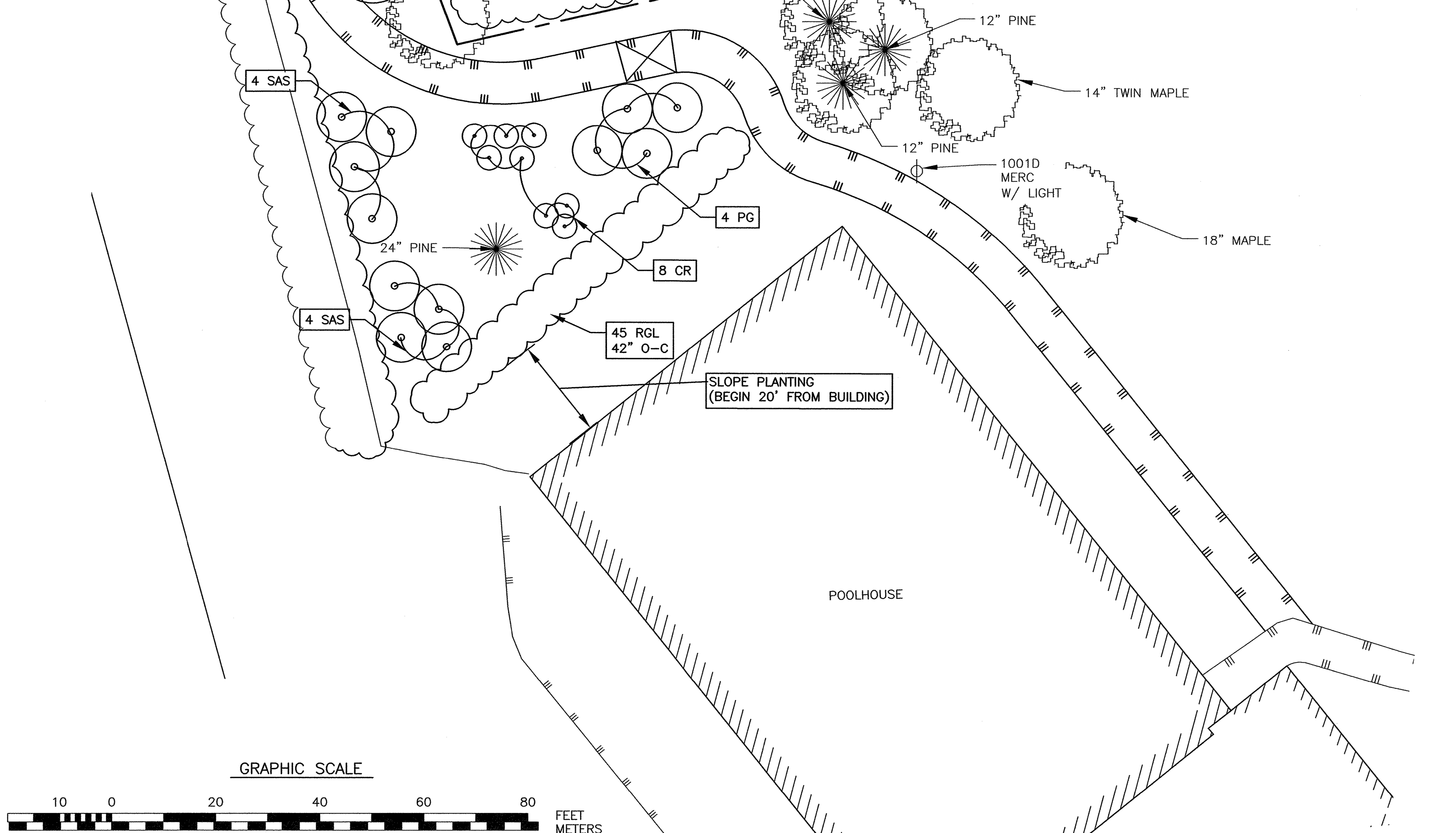
TREE REMOVAL PLAN

C6

FB 487 PG 1

5010156.1397.04



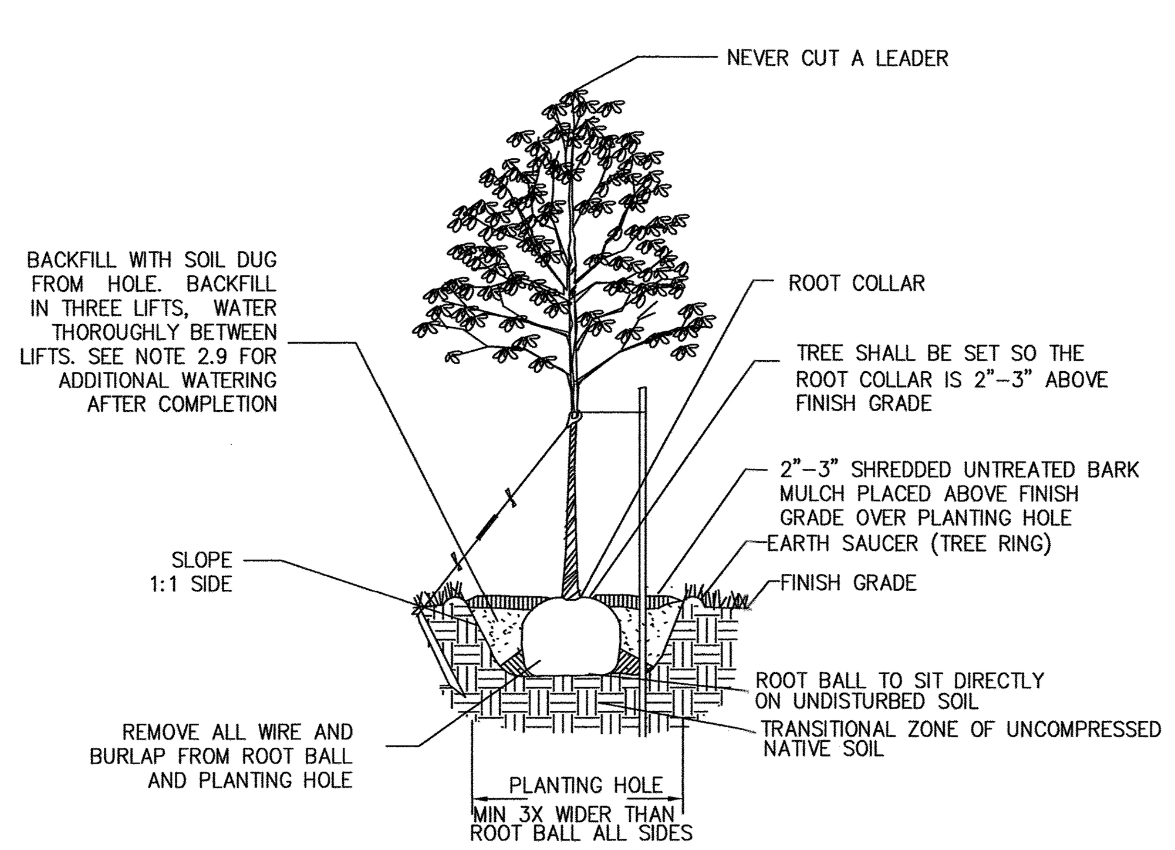


Plant List

Trees and Shrubs

Sym	Qty	Botanical Name / Common Name	Root	Size	Remark
AR	7	Acer rubrum 'October Glory' / October Glory Red Maple	B&B	1"-1.5" Cal.	Full
CR	8	Cornus racemosa / Gray Dogwood	Cont.	2'-3' Ht.	5'OC
PG	4	Picea glauca / White Spruce	B&B	5'-6" Ht.	Hvy.
RGL	45	Rhus aromatica 'Grow Low' / Grow Low Sumac	Cont.	1 Gal.	42" OC
SAS	8	Sassafras albidium / Sassafras	Cont.	4'-5'	Full

NOTE: For proposed planting beds, amend exiting topsoil with 3" of aged compost and till in thoroughly. Over dig root ball holes by 2 X the root ball size and place the above soil mix in root balls. Use one package/ 2" caliper tree of a mycorrhizal fungal root treatment such as 'Mycor Tree' or 'Roots 1-Step' on all tree and shrub root balls to stimulate root growth and nutrient uptake. Construct an earth saucer to hold water and apply 2" of shredded bark mulch to earth saucer or planting bed.



TREE PLANTING DETAIL
N.T.S.

PART 1 – GENERAL:

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

PART 2 – EXECUTION:

2.1 ALL PLANTING HOLES SHALL BE DUG BY HAND – NO MACHINES. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE NEW PLANTING PITS, PLANTING BEDS WITH GRANITE CURBING, AND PLANTING SITES WITH SILVA CELLS ARE BEING CREATED. IF A MACHINE IS USED TO DIG IN ANY OF THESE SITUATIONS AND PLANTING DEPTH NEEDS TO BE RAISED THE MATERIAL IN THE BOTTOM OF THE PLANTING HOLE MUST BE FIRMED WITH MACHINE TO PREVENT SINKING OF THE ROOT BALL.

2.2 ALL WIRE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL AND PLANTING HOLE.

2.3 THE ROOT BALL OF THE TREE SHALL BE WORKED SO THAT THE ROOT COLLAR OF THE TREE IS VISIBLE AND NO GIRDLING ROOTS ARE PRESENT.

2.4 THE ROOT COLLAR OF THE TREE SHALL BE 2"–3" ABOVE GRADE OF PLANTING HOLE FOR FINISHING DEPTH.

2.5 ALL PLANTINGS SHALL BE BACKFILLED WITH SOIL FROM THE SITE AND AMENDED NO MORE THAN 20% WITH ORGANIC COMPOST. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE ENGINEERED SOIL IS BEING USED IN CONJUNCTION WITH SILVA CELLS AND WHERE NEW PLANTING BEDS ARE BEING CREATED.

2.6 ALL PLANTINGS SHALL BE BACKFILLED IN THREE LIFTS AND ALL LIFTS SHALL BE WATERED SO THE PLANTING WILL BE SET AND FREE OF AIR POCKETS – NO EXCEPTIONS.

2.7 AN EARTH BERM SHALL BE PLACED AROUND THE PERIMETER OF THE PLANTING HOLE EXCEPT WHERE CURBED PLANTING BEDS OR PITS ARE BEING USED.

2.8 2"–3" OF MULCH SHALL BE PLACED OVER THE PLANTING AREA.

2.9 AT THE TIME OF PLANTING IS COMPLETE THE PLANTING SHALL RECEIVE ADDITIONAL WATER TO ENSURE COMPLETE HYDRATION OF THE ROOTS, BACKFILL MATERIAL AND MULCH LAYER.

2.10 STAKES AND GUYS SHALL BE USED WHERE APPROPRIATE AND/OR NECESSARY. GUY MATERIAL SHALL BE NON–DAMAGING TO THE TREE.

2.11 ALL PLANTING STOCK SHALL BE SPECIMEN QUALITY, FREE OF DEFECTS, AND DISEASE OR INJURY. THE CITY OF PORTSMOUTH, NH RESERVES THE RIGHT TO REFUSE/REJECT ANY PLANT MATERIAL OR PLANTING ACTION THAT FAILS TO MEET THE STANDARDS SET FORTH IN THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPORTATION AND/OR THE CITY OF PORTSMOUTH, NH PLANTING REQUIREMENTS.

SEE ADDITIONAL TREE PLANTING NOTES ON SHEET D2

GRAPHIC SCALE
10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

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4) TREE PLANTING PLAN FROM DESIGN BY TERRA FIRMA LANDSCAPE ARCHITECT DATED 1/10/25.

5) TREE PLANTING SHALL OCCUR IN SEPTEMBER OR OCTOBER AS THE SITE DOES NOT HAVE IRRIGATION.

COMMERCIAL DEVELOPMENT 581 LAFAYETTE ROAD PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/3/25

REVISIONS

SCALE: 1"=20' NOVEMBER 2024

TREE PLANTING PLAN C7

FB 487 PG 1 5010156.1397.04

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
	7	S2	Single	XWM-2-LED-3L-30-UE-CXX-XPMA / 4SQ XX S11G12 S CXX AB 4BC	12' POLE	LSI INDUSTRIES, INC.
	2	S4	Single	MRM-LED-24L-SIL-FT-UNV-DIM-30-70CRI-CXX / 4SQ B3 S11G20 S CXX AB 4BC	20' POLE	LSI INDUSTRIES, INC.

PATH LIGHTING

PATH POLE MOUNTED LIGHTS

GRAPHIC SCALE

10 0 20 40 60 80 FEET

5 0 5 10 15 20 25 METERS

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NOTES:

1) LIGHTING DESIGN PROVIDED BY EXPOSURE ESS ON 1/7/24. CONTACT: KEN SWEENEY 603-601-8080.

2) ALL LIGHTS SHALL BE DARK SKY COMPLIANT AND DIRECTED DOWNWARD.

3) LIGHTS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

4) NUMBERS REPRESENT INITIAL FOOTCANDLE VALUES AT 3 FEET ABOVE GRADE.

5) THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

6) BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

COMMERCIAL DEVELOPMENT 581 LAFAYETTE ROAD PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	PUBLIC REALM LOCATION	1/3/25
0	ISSUED FOR COMMENT	11/21/24

REVISIONS

SCALE: 1"=20'

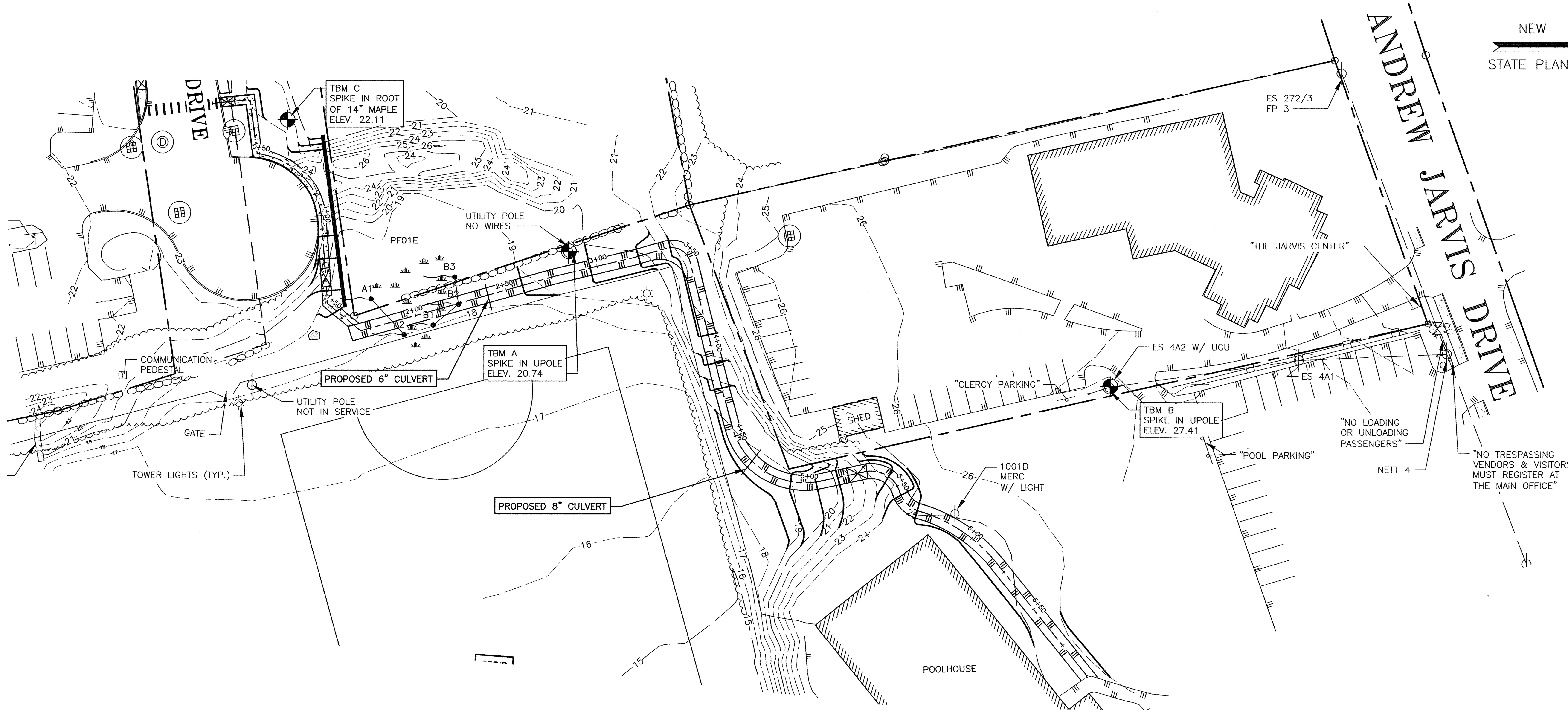
NOVEMBER 2024

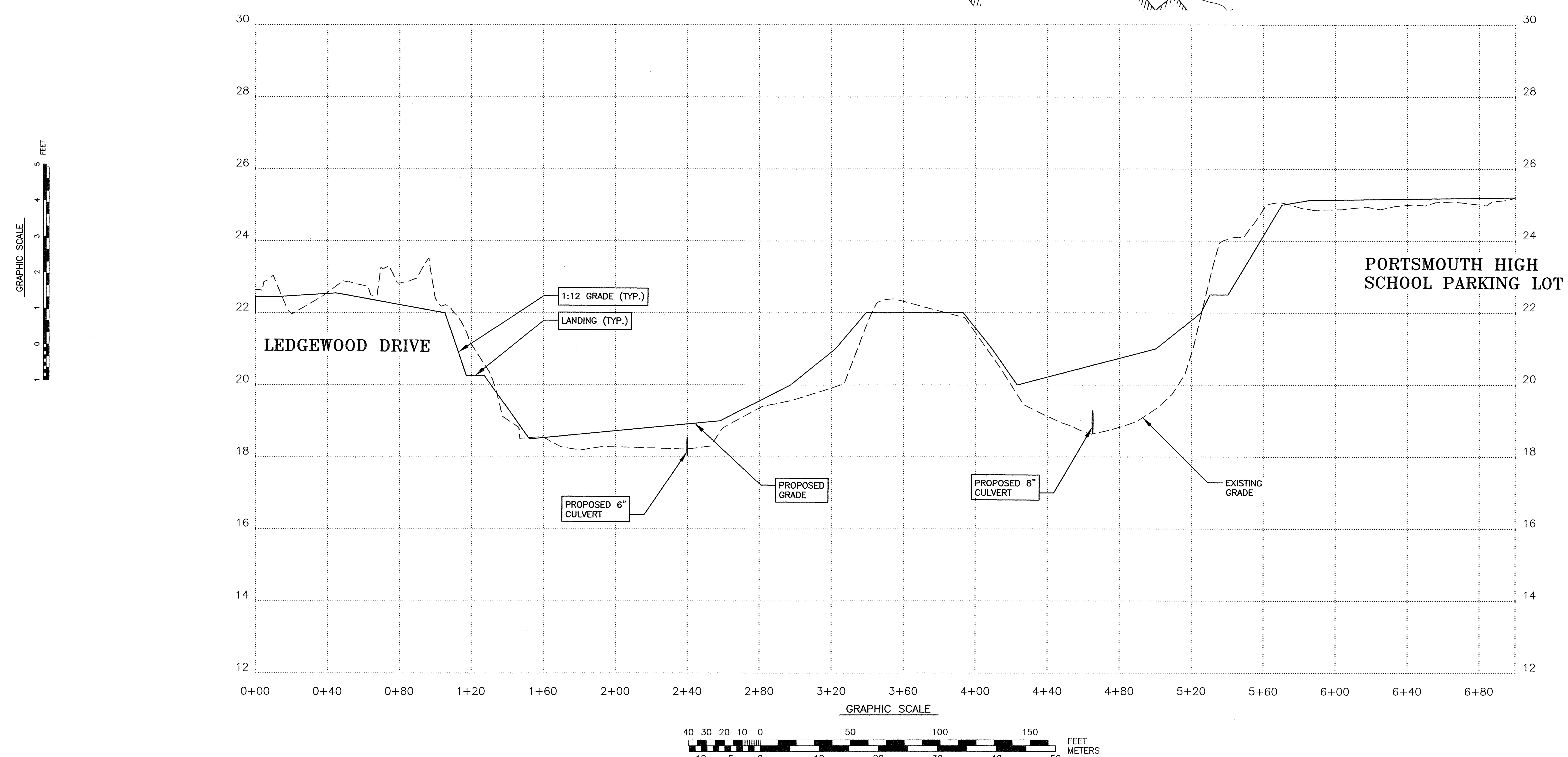
LIGHTING PLAN

L1

FB 487 PG 1

5010156.1397.04





AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

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) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.

COMMERCIAL DEVELOPMENT 581 LAFAYETTE ROAD PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	REVISED SIDEWALK & PATH	1/3/25
0	ISSUED FOR COMMENT	11/21/24

REVISIONS

STATE OF NEW HAMPSHIRE — JOHN R. CHAGNON — LICENSED — PROFESSIONAL ENGINEER

SCALE: H1"=40' V1"=2' NOVEMBER 2024

WALKWAY PLAN & PROFILE

P1

FB 487 PG 1

5010156.1397.04

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:

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

INSTALL PERIMETER CONTROLS, i.e., SILTSOXX 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.

LAYOUT AND INSTALL ELECTRICAL SERVICES. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

CONNECT UTILITIES.

CONSTRUCT SIDEWALKS. PLACE CONCRETE AND BINDER LAYER OF PAVEMENT FOR PATHWAY.

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 CONSTRUCTING A BASKETBALL COURT AT THE END OF LEDGEWOOD DRIVE. BEGINNING AT THE COURT, A CONCRETE SIDEWALK THAT TRANSITIONS INTO RECYCLED ASPHALT WILL CONNECT TO THE PORTSMOUTH HIGH SCHOOL PARKING LOT ALONG THE RECREATION FIELD.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.470 ACRES.

BASED ON THE USCS WEB SOIL SURVEY THE SOILS ON SITE CONSISTS OF URBAN LAND AND UDORTHENTS.

THE STORMWATER RUNOFF FROM THE SITE WILL HAVE MINIMAL IMPACT AND FLOW SIMILARLY TO THE EXISTING CONDITIONS. DRAINAGE WILL FOLLOW TOPOGRAPHY AND WILL FLOW TO THE SAGAMORE CREEK.

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 ABUTTING 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.

SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILTSOXX 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 SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISH 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.

1. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
2. 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, SILTSOXX, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
3. 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 SILTSOXX, 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 SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SILTSOXX SHALL BE REMOVED ONCE SITE IS STABILIZED, AND DISTURBED AREAS RESULTING FROM SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

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

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.

CONCRETE WASHOUT AREA

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

ALLOWABLE NON-STORMWATER DISCHARGES

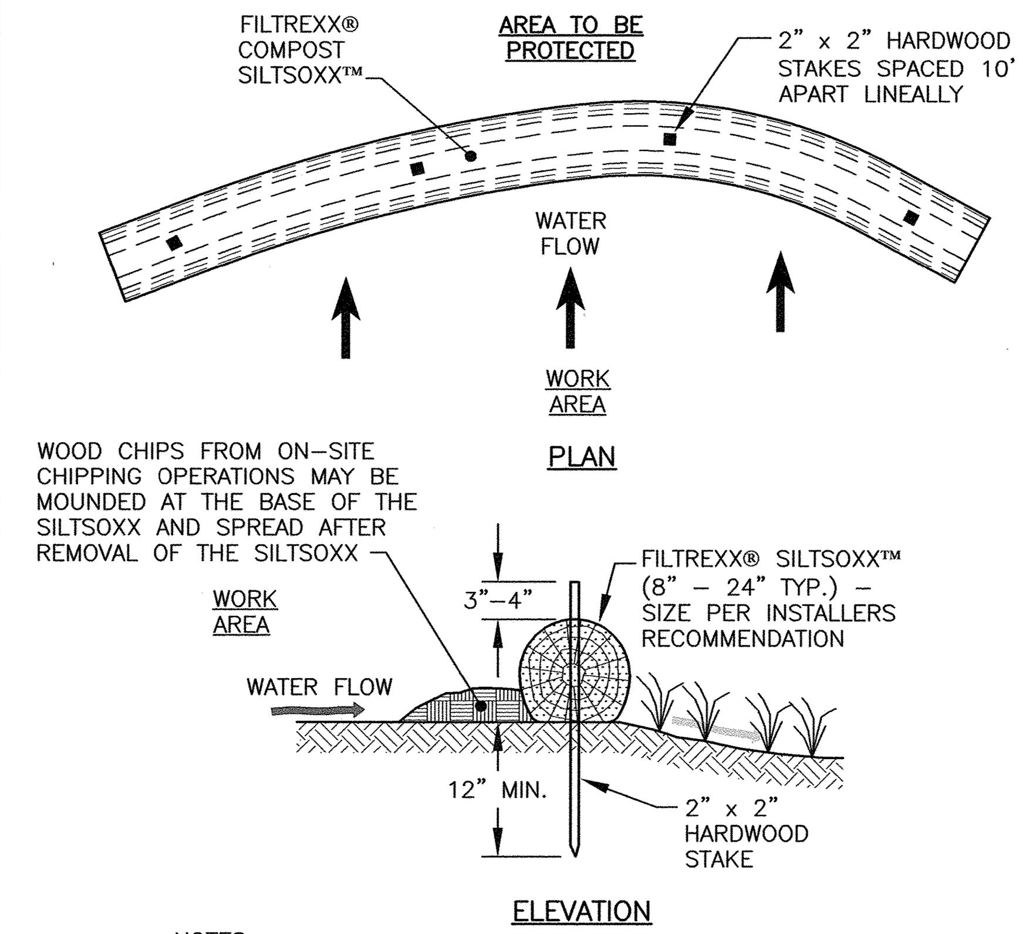
1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS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

WASTE DISPOSAL

1. WASTE MATERIAL
   - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
   - NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
   - ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. 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.
3. 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

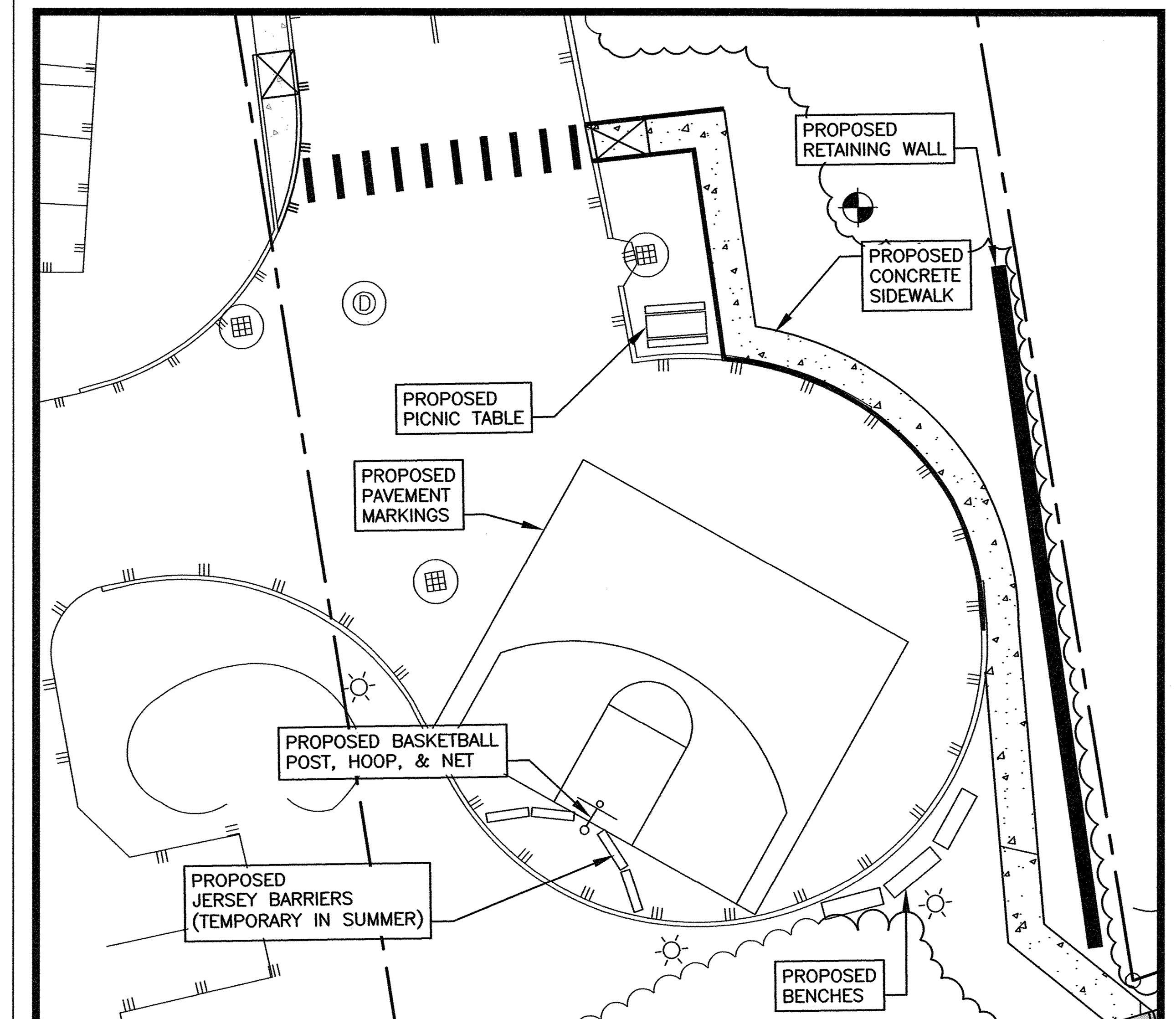
1. CONTRACTOR SHALL CONTACT THE NHDES AND/OR LOCAL JURISDICTION PRIOR TO COMMENCING ANY BLASTING ACTIVITIES.
2. FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT SHALL SUBMIT A BLASTING PLAN THAT IDENTIFIES:
   - WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR;
   - THE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



NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

A / C4 FILTREXX® SILTSOXX™ FILTRATION SYSTEM

NTS



C / C3 LEDGEWOOD IMPROVEMENTS

NTS

GRAPHIC SCALE

10 0 10 20 30 40 50 FEET
3 0 5 10 15 METERS

1"=20'

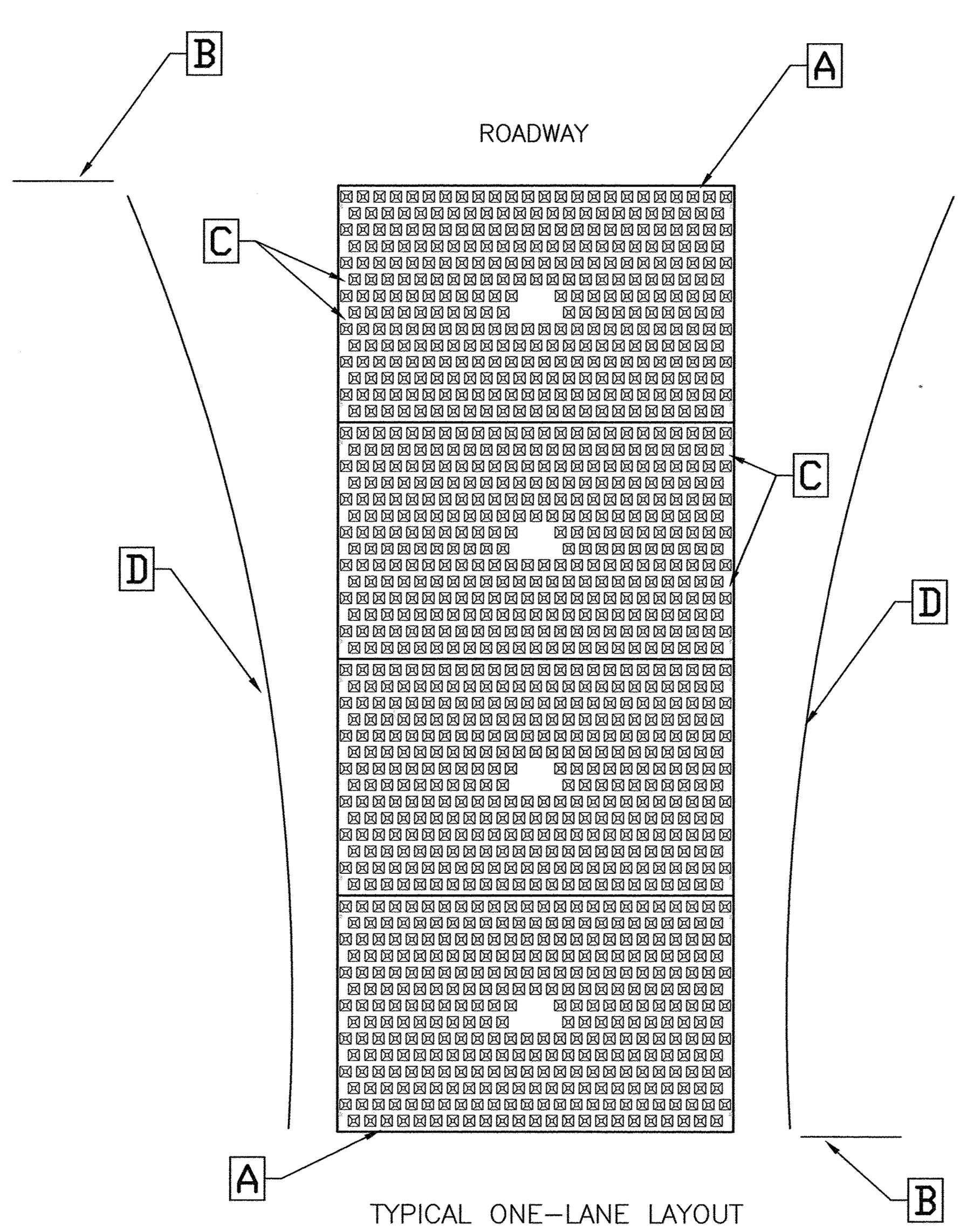
FODS TRACKOUT CONTROL SYSTEM

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:

A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. ANCHOR POINT.
D. SILT OR ORANGE CONSTRUCTION FENCE.



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 OF 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.
8. 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.
9. 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.
10. 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.
11. NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
12. 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.
13. 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-TURN 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.

B / C3 FODS (USE AS REQUIRED)

NTS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

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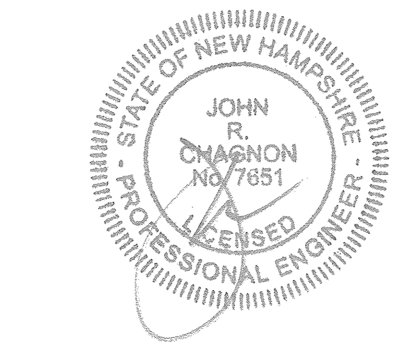
COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	DETAIL C	1/3/25
0	ISSUED FOR COMMENT	11/21/24

REVISIONS



SCALE: 1"=20' NOVEMBER 2024

DETAILS

D1

FB 487 PG 1

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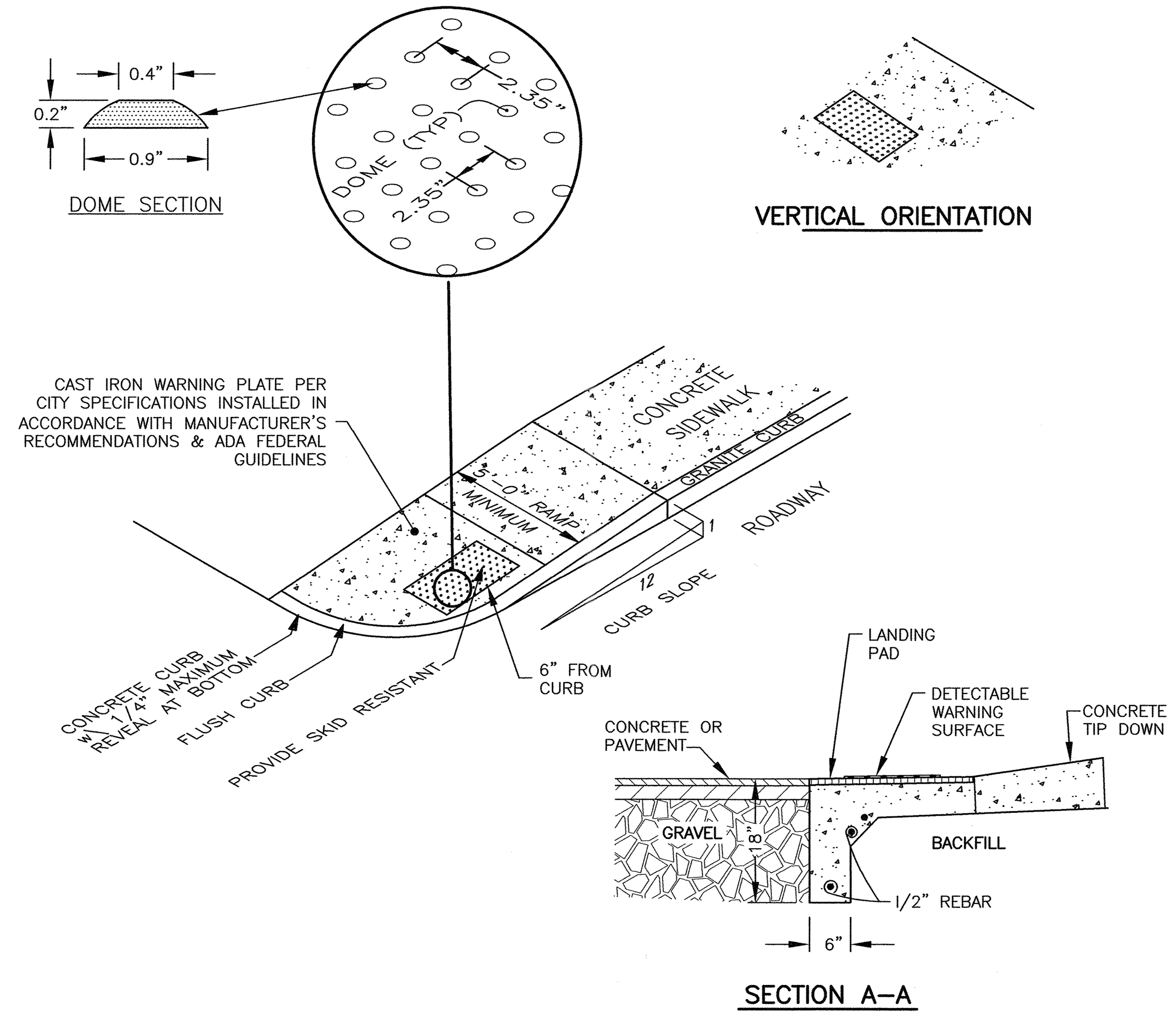
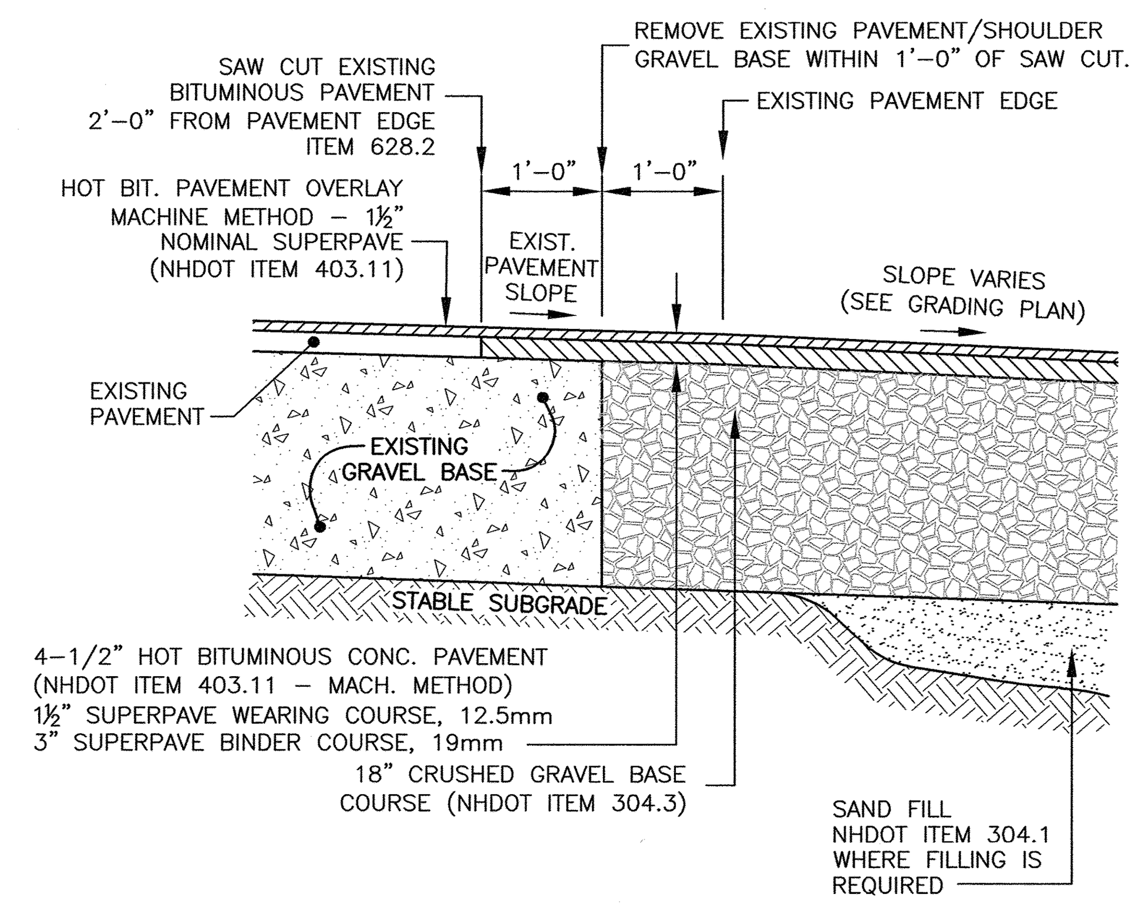


D / C4 TIP DOWN WITH WARNING STRIP

NTS



E / C3 PAVEMENT SECTION AND JOINT

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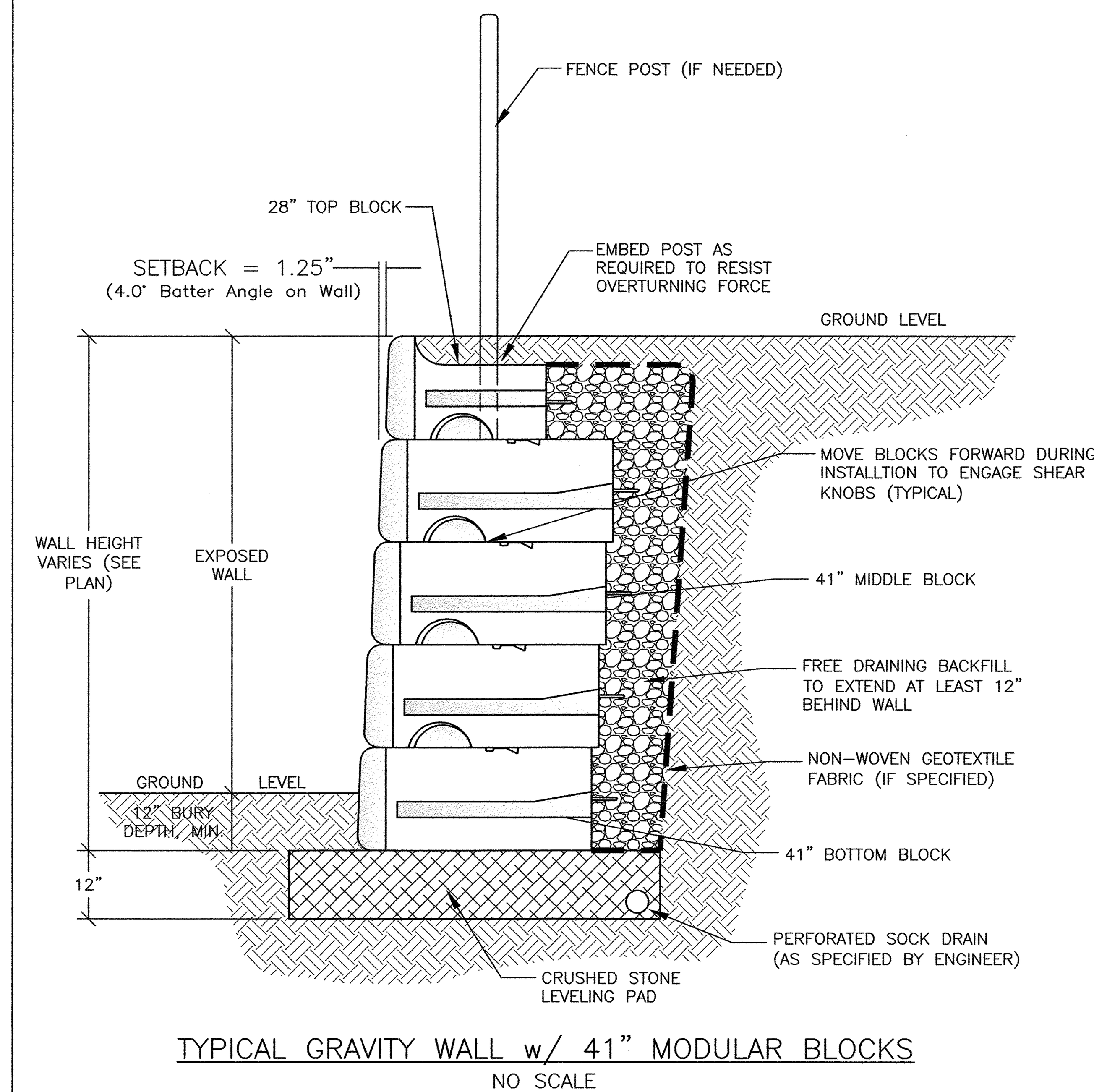
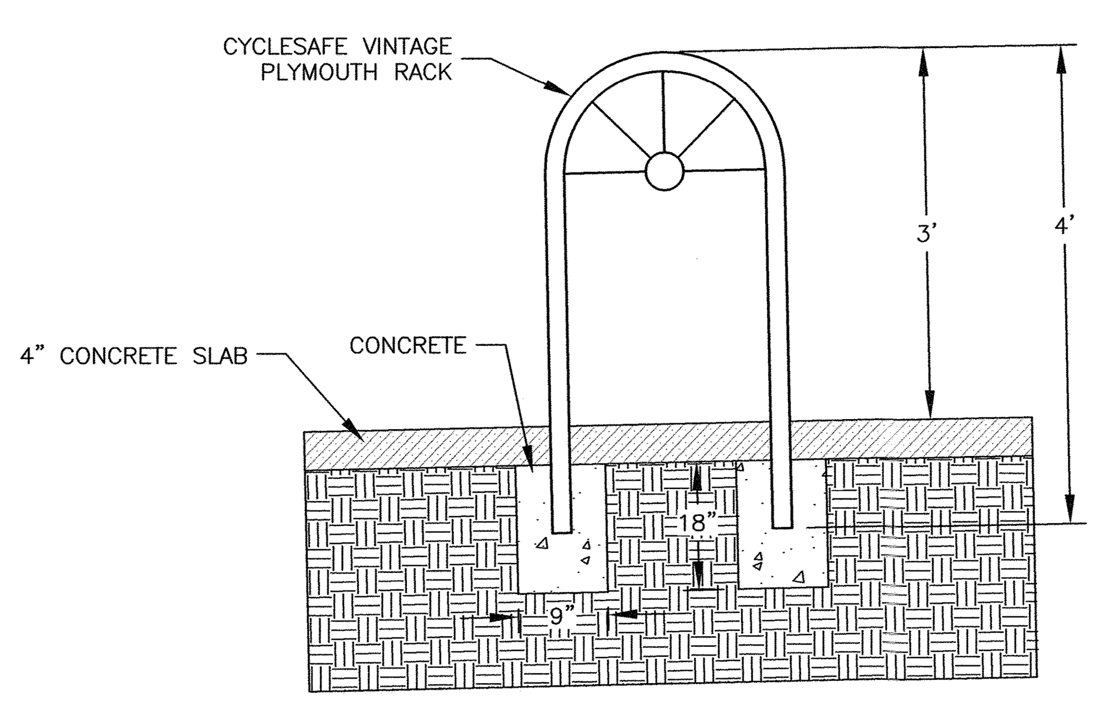


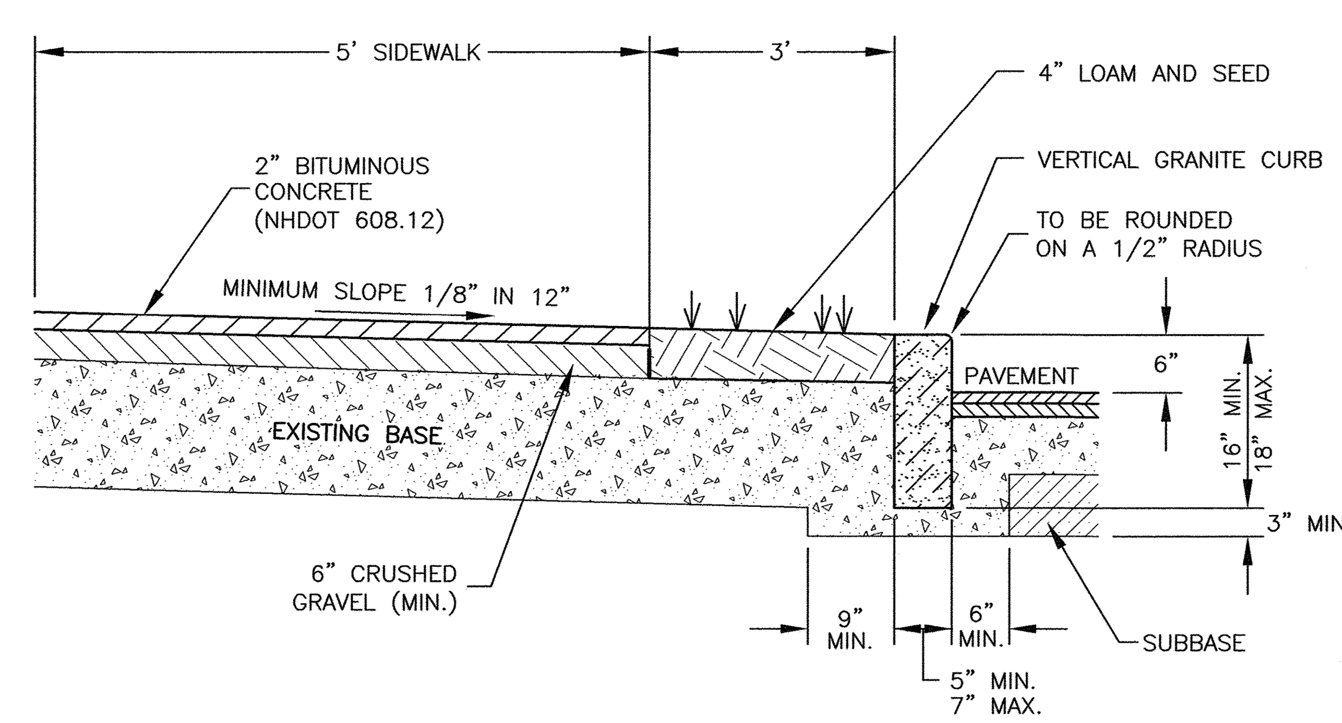
F / C3 MODULAR RETAINING WALL A

NTS



G / C2 BIKE RACK

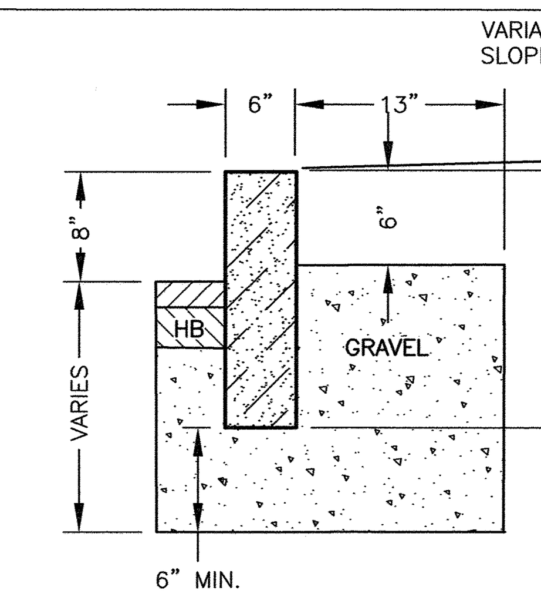
NTS



BITUMINOUS CONCRETE SIDEWALK WITH VERTICAL GRANITE CURB

H / C3

NTS



MIN. LENGTH OF CURB STONES: 3FT.
MAX. LENGTH OF CURB STONES: 10FT.
MAX. LENGTH OF STRAIGHT CURB STONES LAID ON CURVE: SEE CHART

NOTE: ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATE LENGTH.

Radius	Max. length
21'	3'
22' – 28'	4'
29' – 35'	5'
36' – 42'	6'
43' – 49'	7'
50' – 56'	8'
57' – 60'	9'
over 60'	10'

City Of Portsmouth Tree Protection Plan

Definition: Practices to preserve and protect desirable trees from damage during project development.

Purpose: To preserve and protect trees which have present or future value in protection from erosion, landscape and aesthetic value, or for other environmental benefits.

I. The tree canopy/root zones of trees to be preserved shall be protected during the entire construction process.

II. Prior to the start of any site work, the contractor will erect semi- permanent fencing around tree root zones which are to be protected within the construction site. The fence shall be placed around the trees to be protected with a radius determined by the City Arborist, typically one foot of protected area for each inch of trunk diameter. This ratio can be increased or decreased per the City Arborist's discretion to further protect specimen or historic trees. The location of the fencing will be marked by the City Arborist prior to fence installation.

III. The Contractor shall be responsible for installation and maintenance of all tree protection fencing.

IV. Protective fencing shall remain undisturbed until ALL site work has been completed. The Contractor shall remove fencing at completion of project. If protective fencing is damaged, the Contractor shall immediately execute the necessary repairs to re-establish the protective fencing to original configurations.

V. All work conducted in the ground within the protection zone of any protected tree should be accomplished with hand tools only. An air excavation tool (i.e. an Airspade) shall be used for root pruning prior to machine excavation where digging abuts the dripline of specimen or historic trees.

VI. The Contractor shall be held liable for any damages to protected trees and root zones caused by unauthorized intrusions into the protected areas during construction activity. Additionally, the Contractor shall be held liable for damages incurred to any tree branches that extend over protective fencing and to any trees or other plant material located on the site and indicted on the plan to remain. The Contractor shall be held liable for all remedial measures required to treat broken limbs, or damaged trees and roots, or for unauthorized removal of existing trees or plant material, etc. All tree surgery and remedial treatments will be accomplished by the City of Portsmouth's arborists.

VII. The Contractor shall notify the City Arborist when any overhanging branches or other plant materials interfering with or risks damage due to construction activity.

VIII. No removal or encroachment into Tree Protection Enclosures shall be permitted unless coordinated with the City Arborist.

IX. Any grading, construction, demolition, remedial measures or other work that is expected to encounter tree roots shall be made in consultation with the City Arborist.

X. No machine digging shall take place within a radius of one and one-half foot for each 1-inch diameter at breast height (DBH) of any tree with a historic or specimen designation unless an air excavation tool has been used to prune roots along dripline beforehand.

XI. Any pruning of protected trees that may be required during the course of construction shall be performed by the City of Portsmouth Arborists. Coordinate pruning requests with the City Arborist.

XII. For construction projects requiring access or haul roads that must pass over the root area of trees to be retained, a roadbed shall be installed using 4 inches (minimum) of mulch or wood chips covered with approved logging mats. The roadbed shall be replenished and maintained as necessary to provide desired root zone protection. For projects requiring materials storage within the root area of trees to be retained or protected, this area shall be constructed using an approved Geotextile base covered with 4 inches (minimum) of coarse wood mulch or chips. The area shall be replenished as necessary to maintain a 4 inch (minimum) depth.

XIII. There shall be no vehicular traffic, parking, or stock piling of materials permitted under the drip line/canopy of ANY tree to be retained or protected within the construction site, unless approved tree root protection measures have been installed. Foot traffic shall be kept to a minimum under the drip line/canopy. If temporary foot traffic must be directed over the root zone of trees to be retained or protected, a pathway shall be installed using an approved Geotextile base covered with 3 inches (minimum) or mulch or wood chips. The pathway material shall be replenished as necessary to maintain a 3-inch (minimum) depth.

XIV. "Natural" or pre-construction grade should be maintained for as great a distance from the trunk of each tree as construction permits. At no time during or after construction should soil be in contact with the trunk of the tree above natural grade.

XV. When removing pavement, as little disruption of soil as necessary should be attempted.

XVI. Any required trenching which has options for trench path location should be routed in such a manner as to minimize root damage. Radial trenching (radial to the tree trunk) is less harmful than tangential trenching because it runs parallel to tree roots rather than diagonal or perpendicular to them. If roots can be worked around, cutting of roots should be avoided (i.e. place pipes and cables below uncut roots whenever possible). When possible, utilize the same trench for as many utilities as possible.

XVII. Plans must be reviewed by the City Arborist and/or the City of Portsmouth Trees and Greenery Committee, and signed off before commencement of work. Protective fencing must be approved in place before any construction will be allowed to begin.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

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).

City of Portsmouth Tree Planting Requirements

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.

1. All planting holes shall be dug by hand- **NO MACHINES**. The only exceptions are **new** construction where new planting pits, planting beds with granite curbing, and planting sites with Silva Cells are being created. If a machine is used to dig in any of these situations and planting depth needs to be raised the material in the bottom of the planting hole MUST be firmed with machine to prevent sinking of the root ball.

2. **ALL** Wire and Burlap shall be removed from the root ball **AND** planting hole.

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.

4. The root collar of the tree shall be 2"-3" above grade of planting hole for finished depth.

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.

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**.

7. An earth berm shall be placed around the perimeter of the planting hole except where curbed planting beds or pits are being used.

8. 2"-3" of mulch shall be placed over the planting area.

9. At the time the planting is complete the planting shall receive additional water to ensure complete hydration of the roots, backfill material and mulch layer.

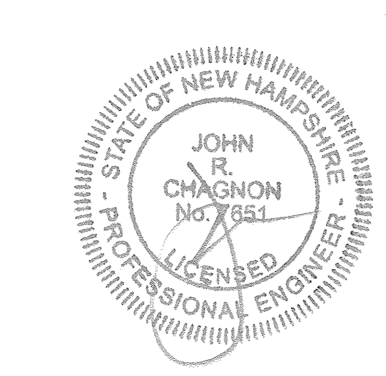
10. Stakes and guys shall be used where appropriate and/or necessary. Guy material shall be non-damaging to the tree.

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 Transplanting* and/or The City of Portsmouth, NH Planting Requirements.

COMMERCIAL DEVELOPMENT 581 LAFAYETTE ROAD PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	DETAILS	1/3/24
0	ISSUED FOR COMMENT	11/21/24

REVISIONS



SCALE: 1"=20'

NOVEMBER 2024

DETAILS

D2

FB 487 PG 1

1397.04