

E5071-001
March 5, 2024

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

Re: **Request for TAC Work Session**
100 Durgin Lane – Proposed Redevelopment

Dear Peter:

On behalf of 100 Durgin Lane Owner, LLC (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 to meet with the Technical Advisory Committee (TAC) at their next scheduled Work Session for the above referenced project:

- Site Plan Set, dated March 5, 2024;
- Community Space Exhibit, dated March 5, 2024;
- Impervious Surface Exhibit, dated March 5, 2024;
- Wetland Buffer Exhibit, dated March 5, 2024;
- Fire Truck Turning Exhibit, dated March 5, 2024;
- Preliminary Water & Sewer Demand Analysis, dated March 5, 2024;
- Preliminary Trip Generation Summary;
- Signed Authorization, dated January 29, 2024;

The proposed project is located at 100 Durgin Lane and includes lots identified as Map 239 Lots 16, 16 & 18 on the City of Portsmouth Tax Maps. The site was previously home to Christmas Tree Shops and Bed, Bath and Beyond locations which are no longer in operation. The properties are a combined 26.1 acres of land and are located in the Gateway District (G1) and also lies within the Highway Noise Overlay District. The property is bound to the west by Route 16, to the north by the Motel 6 property and Gosling Road, to the south by the Hampton Inn and Home Depot properties, and to the east by an Eversource easement, Pep Boys and Durgin Plaza.

The proposed project consists of the demolition of the existing Christmas Tree Shops and Bed, Bath and Beyond building and the construction of approximately 360 rental housing units in a mix of 3-story and 4-story buildings. The proposed project will include a community building and associated site improvements such as parking, pedestrian access, community spaces, utilities, stormwater management, lighting, and landscaping. The proposed project also includes a reduction in overall impervious surface on the development lot.

The proposed project will also be providing 10% community space as required under the Development Site Conditional Use Permit for have more than one principal building on a single lot. Based on the lot area the required community spaces will likely exceed 2 acres and may include a public dog park, recreation areas, community walking trails, pocket parks, bicycle paths, and open/green space. The proposed project plan submitted as part of the work session package exceeds the minimum required community space area. The proposed project may



also include multimodal connections that link the project site and neighboring commercial properties and exploring the potential of expanding the existing bus network.

At this time, we anticipate that the proposed project will require the following site related approvals from the Planning Board:

- Site Plan Review Permit
- Lot Line Revision
- Wetland Conditional Use Permit
- Development Site Conditional Use Permit
- Highway Noise Overlay District Conditional Use Permit

The applicant respectfully requests to meet with TAC at their next scheduled Work Session on March 12, 2024. If you have any questions or need any additional information, please contact me by phone at (603) 769-9471 or by email at NAHansen@tighebond.com.

Sincerely,

TIGHE & BOND, INC.



Patrick M. Crimmins, PE
Vice President



Neil A. Hansen, PE
Project Manager

Enclosures

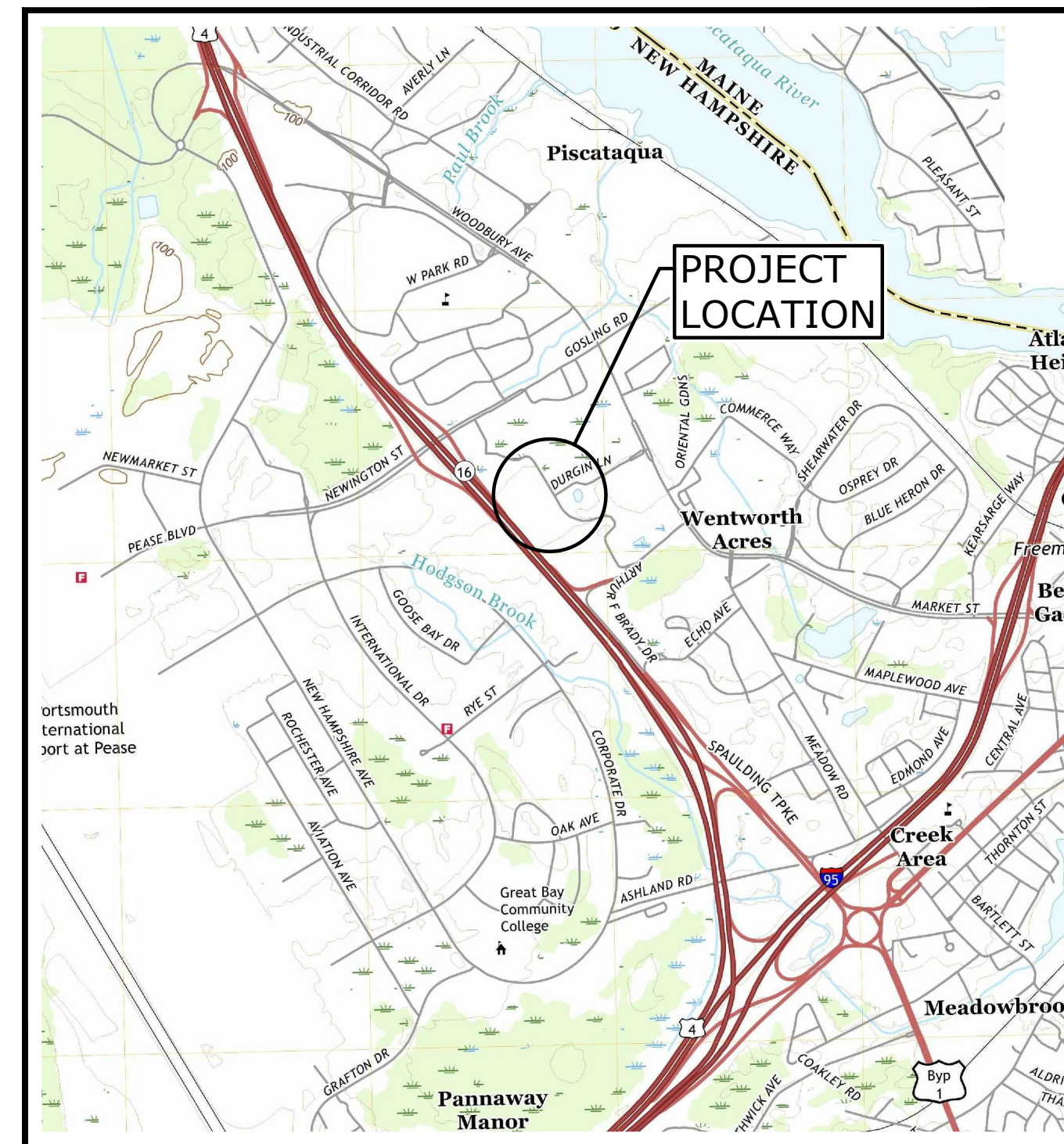
Copy: 100 Durgin Lane Owner, LLC
John K. Bosen, Bosen & Associates
Utile, Inc Architects
Aceto Landscape Architecture



PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE PORTSMOUTH, NEW HAMPSHIRE MARCH 5, 2024

LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
	COVER SHEET	3/5/2024
C-101	GENERAL NOTES AND LEGEND	3/5/2024
C-201	DEMOLITION PLAN	3/5/2024
C-301	SITE PLAN	3/5/2024
C-401	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	3/5/2024
C-501	UTILITIES PLAN	3/5/2024
C-601	EROSION CONTROL NOTES AND DETAILS SHEET	3/5/2024
C-602	DETAILS SHEET	3/5/2024
C-603	DETAILS SHEET	3/5/2024
C-604	DETAILS SHEET	3/5/2024
C-605	DETAILS SHEET	3/5/2024
C-606	DETAILS SHEET	3/5/2024
C-607	DETAILS SHEET	3/5/2024



LOCATION MAP
SCALE: 1" = 2000'

PREPARED BY:

Tighe & Bond

177 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE 03801
603-433-8818

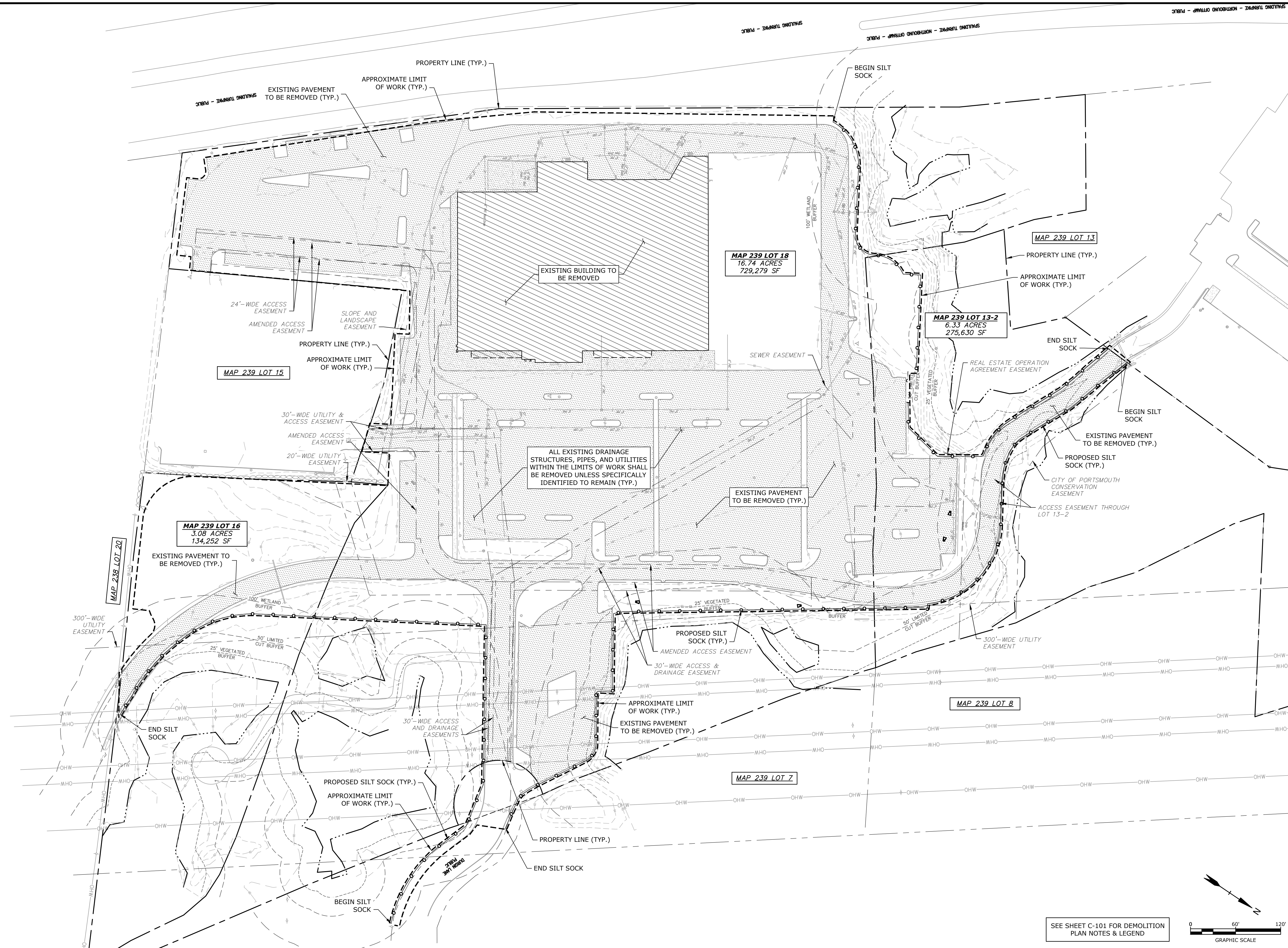
OWNER:

100 Durgin Lane Owner LLC
ONE MARINA PARK DRIVE, SUITE 1500
BOSTON, MA 02210

SURVEYOR:

HOLDEN ENGINEERING & SURVEYING, INC.
56 OLD SUNCOOK ROAD, PO BOX 480
CONCORD, NH 03302

Last Saved: 3/4/2024 11:37:00 AM By: BCurcio
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PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE PORTSMOUTH, NEW HAMPSHIRE

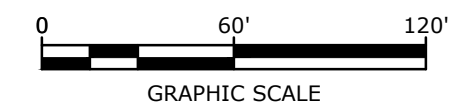
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FILE:	E5071-001-C-DSGN.dwg	
DRAWN BY:	BKC	
DESIGNED/CHECKED BY:	NAH	
APPROVED BY:	PMC	

DEMOLITION PLAN

SCALE: AS SHOWN

C-201

SEE SHEET C-101 FOR DEMOLITION PLAN NOTES & LEGEND



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SITE DATA:

LOCATION: TAX MAP 239, LOT 13-2, MAP 239 LOT 16, MAP 239 LOT 18
 OWNER: 100 DURGIN LANE OWNER LLC
 ONE MARINA PARK DRIVE, SUITE 1500
 BOSTON, MA 02210

ZONING DISTRICT: GATEWAY NEIGHBORHOOD MIXED USE CORRIDOR (G1)
 HIGHWAY NOISE OVERLAY DISTRICT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 EXISTING LOT SIZE: ±1,139,161 SF / 26.15 ACRES (MAP 239 LOT 13-2, LOT 16, LOT 18)

DEVELOPMENT STANDARDS

GENERAL RESIDENTIAL DEVELOPMENT (10.5B42.30)	REQUIRED	PROPOSED
MINIMUM SITE DEVELOPMENT AREA:	10,000 SF	±1,139,161 SF
MINIMUM SITE WIDTH:	75 FT	>75 FT
MINIMUM SITE LENGTH:	100 FT	>100 FT
MINIMUM PERIMETER BUFFER:	N/A	-
MAXIMUM DEVELOPMENT BLOCK DIMS:		
BLOCK LENGTH:	500 FT	<500 FT
BLOCK PERIMETER:	1,500 FT	<1,500 FT
MAXIMUM BUILDING COVERAGE:	50%	8.6%
MINIMUM OPEN SPACE COVERAGE:	20%	63%

APARTMENT BUILDING (10.5B34.40)	REQUIRED	PROPOSED
MINIMUM LOT DEPTH:	NR	-
MINIMUM STREET FRONTAGE:	50 FT	200.5 FT
FRONT YARD SETBACK:	10-30 FT	±130.4 FT ⁽¹⁾
MIN. SIDE YARD SETBACK:	15 FT	>15 FT
MIN. REAR YARD SETBACK:	20 FT	>20 FT
DWELLING UNITS PER BUILDING:	4-24	XXX
MAXIMUM DWELLING UNIT SIZE:	NR	-
MAXIMUM BUILDING HEIGHT:	4 STORIES OR 50 FT	<50 FT
MINIMUM STREET-FACING FACADE HEIGHT:	24 FT	>24 FT
MAX. FINISH FLOOR ABOVE SIDEWALK:	36"	<36"
MAXIMUM BUILDING COVERAGE:	50%	8.1%
MAXIMUM BUILDING FOOTPRINT:	NR	-

COMMUNITY BUILDING (10.5B34.100)	REQUIRED	PROPOSED
MINIMUM LOT DEPTH:	NR	-
MINIMUM STREET FRONTAGE:	50 FT	200.5 FT
FRONT YARD SETBACK:	10-40 FT	233.4 FT ⁽¹⁾
MIN. SIDE YARD SETBACK:	15 FT	>15 FT
MIN. REAR YARD SETBACK:	20 FT	>20 FT
DWELLING UNITS PER BUILDING:	NR	-
MAXIMUM DWELLING UNIT SIZE:	NR	-
MAXIMUM BUILDING HEIGHT:	3 STORIES OR 45 FT	<45 FT
MINIMUM STREET-FACING FACADE HEIGHT:	18 FT	>18 FT
FINISH FLOOR GRADE ABOVE SIDEWALK:	2 FT - 6 FT	2 FT
MAXIMUM BUILDING COVERAGE:	NR	-
MAXIMUM BUILDING FOOTPRINT:	NR	-
MAXIMUM FACADE MODULATION LENGTH:	100 FT	<100 FT
MINIMUM STREET FACING FACADE GLAZING:	30% GROUND FLOOR	>30%
MAXIMUM STREET FACING ENTRANCE SPACING:	NR	-
ALLOWED ROOF TYPES:	ALL	XXXX
ALLOWED FACADE TYPES:		
DOORYARD, FORECOURT, STOOP, RECESSED, ENTRY, STEP, PORCH, TERRACE, GALLERY, ARCADE:		XXXX

(1) - RELIEF FROM "FRONT BUILDING SETBACK FROM LOT LINE" UNDER SECTIONS 10.5B34.40 AND 10.5B34.100 REQUESTED UNDER THE CONDITIONAL USE PERMIT APPLICATION FOR THE DEVELOPMENT SITE.

COMMUNITY SPACE:	REQUIRED	PROPOSED
	10%	11.6%
	113,916 SF	132,792 SF

PARKING REQUIREMENTS

RESIDENTIAL UNITS (>750 SF)	360 UNITS x 1.3 SPACES	468 SPACES
VISITOR SPACES	1 SPACE / 5 UNITS	72 SPACES
TOTAL MINIMUM PARKING SPACES REQUIRED =		540 SPACES

PARKING SPACES	REQUIRED	PROPOSED
	540 SPACES	574 SPACES

ADA PARKING SPACES	REQUIRED ⁽²⁾	PROPOSED
	25 SPACES	30 SPACES

(2) - PER THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS, LATEST EDITION.

PARKING SPACE DIMENSIONAL REQUIREMENTS:		
STANDARD 90° STALL :		
WIDTH	8.5 FT MIN	8.5 FT
LENGTH	19 FT MIN	19 FT
STANDARD 0° STALL :		
WIDTH	8.5 FT MIN	8.5 FT
LENGTH	20 FT MIN	20 FT
DRIVE AISLE WIDTH:		
90° (2-WAY TRAFFIC)	24 FT	24 FT
0° (2-WAY TRAFFIC)	24 FT	24 FT

BICYCLE SPACES	REQUIRED	PROPOSED
1 BICYCLE SPACE / 10 PARKING SPACES:	30 SPACES (MAX.)	>58 SPACES

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

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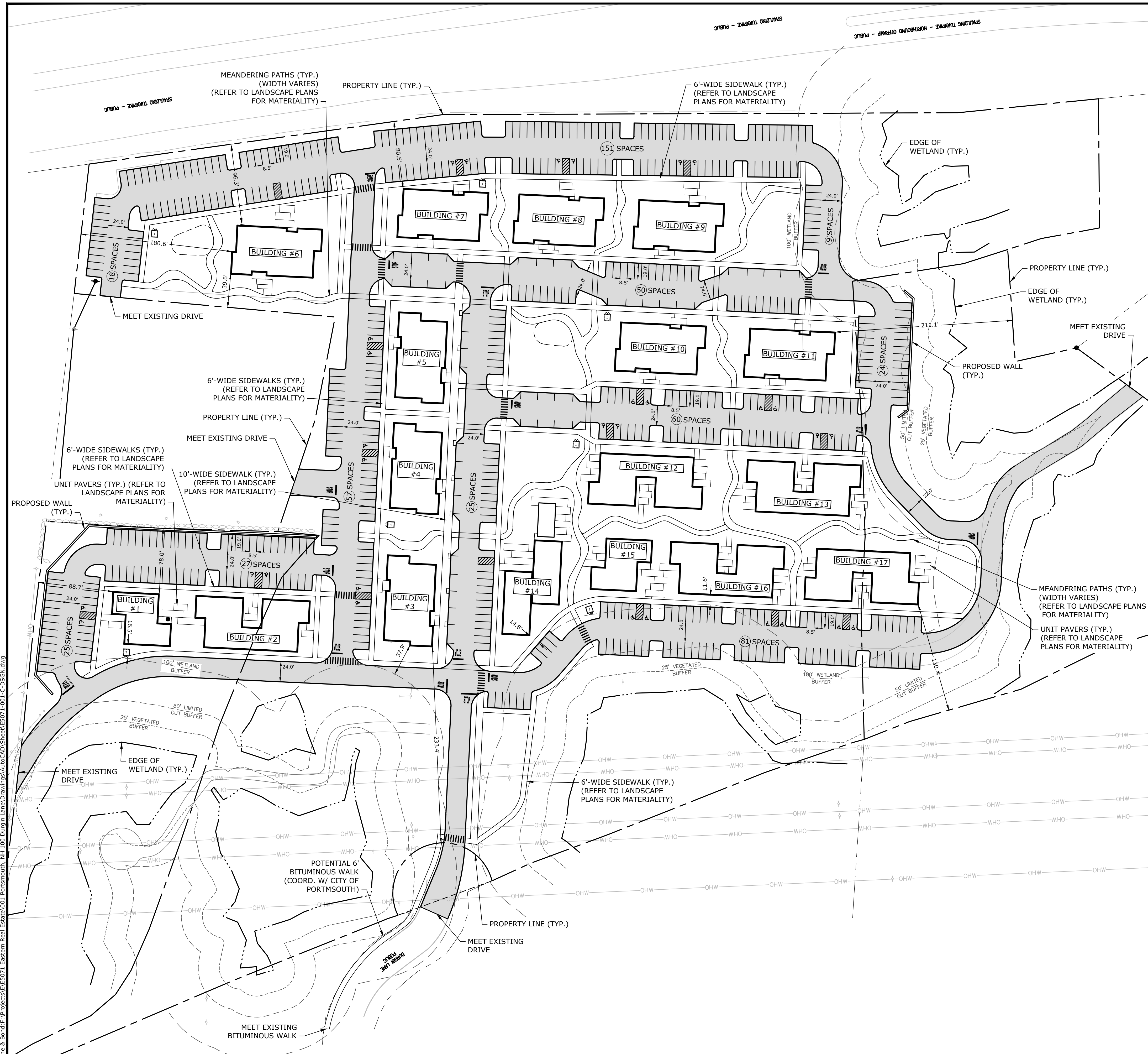
100 DURGIN LANE PORTSMOUTH, NEW HAMPSHIRE

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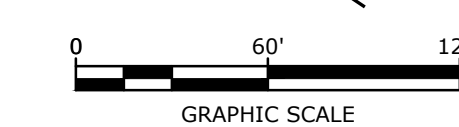
SITE PLAN

SCALE: AS SHOWN

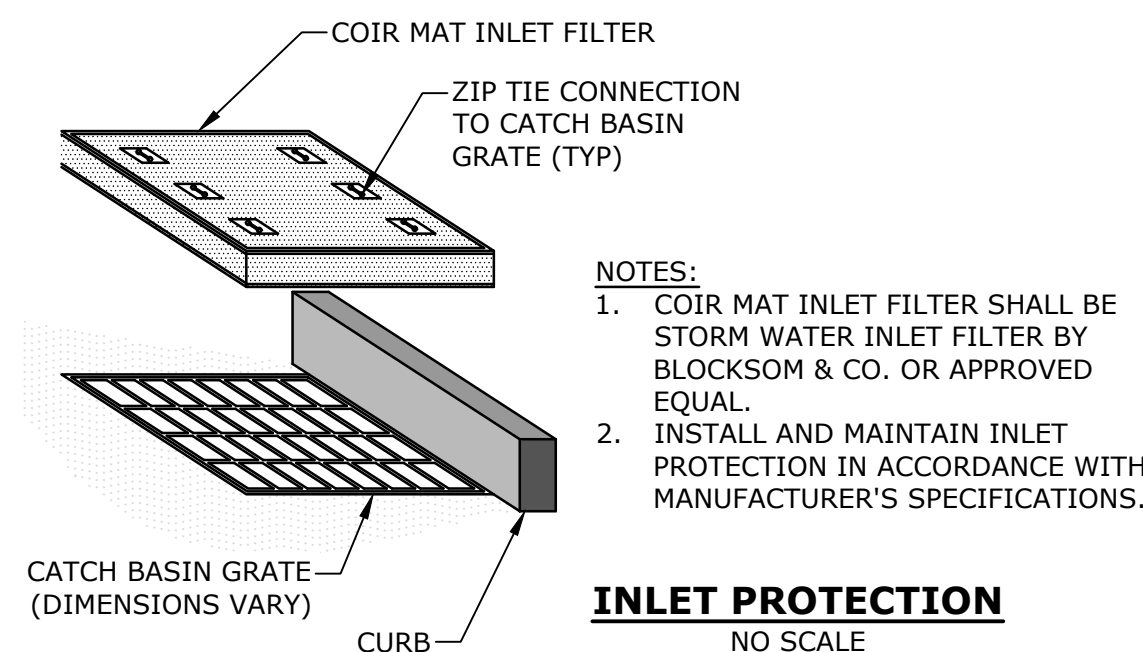
C-301



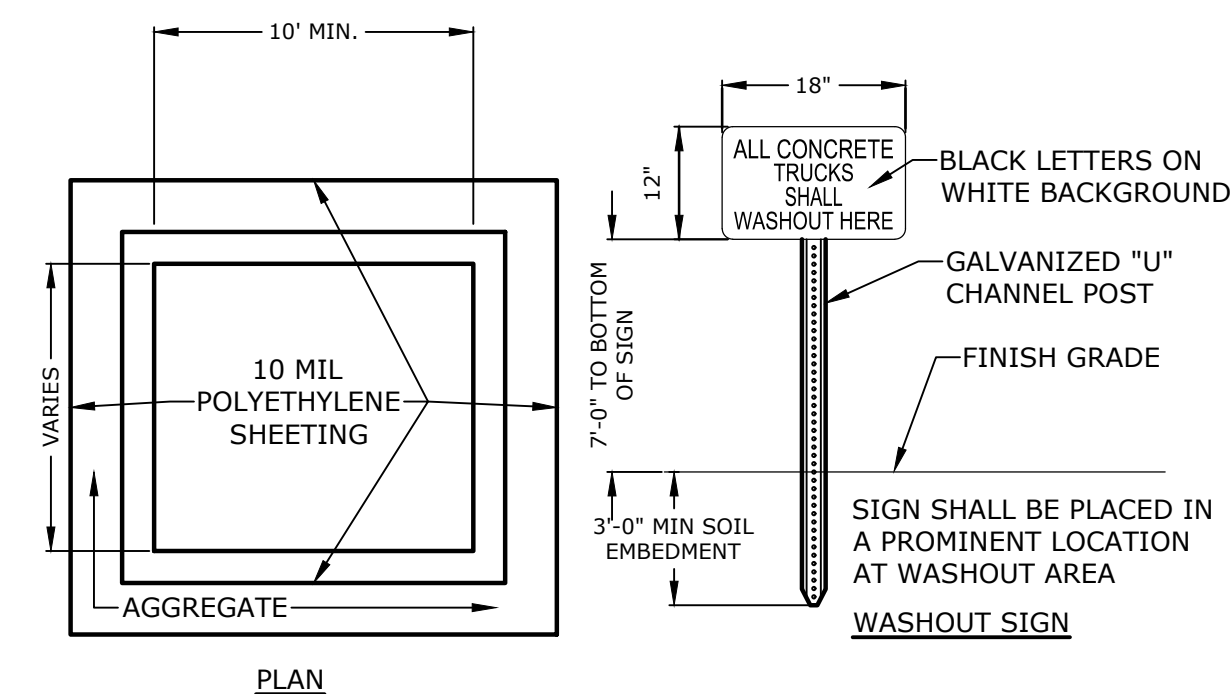
SEE SHEET C-101 FOR SITE PLAN NOTES & LEGEND



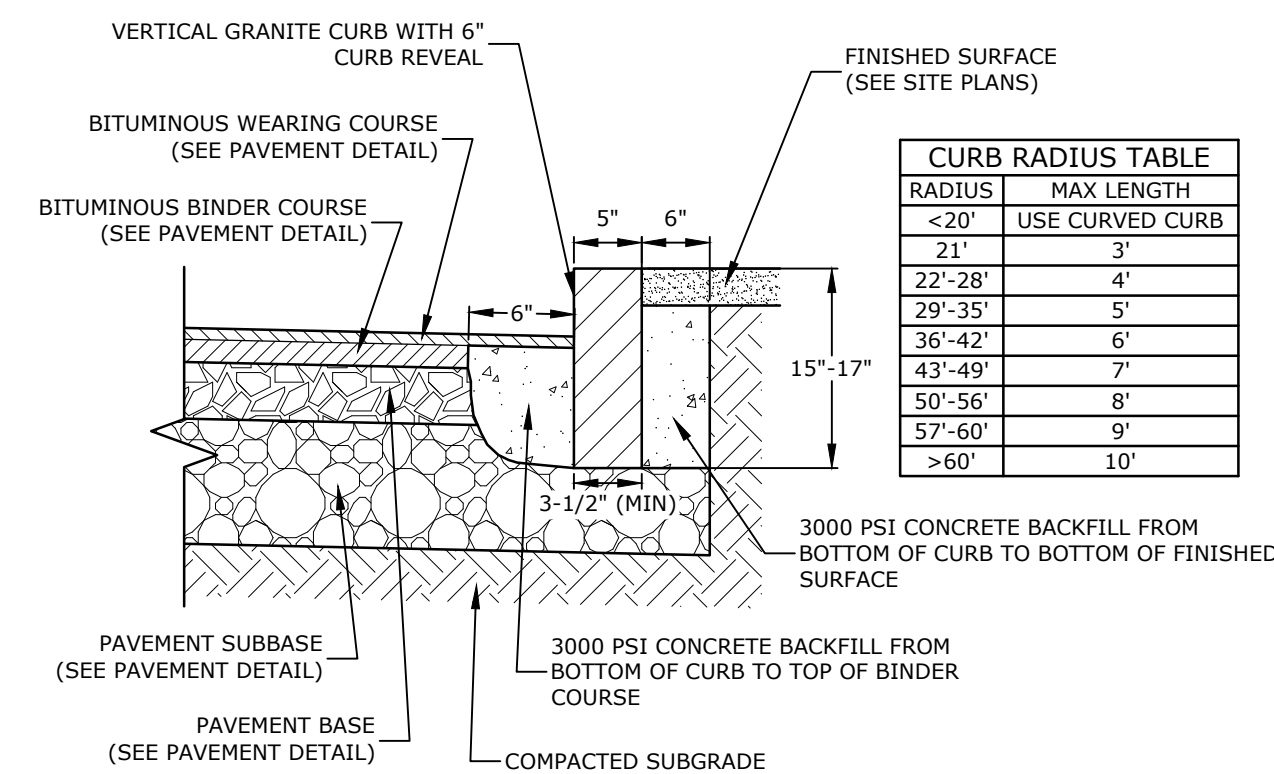
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 Tighe & Bond \P\Projects\E5071 Eastern Real Estate\001 Portsmouth, NH 100 Durgin Lane Drawings\AutoCAD\Sheet\E5071-001-C-DSGN.dwg



- 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.

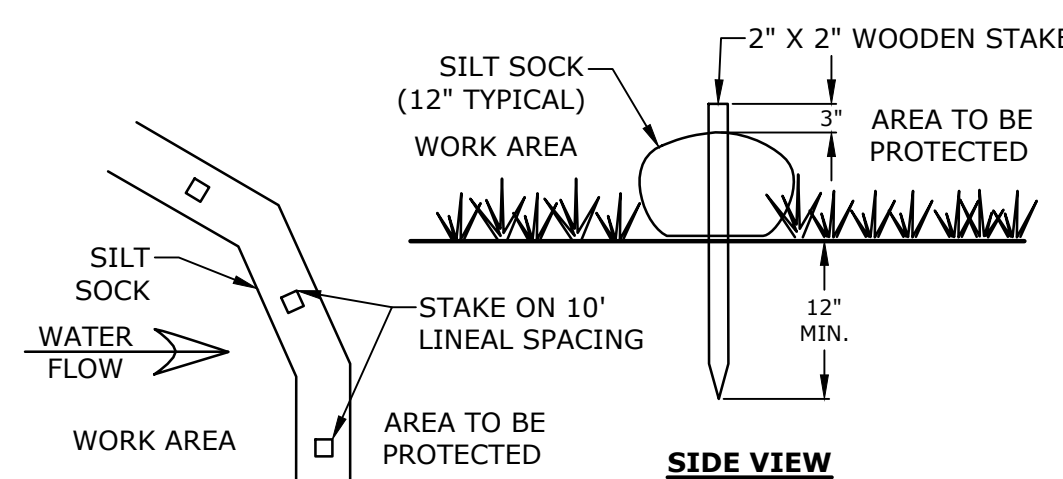


- NOTES:**
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
 2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
 3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT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

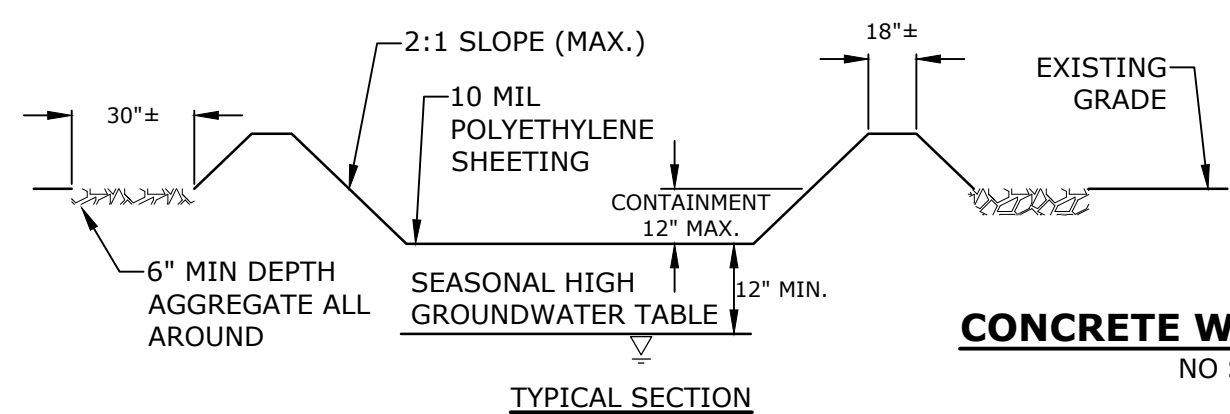


RADIUS	MAX LENGTH
<2'	USE CURVED CURB
2'-1'	3'
2'-2'	4'
2'-3'	5'
3'-4'	6'
4'-5'	7'
5'-6'	8'
6'-7'	9'
>6'	10'

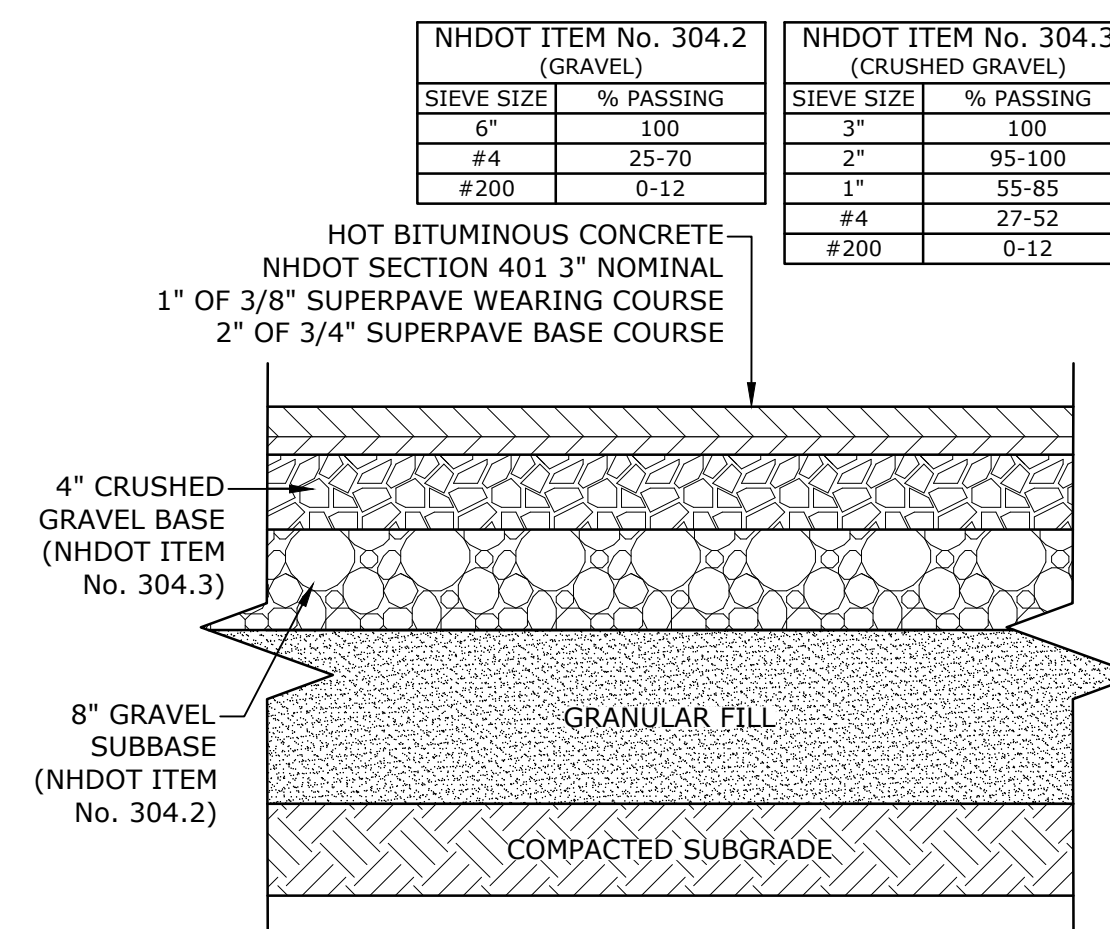
- NOTES:**
1. SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
 2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
 3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
 4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
 5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES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



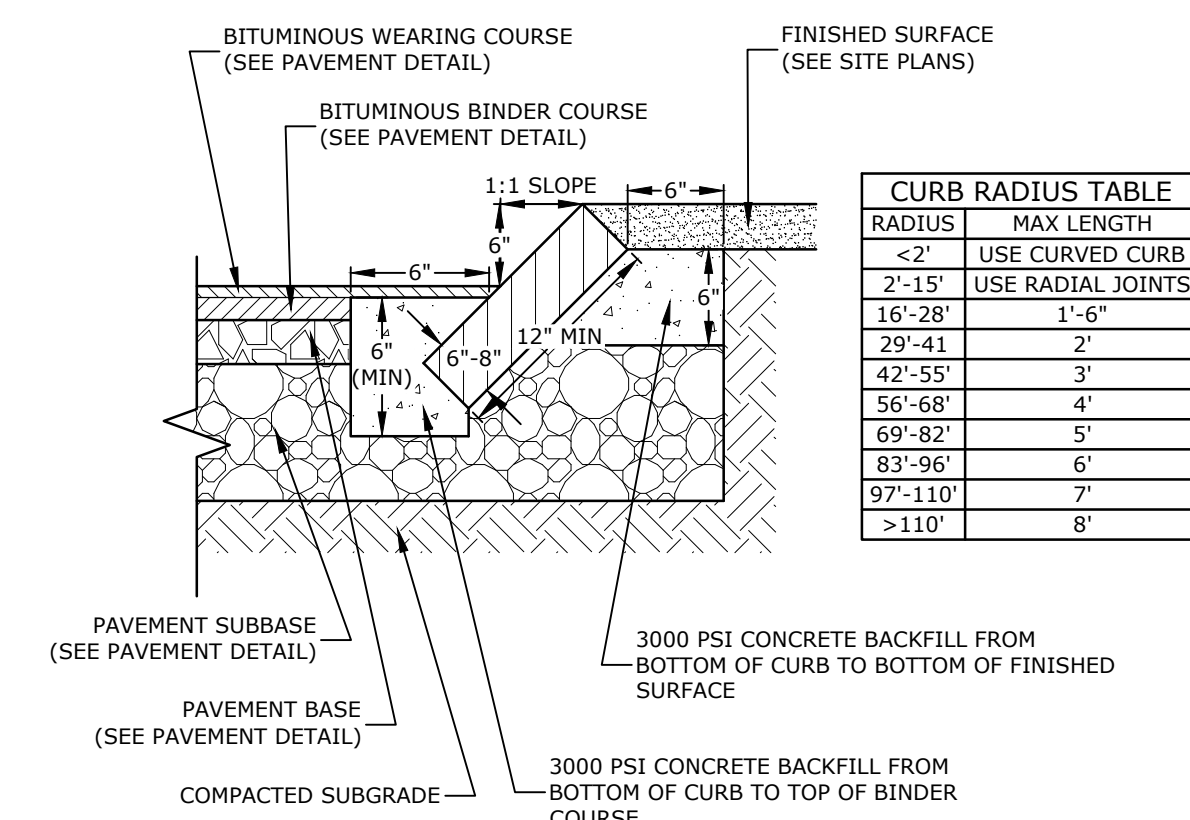
- NOTES:**
1. SILT SOCK SHALL BE SILT SOXX BY FILTREXX OR APPROVED EQUAL.
 2. INSTALL SILT SOCK IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



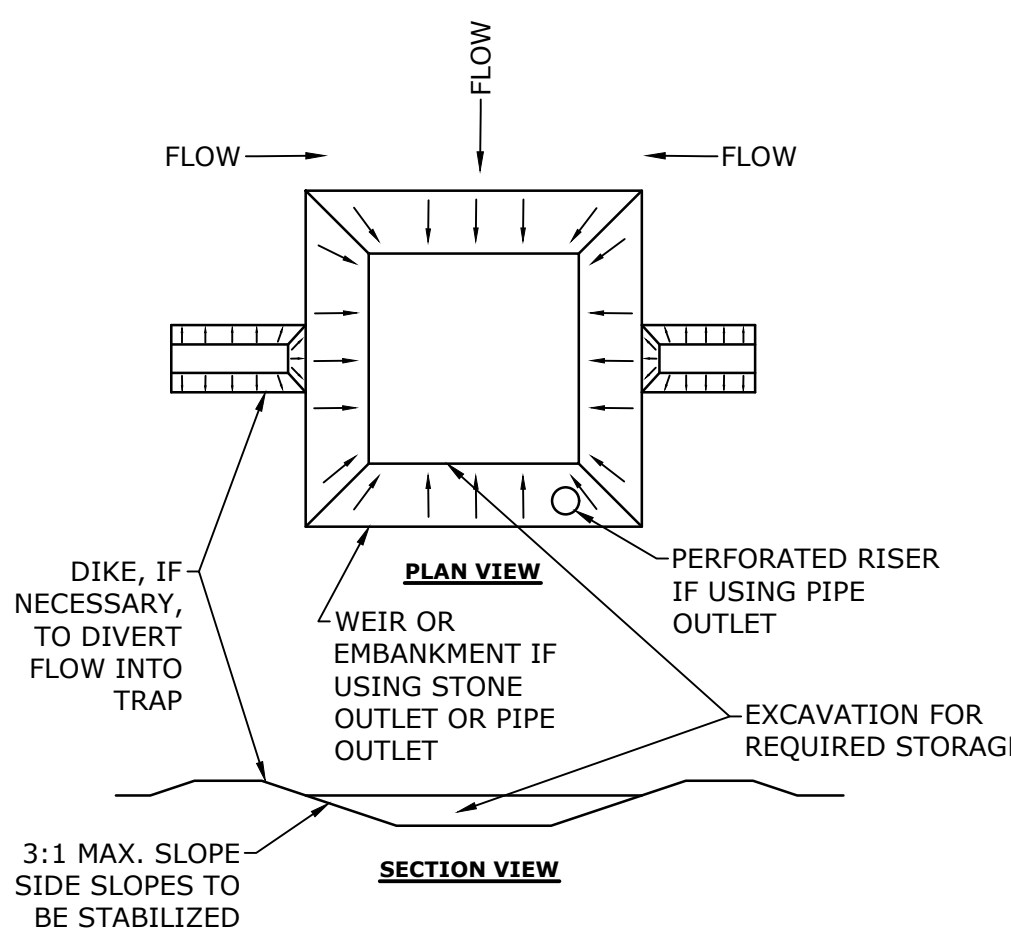
- NOTES:**
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
 2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 3. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.
 4. REFER TO CITY SPECIFICATIONS FOR ASPHALT MIX DESIGN.



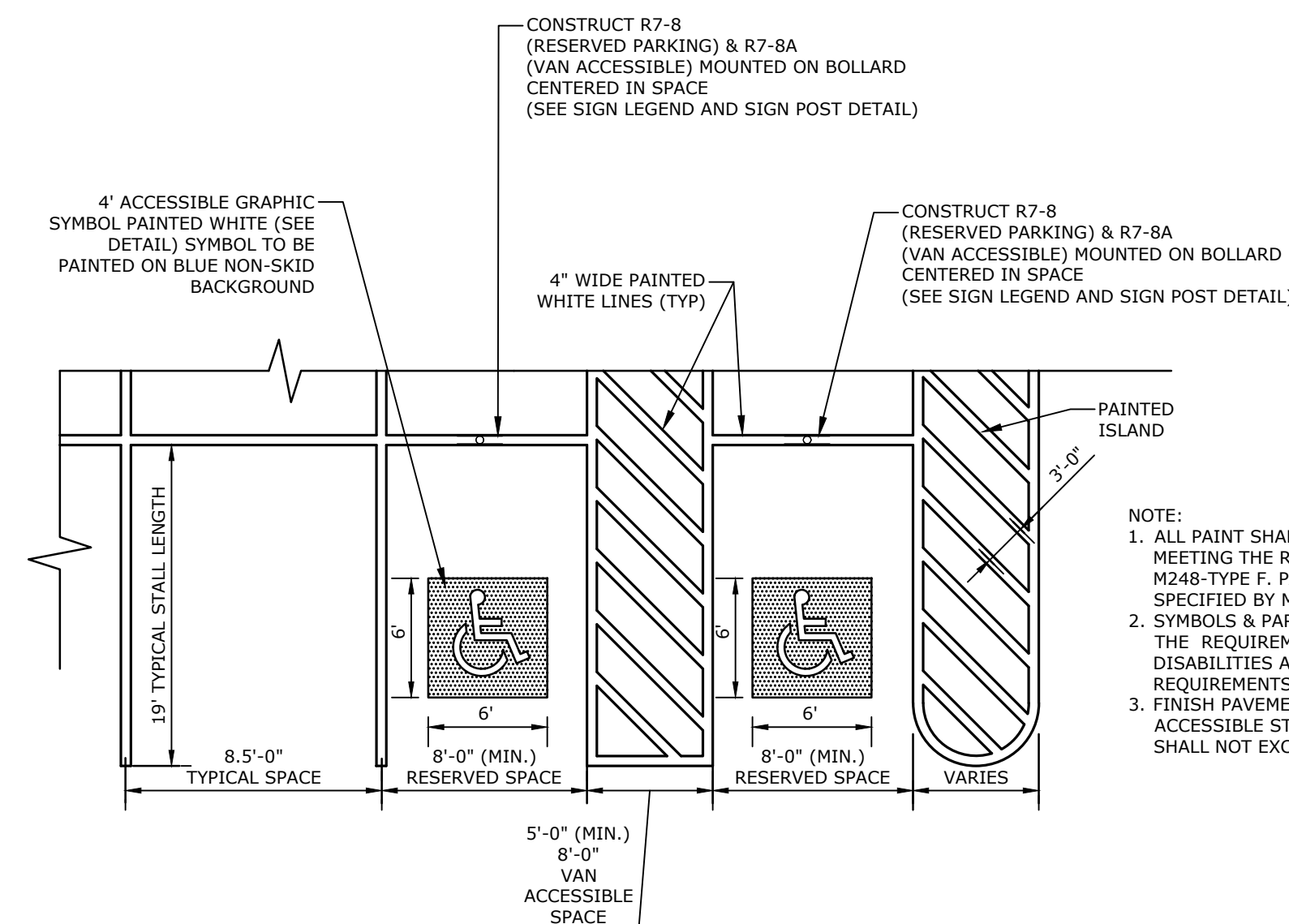
- NOTES:**
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
 2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 3. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.
 4. REFER TO CITY SPECIFICATIONS FOR ASPHALT MIX DESIGN.



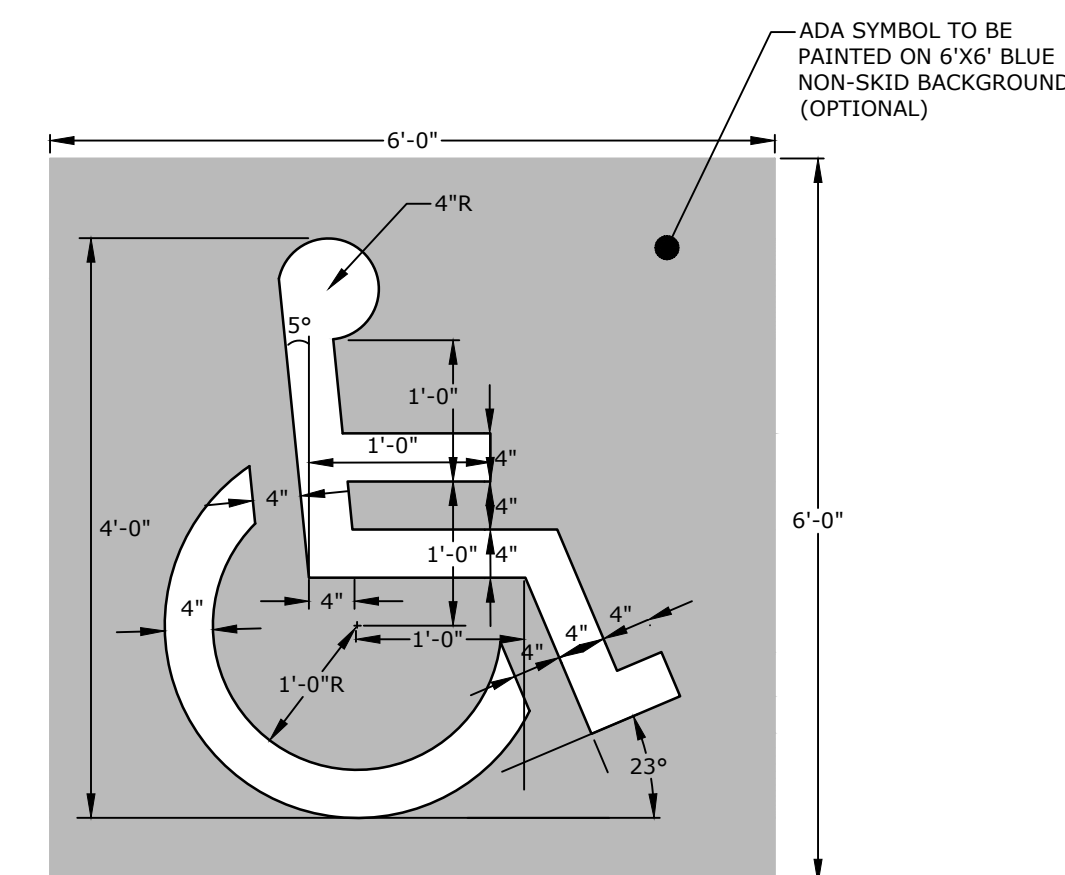
- NOTES:**
1. SEE SITE PLAN(S) FOR LIMITS OF SLOPED GRANITE CURB (SGC).
 2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
 3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
 4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
 5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES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



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



- NOTE:**
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.



- 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.
 - OR
 1. SYMBOL SHALL BE CONSTRUCTED IN ALL ACCESSIBLE SPACES USING WHITE THERMOPLASTIC, REFLECTORIZED PAVEMENT PARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505.
 2. SYMBOL SHALL BE CONSTRUCTED TO THE LATEST ADA, STATE AND LOCAL REQUIREMENTS.

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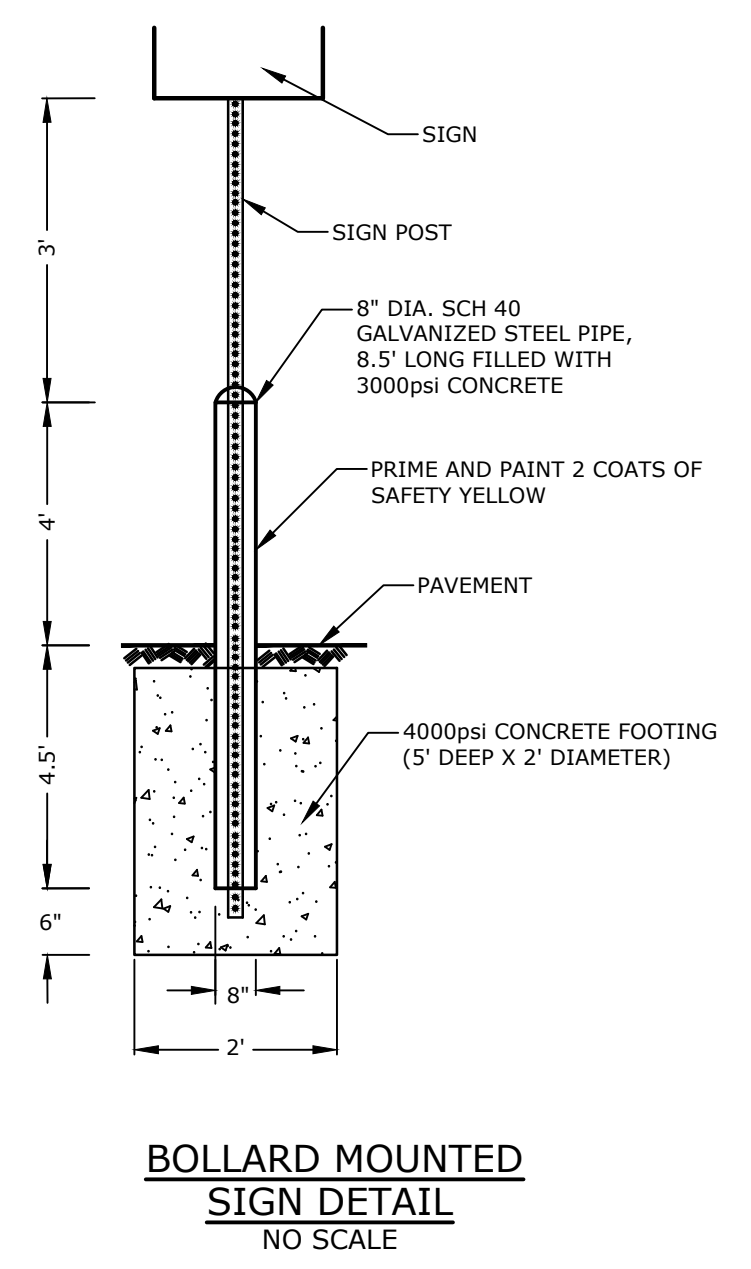
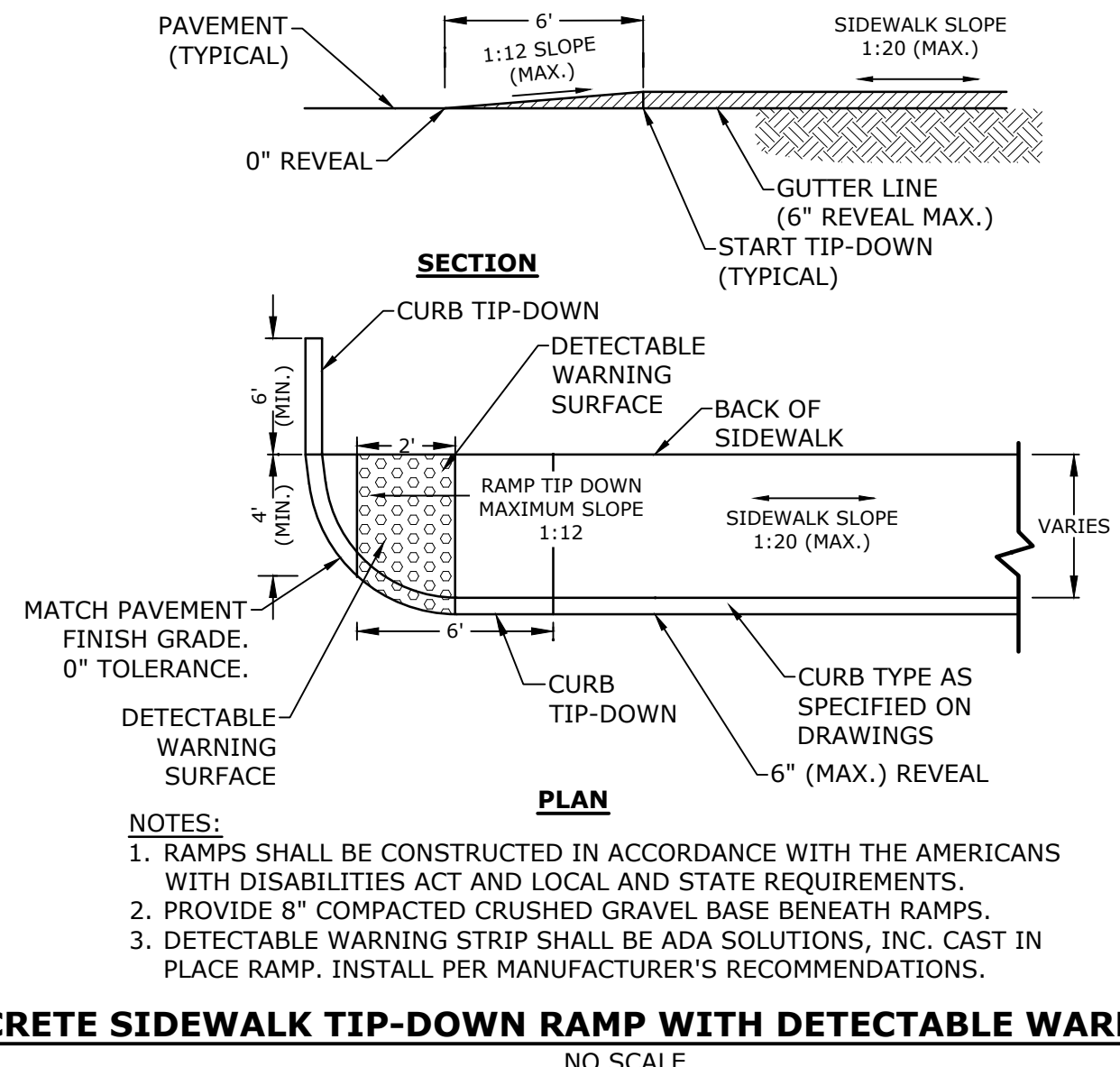
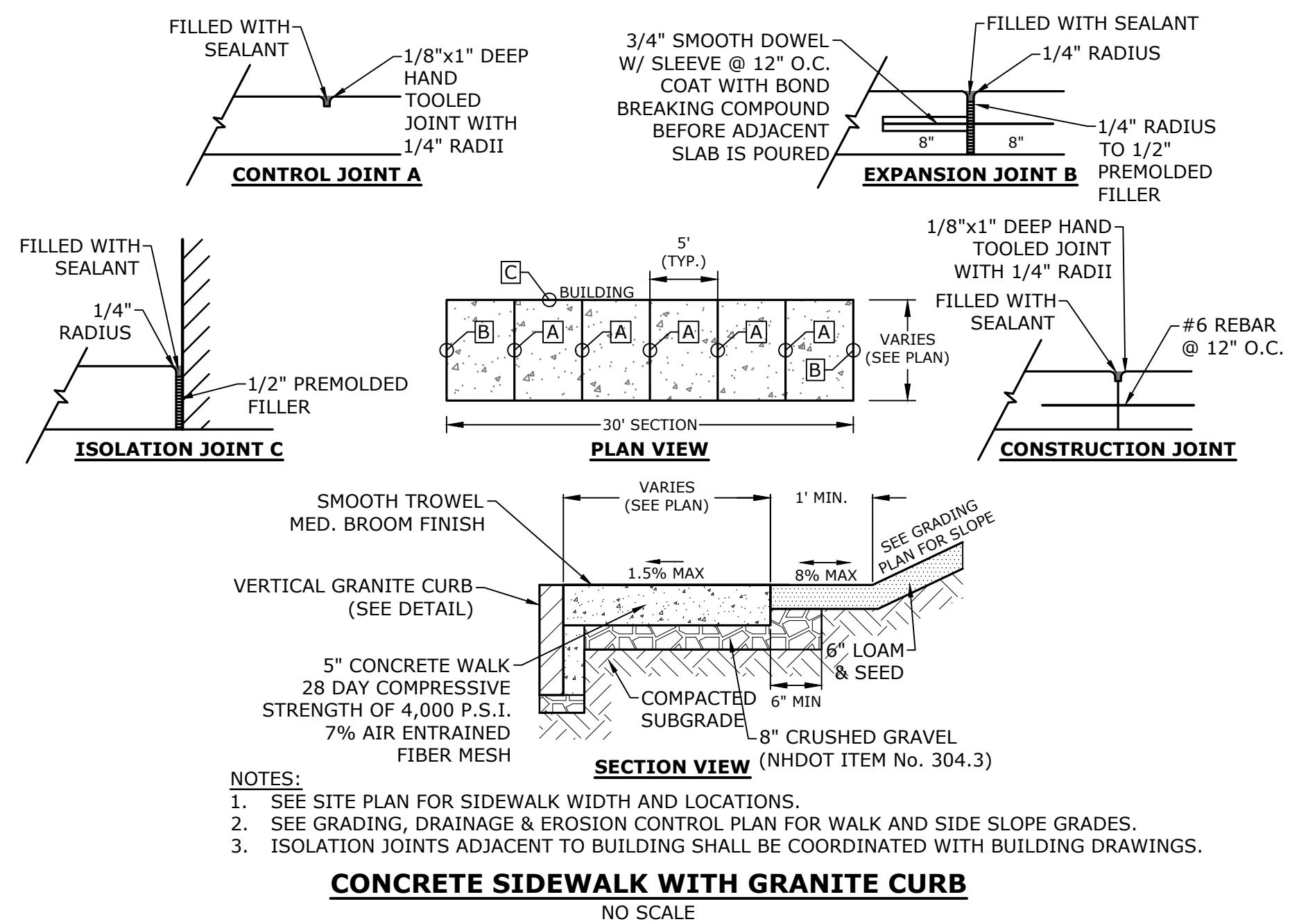
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DETAILS SHEET

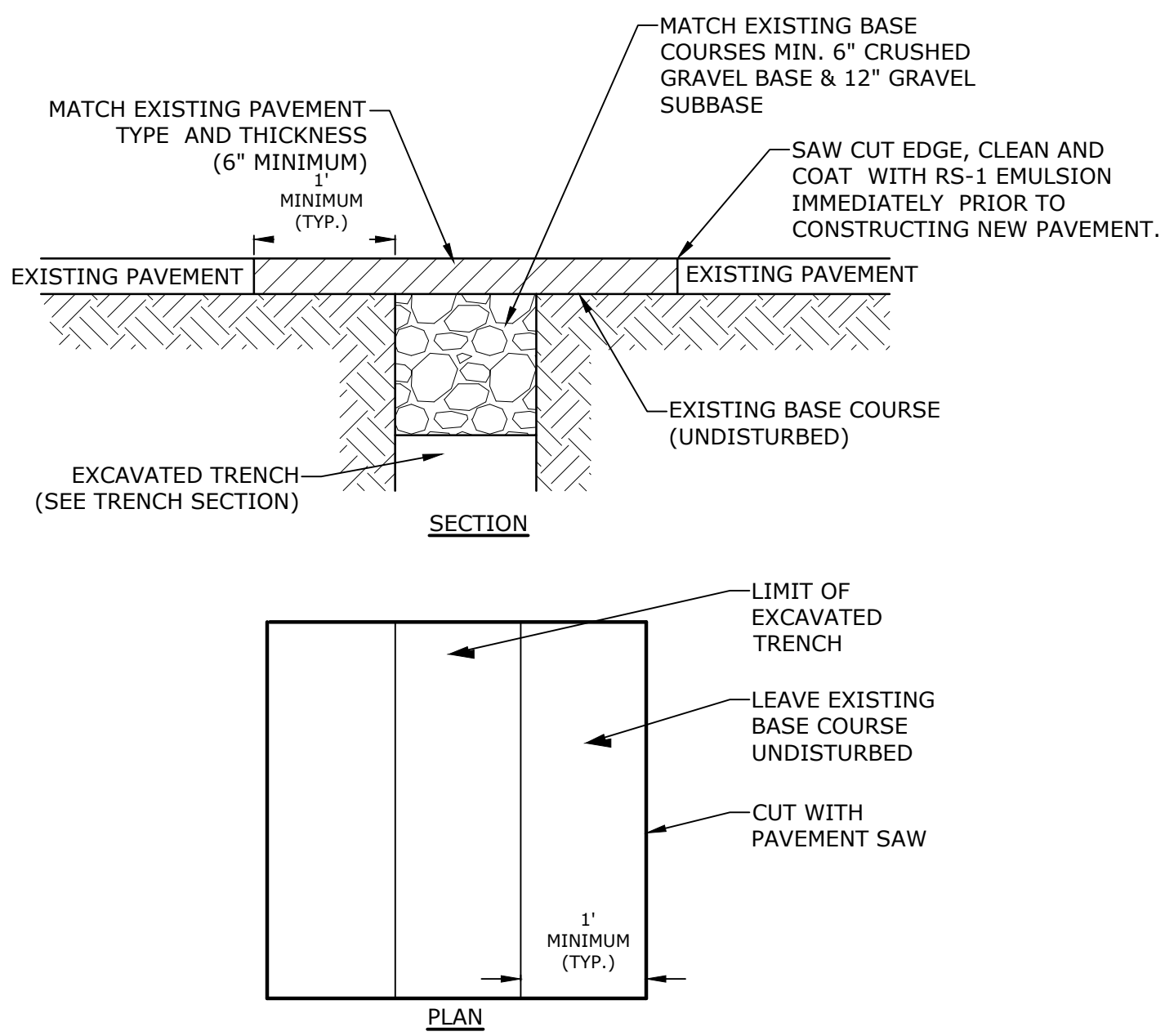
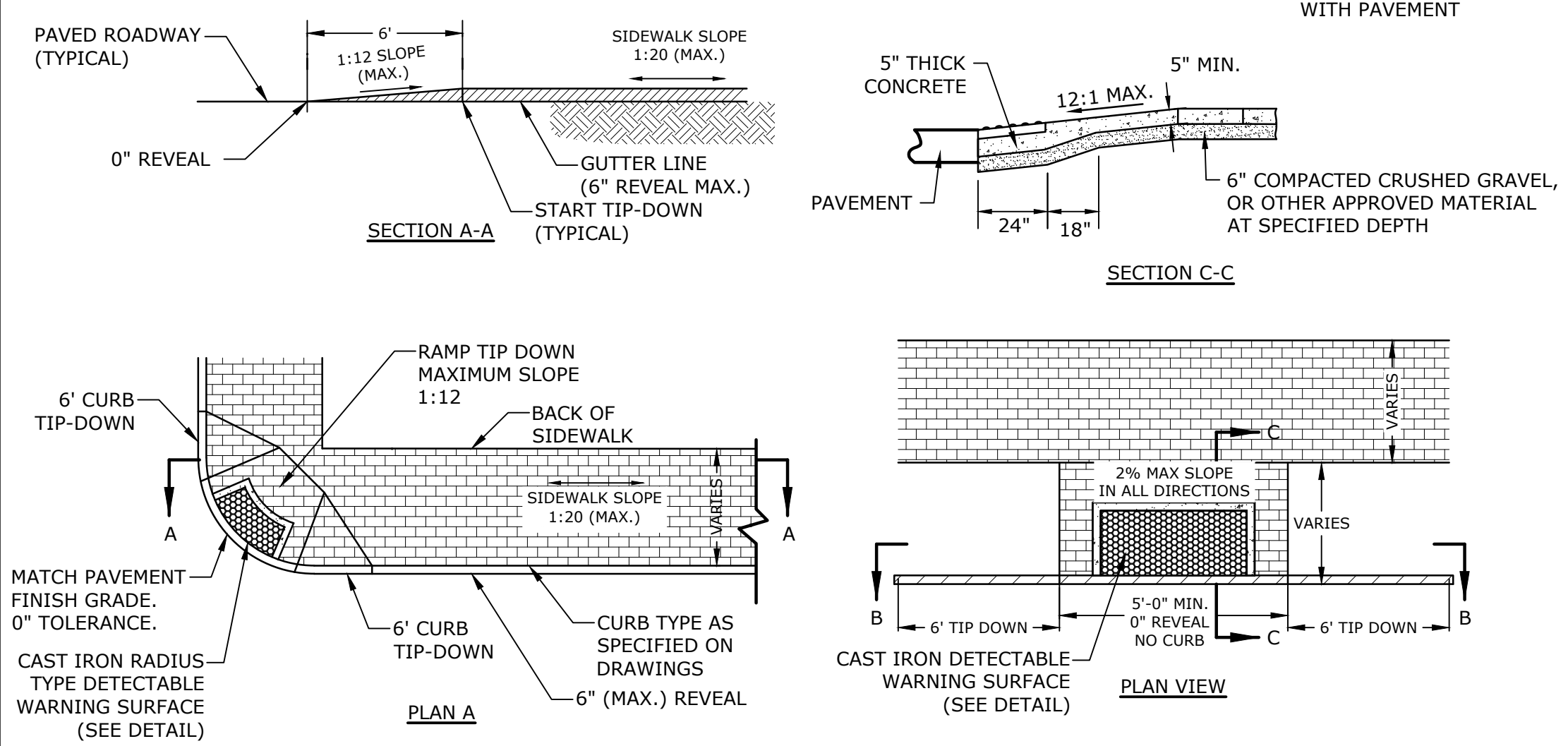
SCALE: AS SHOWN

C-602



NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)

SIEVE SIZE	% PASSING
3"	100
2"	95-100
1"	55-85
#4	27-52
#200	0-12



SIGN LEGEND & SIGN POST
NO SCALE

VAN ACCESSIBLE
R7-8P 18" X 9" GREEN ON WHITE

LOADING ZONE NO PARKING 5AM-9AM
12" X 18" RED ON WHITE

RESERVED PARKING
R7-8 12" X 18" BLUE AND GREEN ON WHITE

DO NOT ENTER
R5-1 24" X 24" WHITE ON RED

STOP
R1-1 30" X 30" WHITE ON RED

ONLY
R3-5R 24" X 18" BLACK ON WHITE

NO PARKING FIRE LANE
R7-32 12" X 18" RED ON WHITE

BEGIN
M4-14 12" X 6" WHITE ON GREEN

END
M4-6 12" X 6" WHITE ON GREEN

NO PUBLIC PARKING
12" X 18" BLACK ON WHITE

EXCEPT BIKES
W16-8P 18" X 8" BLACK ON YELLOW

ONE WAY
R6-1L & R6-1R 36" X 12" BLACK ON WHITE

BIKE
D11-1A 18" X 18" WHITE ON GREEN

SPEED LIMIT 5
R1-2 12" X 18" BLACK ON WHITE

PEDESTRIAN
D11-2 18" X 18" WHITE ON GREEN

W11-2
30" X 30" BLACK ON YELLOW

W16-7P
24" X 12" BLACK ON YELLOW

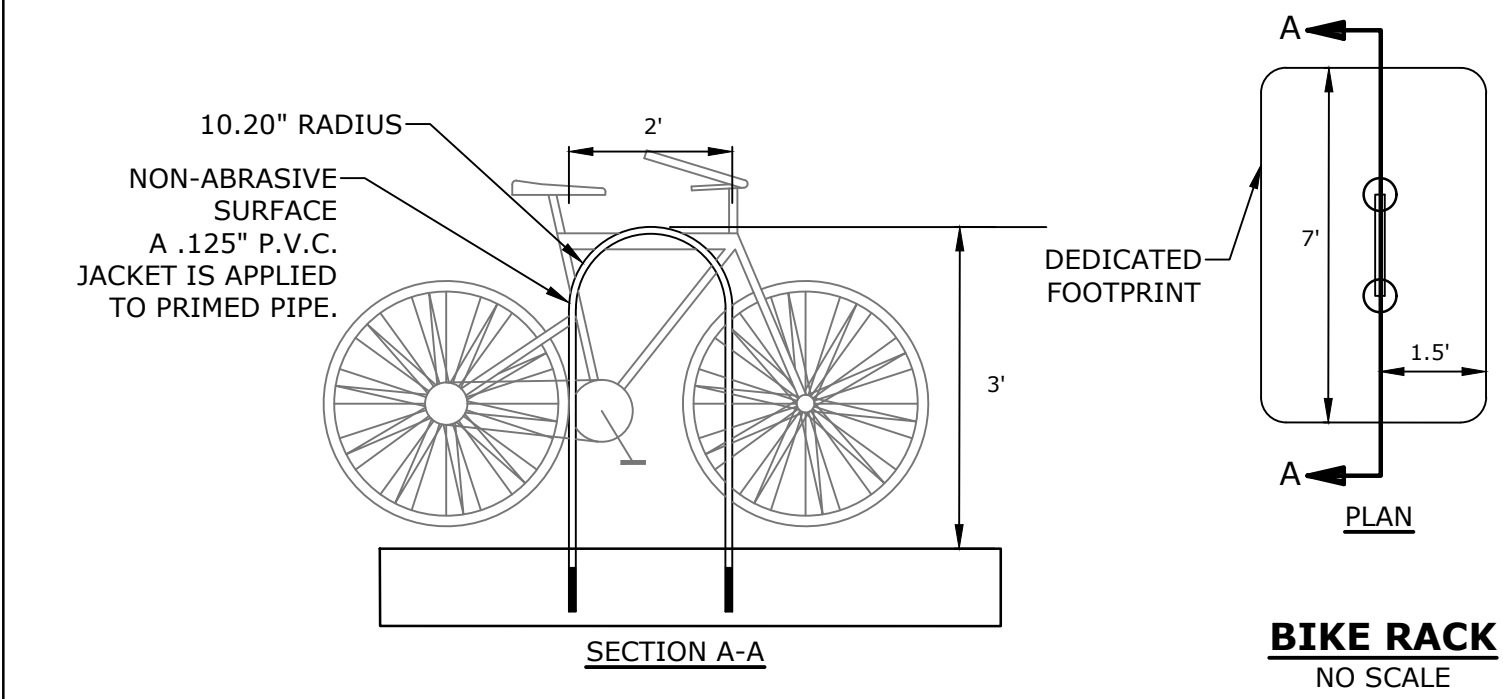
R10-25
15" X 9" BLACK ON WHITE

3/8" BORE HOLE THROUGH CENTER OF STEEL TUBE
DIAMETER=2.375"

SIGN POST
FINISHED GRADE
7" MIN.
1/3 POST HEIGHT
* IN LEDGE DRILL & GROUT TO A MIN OF 2'

LINE POST SET IN CONCRETE FOOTING (3,000PSI CONCRETE)
5'-0"
12" DIA.

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



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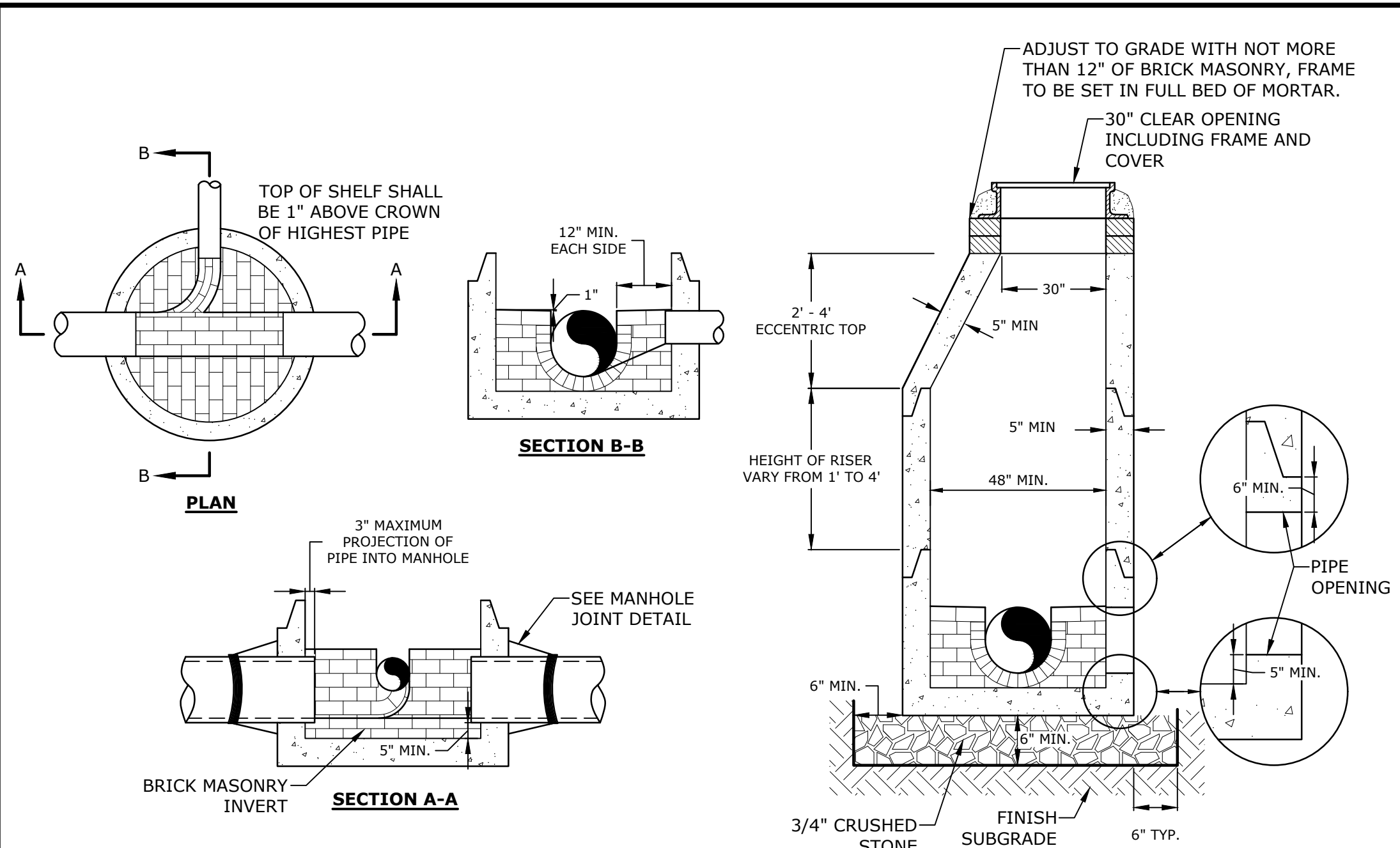
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PROJECT NO:	E5071-001	
DATE:	3/5/2024	
FILE:	E5071-001-C-DTLS.dwg	
DRAWN BY:	BKC	
DESIGNED/CHECKED BY:	NAH	
APPROVED BY:	PMC	

DETAILS SHEET

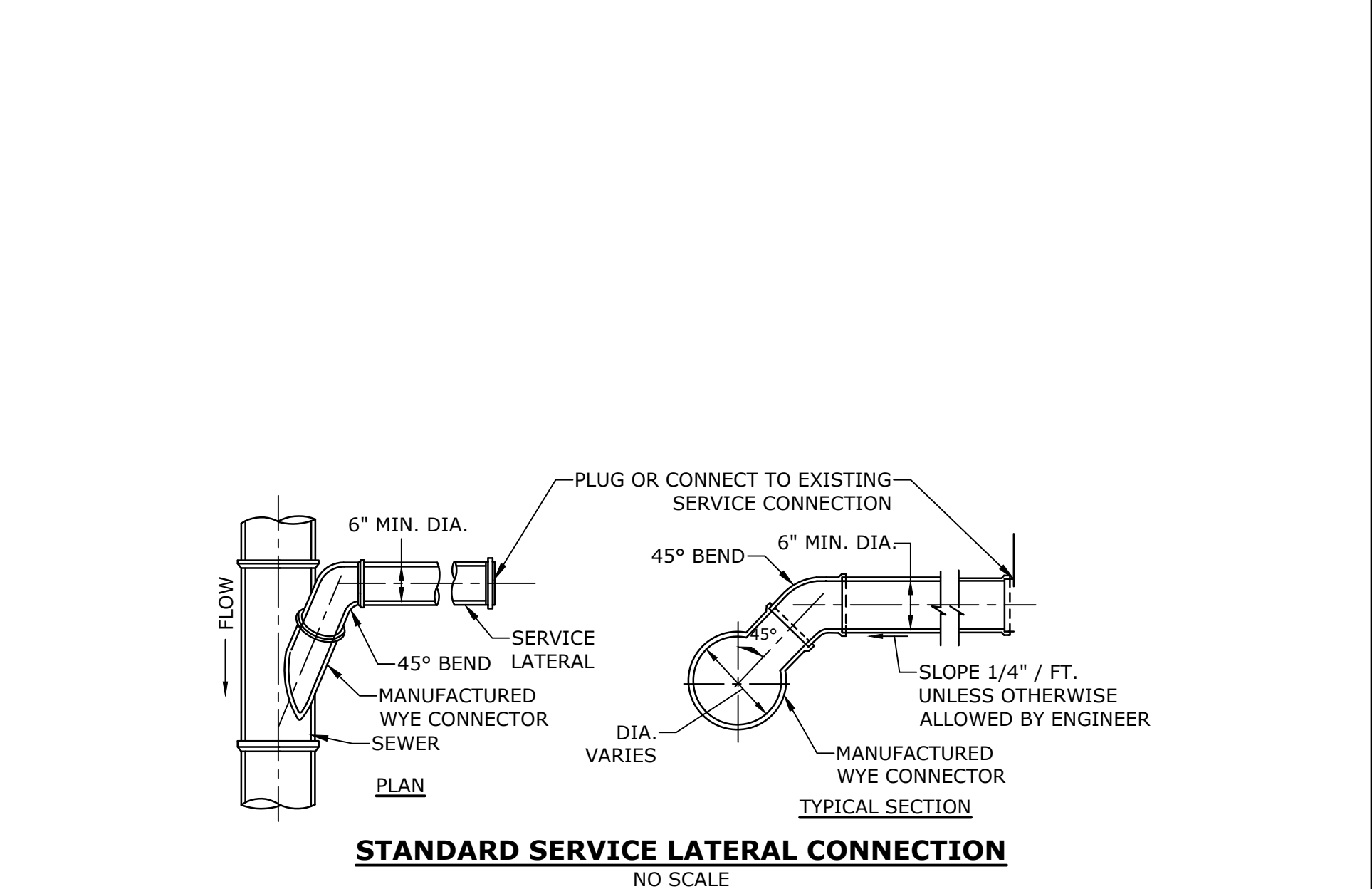
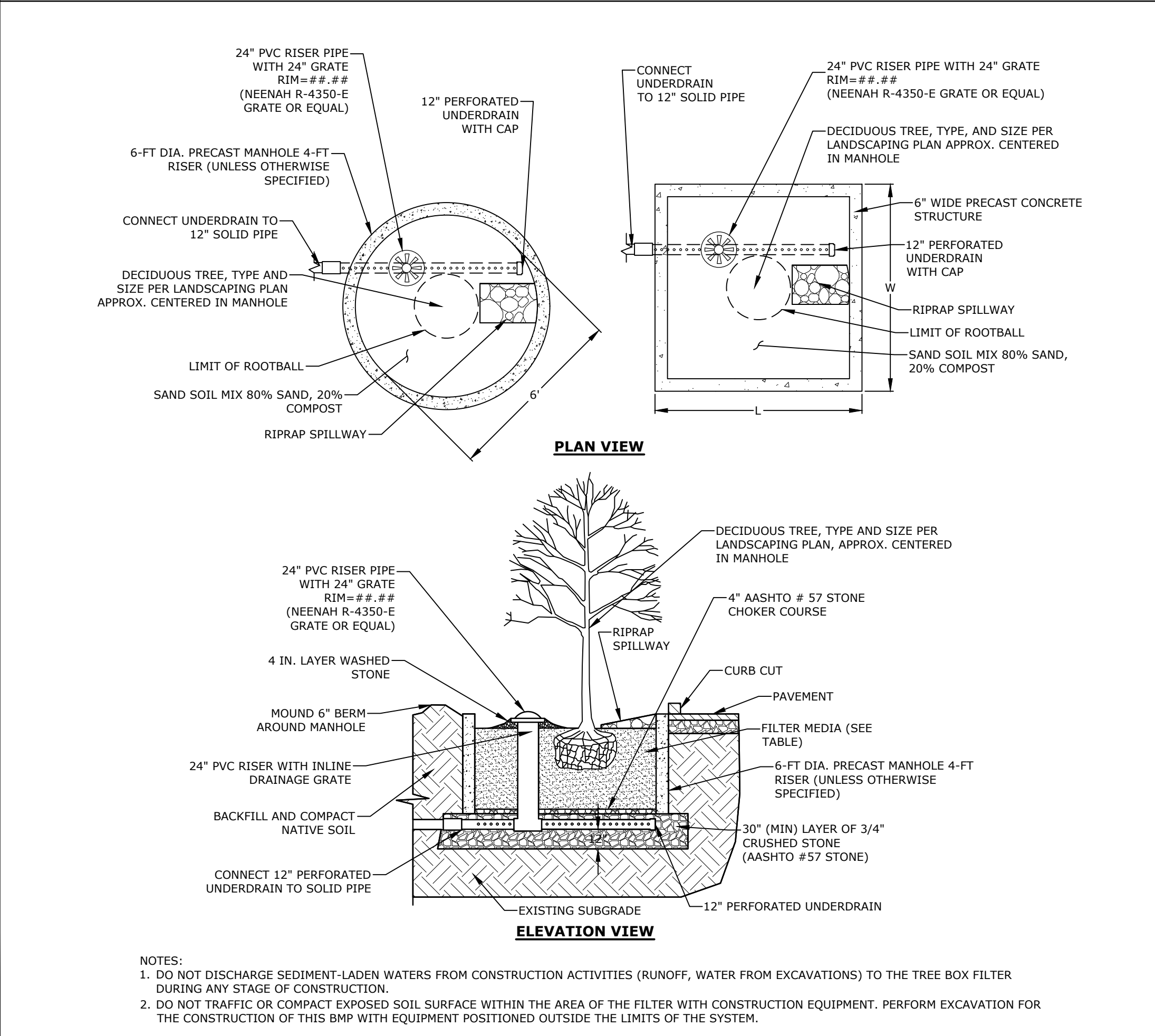
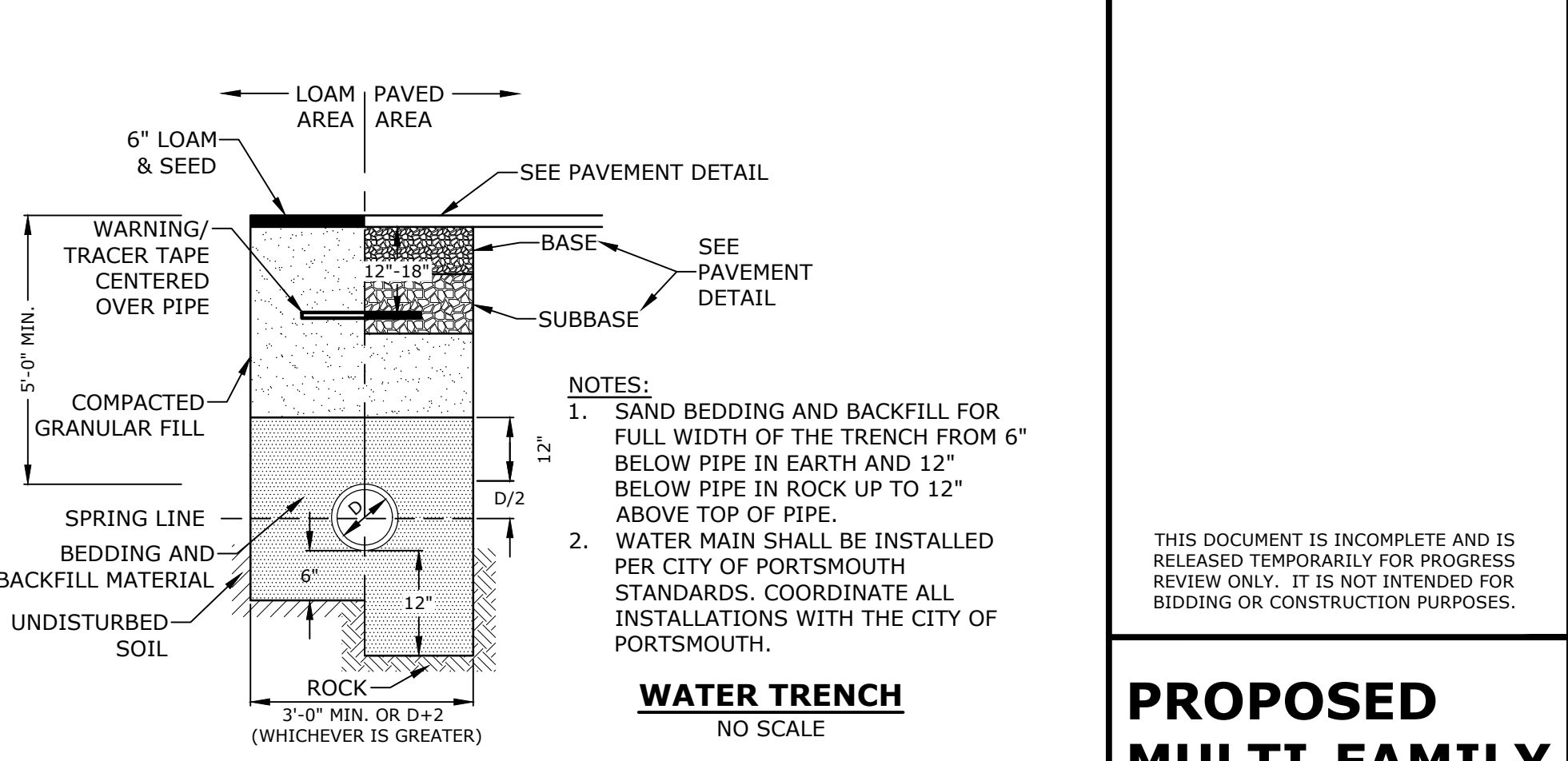
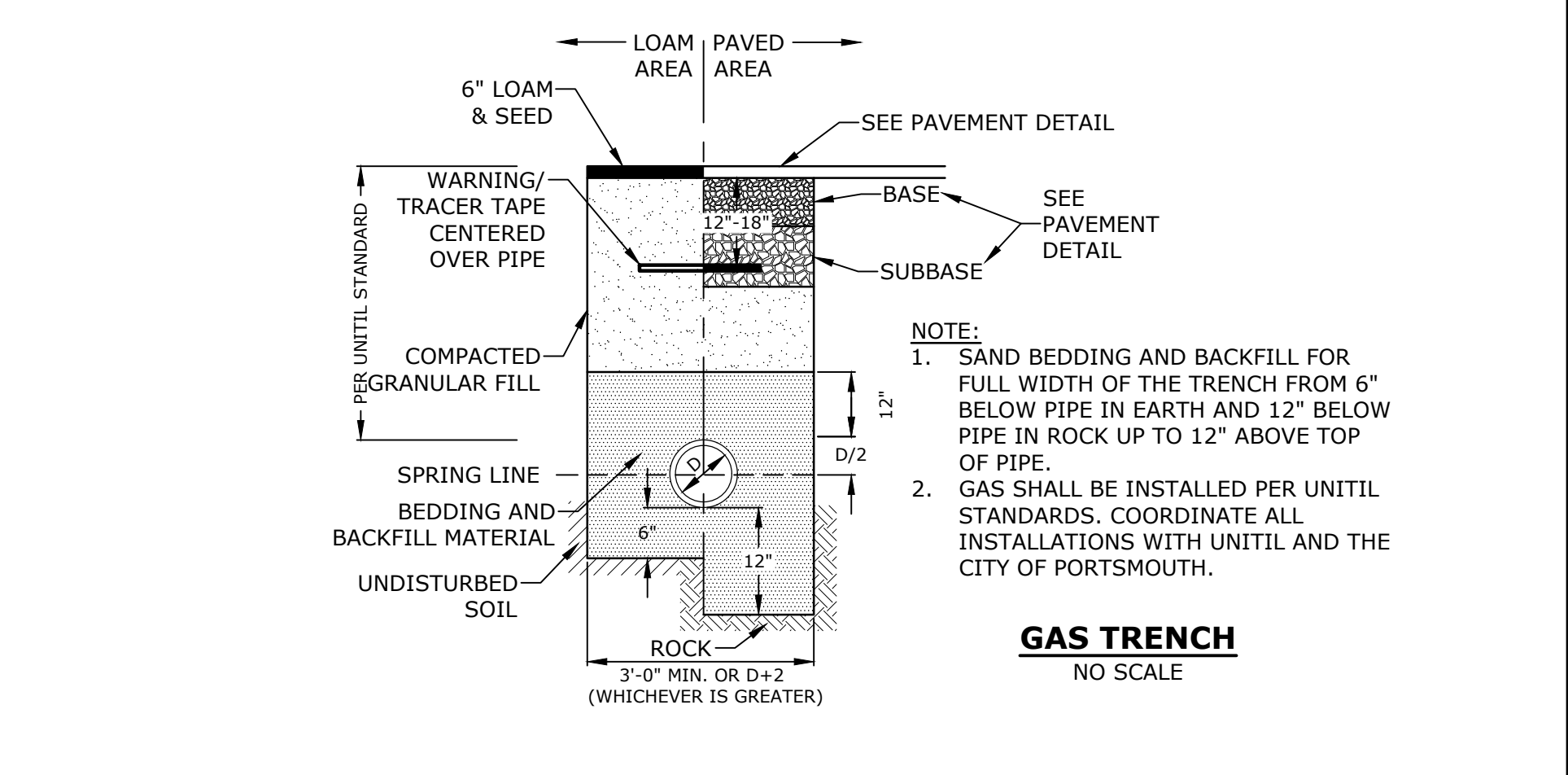
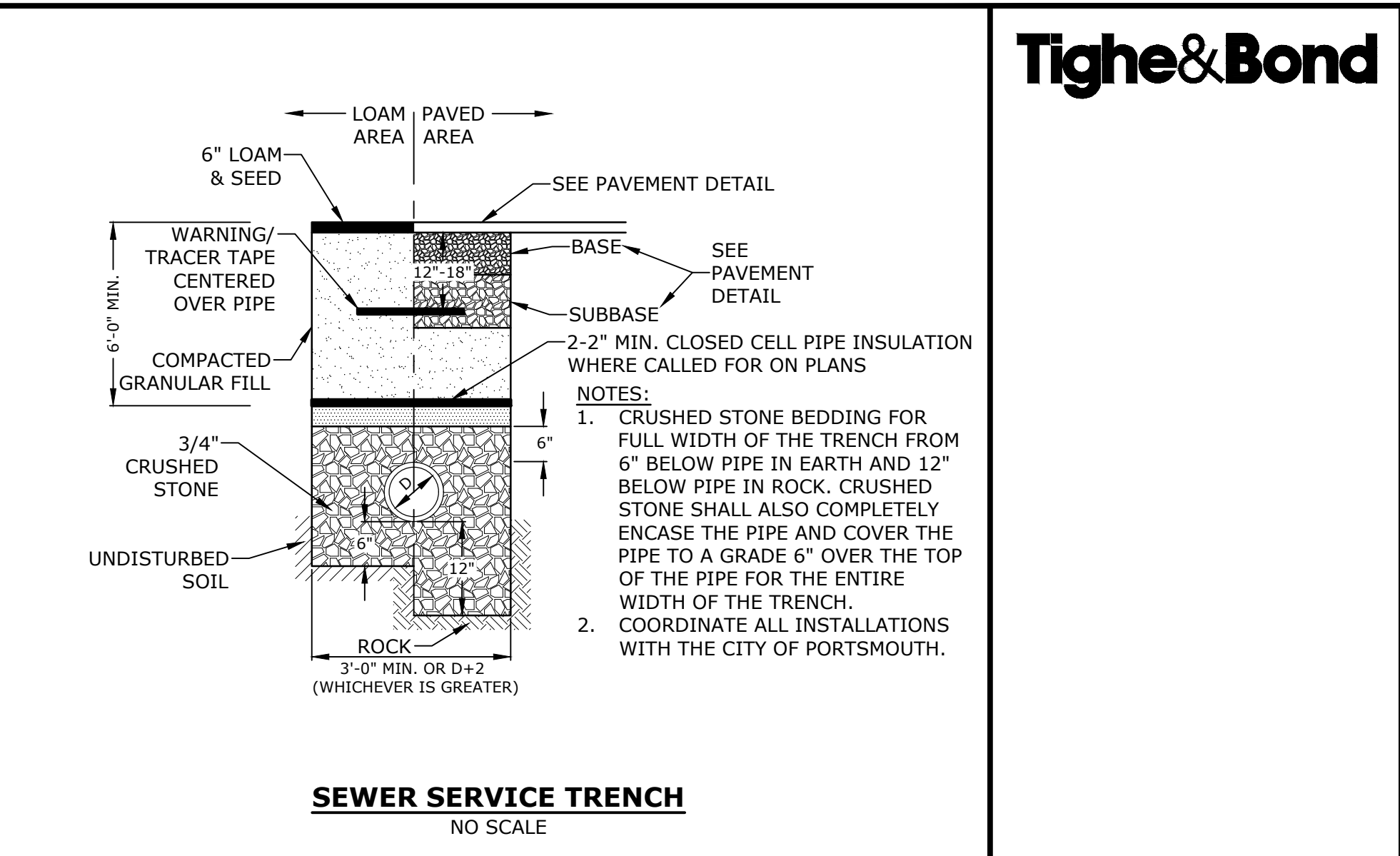
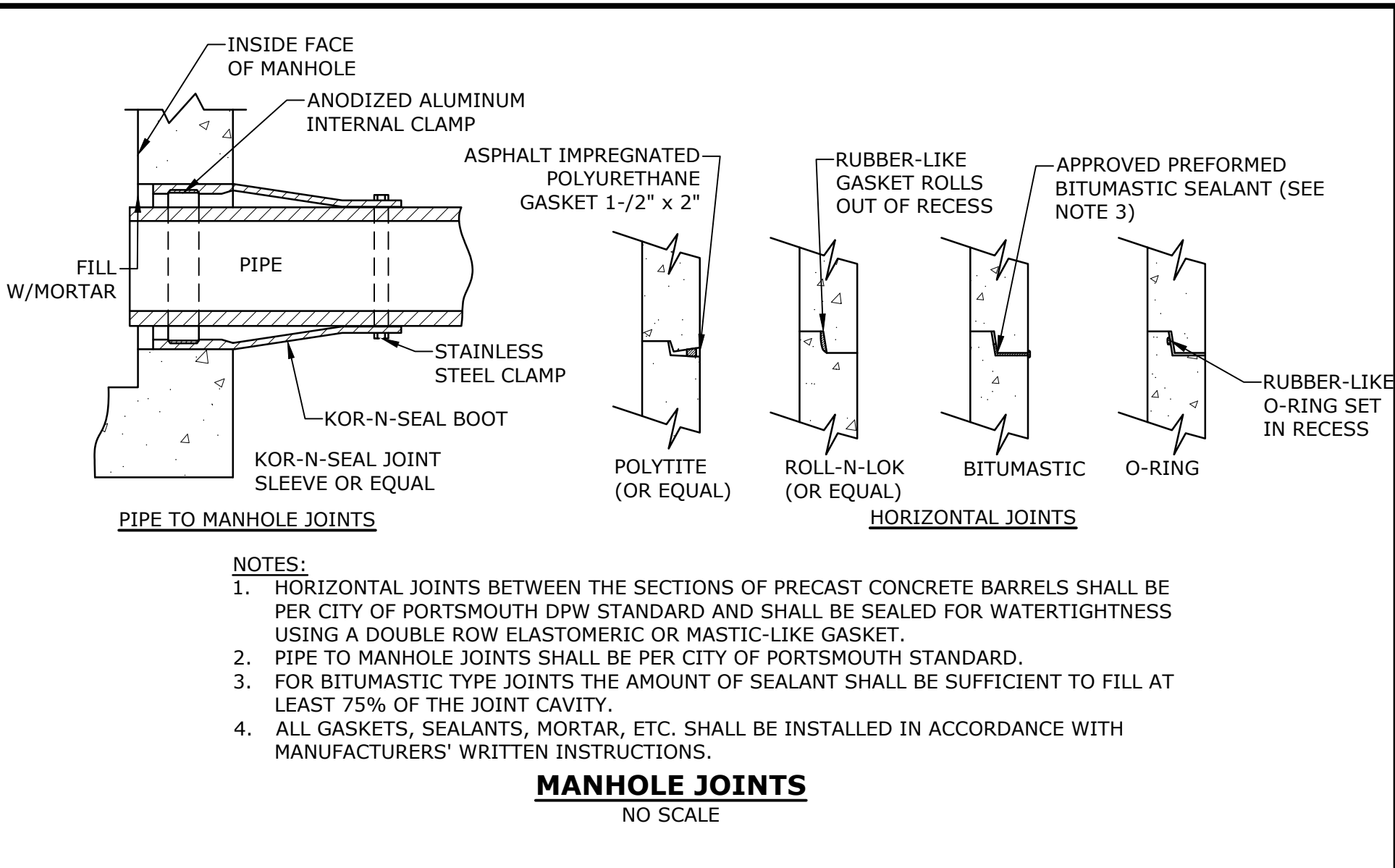
SCALE: AS SHOWN

C-603



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 H20 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.

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR PROGRESS REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

PROPOSED MULTI-FAMILY DEVELOPMENT

100 DURGIN LANE OWNER, LLC

100 DURGIN LANE PORTSMOUTH, NEW HAMPSHIRE

MARK	DATE	DESCRIPTION
PROJECT NO:	E5071-001	
DATE:	3/5/2024	
FILE:	E5071-001-C-DTLS.dwg	
DRAWN BY:	BKC	
DESIGNED/CHECKED BY:	NAH	
APPROVED BY:	PMC	

DETAILS SHEET

SCALE: AS SHOWN

C-606

Last Saved: 3/4/2024 10:42am By: Bcurcio
 Plotted On: Mar 04, 2024 - 10:42am By: Bcurcio
 Tighe & Bond \\Vignone\com\dwg\001\100 Durgin Lane\Drawings\AutoCAD\Sheet\E5071-001-C-DTLS.dwg

PROPOSED MULTI-FAMILY DEVELOPMENT
DURGIN LANE
PORTSMOUTH, NEW HAMPSHIRE

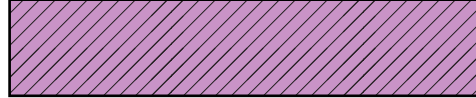


COMMUNITY SPACE EXHIBIT

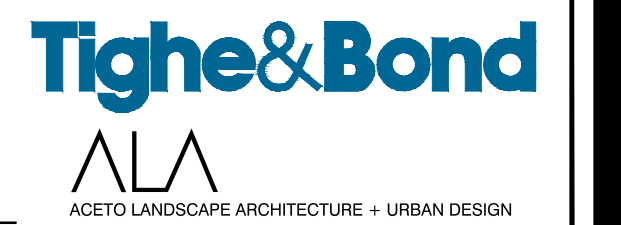
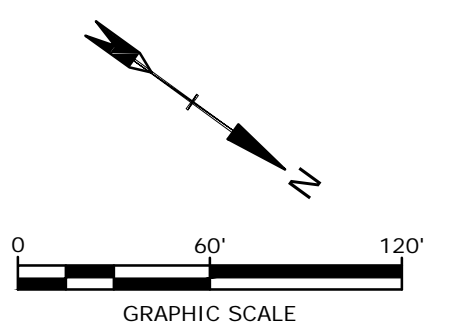


POTENTIAL COMMUNITY SPACE



PROPOSED COMMUNITY SPACE:

	POTENTIAL RESIDENTIAL SOCIAL SPACES	REQUIRED	PROVIDED
	POTENTIAL COMMUNITY SPACE	113,915 SF (10%) (2.62 ACRES)	132,792 SF (11.6%) (3.05 ACRES)
	TOTAL DEVELOPMENT LOT	1,139,156 SF (26.15 ACRES)	
TOTAL COMMUNITY SPACE AREA		113,915 SF (2.62 ACRES)	132,792 SF (11.6%) (3.05 ACRES)

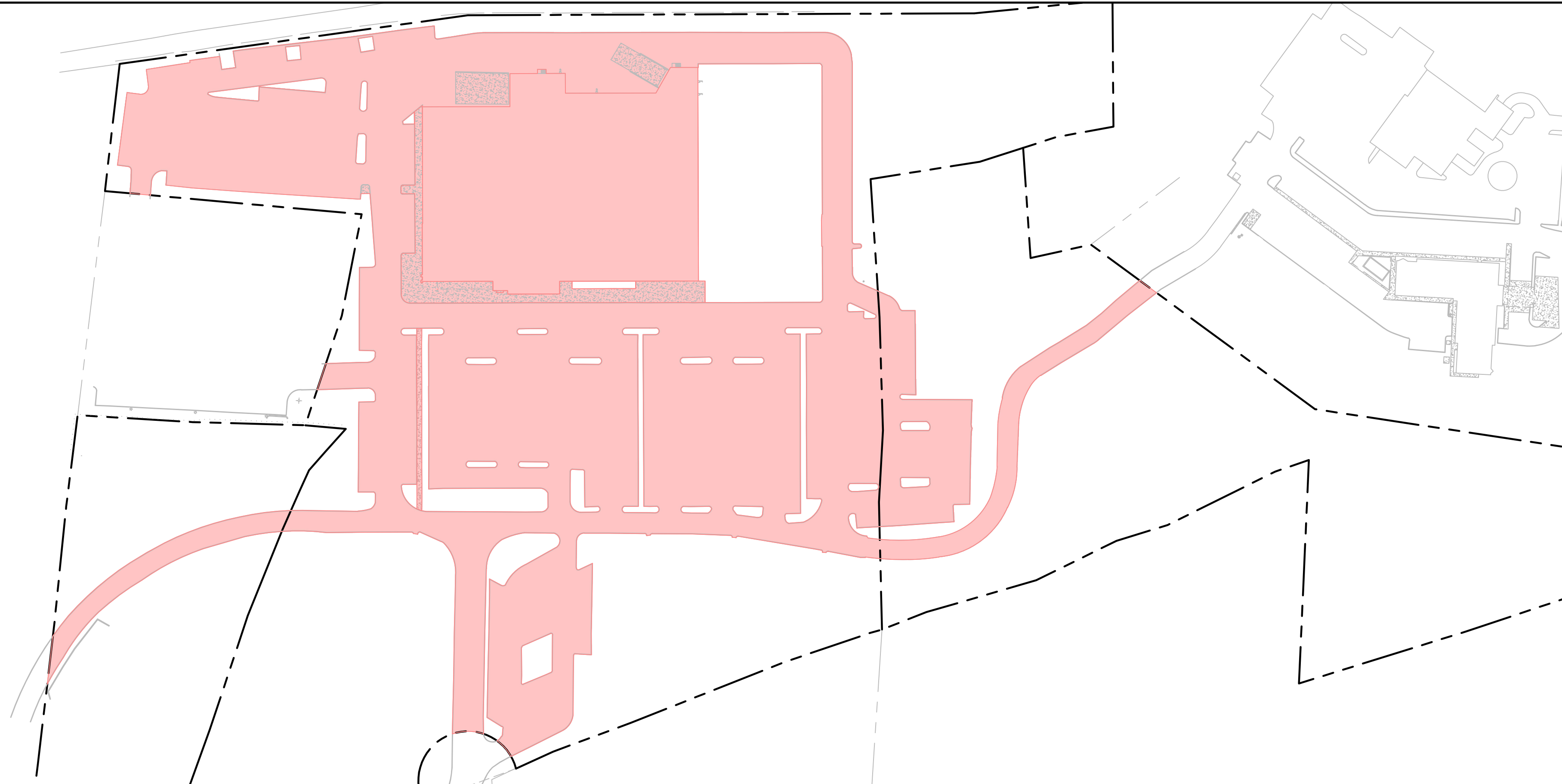


MARCH 5, 2024
E5071-001-FIGS.dwg

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 Plot Date: Monday, March 04, 2024 Plotted By: Benjamin Curcio
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PROPOSED MULTI-FAMILY DEVELOPMENT
DURGIN LANE
PORTSMOUTH, NEW HAMPSHIRE

IMPERVIOUS SURFACE
REDUCTION EXHIBIT

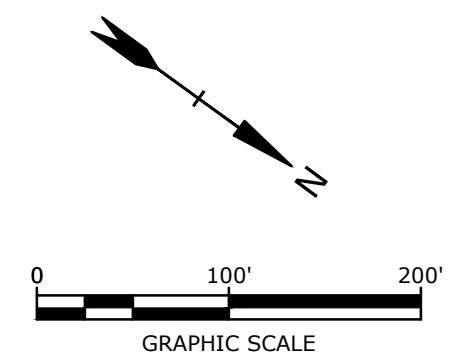


EXISTING IMPERVIOUS SURFACES
SCALE 1" = 100'



PROPOSED IMPERVIOUS SURFACES
SCALE 1" = 100'

Impervious Surface Within Site	
Existing Conditions	434,787 sf
Proposed Development	422,487 sf
Net Impervious Cover	-12,300 sf



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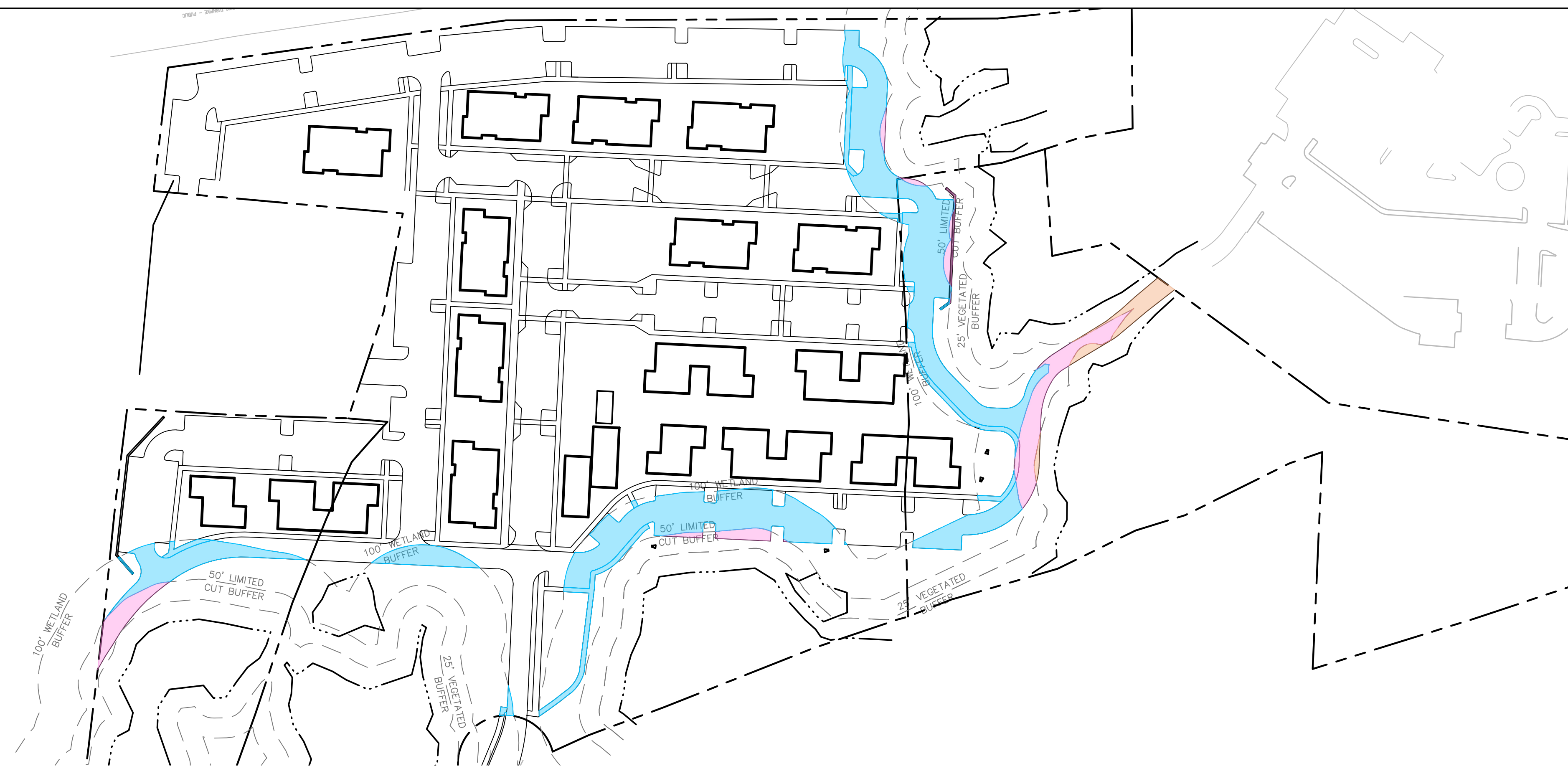
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PROPOSED MULTI-FAMILY DEVELOPMENT
DURGIN LANE
PORTSMOUTH, NEW HAMPSHIRE

WETLAND BUFFER IMPERVIOUS
SURFACE EXHIBIT

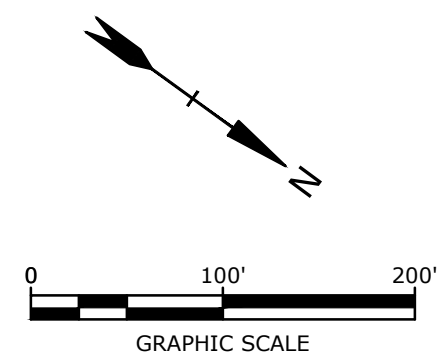


EXISTING WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 100'



PROPOSED WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 100'

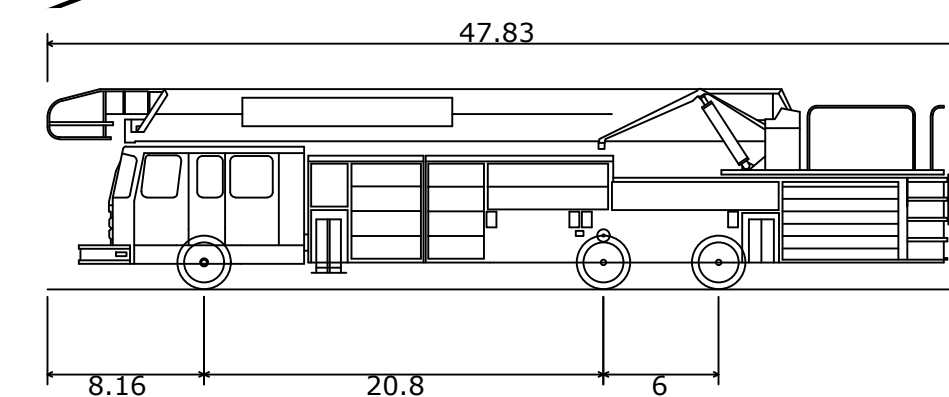
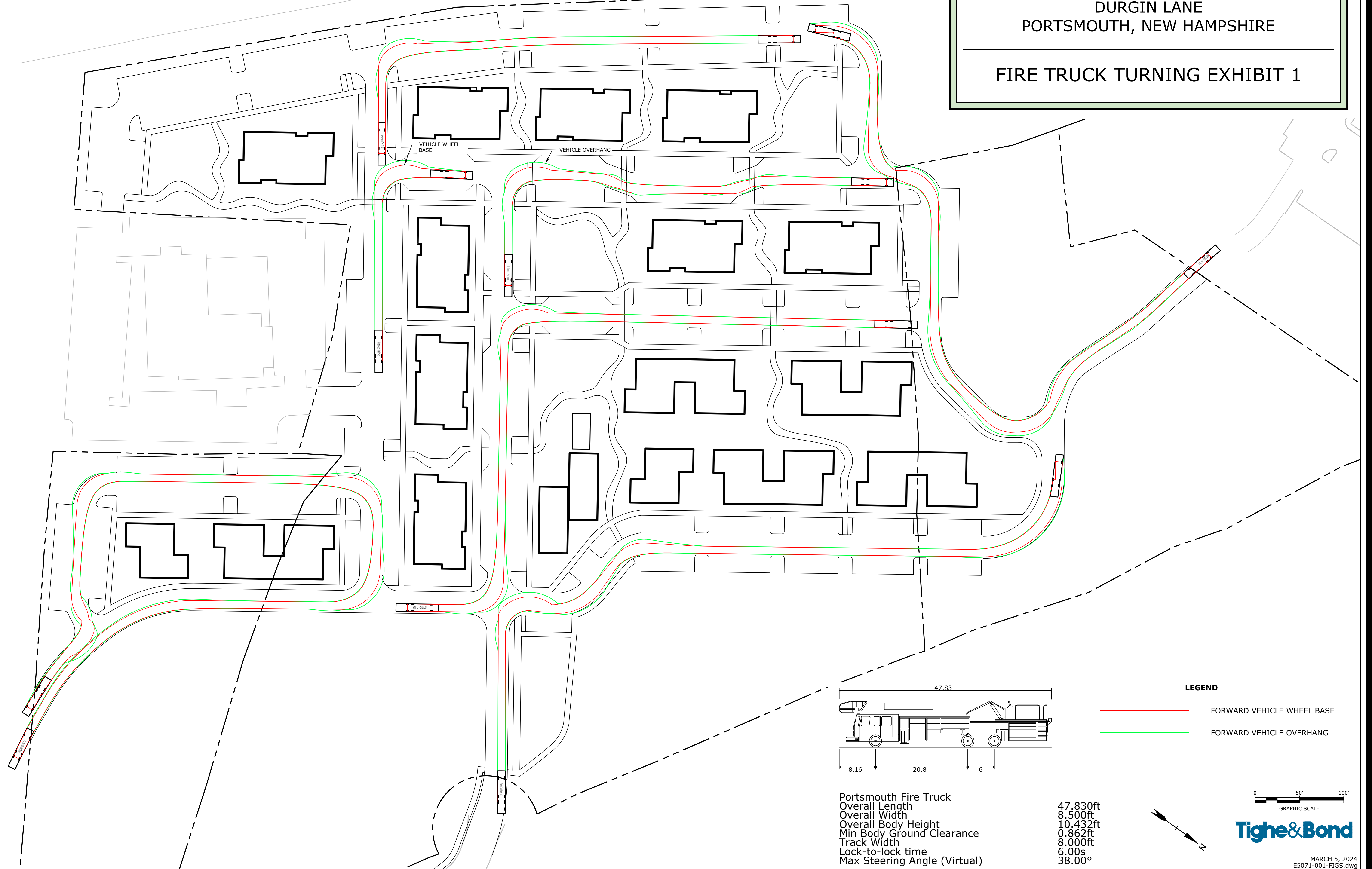
Local Wetland Buffer Setback	Impervious Surface Within Buffer Area	
	Existing Condition	Proposed Development
0 - 25 FT	3,114 SF	2,467 SF
25 - 50 FT	12,156 SF	9,769 SF
50 - 100 FT	45,974 SF	51,476 SF
Total Impervious Surface	61,244 SF	63,712 SF
Net Impervious Surface	2,468 SF	



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PROPOSED MULTI-FAMILY DEVELOPMENT
DURGIN LANE
PORTSMOUTH, NEW HAMPSHIRE

FIRE TRUCK TURNING EXHIBIT 1

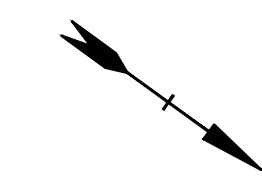
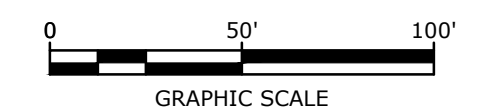


LEGEND

- FORWARD VEHICLE WHEEL BASE
- FORWARD VEHICLE OVERHANG

Portsmouth Fire Truck
 Overall Length
 Overall Width
 Overall Body Height
 Min Body Ground Clearance
 Track Width
 Lock-to-lock time
 Max Steering Angle (Virtual)

47.830ft
 8.500ft
 10.432ft
 0.862ft
 8.000ft
 6.00s
 38.00°

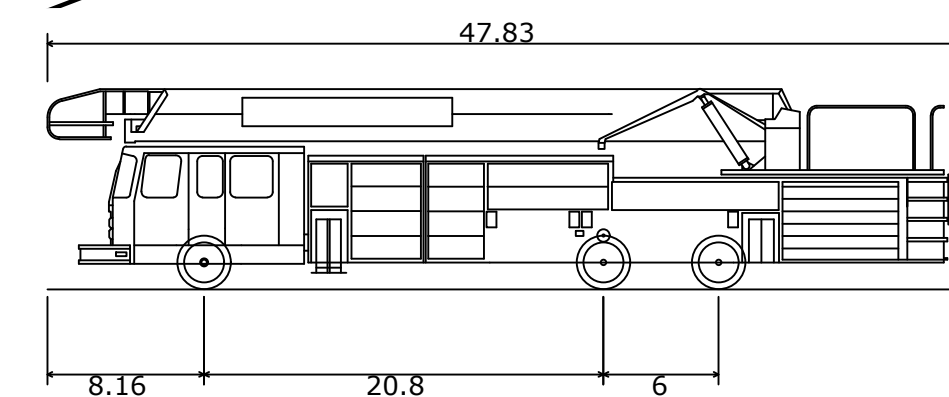
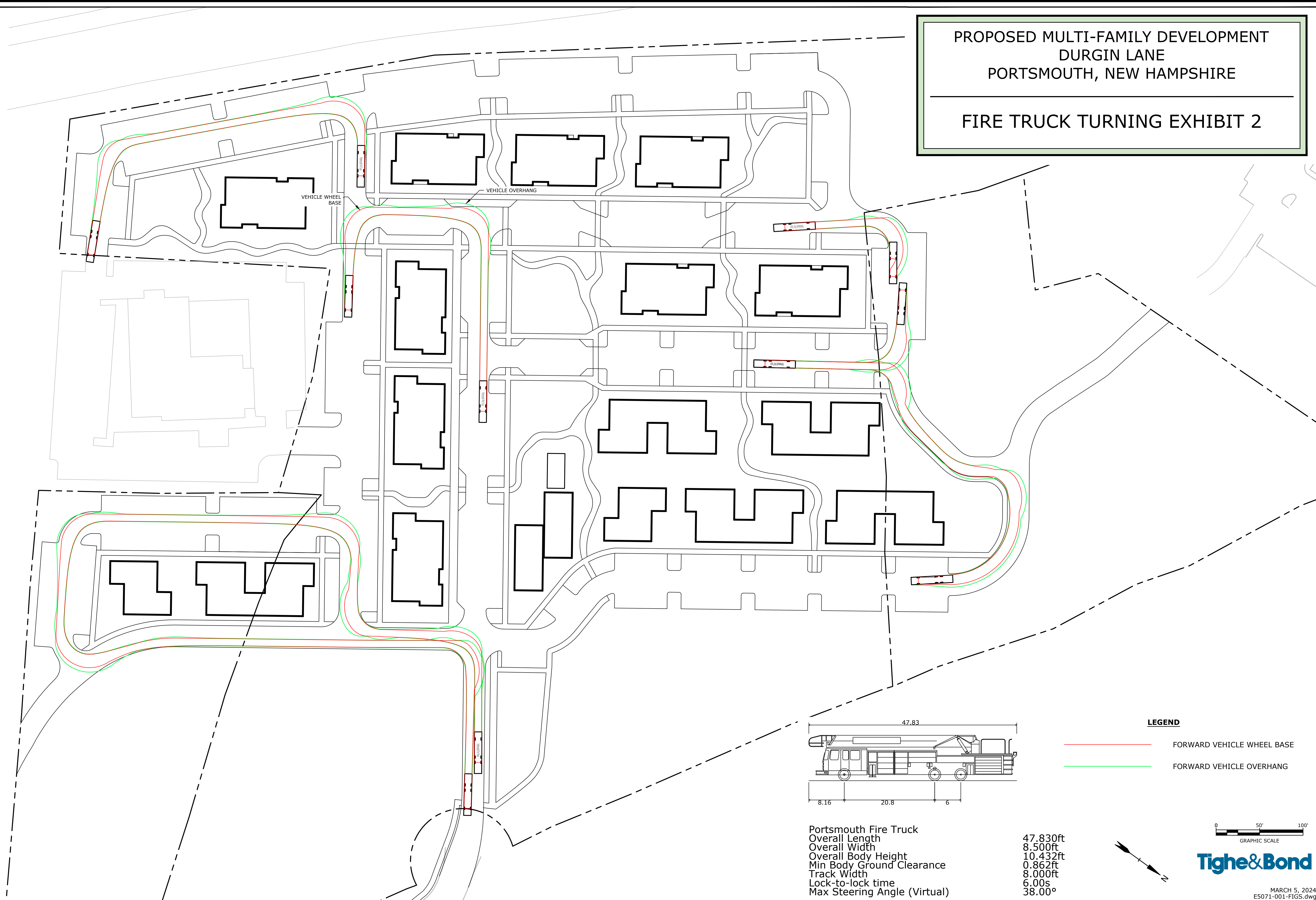


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MARCH 5, 2024
E5071-001-FIGS.dwg

PROPOSED MULTI-FAMILY DEVELOPMENT
 DURGIN LANE
 PORTSMOUTH, NEW HAMPSHIRE

FIRE TRUCK TURNING EXHIBIT 2

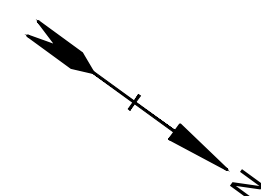
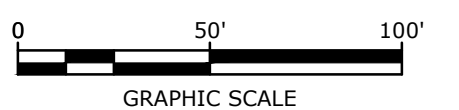


Portsmouth Fire Truck
 Overall Length
 Overall Width
 Overall Body Height
 Min Body Ground Clearance
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 Lock-to-lock time
 Max Steering Angle (Virtual)

47.830ft
 8.500ft
 10.432ft
 0.862ft
 8.000ft
 6.00s
 38.00°

LEGEND

- FORWARD VEHICLE WHEEL BASE
- FORWARD VEHICLE OVERHANG



Tighe & Bond

MARCH 5, 2024
 E5071-001-FIGS.dwg

100 Durgin Lane Multi-family Redevelopment Preliminary Water and Wastewater Demand Analysis

TO: City of Portsmouth, Technical Advisory Committee
FROM: Neil A. Hansen, PE
 Patrick M. Crimmins, PE
COPY: 100 Durgin Lane Owner, LLC
DATE: March 5, 2024

The following memo is to provide an estimate of the average daily water and wastewater flows anticipated for the above-mentioned project for the purpose of allowing city staff to review capacity of the existing system. The flows have been calculated as a total development area.

The proposed project is located at 100 Durgin Lane and includes lots identified as Map 239 Lots 16, 16 & 18 on the City of Portsmouth Tax Maps. The site was previously home to Christmas Tree Shops and Bed, Bath and Beyond locations which are no longer in operation. The proposed project consists of the demolition of the existing Christmas Tree Shops and Bed, Bath and Beyond building and the construction of approximately 360 rental housing units in a mix of 3-story and 4-story buildings. The proposed sewer connection will be connected to the existing sewer manhole in Durgin Lane which has a 10" PVC outlet pipe.

As depicted in the table below, the average daily flow in gallons per day (GPD) has been calculated for the proposed project in accordance with Table 3-3: of Metcalf and Eddy, "Wastewater Engineering Treatment and Resource Reuse" as required under NHDES Env-Wq 700.

Overall Net Proposed Peak Gal/Day Design			
<u>Use</u>	<u>Design Unit</u>	<u>Unit Design Flow (GPD)</u>	<u>Design Flow</u>
Proposed:			
Studio Apartment	63 Units	120 GPD/Bdrm	7,560 GPD
1 Bdrm Apartment	163 Units	120 GPD/Bdrm	19,560 GPD
2 Bdrm Apartment	134 Units	120 GPD/Bdrm	32,160 GPD
Community Building	5,000 SF	5 GPD/100 SF	250 GPD
	5 Employees	10 GPD/Employee	50 GPD
Total Proposed:			59,580 GPD
Existing, To Be Removed:			
Shopping Center	632 Parking Spaces	2 GPD/Parking Space	1,264 GPD
	70 Employees	10 GPD/Employee	700 GPD
Total, To Be Removed			1,964 GPD
Total Net Flow			57,616 GPD

Site Vehicle Trip Generation Summary

- Reductions in vehicular trips across weekdays and Saturdays
- Slight increase in weekday mornings only
- Overall net reduction in vehicular trips

Existing - 78,317 SF Retail Space			LUC 821
Peak Hour Period	Enter	Exit	Total
Weekday Morning	84	51	135
Weekday Afternoon	199	207	406
Saturday Midday	253	234	487
Weekday	2,644	2,644	5,288
Saturday	3,175	3,174	6,349

Proposed - 360 Units Residential			LUC 221
Peak Hour Period	Enter	Exit	Total
Weekday Morning	34	113	147
Weekday Afternoon	86	55	141
Saturday Midday	74	71	145
Weekday	817	817	1,634
Saturday	823	822	1,645

Net Vehicular Trips (Proposed minus Existing Occupied Demand)			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	-50	62	12
Weekday Afternoon	-113	-152	-265
Saturday Midday	-179	-163	-342
Weekday	-1,827	-1,827	-3,654
Saturday	-2,352	-2,352	-4,704

Source: Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021
 Land Use - 221 [Residential - Multifamily Housing (Mid-Rise)]
 Land Use - 821 [Shopping Plaza (40-150k)]