

C0960-006
January 27, 2021

Ms. Barbara McMillan, Chair
City of Portsmouth Conservation Commission
1 Junkins Avenue
Portsmouth, New Hampshire 03801

**Re: Request for CC Work Session
Proposed Mixed Use Development, 53 Green Street, Portsmouth, NH**

Dear Barbara:

On behalf of Stone Creek Realty, LLC (owner), and CPI Management, LLC (applicant), we are pleased to submit the following information to support a request to meet with the Conservation Commission (CC) as a work session at their next scheduled meeting on February 10, 2021:

- One (1) full size & one (1) half size copy of the Site Plan Set, dated January 27, 2021;
- One (1) copy of the Wetland and Buffer Report, dated January 6, 2020;
- One (1) copy of the Wetland Buffer Impact Exhibit, dated January 27, 2021;
- One (1) copy of the Aerial Site Plan, dated January 27, 2021;
- One (1) copy of the Community Space Exhibit, dated January 27, 2021;
- One (1) copy of the Truck Turning Exhibit, dated January 27, 2021;
- One (1) copy of the Preliminary Landscape Concept, dated January 7, 2021;
- One (1) copy of the Existing Buffer Photograph Log, dated January 27, 2021

The proposed project is located at 53 Green Street on property identified as Map 119 Lots 2 on the City of Portsmouth Tax Maps. The proposed project consists of a 5-story mixed-use residential building at 53 Green Street. The preliminary design plans include below ground parking, first floor residential lobby, commercial space and parking, upper floor residential, and associated site improvements. The project is proposing over 20% community space in order to meet the incentive requirements to construct an additional story on the building. A Conditional Use Permit for Wetland Buffer Impact will be required for the project.

Proposed work within the 100-foot Tidal Buffer and subject to conditional use approval includes demolition and construction activities. The 100-foot tidal buffer within the development area includes impervious parking surface, walkways and building and a large maintained lawn area. The proposed plan will reduce the impervious cover within the 100-foot tidal buffer. The buffer impacts from the preliminary design are shown in Table 1. The projects landscape plan proposes to replace existing maintained lawn with native grass mix and plant native trees in an effort to enhance the previously disturbed wetlands buffer.

The work done by the proposed project within the 25-foot buffer to North Mill Pond is limited to the construction of stormwater outlets. A community space easement with a minimum width of 20' between the mean high-water line to the 50-foot buffer within the development lot will be granted to the City of Portsmouth by the developer to allow the City to build the North Mill Pond Trail and Greenway.



Table 1. 53 Green Street, Preliminary Design 100-Foot Tidal Buffer Impacts

Buffer Segment	Existing Impact (SF)	Final Impact (SF)
0-25 feet	0	0
25-50 feet	745	745
50-100 feet	10,836	10,134
Total	11,581	10,879

Jurisdictional wetland areas, including 315+/- linear feet of tidal wetlands and buffers along the North Mill Pond, were identified by Leonard A. Lord, PhD, CSS, CWS, Senior Environmental Scientist at Tighe & Bond, Inc. on October 29 and December 2, 2019. The results of the tidal wetland and buffer review and the assessment of the wetlands functions and values on the proposed project site in the enclosed "Wetland and Buffer" Report dated January 6, 2020.

Section 10.1017.50 of the Zoning Ordinance includes the following criteria for approval:

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

The land is currently a disturbed office building and parking lot and is suited for enhancement. Section 10.5A41.10D of the Zoning Ordinance defines the CD5 district as consisting "of high density center with a mix of building types and residential, retail and other commercial uses". The preliminary project design is consistent with the descriptions of uses in these zoning districts. Additionally, the proposed project site consists of previously disturbed tidal buffer area which has historically been used as an industrial area.

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

The placement of the proposed buildings and parking areas was done in a way to minimize the areas of impervious surface within the 100-foot tidal buffer, as well as to adhere to the required setbacks to the abutting railroad. The preliminary project design reduces the impervious surface within the 100' buffer and proposes to replace existing maintained lawn with native grass mix and plant native trees.

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

The existing wetland buffer area consists of building, lawn, parking area and minor scrub at the water's edge. There is no real functional wetland buffer area on the project site. The goal of the preliminary project designs site and landscape plans is to enhance the previously disturbed tidal buffer area given the existing condition.

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

The preliminary project design proposes no alteration to any natural woodland or wetlands area. The area impacted consists of impervious surfaces and maintained lawn. Any temporary disturbances of the wetland buffer for construction of the stormwater system will be restored following construction.

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



The preliminary project design would enhance the buffer, reduce overall impacts on the site and provide public access to the North Mill Pond which is a goal of the City's master plan. Impervious surfaces have been reduced with the use of underground parking. The proposed project will reduce the impervious area within the 100-foot tidal buffer.

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

The preliminary project design within the vegetated buffer strip is limited to construction of the stormwater outlet from the stormwater collection and treatment systems. The existing property has no stormwater treatment measures. The proposed project will collect and treat the onsite impervious surfaces prior to discharging to North Mill Pond. Implementing these treatment measures will help improve the water quality in North Mill Pond. In order for this system to work, disturbances with the buffer strip are necessary. Areas temporarily disturbed for the construction of these outlets will be restored following construction. The landscape plan proposes replacing the existing lawn within the 25' foot wetland buffer with a native grass mix, mown once a year to keep the space open and avoid incursions of invasive species, and the addition of several native trees on the water side of the path.

We respectfully request to be placed on the Conservation Committee meeting agenda as a work session for February 10, 2021. If you have any questions or need any additional information, please contact Patrick Crimmins by phone at (603) 433-8818 or by email at pmcrimmins@tighebond.com.

Sincerely,
TIGHE & BOND, INC.



Patrick M. Crimmins, PE
Senior Project Manager



Neil A. Hansen, PE
Project Engineer

Copy: Stone Creek Realty, LLC (via E-mail)
CPI Management, LLC (via E-mail)



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

To: Patrick Crimmins, PE
FROM: Leonard A. Lord, PhD, CSS, CWS
DATE: January 6, 2020
PROJECT: P-0595-007

On October 29 and December 2, 2019, Tighe & Bond delineated and assessed tidal wetlands and their 100-foot buffers at 53 Green Street, Portsmouth, NH. This 1.81-acre parcel lies along the northwestern end of North Mill Pond.

Methods

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

Important wetland functions and values were also assessed and summarized in the vicinity of the parcel. The assessment was based on the *Maine Citizens Guide to Evaluating, Restoring, and Managing Tidal Marshes* (Bryan et al., 1997) and *The Highway Methodology Workbook Supplement—Wetland Functions and Values: A Descriptive Approach*, NAEPP-360-1-30a, US Army Corps of Engineers, New England Division, (September 1999).

Wetlands

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

Tidal Buffer

The 100-foot tidal buffer on this parcel consists primarily of maintained lawn, a commercial building, and a parking lot. There are small patches of shrubby vegetation and small trees at the tops of the slopes between the lawn and tidal wetlands, particularly near both ends of the wetland delineation. Species in these areas include black locust (*Robinia pseudoacacia*),

eastern red cedar (*Juniperus virginiana*), staghorn sumac (*Rhus typhina*), and black cherry (*Prunus serotina*). The highly-developed tidal buffer provides some vegetated permeable surfaces to help reduce and filter runoff but otherwise does little to enhance and protect the downgradient tidal wetland.

\\tighebond.com\data\Data\Projects\P\0595 Pro Con General Proposals\0595-007 Raynes Ave Hotel\Raynes+Green Wetlands+Soils\Green St Wetland-Buffer Rept- 2020-1-9.pdf

Photographic Log

Client: ProCon

Job Number: P-0595-007

Site: 53 Green Street, Portsmouth, NH

Photograph No.: 1	Date: 10/29/2019	Direction Taken: Northeast
Description: Intertidal rocky shore and tidal buffer viewed from the southwest end of the site.		
		

Photograph No.: 2	Date: 10/29/2019	Direction Taken: Northeast
Description: Intertidal rocky shore and narrow shrubby portion of the tidal buffer at the northeastern end of the site.		
		

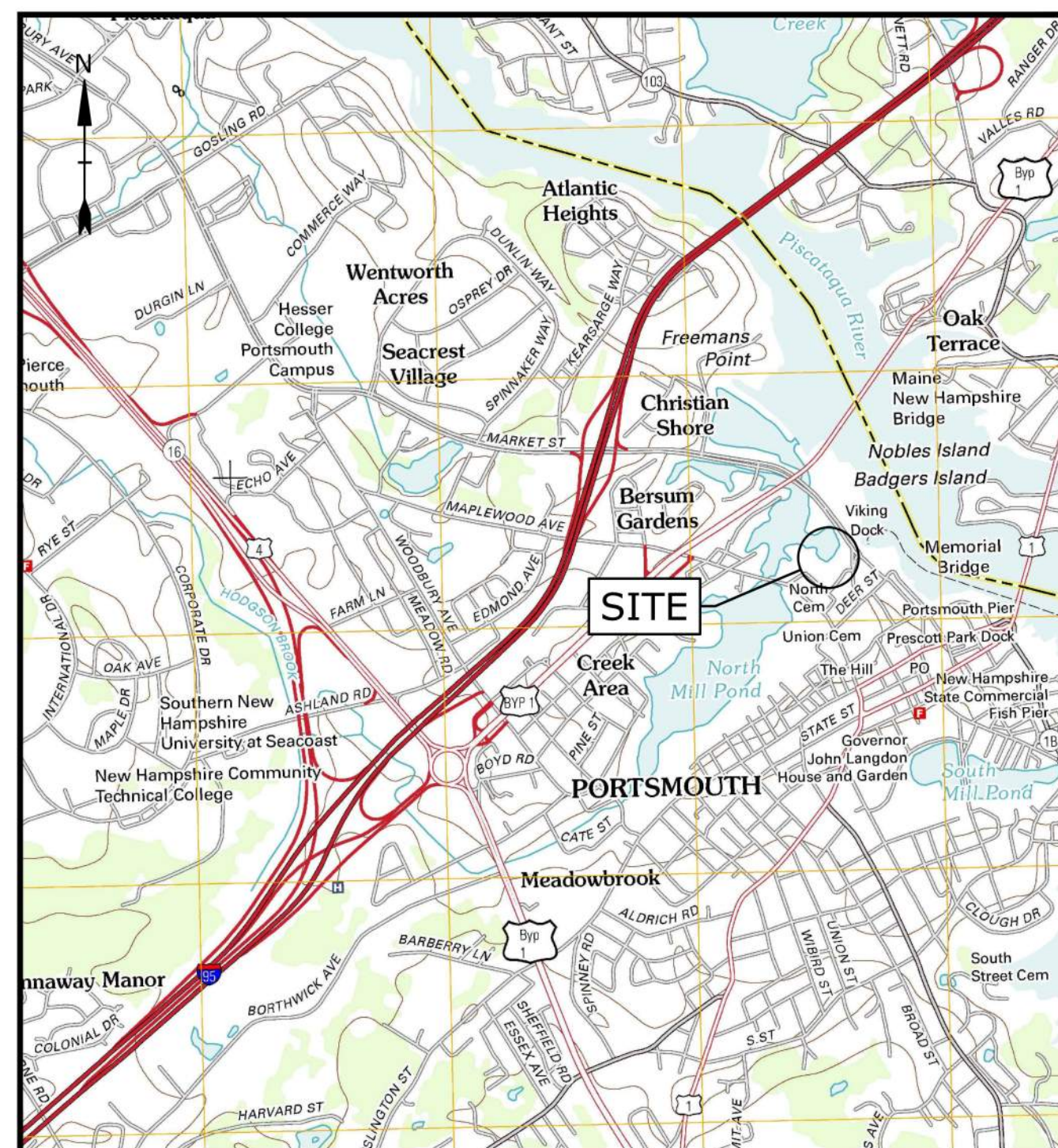
PROPOSED MIXED USE DEVELOPMENT

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

JANUARY 27, 2021

LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
	COVER SHEET	1/27/2021
1 OF 2	EXISTING CONDITIONS PLAN	11/1/2019
2 OF 2	EXISTING CONDITIONS PLAN	11/1/2019
C-101	DEMOLITION PLAN	1/27/2021
C-102	SITE PLAN	1/27/2021
C-103	GRADING, DRAINAGE AND EROSION CONTROL PLAN	1/27/2021
C-104	UTILITIES PLAN	1/27/2021
C-501	EROSION CONTROL NOTES AND DETAILS SHEET	1/27/2021
C-502	DETAILS SHEET	1/27/2021
C-503	DETAILS SHEET	1/27/2021
C-504	DETAILS SHEET	1/27/2021

LIST OF PERMITS		
LOCAL	STATUS	DATE
SITE PLAN REVIEW PERMIT	PENDING	
LOT LINE REVISION PERMIT	PENDING	
CONDITIONAL USE PERMIT - WETLAND BUFFER	PENDING	
STATE		
NHDES - SHORELAND PERMIT	PENDING	
NHDES - SEWER CONNECTION PERMIT	PENDING	
NHDES - ALTERATION OF TERRAIN PERMIT	PENDING	
NHDES - WETLAND PERMIT	PENDING	



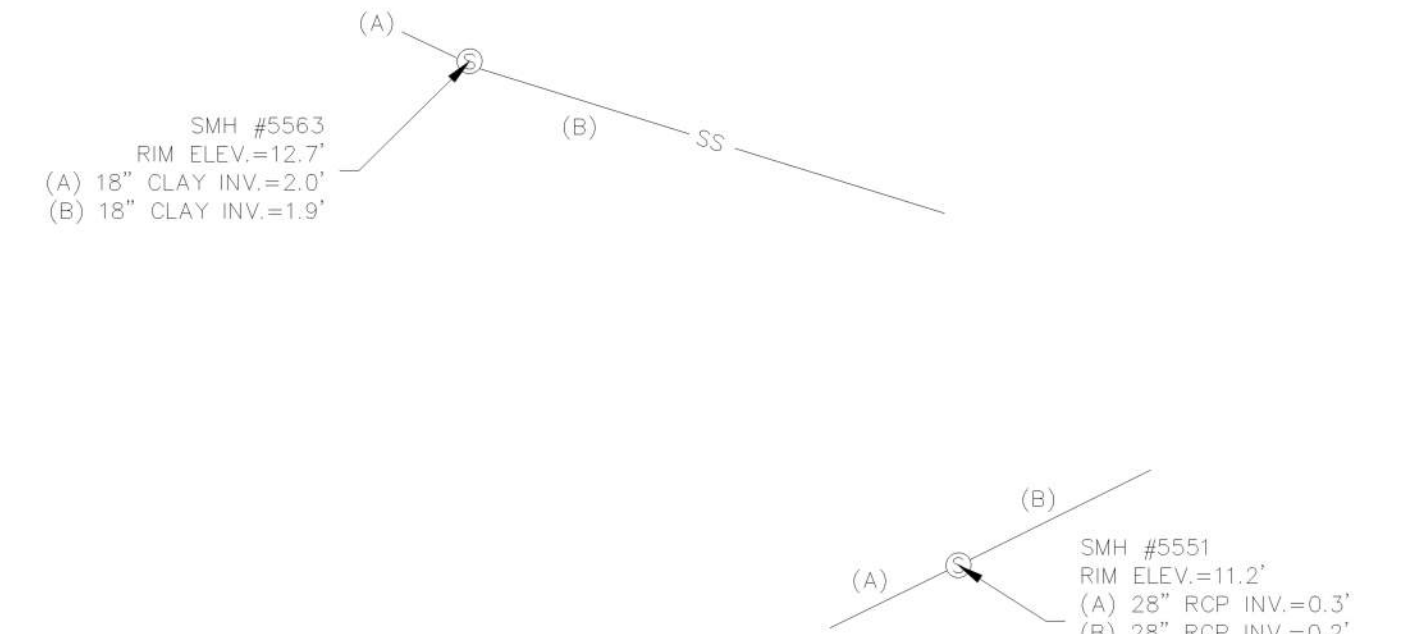
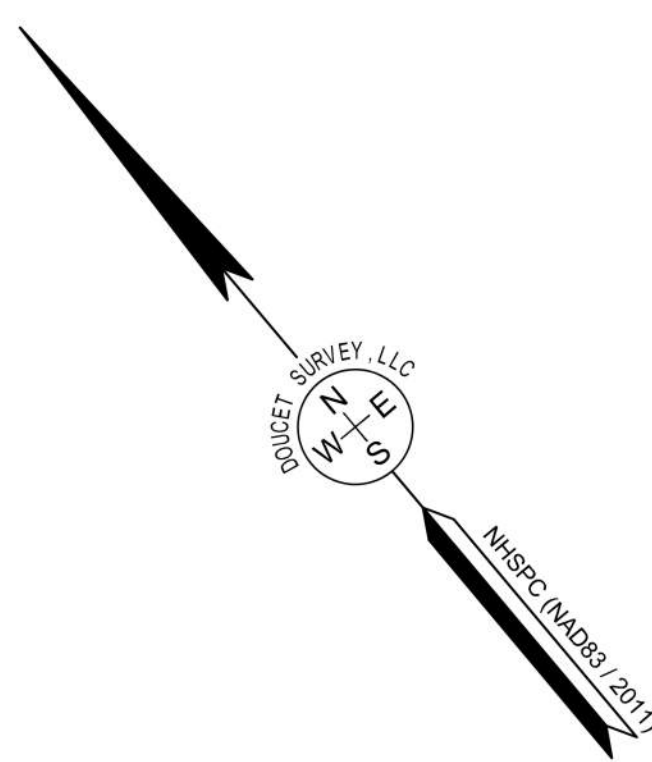
LOCATION MAP
SCALE: 1" = 2,000'

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

APPLICANT:
CPI MANAGEMENT, LLC
11 BEACON STREET, SUITE 1120
BOSTON, MASSACHUSETTS 02108

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

**CC WORK SESSION SET
COMPLETE SET 11 SHEETS**



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

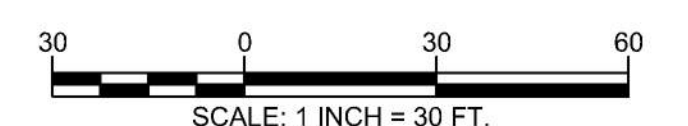
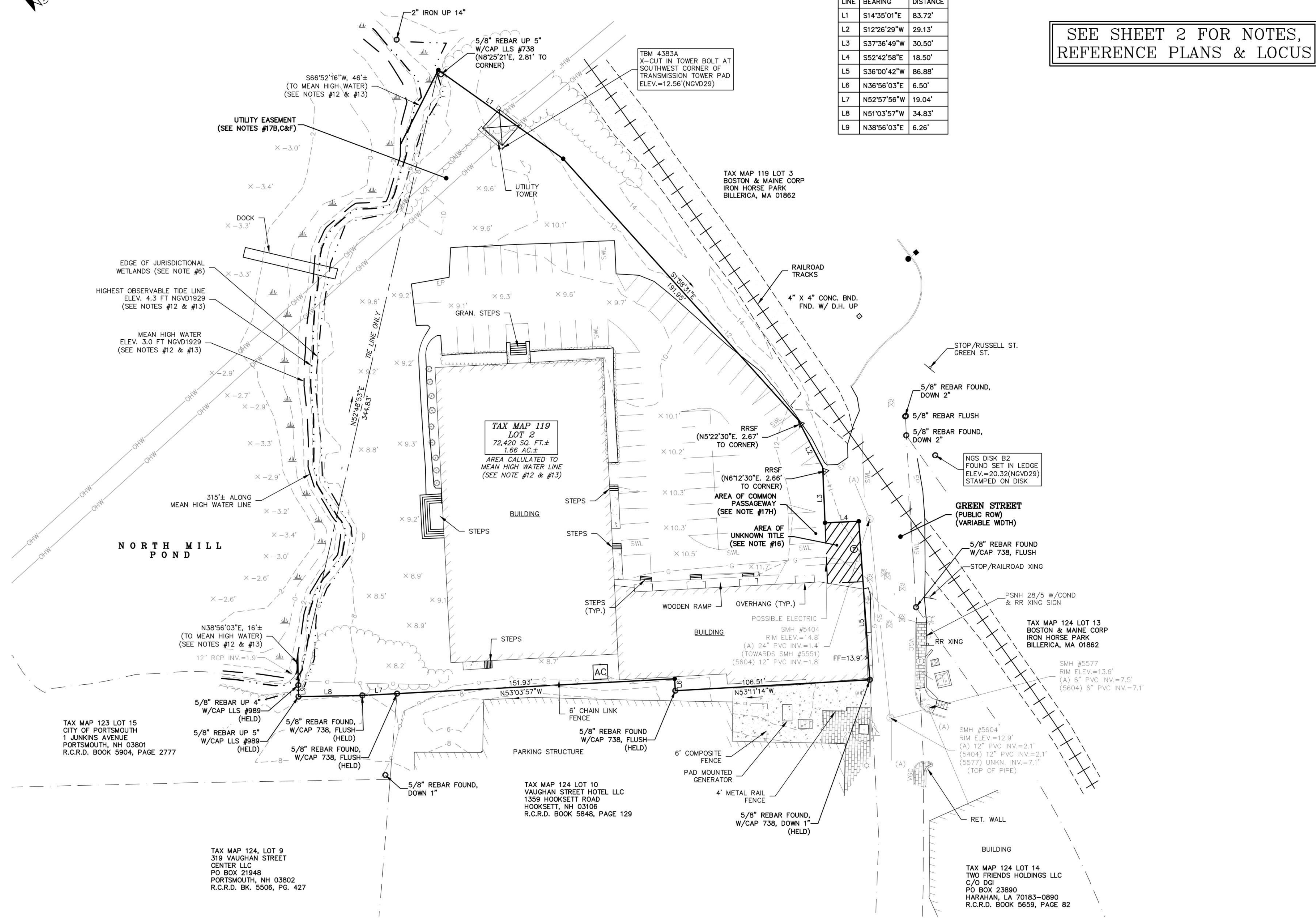
LLS. #989
DATE

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

SEE SHEET 2 FOR NOTES, REFERENCE PLANS & LOCUS

LINE	BEARING	DISTANCE
L1	S14°35'01"E	83.72'
L2	S12°28'29"W	29.13'
L3	S37°36'49"W	30.50'
L4	S52°42'58"E	18.50'
L5	S36°00'42"W	86.88'
L6	N36°56'03"E	6.50'
L7	N52°57'56"W	19.04'
L8	N51°03'57"W	34.83'
L9	N38°56'03"E	6.26'

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



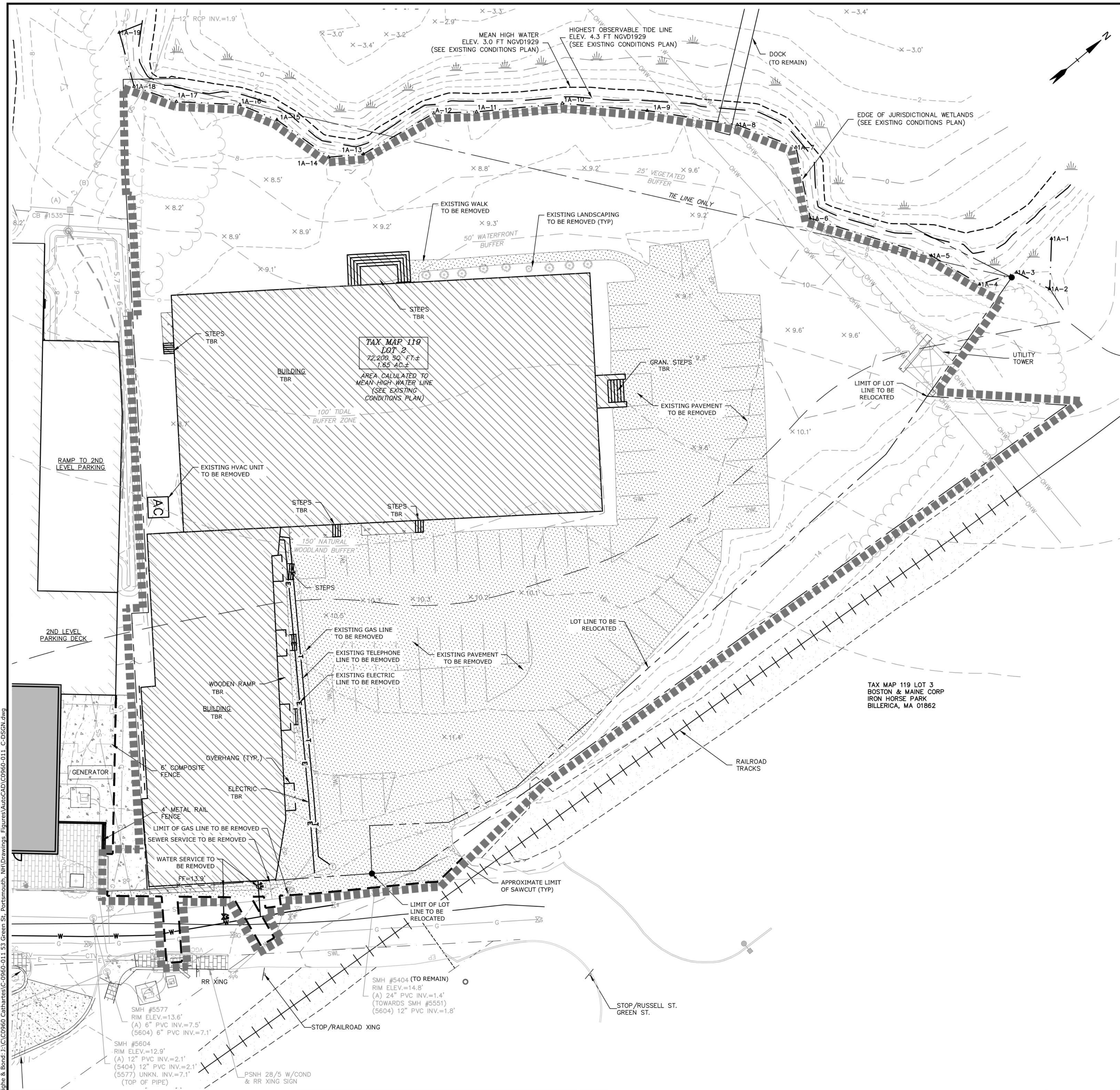
EXISTING CONDITIONS PLAN
FOR
TIGHE & BOND
OF
STONE CREEK REALTY LLC
(TAX MAP 119, LOT 2)
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

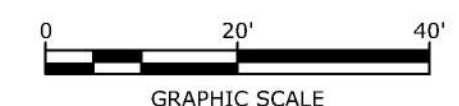
DRAWN BY:	E.D.P.	DATE:	NOVEMBER 2019
CHECKED BY:	M.W.F.	DRAWING NO.:	4383F
JOB NO.:	4383	SHEET:	1 OF 2

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FILE NAME: Y:\PROJECTS\ASST_CAD\ASST_CAD\ASST_CAD\1918-12-16 (1) 1918-12-16-1918.dwg PLOTTED: Monday, December 16, 2019 3:11pm



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



Proposed Mixed Use Development

CPI Management, LLC

53 Green Street
Portsmouth, NH

LEGEND

- APPROXIMATE LIMIT OF PROPOSED SAW CUT
- LIMIT OF WORK
- PROPOSED SILT SOCK
- APPROXIMATE LIMIT OF PAVEMENT TO BE REMOVED
- BUILDING TO BE REMOVED
- TBR TO BE REMOVED
- BLDG BUILDING
- TYP TYPICAL
- COORD COORDINATE

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

DEMOLITION PLAN

SCALE: AS SHOWN

Last Saved: 1/27/2021 1:44pm By: ASellar
 Plotted On: Jan 27, 2021 1:44pm
 Tighe & Bond File Path: C:\Users\ASellar\OneDrive - Tighe & Bond\Documents\C0960-011_53 Green St., Portsmouth, NH Drawings_Figures\AutoCAD\C0960-011_C-DSGN.dwg

SITE DATA:

LOCATION: TAX MAP 119, LOT 2

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

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

PROPOSED USE: MULTI-FAMILY RESIDENTIAL/COMMERCIAL
PROPOSED LOT SIZE: ±1.77 ACRES (±77,311 SF)

DEVELOPMENT STANDARDS

BUILDING PLACEMENT (PRINCIPAL BUILDING):	REQUIRED	PROPOSED
MAXIMUM PRINCIPAL FRONT YARD:	5 FT	16 FT ⁽¹⁾
SIDE YARD:	NR	5 FT
MINIMUM REAR YARD:	5 FT	46 FT
MINIMUM FRONT LOT LINE BUILDOUT:	80%	80%

BUILDING AND LOT OCCUPATION:	REQUIRED	PROPOSED
MAXIMUM BUILDING BLOCK LENGTH:	225 FT	206 FT
MAXIMUM FACADE MODULATION LENGTH:	100 FT	<100 FT
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	95%	36%
MAXIMUM BUILDING FOOTPRINT:	30,000 SF ⁽²⁾	27,738 SF
MINIMUM LOT AREA:	NR	NR
MINIMUM OPEN SPACE:	5%	35%
MAXIMUM GROUND FLOOR GFA PER USE:	15,000 SF	5,500 SF

(1) - INCREASE ABOVE THE MAXIMUM ALLOWED PER 10.5A42.12
(2) - INCREASE ABOVE 20,000 SF ALLOWED PER 10.5A43.43

BUILDING FORM (PRINCIPAL BUILDING):

	REQUIRED	PROPOSED
BUILDING HEIGHT:	5 STORIES ⁽³⁾	5 STORIES
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 IN	0 IN
MINIMUM GROUND STORY HEIGHT:	12 FT	>12 FT
MINIMUM SECOND STORY HEIGHT:	10 FT	>10 FT
FACADE GLAZING:		
SHOP FRONT	20% - 50%	20% - 50%
ALLOWED ROOF TYPES		
FLAT, GABLE, HIP, GAMBREL, MANSARD		FLAT

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

COMMUNITY SPACE:

	REQUIRED	PROPOSED
	20%	20%
	15,462 SF	15,494 SF

PARKING REQUIREMENTS

PARKING SPACES REQUIRED		
RESIDENTIAL UNITS (>750 SF)	52 UNITS x 1.3 SPACES	68 SPACES
VISITOR SPACES	1 SPACE / 5 UNITS	11 SPACES
DOWNTOWN OVERLAY DISTRICT		-4 SPACES
TOTAL MINIMUM PARKING SPACES REQUIRED =		75 SPACES

TOTAL PARKING SPACES PROVIDED: 100 SPACES (INCLUDING TANDEM SPACES)
91 SPACES (NOT INCLUDING TANDEM SPACES)

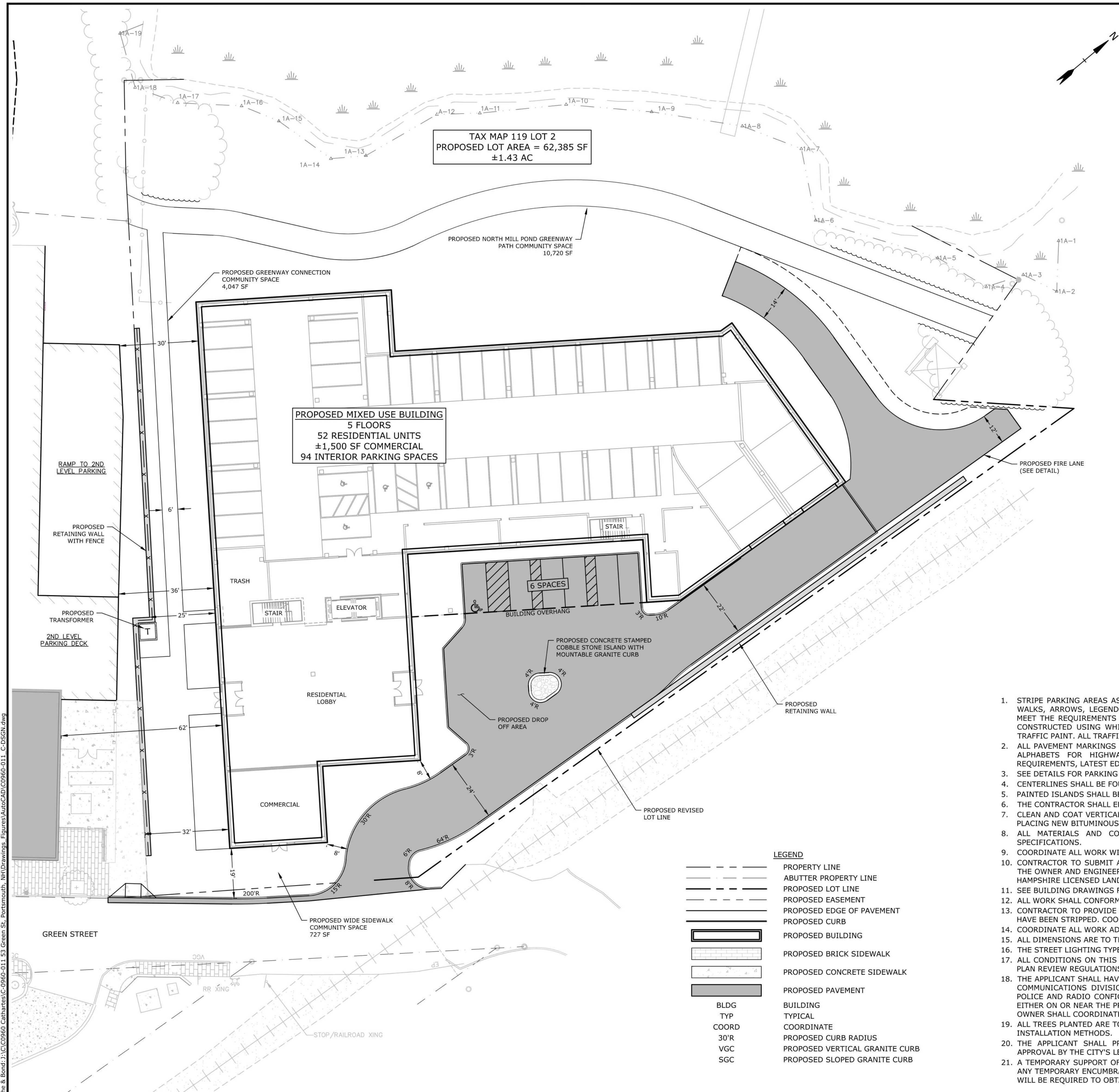
BICYCLE SPACES REQUIRED
1 BICYCLE SPACE / 10 PARKING SPACES: 11 SPACES

BICYCLE SPACES PROVIDED
TOTAL BICYCLE SPACES PROVIDED: 11 SPACES

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

SITE NOTES:

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

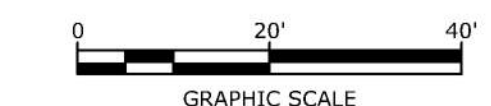


TAX MAP 119 LOT 2
PROPOSED LOT AREA = 62,385 SF
±1.43 AC

PROPOSED MIXED USE BUILDING
5 FLOORS
52 RESIDENTIAL UNITS
±1,500 SF COMMERCIAL
94 INTERIOR PARKING SPACES

LEGEND

---	PROPERTY LINE
---	ABUTTER PROPERTY LINE
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED CURB
---	PROPOSED BUILDING
---	PROPOSED BRICK SIDEWALK
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED PAVEMENT
---	BUILDING
---	TYPICAL
---	COORDINATE
---	PROPOSED CURB RADIUS
---	PROPOSED VERTICAL GRANITE CURB
---	PROPOSED SLOPED GRANITE CURB



Proposed Mixed Use Development

CPI Management, LLC

53 Green Street
Portsmouth, NH

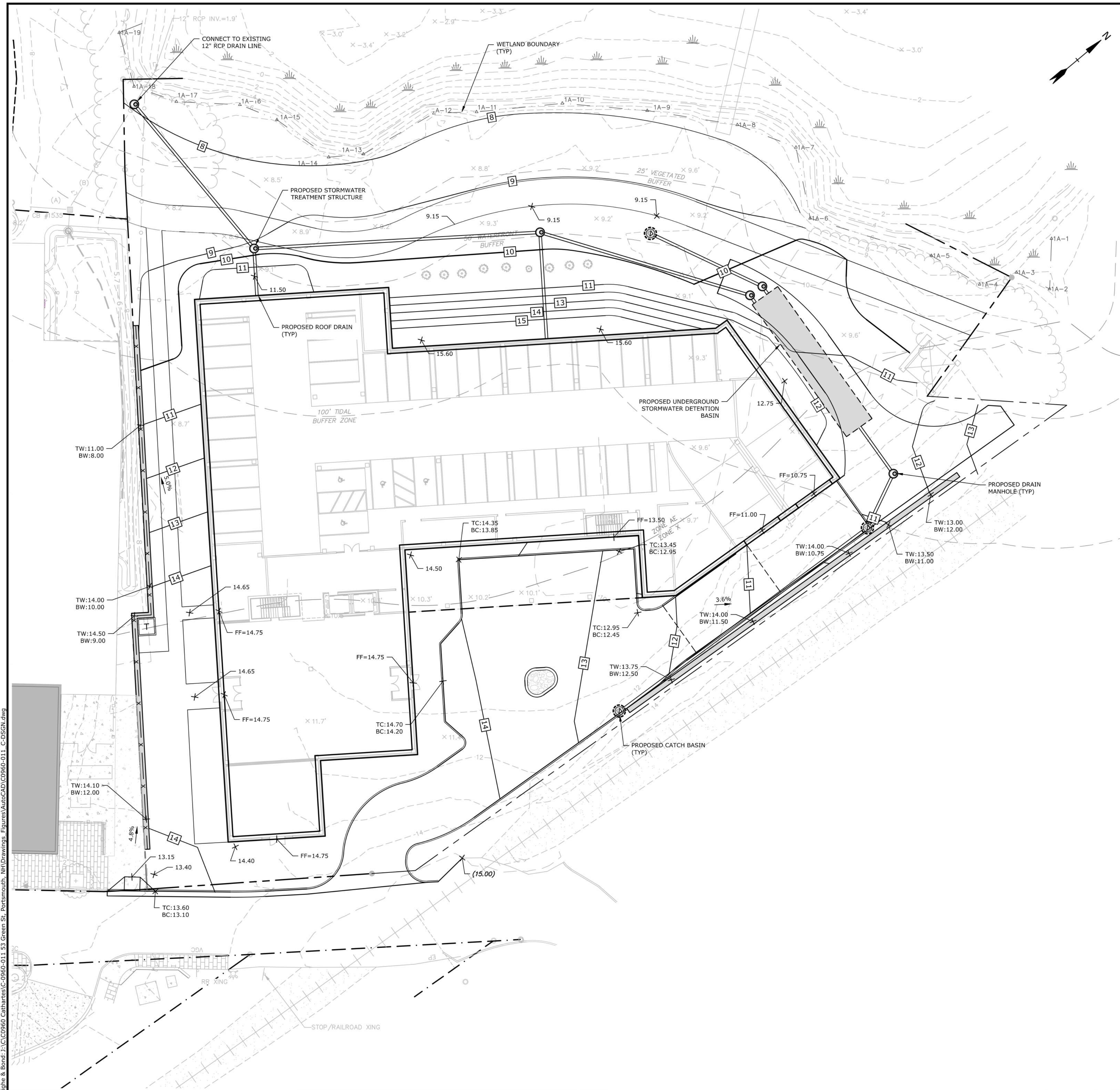
MARK	DATE	DESCRIPTION
A	1/27/2021	CC Work Session

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

SITE PLAN

SCALE: AS SHOWN

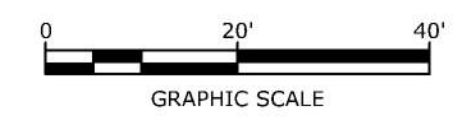
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- GRADING AND DRAINAGE NOTES:**
1. COMPACTION REQUIREMENTS:
 BELOW PAVED OR CONCRETE AREAS 95%
 TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%
 BELOW LOAM AND SEED AREAS 90%
 * ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
 2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL), UNLESS OTHERWISE SPECIFIED.
 3. SEE UTILITY PLAN FOR ALL SITE UTILITY INFORMATION.
 4. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
 5. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
 6. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
 7. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
 8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
 9. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NHDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
 10. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.
 11. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS, LATEST REVISIONS.
 12. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
 13. SEE EXISTING CONDITIONS PLAN FOR BENCH MARK INFORMATION.
 14. ALL DRAIN LINES WITH LESS THAN FOUR (4) FEET OF COVER SHALL BE INSULATED.

- EROSION CONTROL NOTES:**
1. INSTALL EROSION CONTROL BARRIERS AS SHOWN AS FIRST ORDER OF WORK.
 2. SEE GENERAL EROSION CONTROL NOTES ON "EROSION CONTROL NOTES & DETAILS SHEET".
 3. PROVIDE INLET PROTECTION AROUND ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED.
 4. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
 5. INSPECT INLET PROTECTION AND PERIMETER EROSION CONTROL MEASURES DAILY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
 6. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
 7. CONSTRUCT EROSION CONTROL BLANKET ON ALL SLOPES STEEPER THAN 3:1.
 8. PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY, INCLUDING MOVING OF EARTH, THE APPLICANT SHALL INSTALL ALL EROSION AND SILTATION MITIGATION AND CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL PERMITS AND APPROVALS.
 9. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, SPRINKLING WATER ON UNSTABLE SOILS SUBJECT TO ARID CONDITIONS.
 10. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
 11. ALL CATCH BASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN FULLY PAVED.
 12. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED BY SILT FENCE AND SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL SEEDING. STOCKPILE AREAS TO BE LOCATED AS FAR AS POSSIBLE FROM THE DELINEATED EDGE OF WETLANDS.
 13. SAFETY FENCING SHALL BE PROVIDED AROUND STOCKPILES OVER 10 FT.
 14. CONCRETE TRUCKS WILL BE REQUIRED TO WASH OUT (IF NECESSARY) SHOOTS ONLY WITHIN AREAS WHERE CONCRETE HAS BEEN PLACED. NO OTHER WASH OUT WILL BE ALLOWED.

- LEGEND**
- 7 PROPOSED MAJOR CONTOUR LINE
 - 6 PROPOSED MINOR CONTOUR LINE
 - PROPOSED DRAIN LINE (TYP)
 - PROPOSED SILT SOCK
 - PROPOSED RIP RAP
 - INLET PROTECTION SILT SACK
 - PROPOSED CATCHBASIN
 - PROPOSED DRAIN MANHOLE
 - BLDG BUILDING
 - TYP TYPICAL
 - COORD COORDINATE



Proposed Mixed Use Development

CPI Management, LLC

53 Green Street
Portsmouth, NH

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GRADING, DRAINAGE, AND EROSION CONTROL PLAN

SCALE: AS SHOWN

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PROJECT NAME AND LOCATION

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

PROJECT DESCRIPTION

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

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 1.75 ACRES.

SOIL CHARACTERISTICS

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

NAME OF RECEIVING WATERS

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA AN EXISTING OUTLET PIPE TO NORTH MILL POND AND WILL ULTIMATELY FLOW TO THE PISCATAQUA RIVER.

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

- 1. CUT AND CLEAR TREES.
2. CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES.
3. ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPs PRIOR TO DIRECTING RUNOFF TO THEM.
4. CLEAR AND DISPOSE OF DEBRIS.
5. CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS AS REQUIRED.
6. GRADE AND GRAVEL ROADWAYS AND PARKING AREAS - ALL ROADS AND PARKING AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
7. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING.
8. FINISH PAVING ALL ROADWAYS AND PARKING LOTS.
9. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
10. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
11. REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS APPROPRIATE AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

EROSION CONTROL NOTES:

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

STABILIZATION:

- 1. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
2. WINTER STABILIZATION PRACTICES:
A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE.
3. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA.
4. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT.
5. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE.
6. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE.

DUST CONTROL:

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

STOCKPILES:

- 1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND

CULVERTS:

- 2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

OFF SITE VEHICLE TRACKING:

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

VEGETATION:

- 1. TEMPORARY GRASS COVER:
A. SEEDBED PREPARATION:
a. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10.
b. SEEDING:
a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;
c. MAINTENANCE:
a. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED.
2. VEGETATIVE PRACTICE:
A. FOR PERMANENT MEASURES AND PLANTINGS:
a. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5;
b. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE.
c. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM.
d. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW.
e. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
f. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED.
g. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
h. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:
SEED MIX APPLICATION RATE
CREEPING RED FESCUE 20 LBS/ACRE
TALL FESCUE 20 LBS/ACRE
REDFOP 2 LBS/ACRE
IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT.
3. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
A. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS.
B. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE.
C. CONCRETE WASHOUT AREA:
1. THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED.
A. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY;
B. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
C. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
D. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES:

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

WASTE DISPOSAL:

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

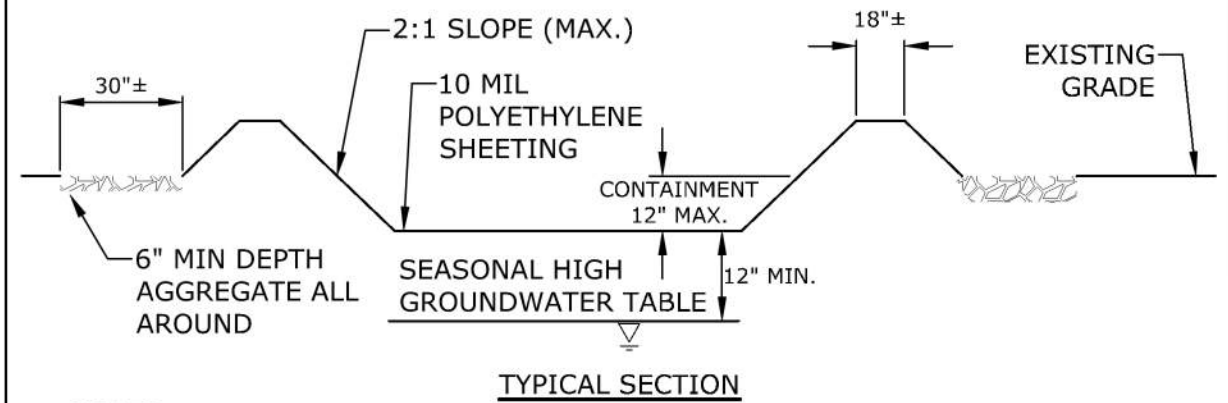
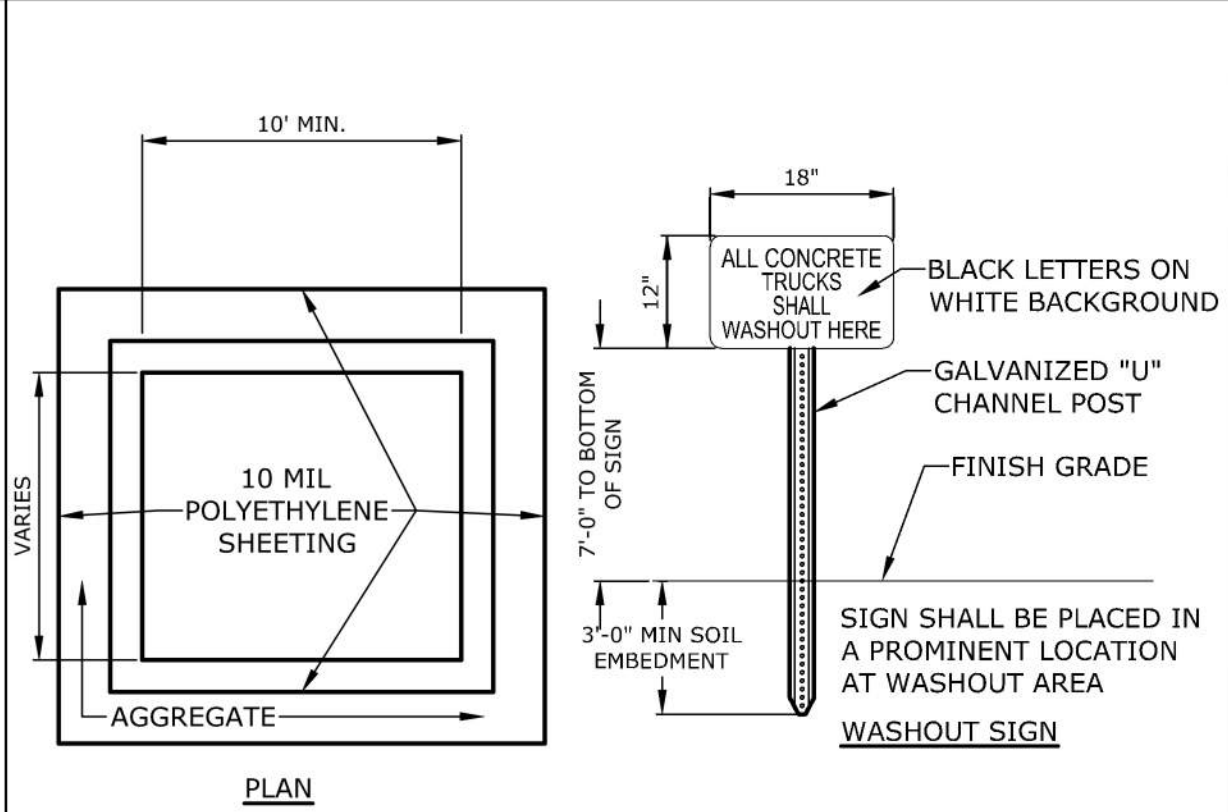
SPILL PREVENTION:

- 1. CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES.
2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:

- A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
b. ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE;
c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
g. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
h. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
i. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
a. PETROLEUM PRODUCTS:
a.1. ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
a.2. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.
b. FERTILIZERS:
b.1. FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
b.2. ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
b.3. STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS.
c. PAINTS:
c.1. ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
c.2. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
c.3. EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
D. SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE.
E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICAL FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

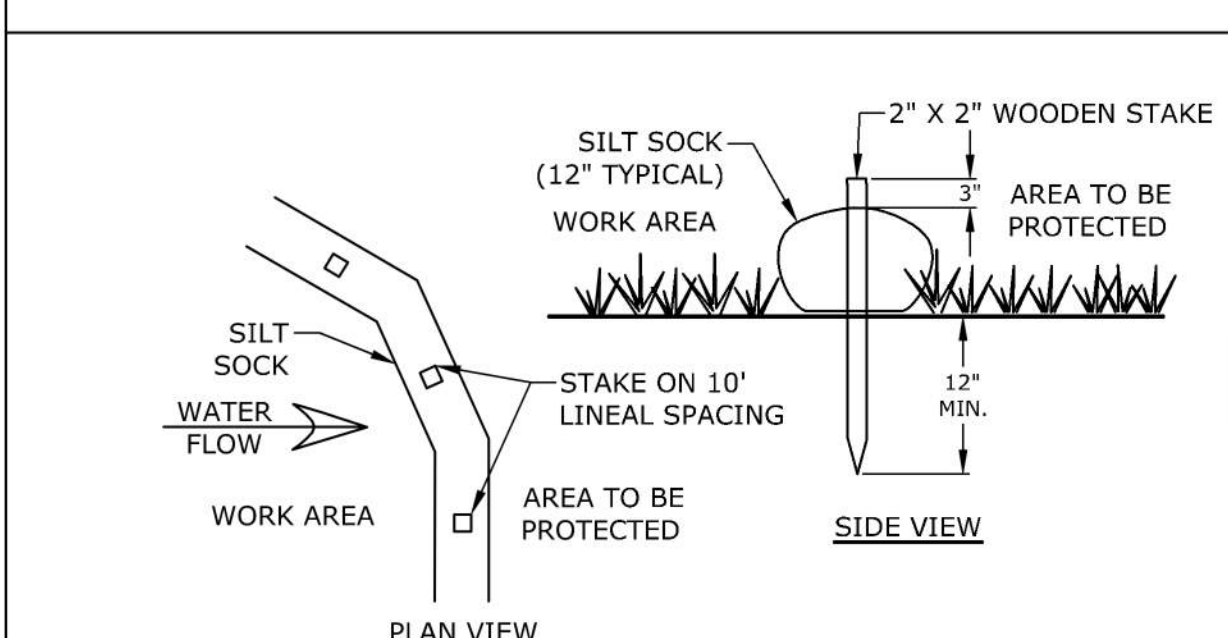
EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

THIS PROJECT DOES NOT EXCEED ONE (1) ACRE OF DISTURBANCE AND THUS DOES NOT REQUIRE A SWPPP.



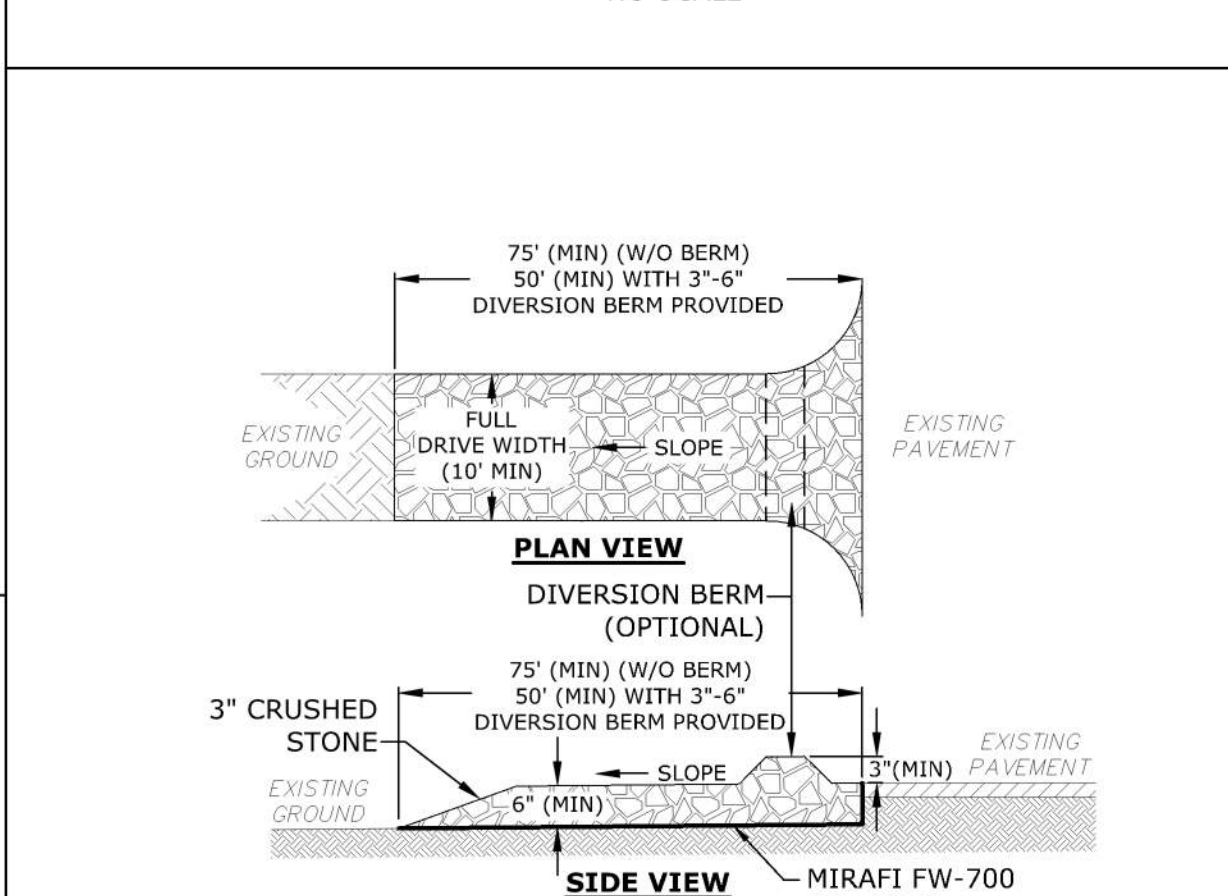
- NOTES:
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS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

CONCRETE WASHOUT AREA



- NOTES:
1. SILT SOCK SHALL BE SILT SOCK BY FILTREXX OR APPROVED EQUAL
2. INSTALL SILT SOCK IN ACCORDANCE WITH...

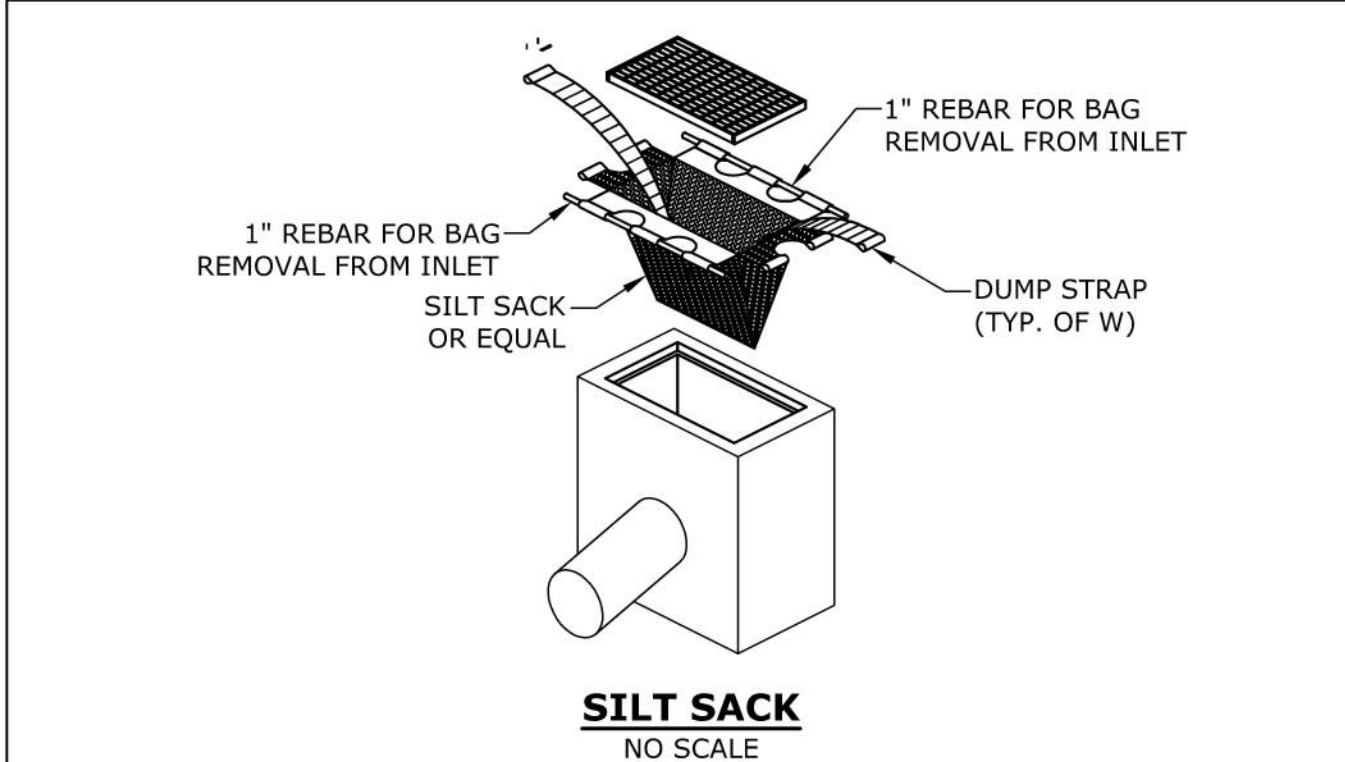
SILT SOCK



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

STABILIZED CONSTRUCTION EXIT

NO SCALE



SILT SACK NO SCALE



Proposed Mixed Use Development

CPI Management, LLC

53 Green Street Portsmouth, NH

Table with 2 columns: MARK, DATE, DESCRIPTION. Row 1: A, 1/27/2021, CC Work Session.

Table with 2 columns: PROJECT NO., DATE. Row 1: C0960-011, January 27, 2021.

EROSION CONTROL NOTES AND DETAILS SHEET

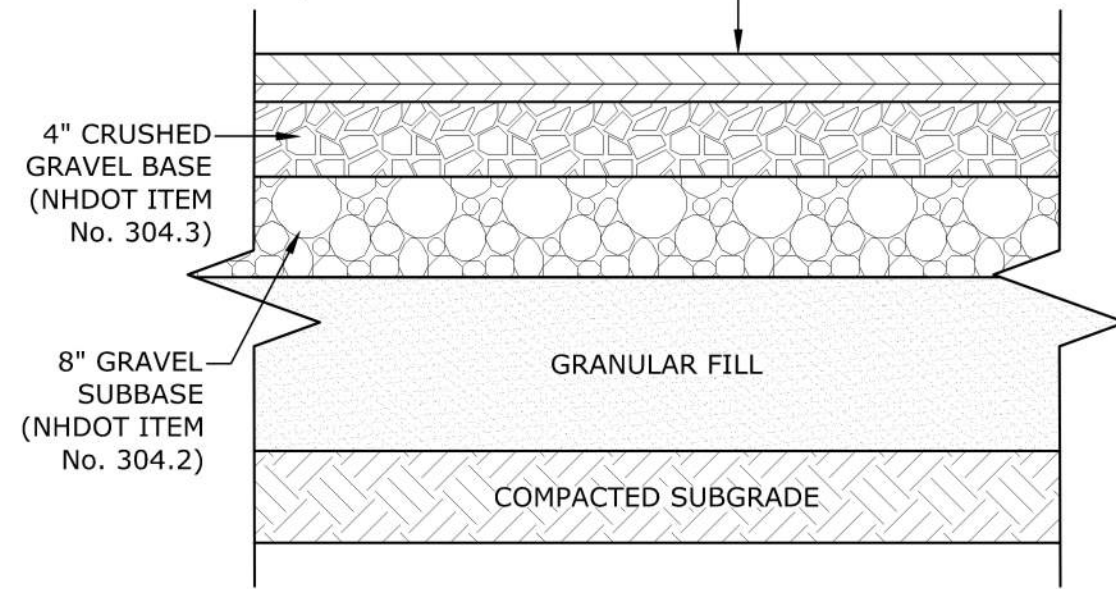
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C-501

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NHDOT ITEM No. 304.2 (GRAVEL)		NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING	SIEVE SIZE	% PASSING
6"	100	3"	100
#4	25-70	2"	95-100
#200	0-12	1"	55-85
		#4	27-52
		#200	0-12

HOT BITUMINOUS CONCRETE NHDOT SECTION 401 3" NOMINAL
1" OF 3/8" SUPERPAVE WEARING COURSE
2" OF 3/4" SUPERPAVE BASE COURSE

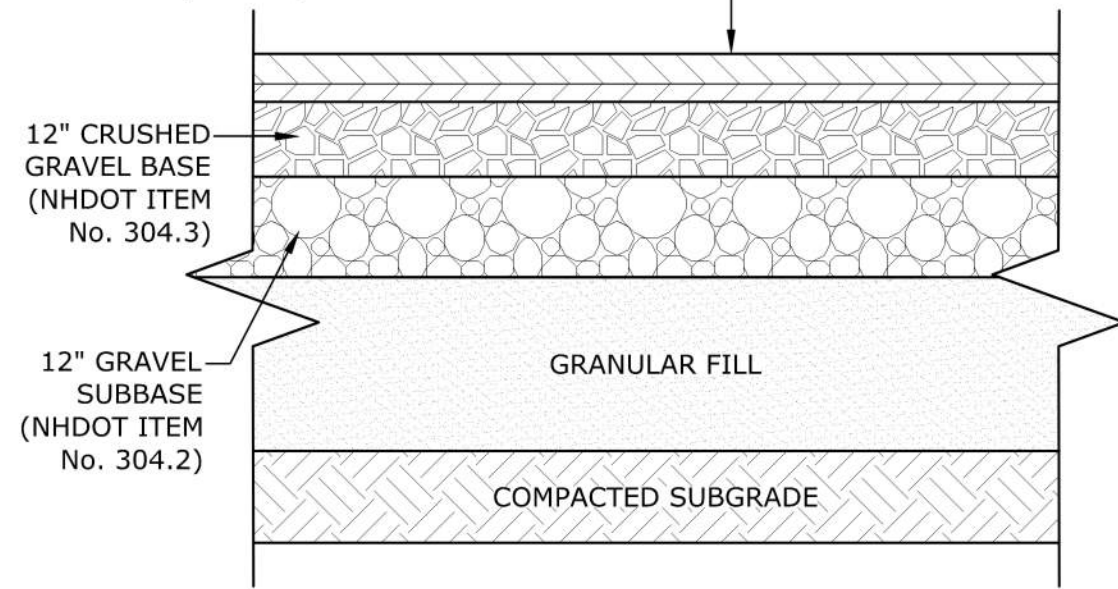


- NOTES:
- SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
 - SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 - A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.
 - REFER TO CITY SPECIFICATIONS FOR ASPHALT MIX DESIGN.

ON-SITE PAVEMENT SECTION
NO SCALE

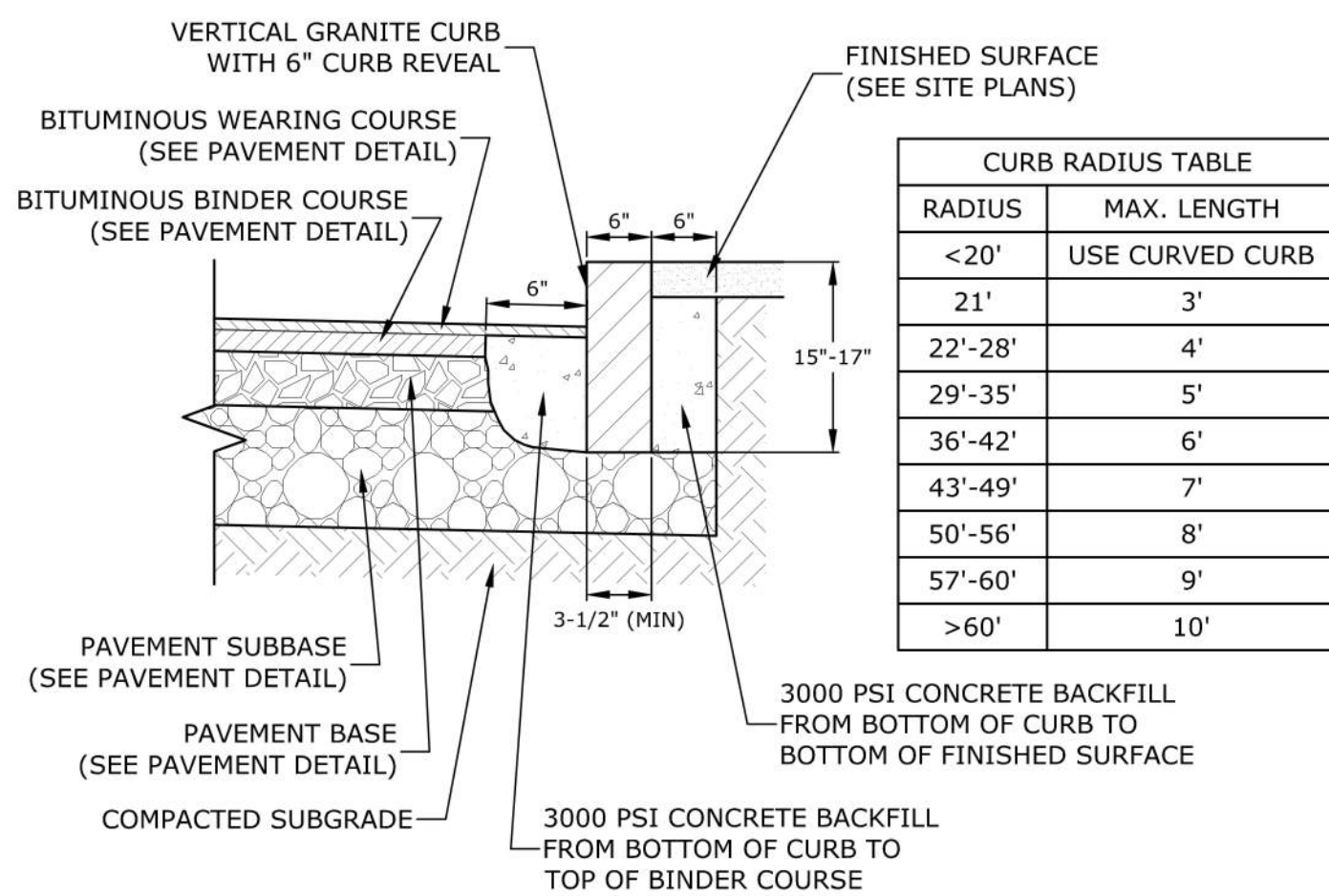
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HOT BITUMINOUS CONCRETE NHDOT SECTION 401 4" NOMINAL
1-1/2" OF 3/8" SUPERPAVE WEARING COURSE
2-1/2" OF 3/4" SUPERPAVE BASE COURSE



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

CITY RIGHT-OF-WAY PAVEMENT SECTION
NO SCALE



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

VERTICAL GRANITE CURB
NO SCALE



R1-1
30"X30"
WHITE ON RED

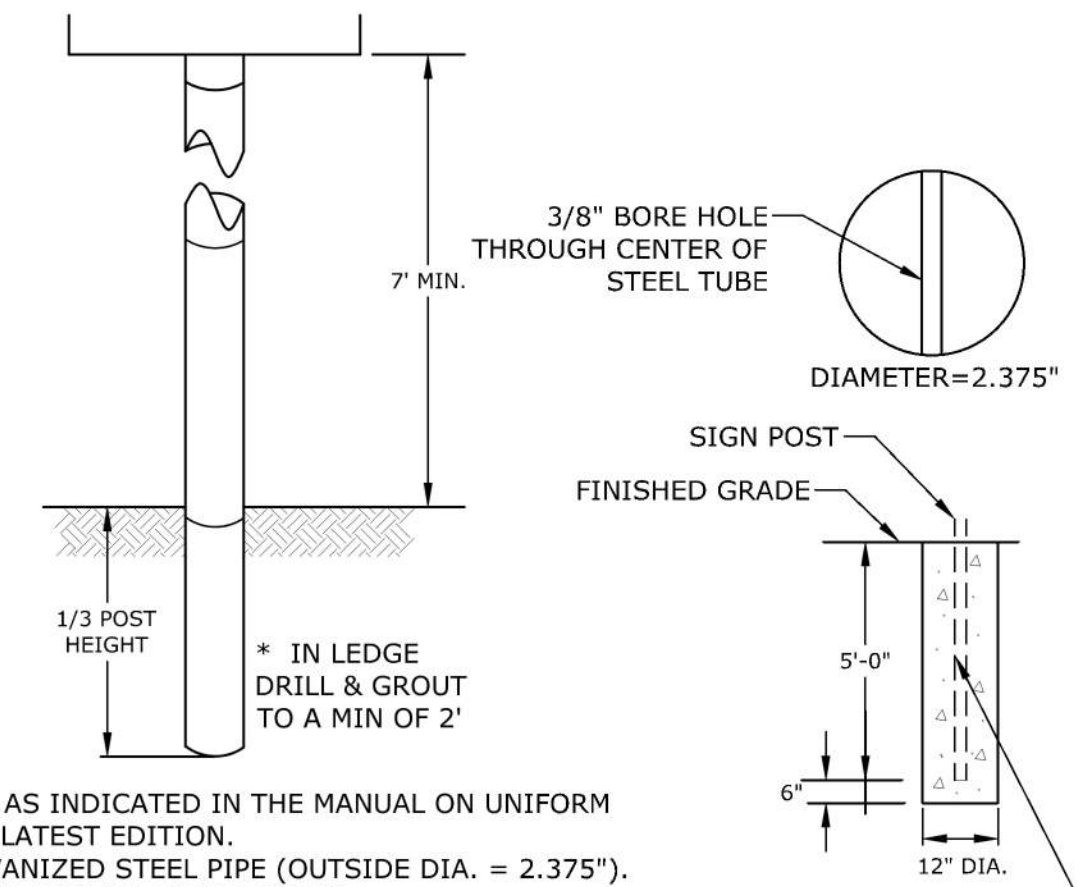


R7-8
12" X 18"
BLUE AND GREEN
ON WHITE

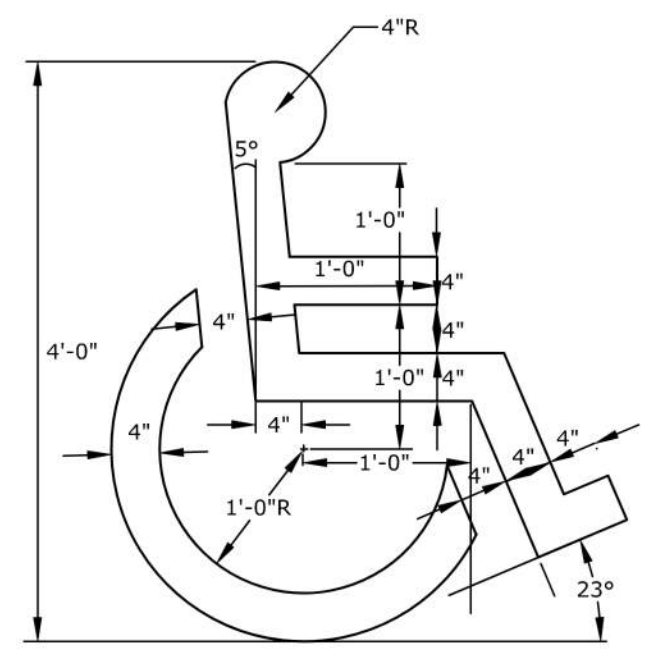


R7-8P
18" X 9"
GREEN ON WHITE

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

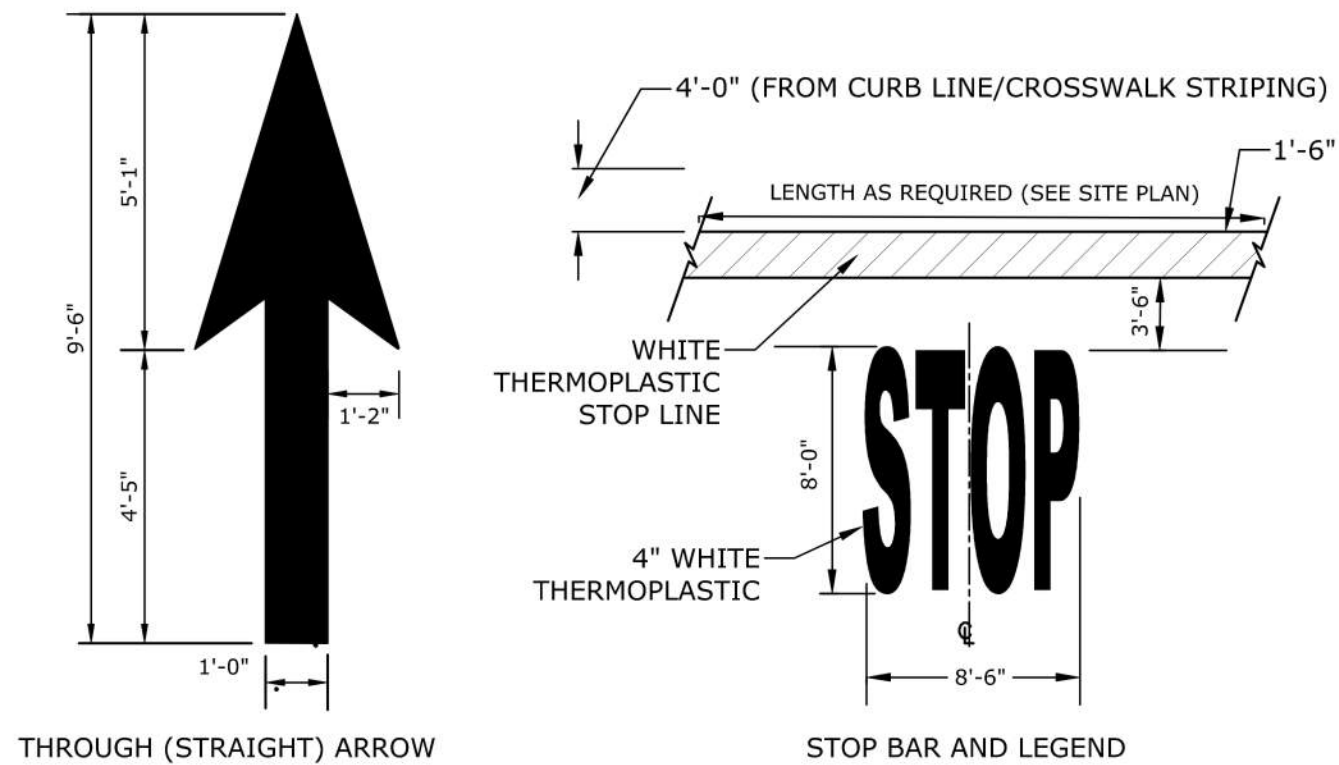


SIGN LEGEND & SIGN POST
NO SCALE



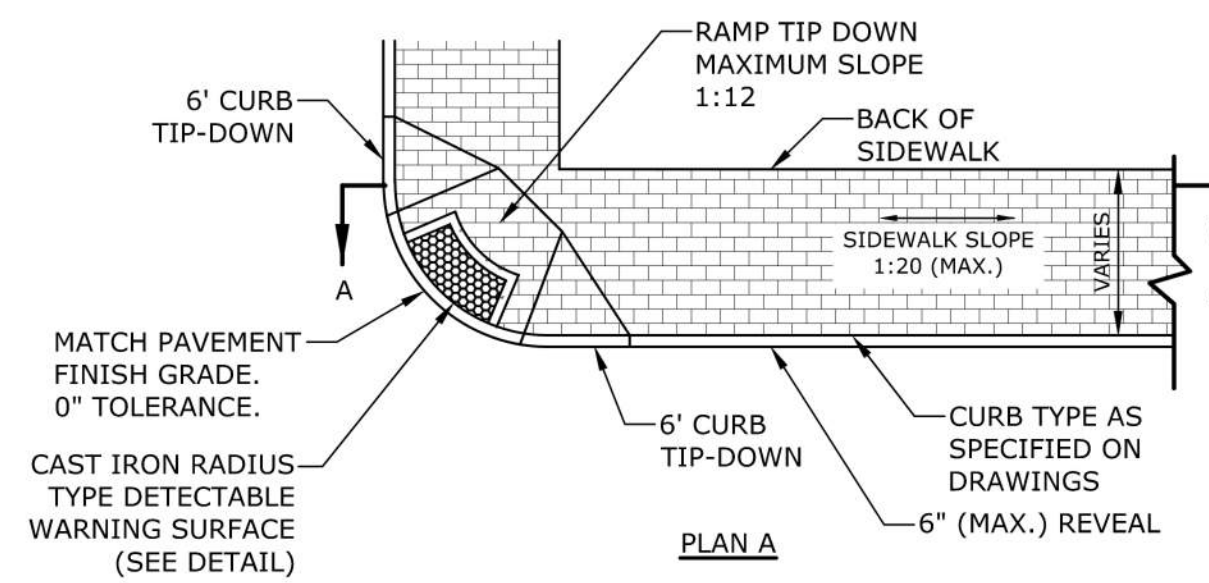
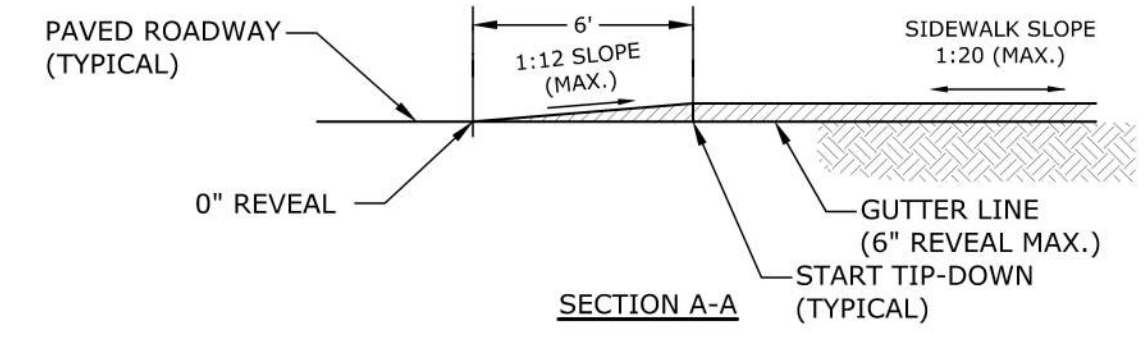
- NOTES:
- SYMBOL SHALL BE CONSTRUCTED IN ALL ACCESSIBLE SPACES USING FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
 - SYMBOL SHALL BE CONSTRUCTED TO THE LATEST ADA, STATE AND LOCAL REQUIREMENTS.

ACCESSIBLE SYMBOL
NO SCALE



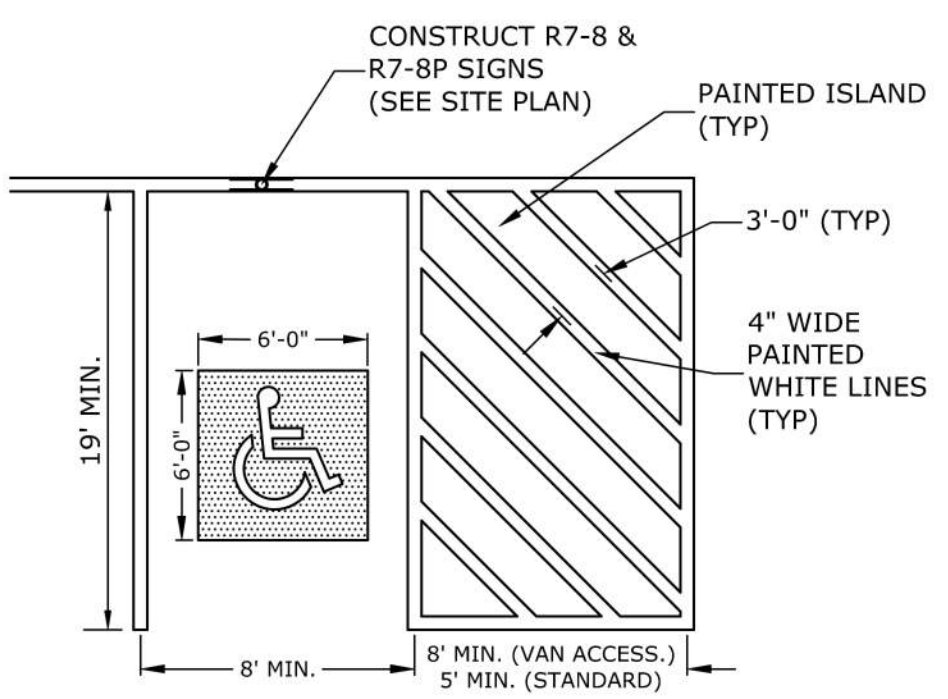
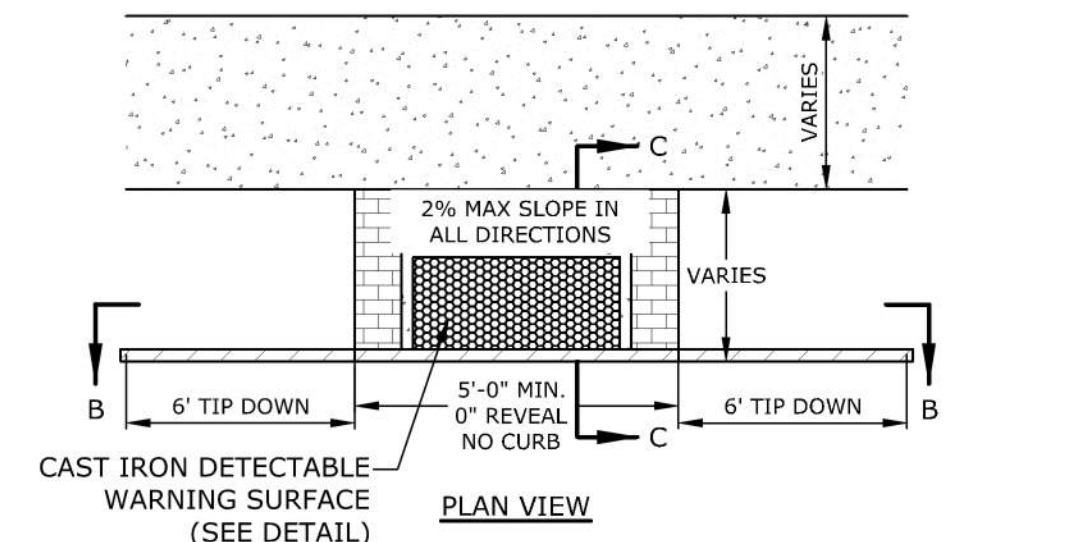
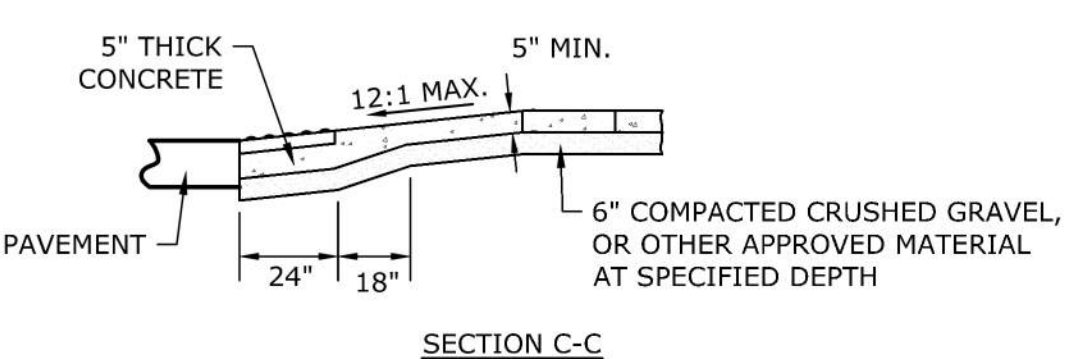
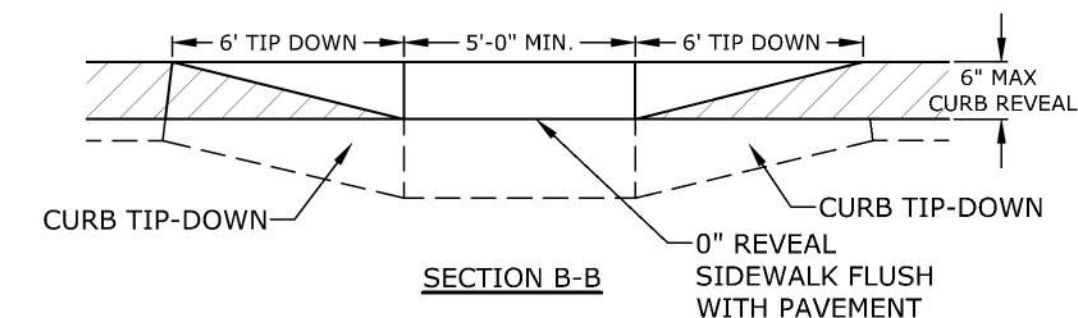
- NOTE:
- PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS AS SHOWN ON SITE PLAN.
 - ALL STOP BARS, WORDS, SYMBOLS AND ARROWS SHALL BE CONSTRUCTED USING WHITE THERMO PLASTIC, REFLECTORIZED PAVEMENT MARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505

PAVEMENT MARKINGS
NO SCALE



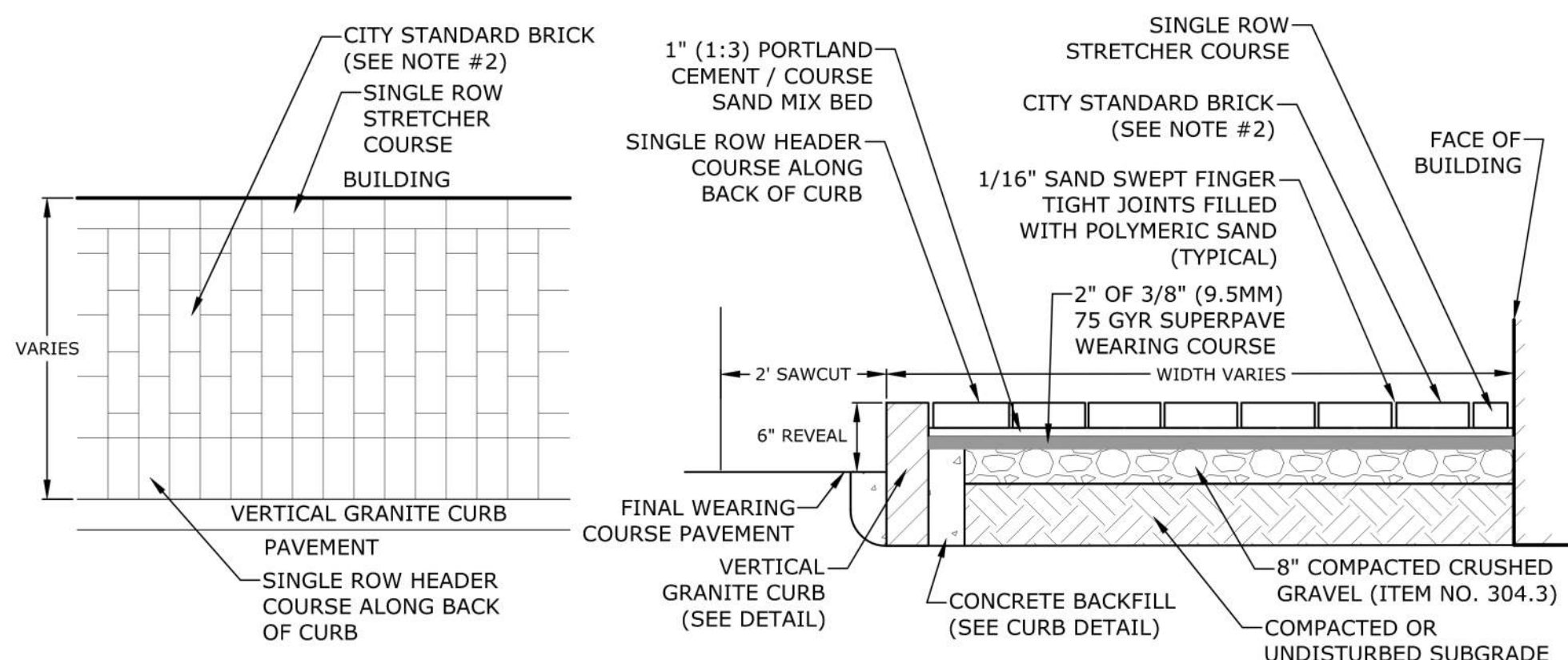
- NOTES:
- RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
 - A 6" COMPACTED CRUSHED GRAVEL BASE (NHDOT ITEM No. 304.3) SHALL BE PROVIDED BENEATH RAMPS.
 - DETECTABLE WARNING PANEL SHALL BE CAST IRON SET IN CONCRETE (SEE DETAIL.)
 - PROVIDE DETECTABLE WARNING SURFACES ANYTIME THAT A CURB RAMP, BLENDED TRANSITION, OR LANDING CONNECTS TO A STREET.
 - LOCATE THE DETECTABLE WARNING SURFACES AT THE BACK OF THE CURB ALONG THE EDGE OF THE LANDING.
 - THE MAXIMUM RUNNING SLOPE OF ANY SIDEWALK CURB RAMP IS 12:1, THE MAXIMUM CROSS SLOPE IS 2%. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - TRANSITIONS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. ROADWAY SHOULDER SLOPES ADJOINING SIDEWALK CURB RAMPS SHALL BE A MAXIMUM OF 5% (FULL WIDTH) FOR A DISTANCE OF 2 FT. FROM THE ROADWAY CURBLINE.
 - THE BOTTOM OF THE SIDEWALK CURB RAMP OR LANDING, EXCLUSIVE OF THE FLARED SIDES, SHALL BE WHOLLY CONTAINED WITHIN THE CROSSWALK MARKINGS.
 - DETECTABLE WARNING PANELS SHALL BE A MINIMUM OF 2 FEET IN DEPTH. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP, BLENDED TRANSITION, OR LANDING AND THE STREET.
 - THE TEXTURE OF THE DETECTABLE WARNING FEATURE MUST CONTRAST VISUALLY WITH THE SURROUNDING SURFACES (EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT).

CONCRETE WHEELCHAIR ACCESSIBLE RAMP
NO SCALE



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

ACCESSIBLE PARKING STALL
NO SCALE



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

BRICK SIDEWALK
NO SCALE

Proposed Mixed Use Development

CPI Management, LLC

53 Green Street
Portsmouth, NH

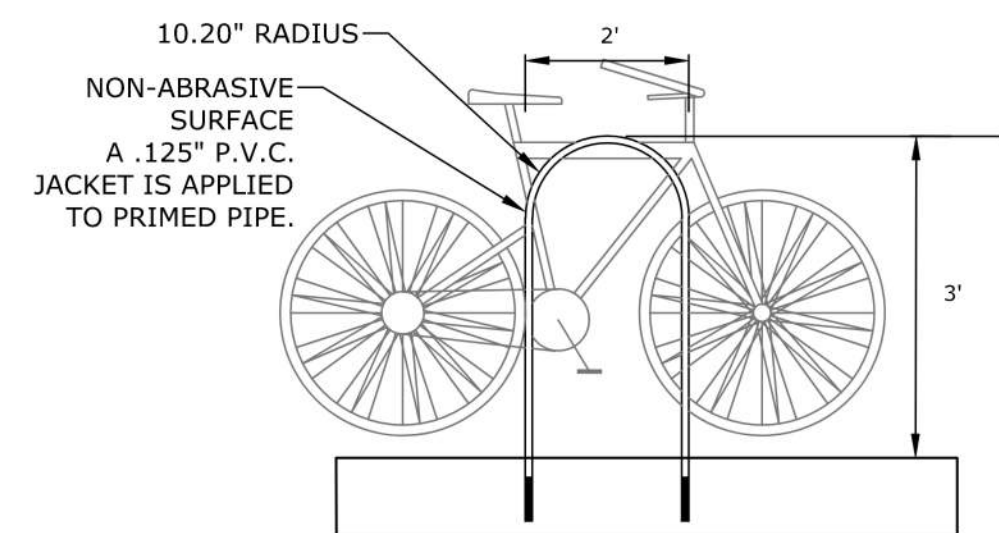
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PROJECT NO:	C0960-011	
DATE:	January 27, 2021	
FILE:	C0960-011_C-DTLS.DWG	
DRAWN BY:	AFS	
CHECKED:	NAH/PMC	
APPROVED:	BLM	

DETAILS SHEET

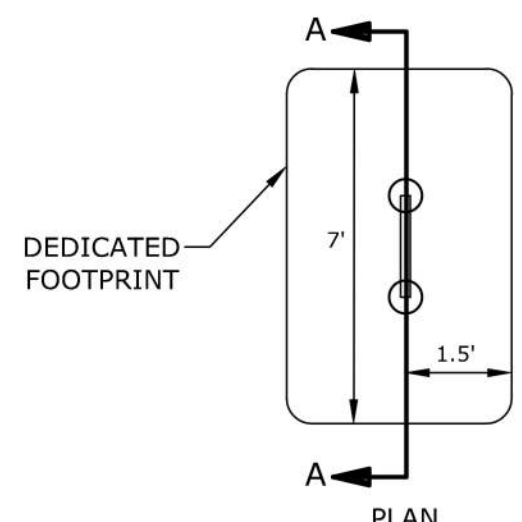
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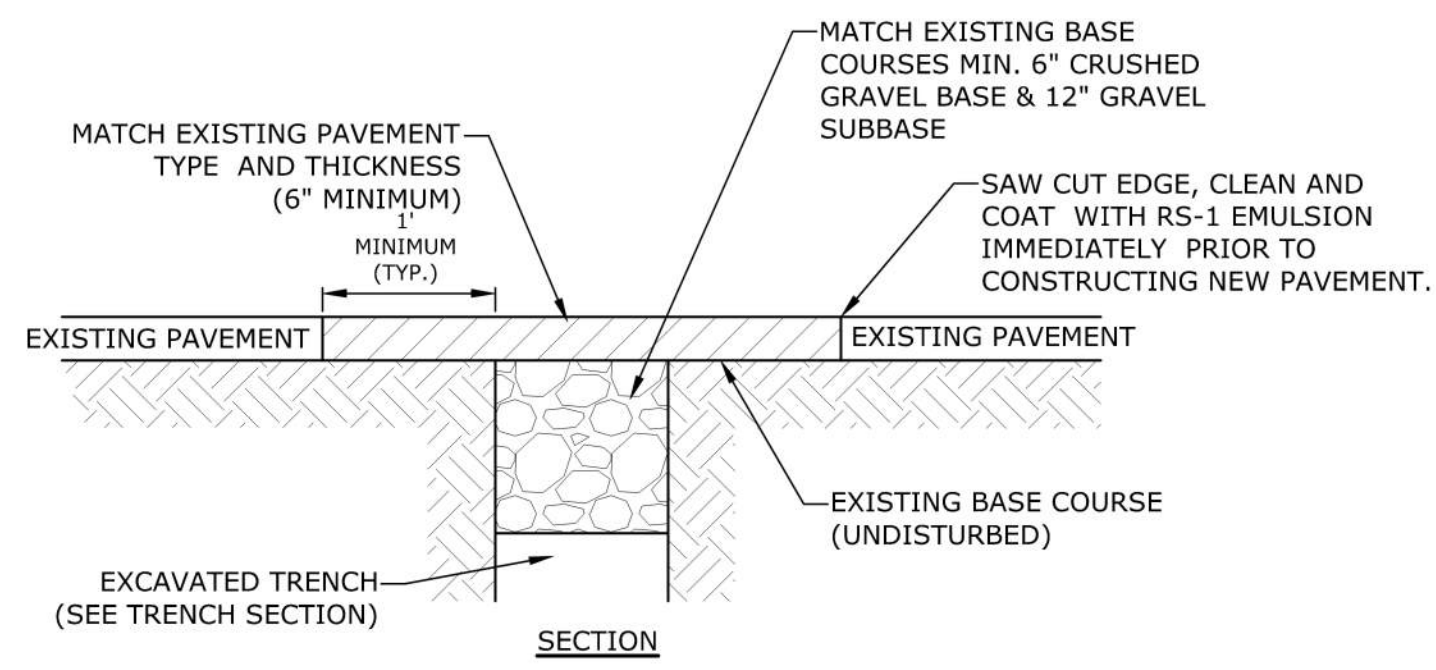
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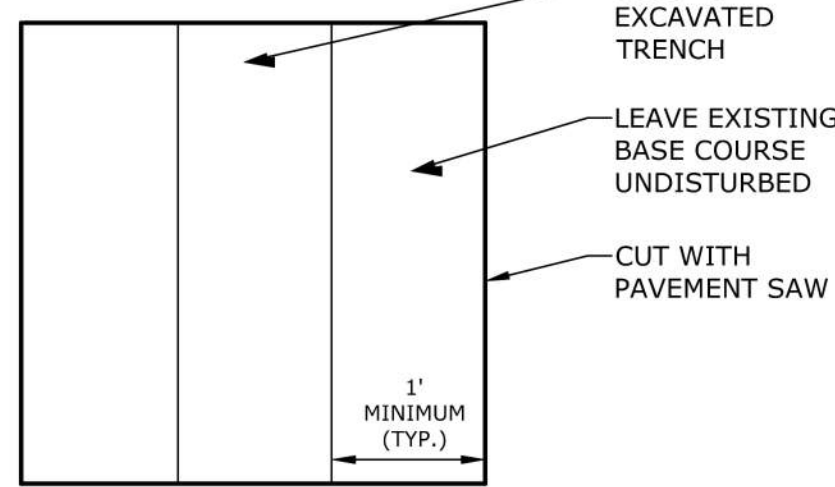
SECTION A-A



BIKE RACK
NO SCALE

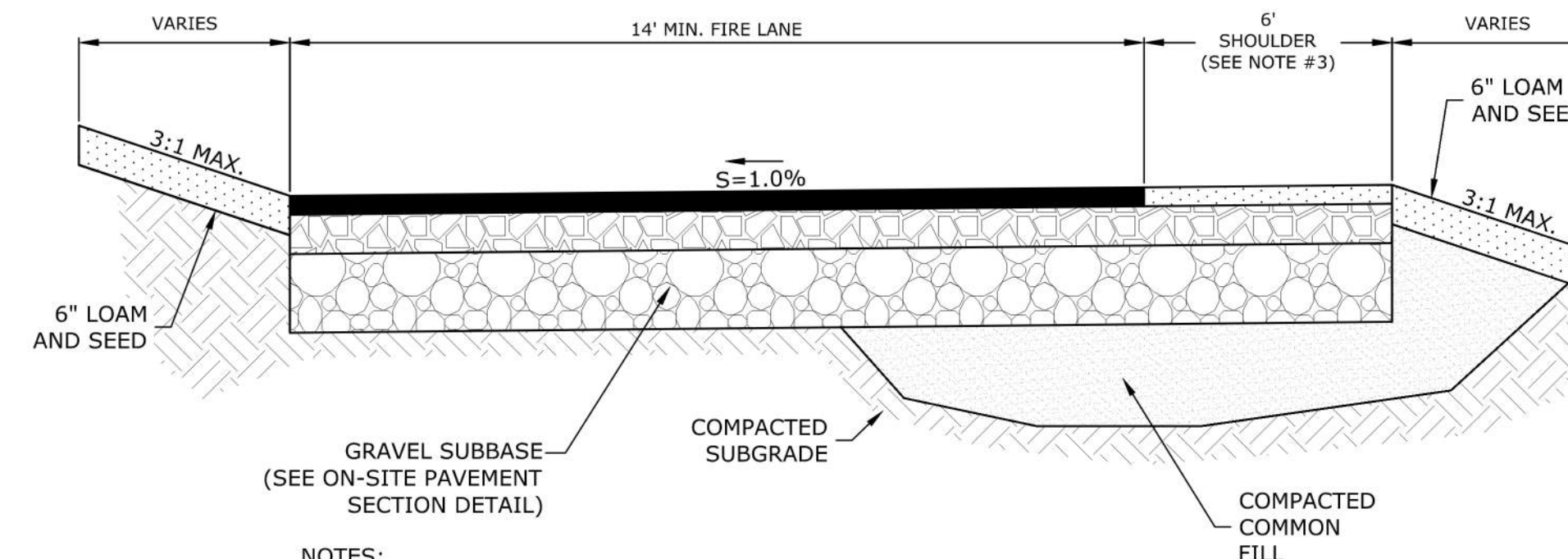


SECTION



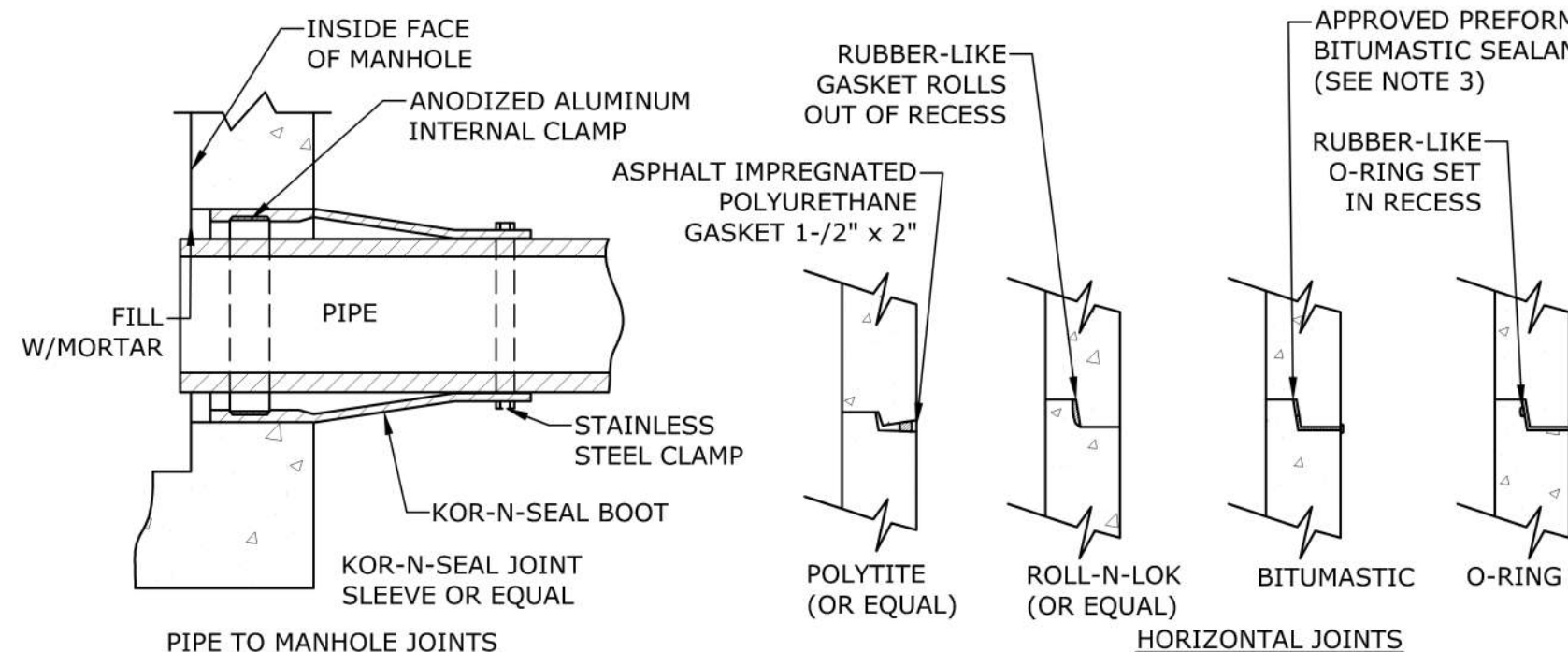
ROADWAY TRENCH PATCH
NO SCALE

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



FIRE LANE TYPICAL CROSS SECTION
NO SCALE

- NOTES:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
3. SHOULDER SHALL HAVE FULL DEPTH BASE GRAVEL SECTION WITH 3" MIN. LOAM & SEED
4. SEE PARKING LOT PAVEMENT SECTION FOR PAVEMENT AND GRAVEL SPECIFICATIONS.

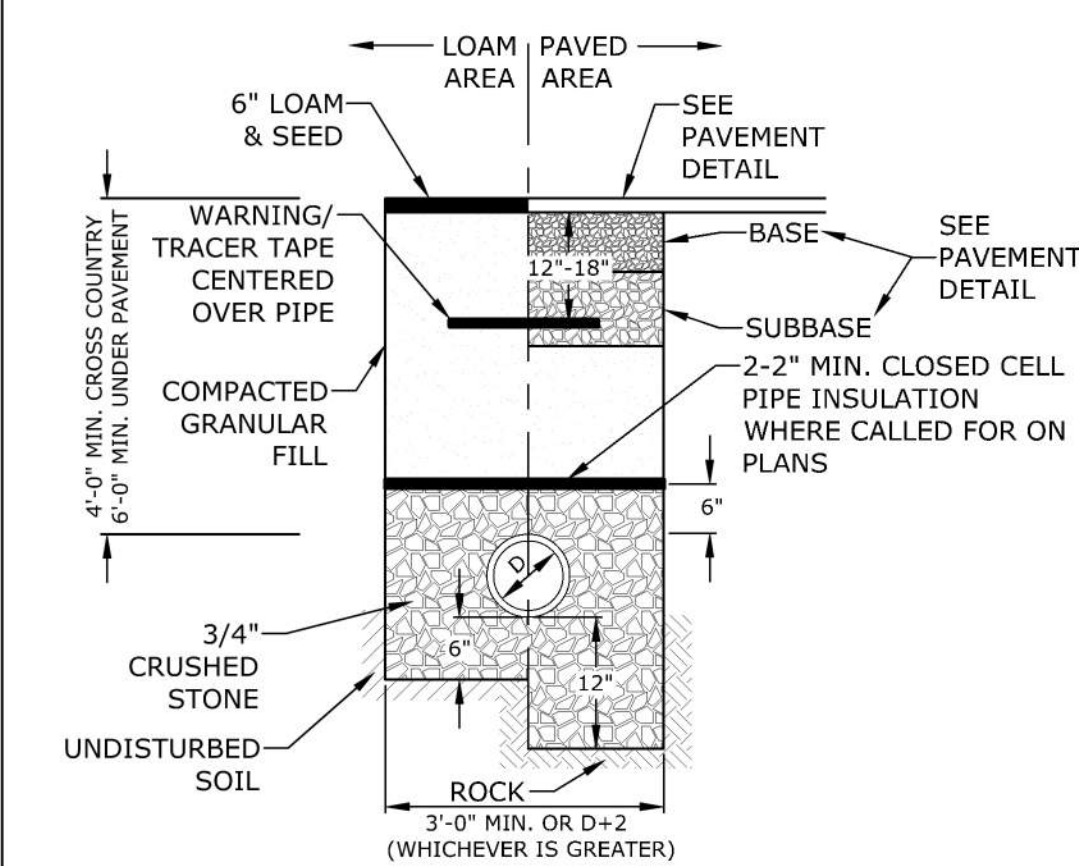


PIPE TO MANHOLE JOINTS

HORIZONTAL JOINTS

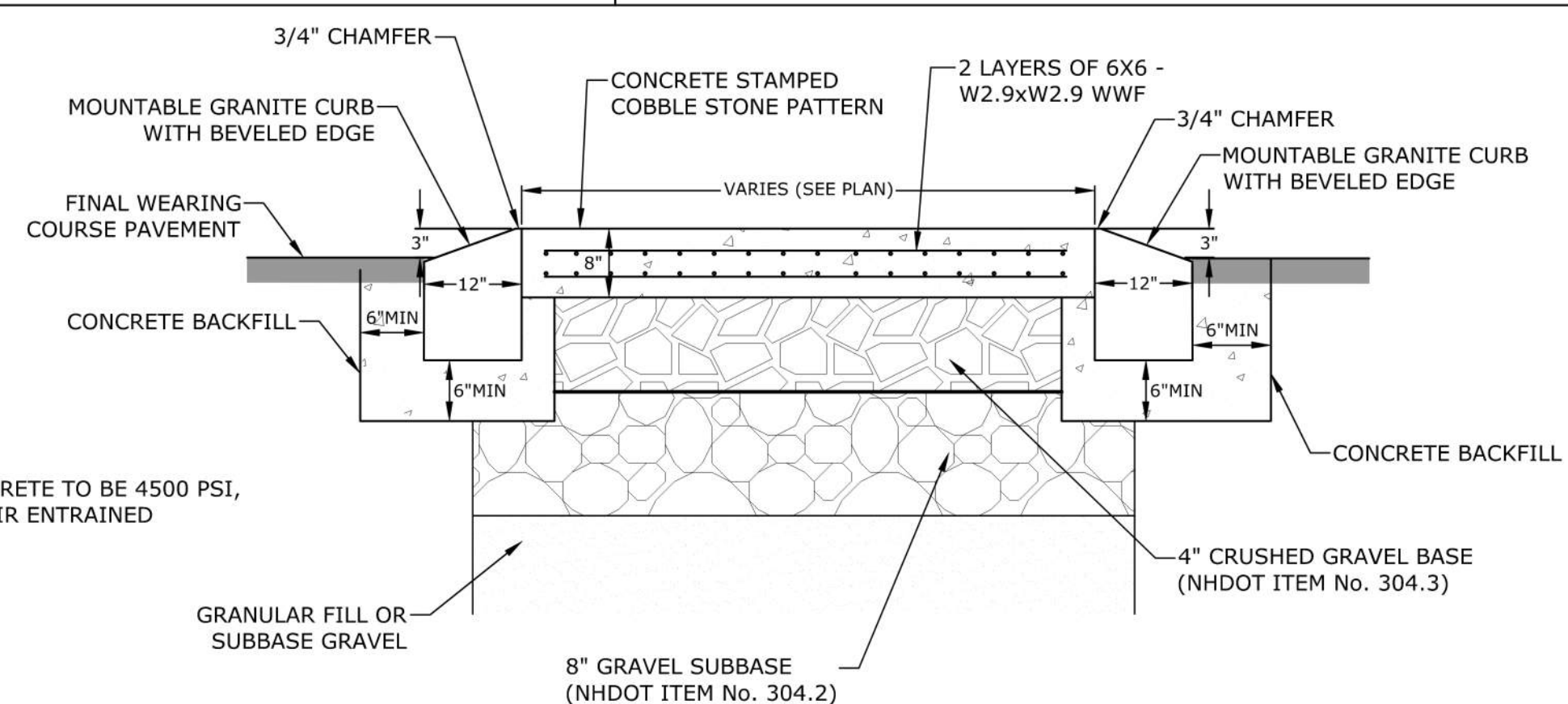
- NOTES:
1. HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER CITY OF PORTSMOUTH DPW STANDARD AND SHALL BE SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW ELASTOMERIC OR MASTIC-LIKE GASKET.
2. PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF PORTSMOUTH STANDARD.
3. FOR BITUMASTIC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

MANHOLE JOINTS
NO SCALE



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

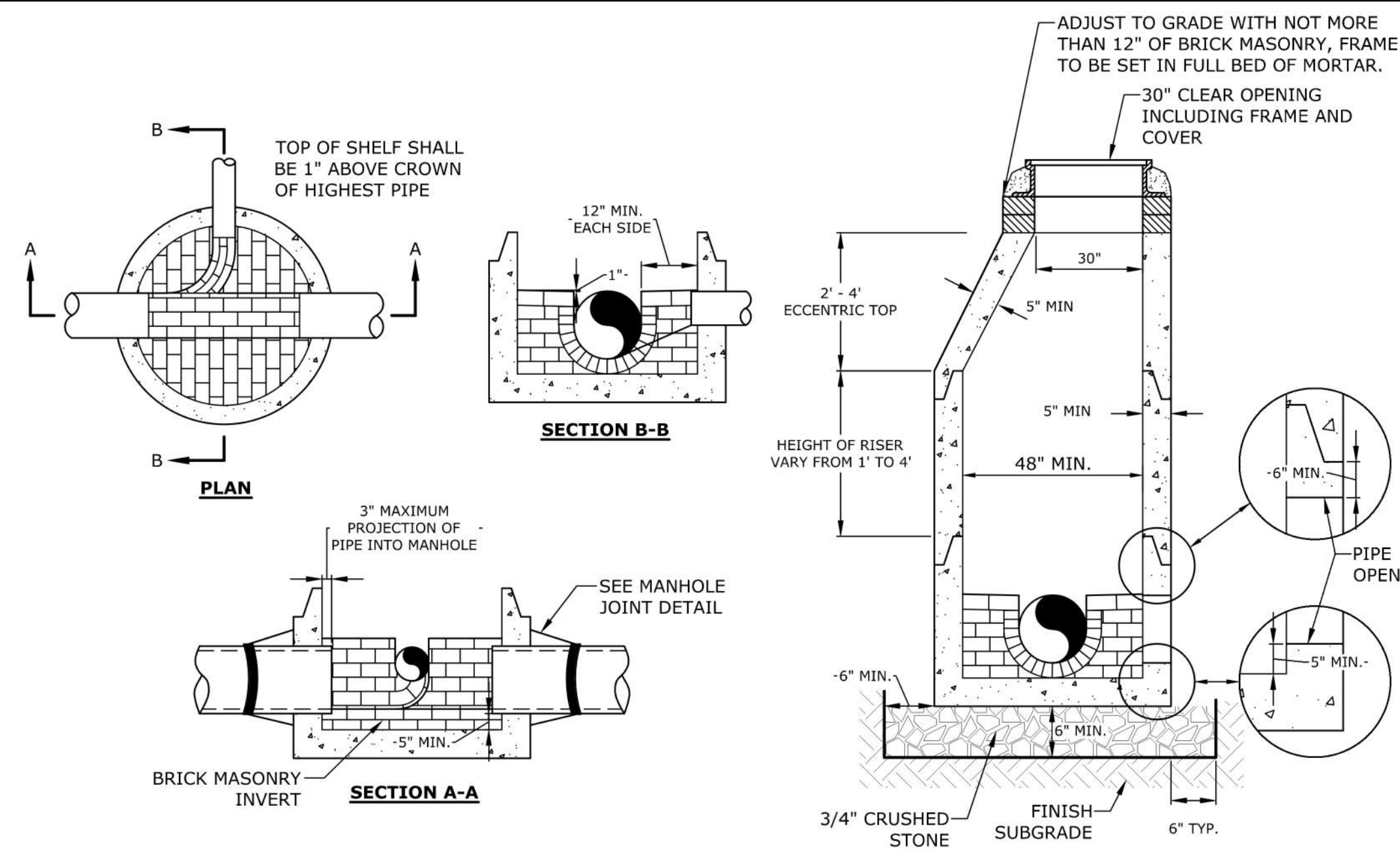
SEWER SERVICE TRENCH
NO SCALE



CONCRETE STAMPED COBBLE STONE ISLAND

NO SCALE

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



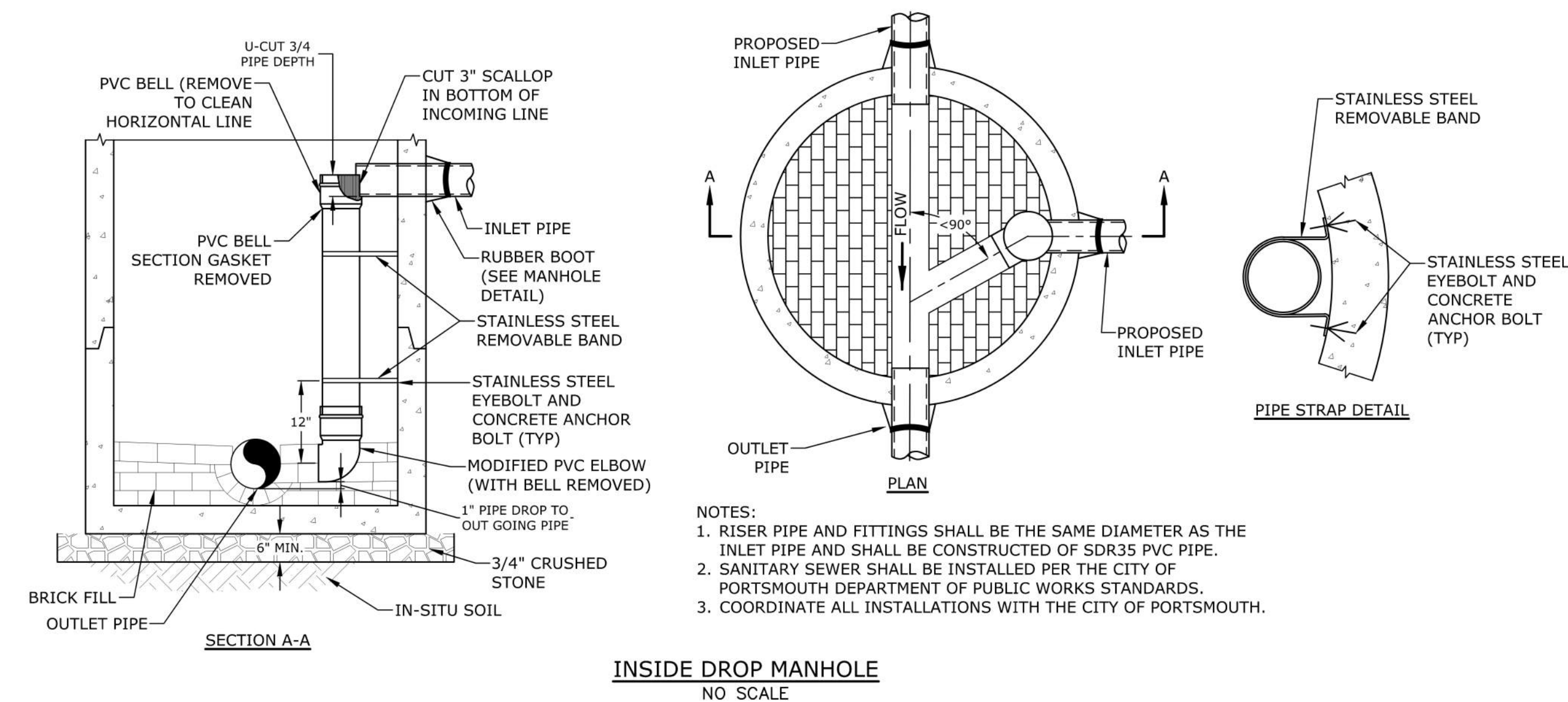
SECTION A-A

SECTION B-B

TYPICAL SECTION

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

SEWER MANHOLE
NO SCALE



SECTION A-A

INSIDE DROP MANHOLE

NO SCALE

- NOTES:
1. RISER PIPE AND FITTINGS SHALL BE THE SAME DIAMETER AS THE INLET PIPE AND SHALL BE CONSTRUCTED OF SDR35 PVC PIPE.
2. SANITARY SEWER SHALL BE INSTALLED PER THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS STANDARDS.
3. COORDINATE ALL INSTALLATIONS WITH THE CITY OF PORTSMOUTH.

Proposed Mixed Use Development

CPI Management, LLC

53 Green Street
Portsmouth, NH

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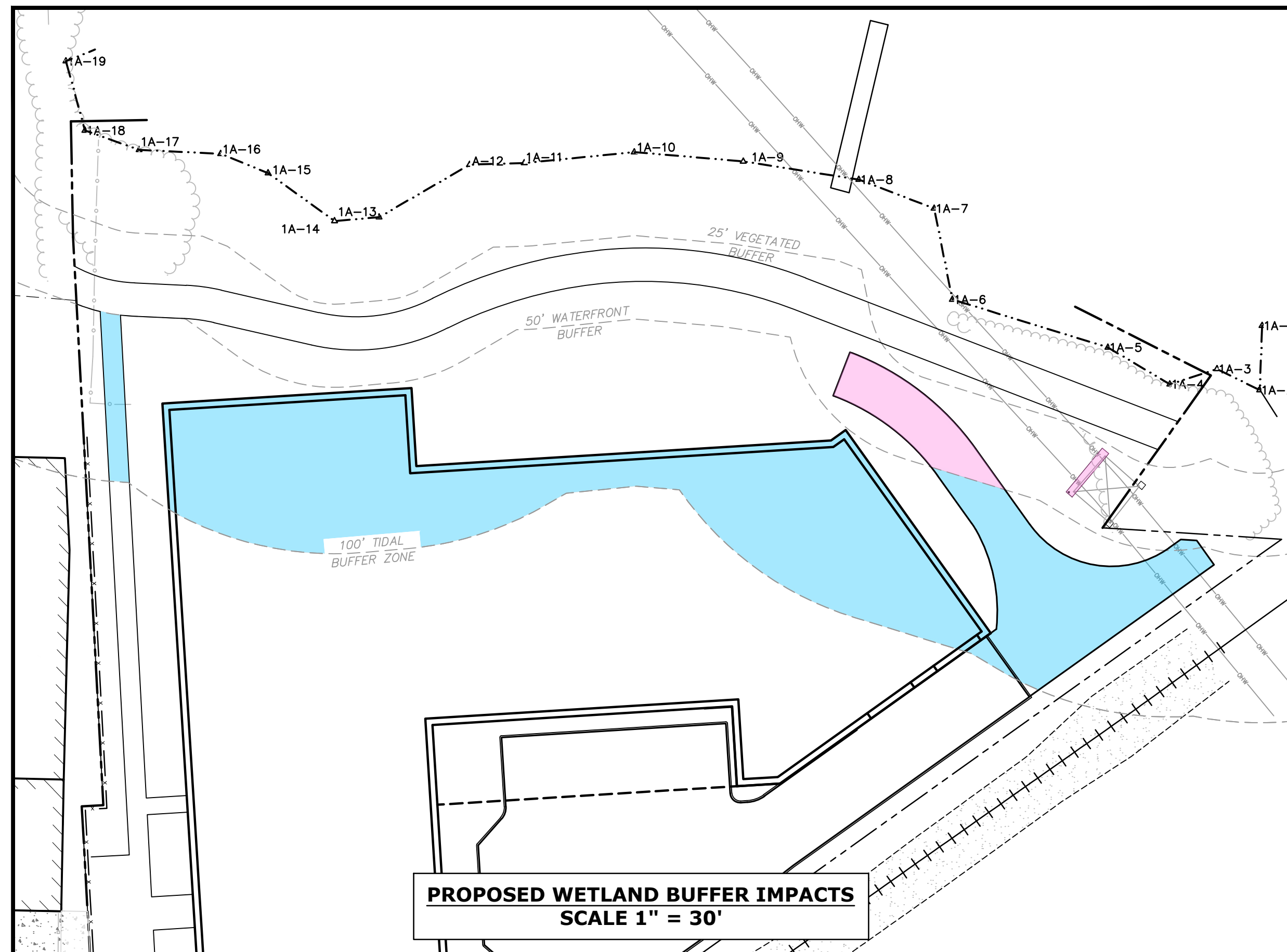
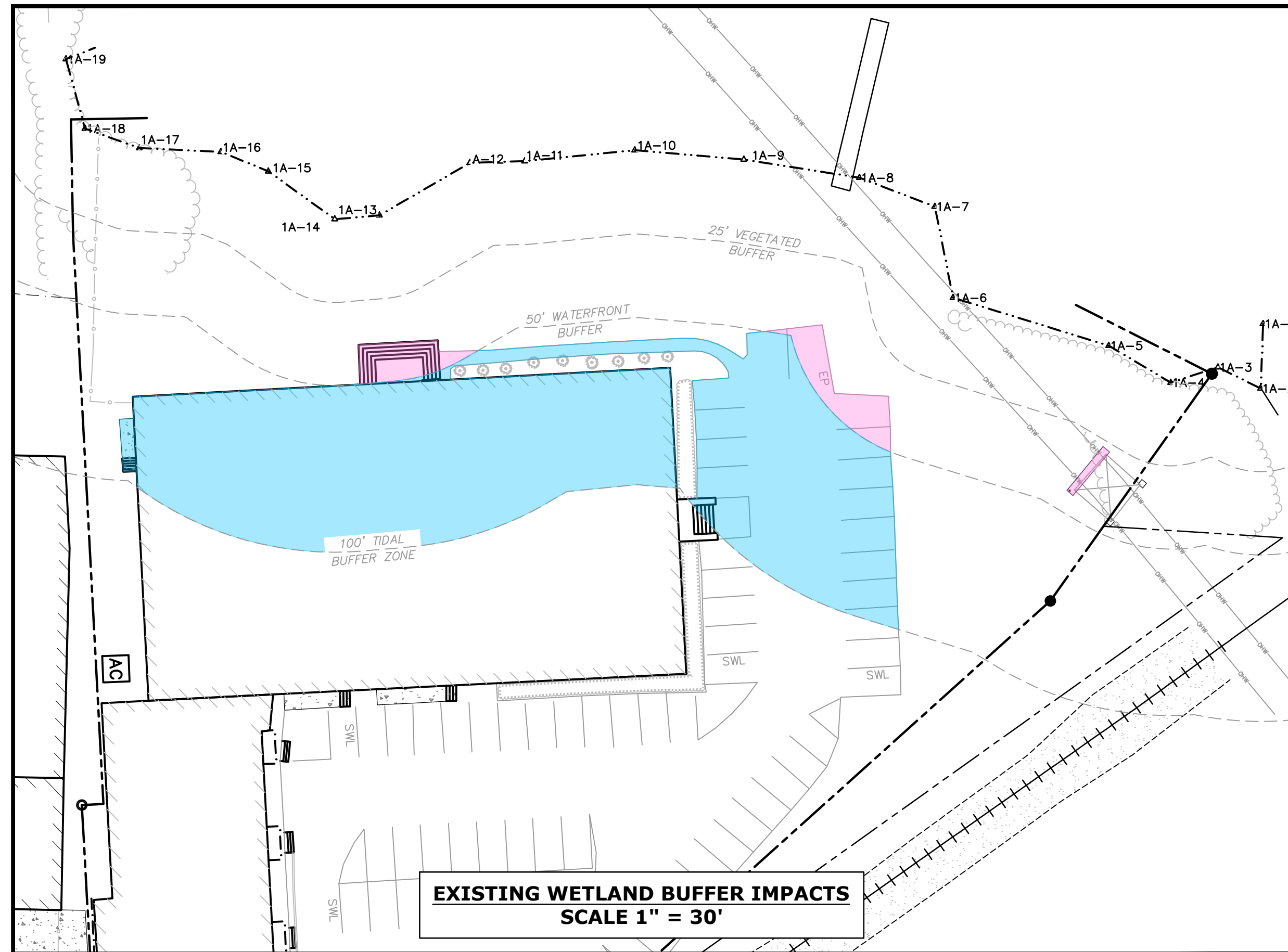
DETAILS SHEET

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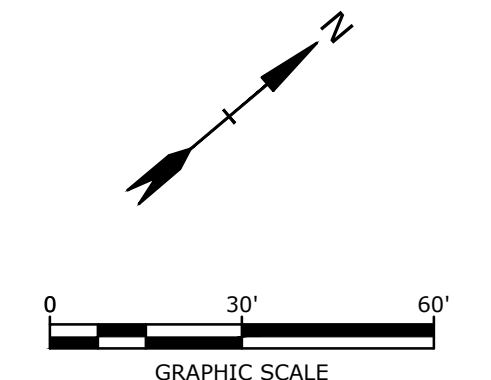
C-503

**PROPOSED MIXED USE DEVELOPMENT
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE**

WETLAND BUFFER IMPACT EXHIBIT



Buffer Impact Area for Project		
Wetland Buffer Setback	Buffer Impact	
	Existing Condition	Proposed Development
0 - 25 FT	0 SF	0 SF
25 - 50 FT	745 SF	745 SF
50 - 100 FT	10,836 SF	10,134 SF
Total Lot Impact	11,581 SF	10,879 SF
Net Buffer Impact	-702 SF	

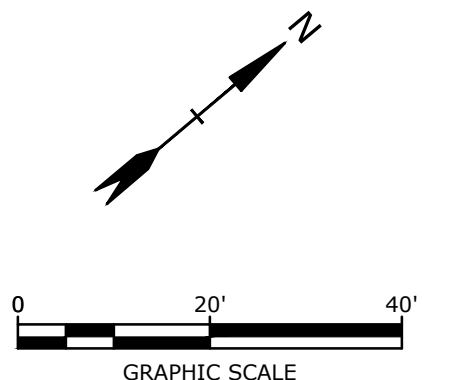


Tighe & Bond

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PROPOSED MIXED USE DEVELOPMENT
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

SITE OVERLAY EXHIBIT



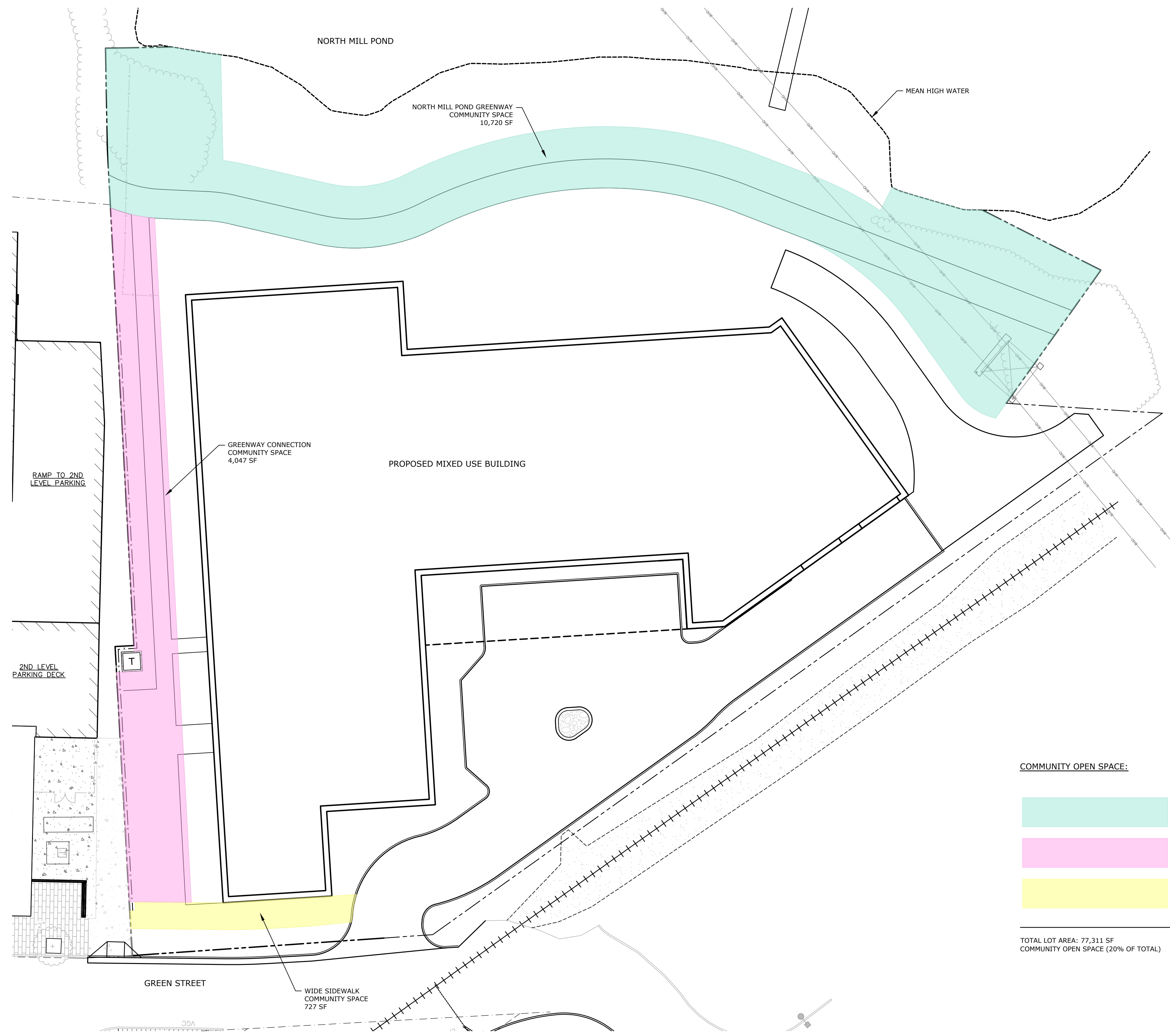
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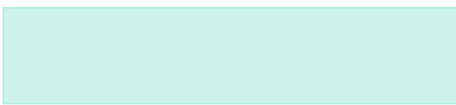


January 27, 2021
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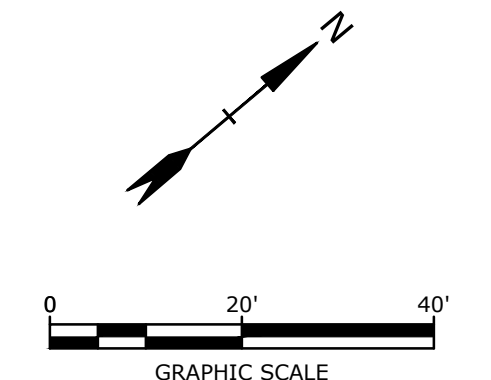
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**PROPOSED MIXED USE DEVELOPMENT
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE**

COMMUNITY SPACE EXHIBIT



COMMUNITY OPEN SPACE:		REQUIRED	PROVIDED
	NORTH MILL POND GREENWAY COMMUNITY SPACE		10,720 SF
	GREENWAY CONNECTION COMMUNITY SPACE		4,047 SF
	WIDE SIDEWALK COMMUNITY SPACE		727 SF
TOTAL LOT AREA: 77,311 SF COMMUNITY OPEN SPACE (20% OF TOTAL)		15,462 SF	15,494 SF



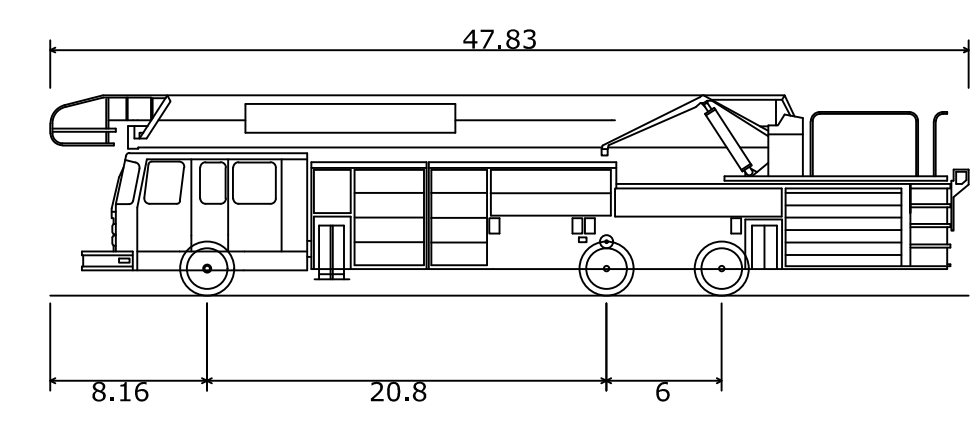
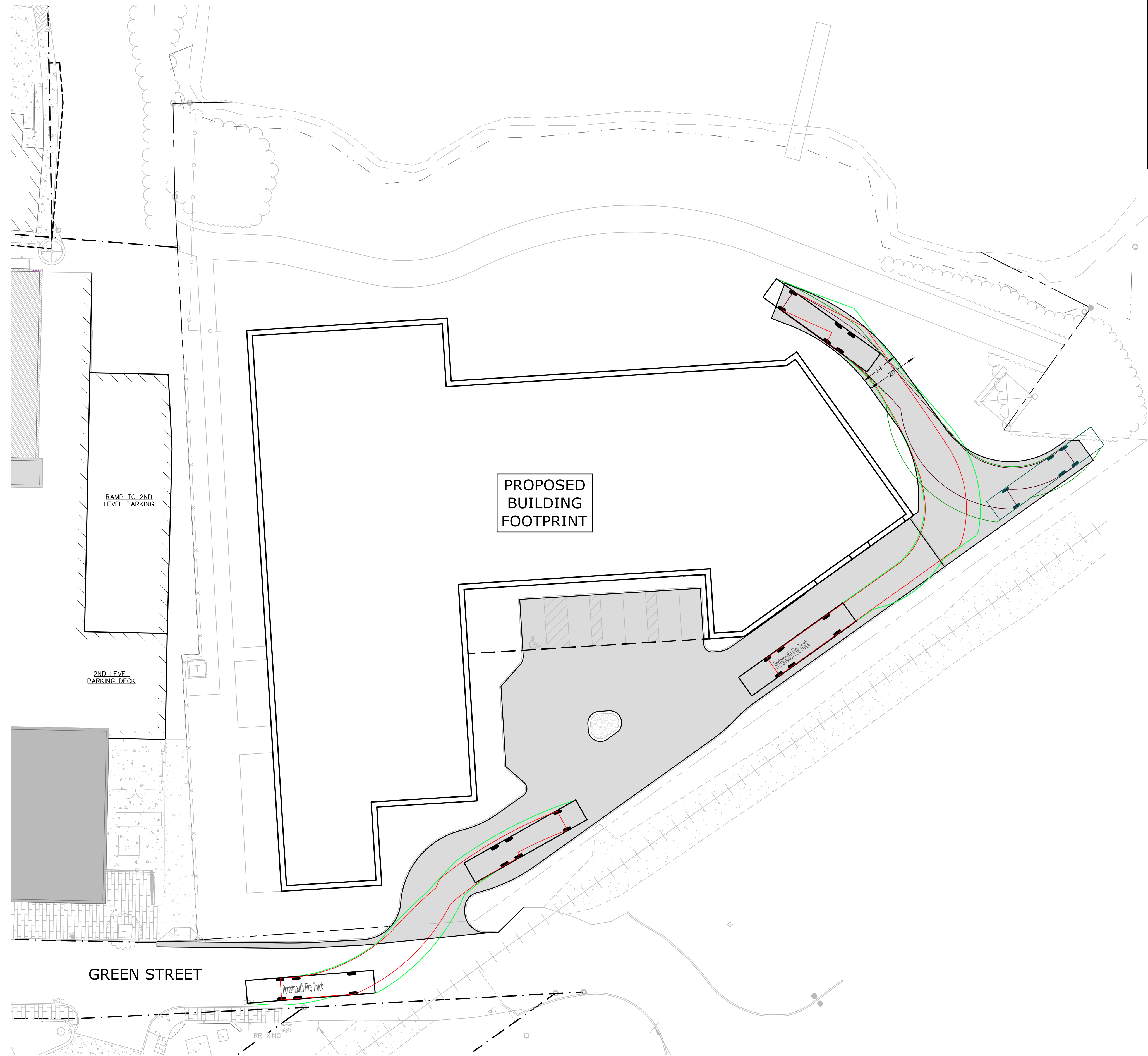
Tighe & Bond

January 27, 2021
C0960-011_C-FIGS.dwg

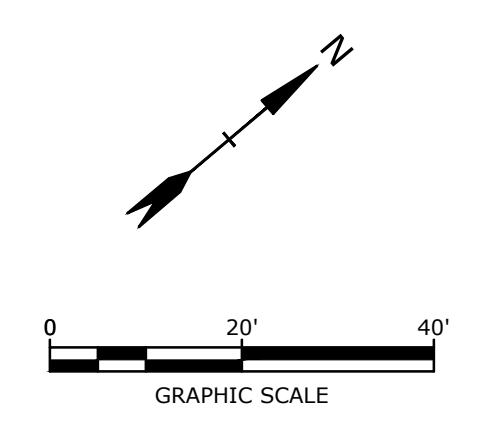
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 Plot Date: Wednesday, January 27, 2021, Plotted By: Alexander Sellar
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**PROPOSED MIXED USE DEVELOPMENT
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE**

FIRE TRUCK TURNING EXHIBIT

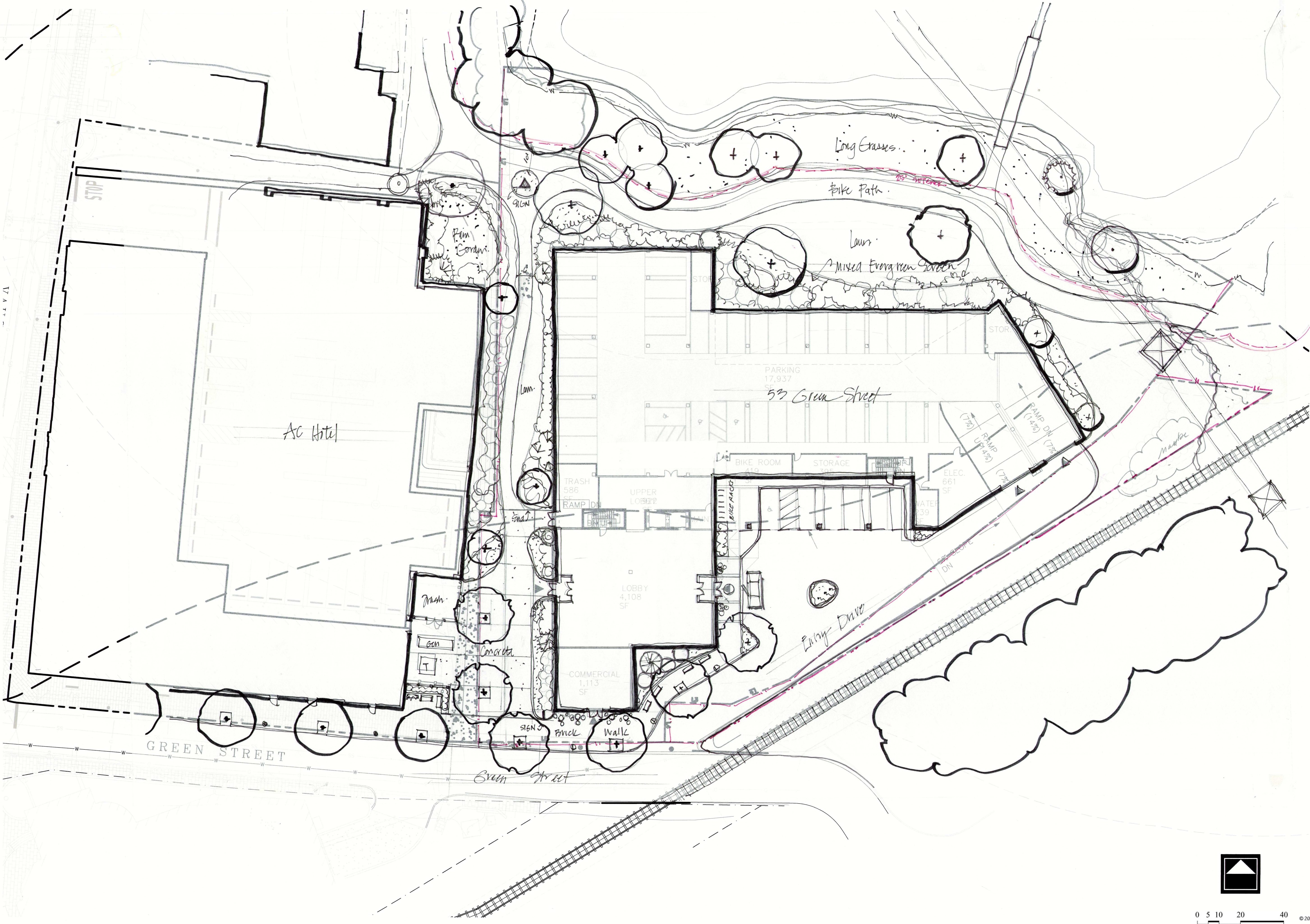


Portsmouth Fire Truck	
Overall Length	47.830ft
Overall Width	8.500ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	38.00°



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Last Save Date: January 27, 2021, 1:45 PM By: ASELAR
 Plot Date: Wednesday, January 27, 2021, Plotted By: Alexander Sellar
 T&B File Location: J:\C0960\011_53 Green St, Portsmouth, NH\Drawings\Figures\AutoCAD\C0960-011_C-DSGN.dwg Layout Tab: FIRE TRUCK



Residences at Green Street
LANDSCAPE CONCEPT
53 Green Street Portsmouth, New Hampshire

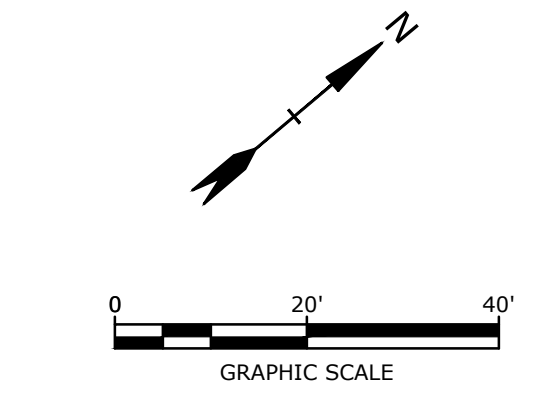
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Checked By:	RW
Scale:	scale
Date:	date
Revisions:	

PROPOSED MIXED USE DEVELOPMENT
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PHOTO LOCATION PLAN



Last Save Date: January 27, 2021, 11:50 AM By: CML
Plot Date: Wednesday, January 27, 2021, Plotted By: Craig M. Langton
TSS File Location: J:\C0960\011_53 Green St, Portsmouth, NH\Drawings_Figures\AutoCAD\C0960-011_C_Photo Location.dwg Layout Tab - PHOTO LOCATION



0 20' 40'
GRAPHIC SCALE

Tighe & Bond

January 27, 2021
C0960-011_C_Photo Location.dwg



Photo #1: Looking northeast at existing utility towers and parking located in 100-foot tidal wetland buffer.



Photo #2: Looking northeast towards Market Street across existing maintained lawn area located in 100-foot tidal wetland buffer.



Photo #3: Looking southwest along existing building within 100-foot tidal wetland buffer.



Photo #4: Looking northeast toward existing building and parking located in 100-foot tidal wetland buffer.



Photo #5: Looking southwest towards existing building and maintained lawn area located in 100-foot tidal wetland buffer.



Photo #6: Looking west across existing maintained lawn area and North Mill Pond toward location of future City park.



Photo #7: Looking north toward existing parking lot.