

C0960-011
January 27, 2021

Ms. Juliet Walker, Planning Director
City of Portsmouth Planning Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801

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

Dear Juliet:

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 Technical Advisory Committee (TAC) at their next scheduled Work Session for the above referenced project:

- 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;
- One (1) copy of the Trip Generation Analysis, dated February 1, 2021

The proposed project is located at 53 Green Street on property identified as Map 119 Lot 2 on the City of Portsmouth Tax Maps. The proposed project consists of a 5-story mixed-use residential building. 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.

The proposed project will require the following site related approvals from the Planning Board:

- Site Plan Review Permit
- Conditional Use Permit for Wetland Buffer Impact

The applicant would like to solicit feedback from City staff on the project prior to submitting the formal applications for the above listed permits. Thus, the applicant respectfully requests to meet with TAC at their next scheduled Work Session on February 9, 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)

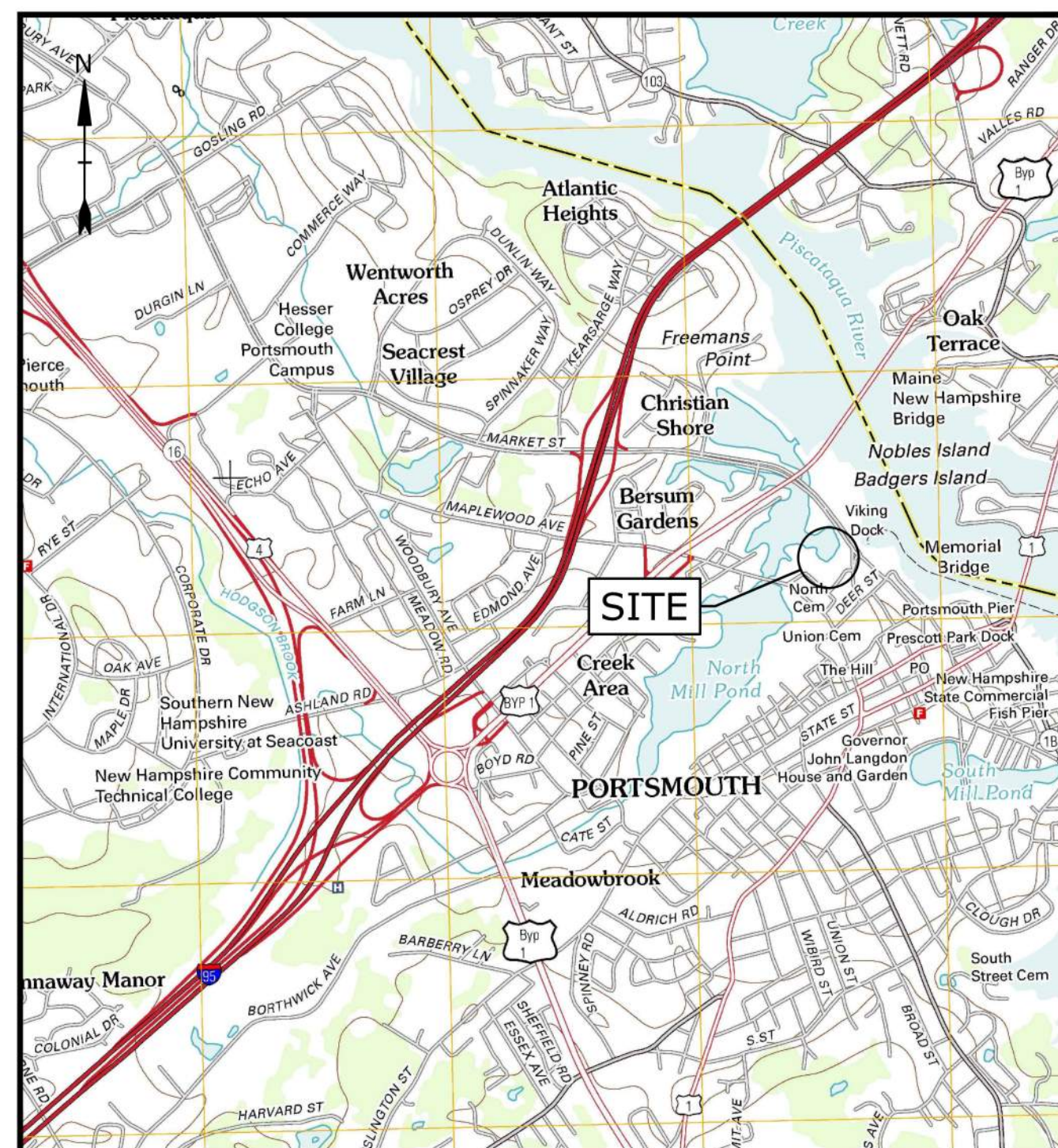
PROPOSED MIXED USE DEVELOPMENT

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	



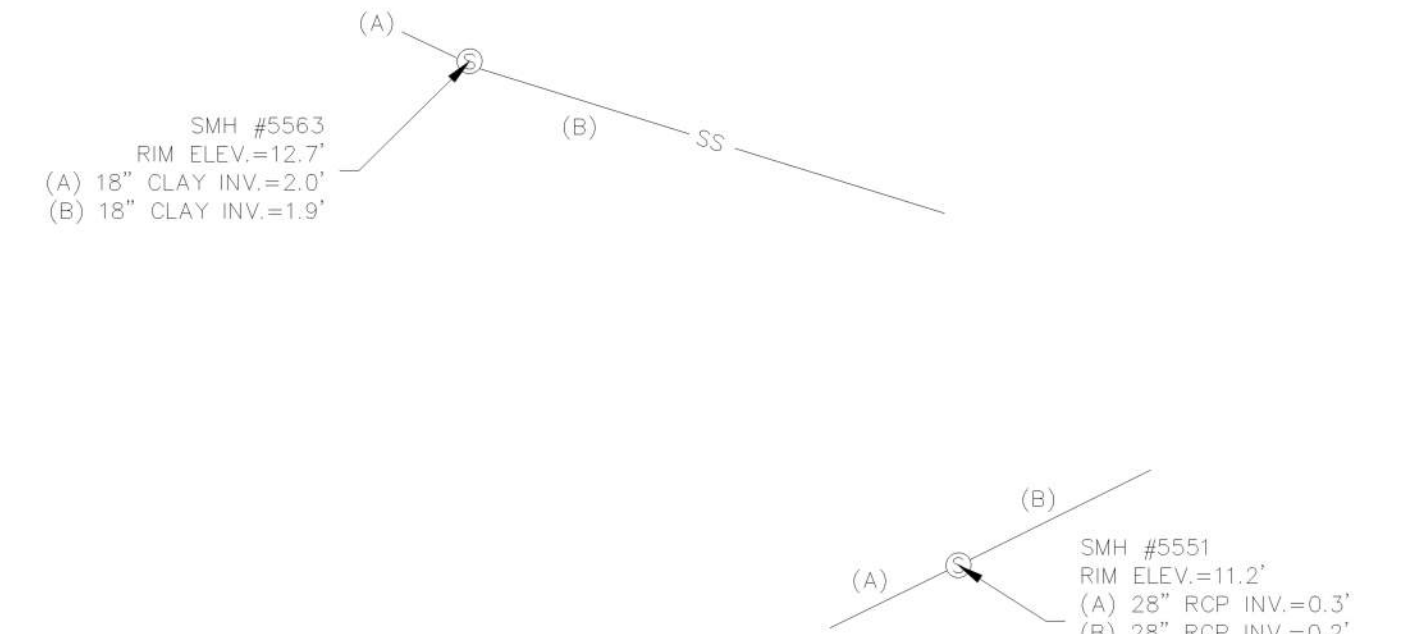
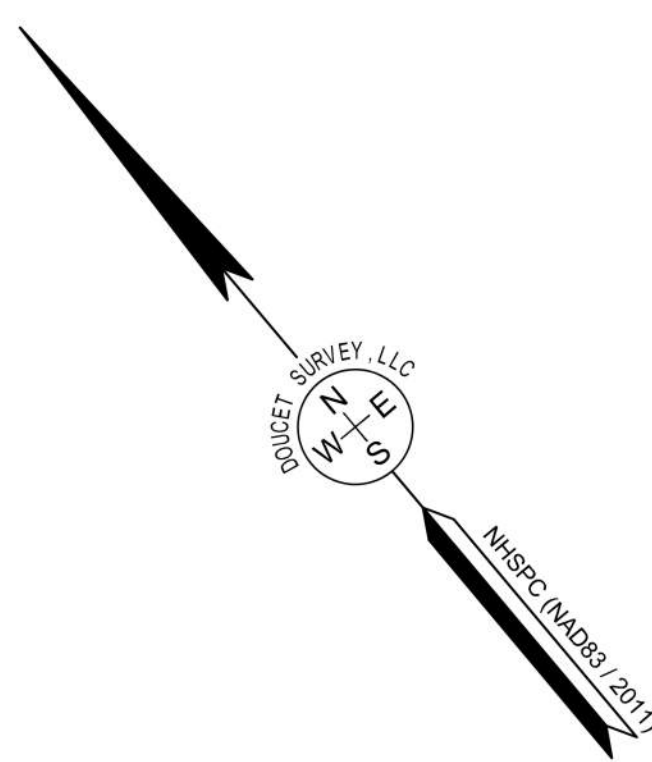
LOCATION MAP
SCALE: 1" = 2,000'

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.

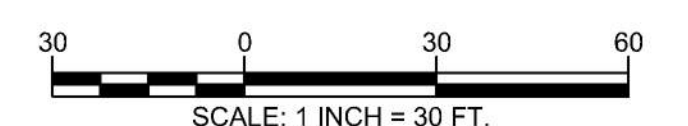
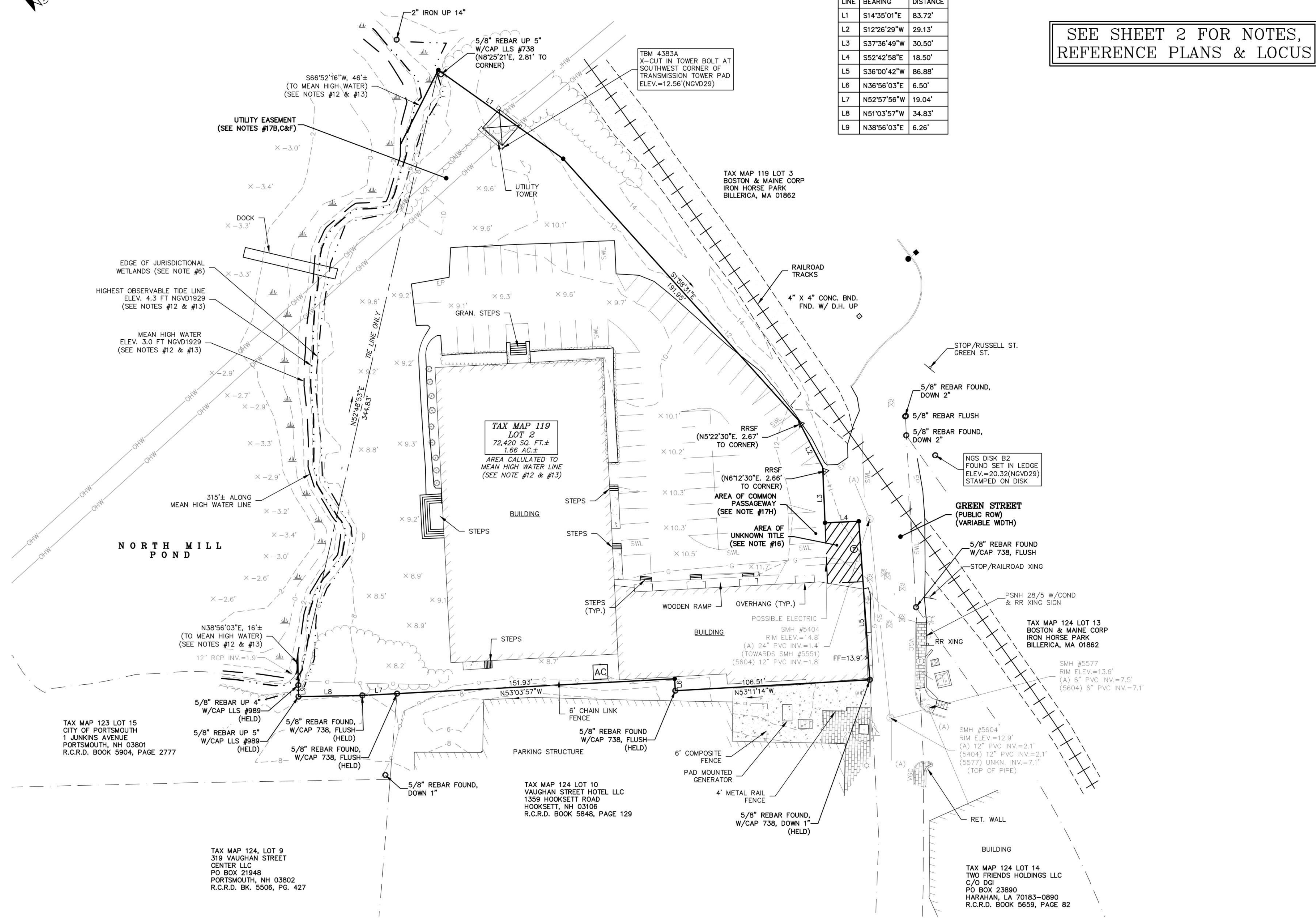
LLS. #989
DATE

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
 - IRON MANHOLE
 - TRANSFORMER
 - ELECTRIC MANHOLE
 - SEWER MANHOLE
 - HAND HOLE
 - DECIDUOUS TREE
 - CONIFEROUS SHRUB
 - TYP. TYPICAL
 - BND. BND. FOUND
 - FND. 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

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

FILE NAME: Y:\PROJECTS\ASST_CAD\ASST_CAD\119-12-16 (1) 119-12-16.dwg PLOTTED: Monday, December 16, 2018 3:11pm
 LAYOUT NAME: TIGHE & BOND

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

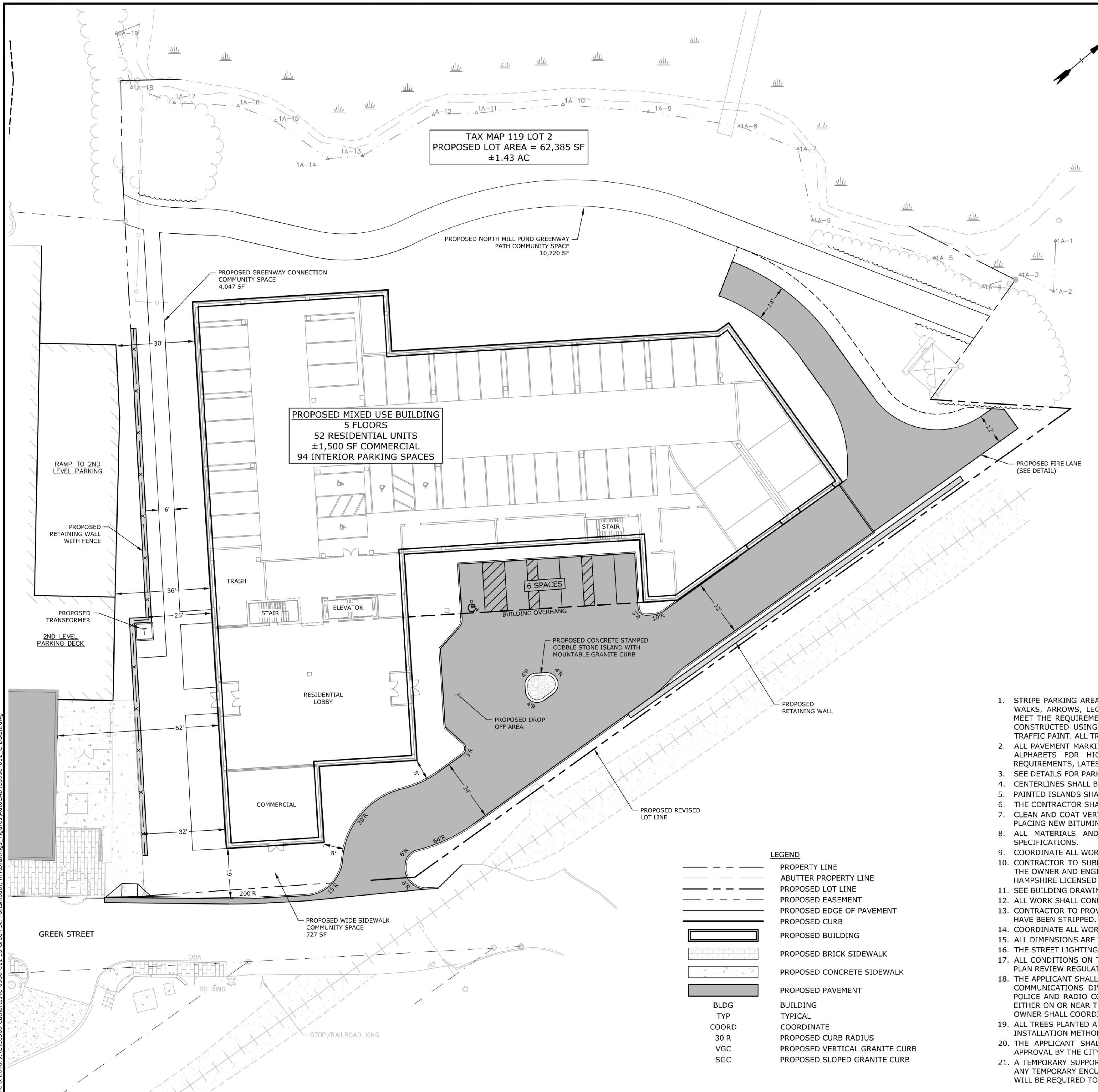
TOTAL PARKING SPACES PROVIDED: 100 SPACES (INCLUDING TANDEM SPACES)
91 SPACES (NOT INCLUDING TANDEM SPACES)

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.

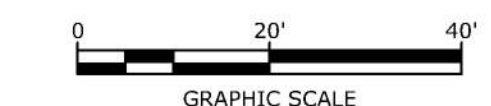


TAX MAP 119 LOT 2
PROPOSED LOT AREA = 62,385 SF
±1.43 AC

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

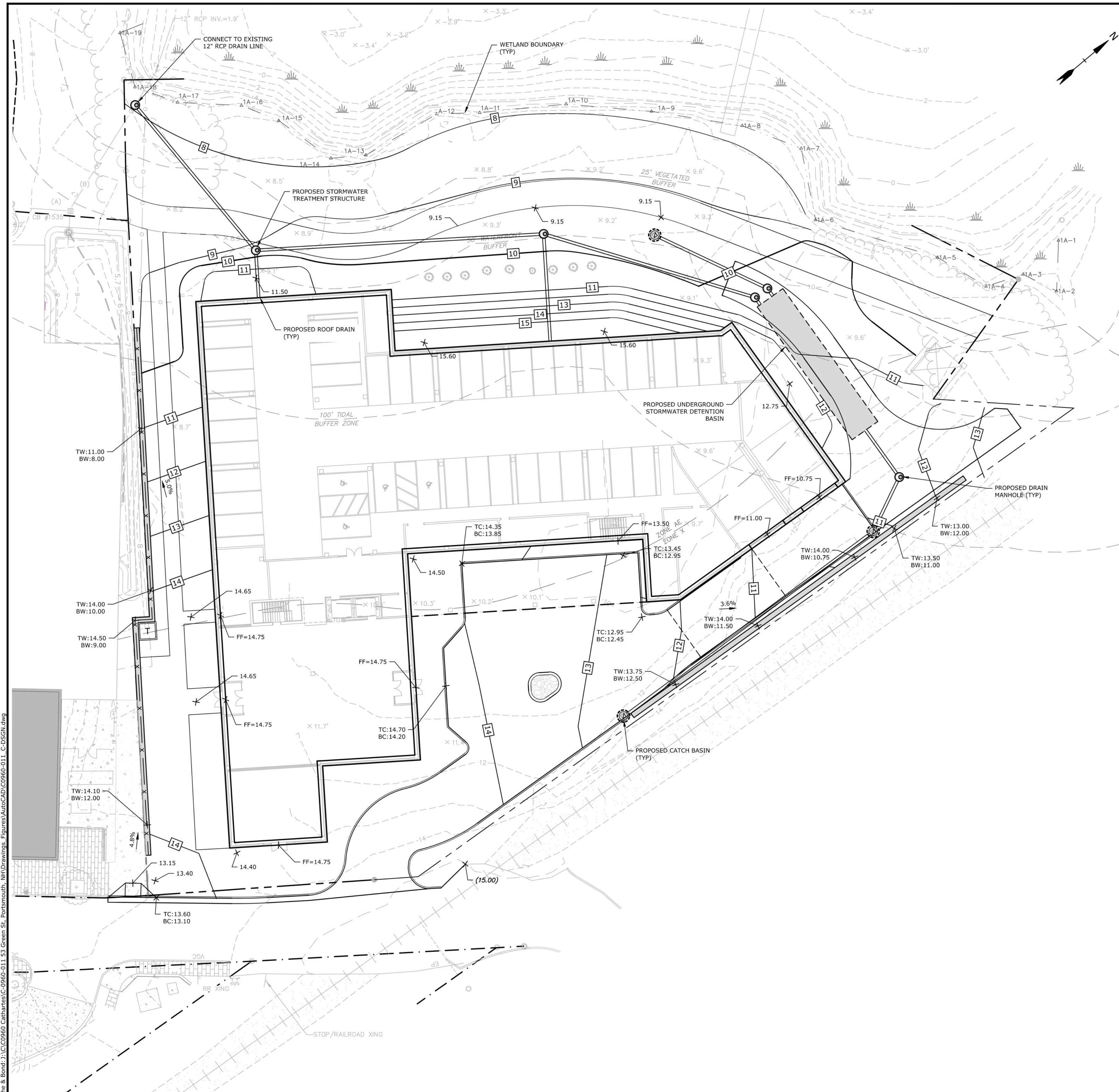
PROJECT NO:	C0960-011
DATE:	January 27, 2021
FILE:	C0960-011_C-DSGN.DWG
DRAWN BY:	AFS
CHECKED:	NAH/PMC
APPROVED:	BLM

SITE PLAN

SCALE: AS SHOWN

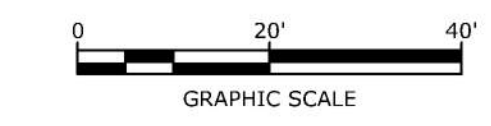
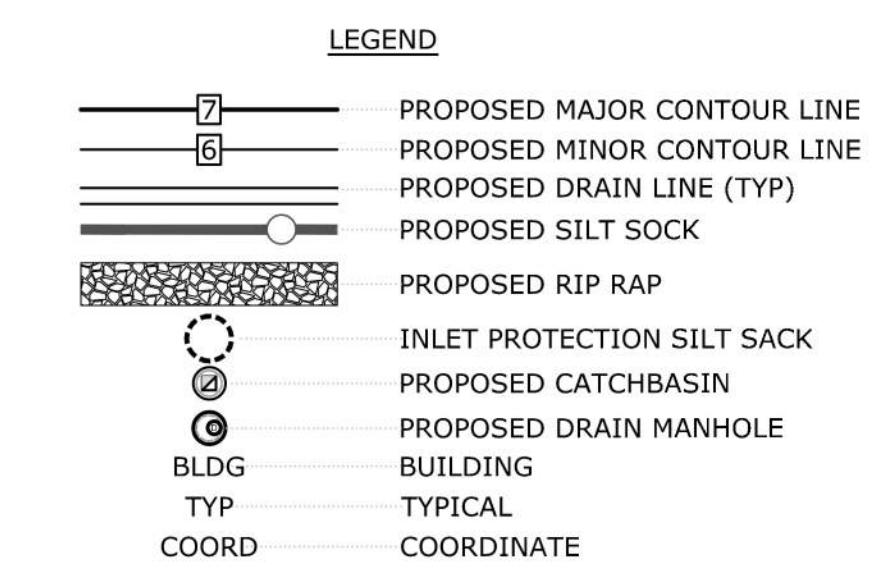
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 Plotted On: Jan 27, 2021 1:15:57pm
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- GRADING AND DRAINAGE NOTES:**
1. COMPACTION REQUIREMENTS:
 BELOW PAVED OR CONCRETE AREAS 95%
 TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%
 BELOW LOAM 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.



Proposed Mixed Use Development

CPI Management, LLC

53 Green Street
Portsmouth, NH

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 CHECKED: NAH/PMC
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GRADING, DRAINAGE, AND EROSION CONTROL PLAN

SCALE: AS SHOWN

Last Saved: 1/27/2021 1:58pm By: Asellar
 Plotted On: Jan 27, 2021 1:58pm
 Tighe & Bond: C:\Users\Asellar\OneDrive\Documents\CAD\C0960-011_C-DSGN.dwg

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. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS.
7. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY NOVEMBER 15.

DUST CONTROL:

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

STOCKPILES:

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

CULVERTS:

- 2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE.
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.

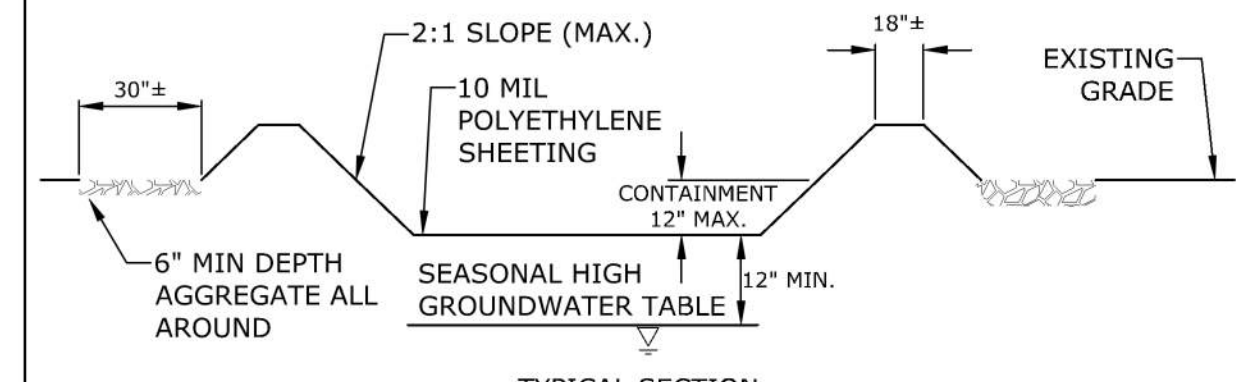
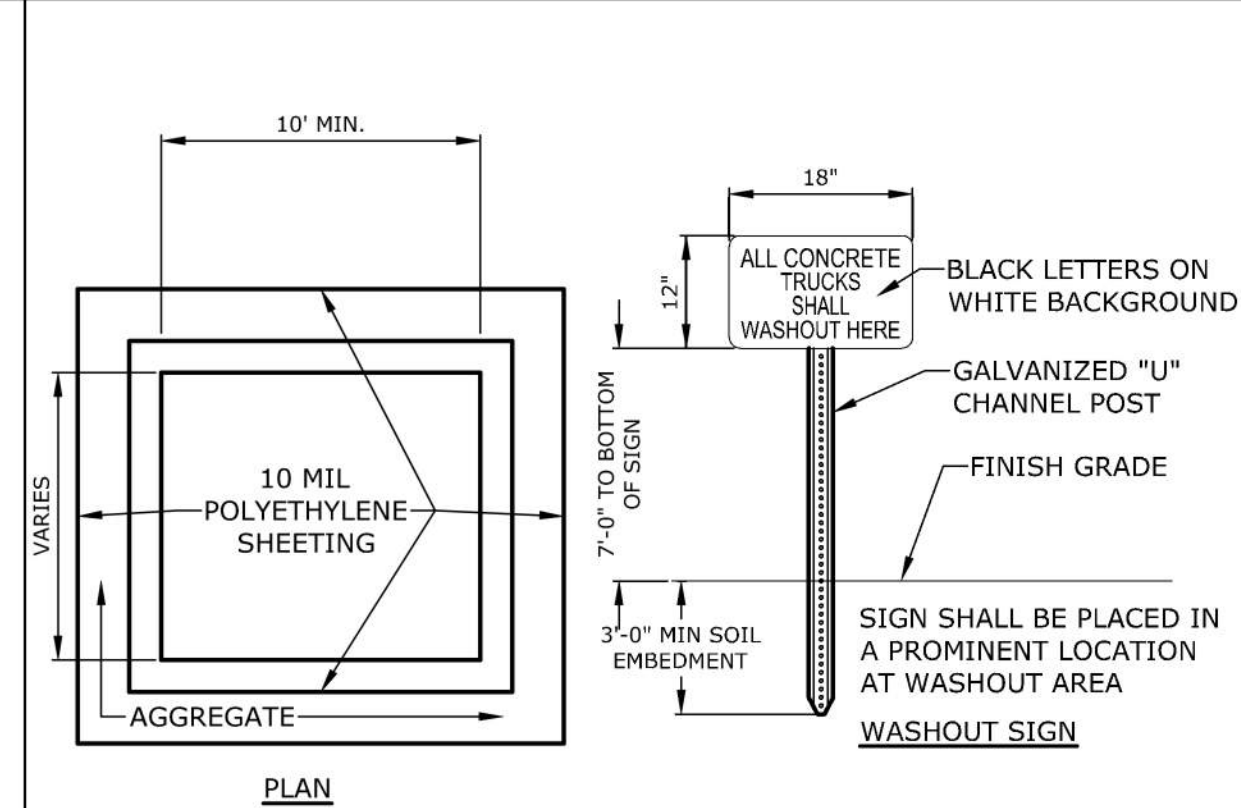
SPILL PREVENTION:

- 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.

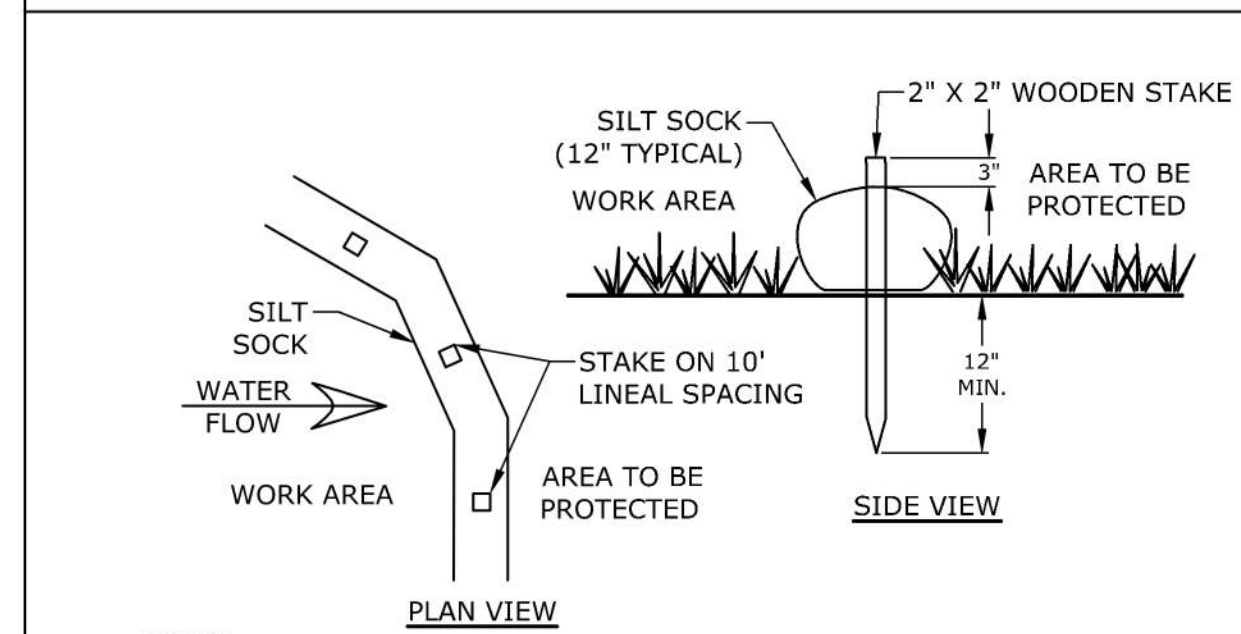
EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

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



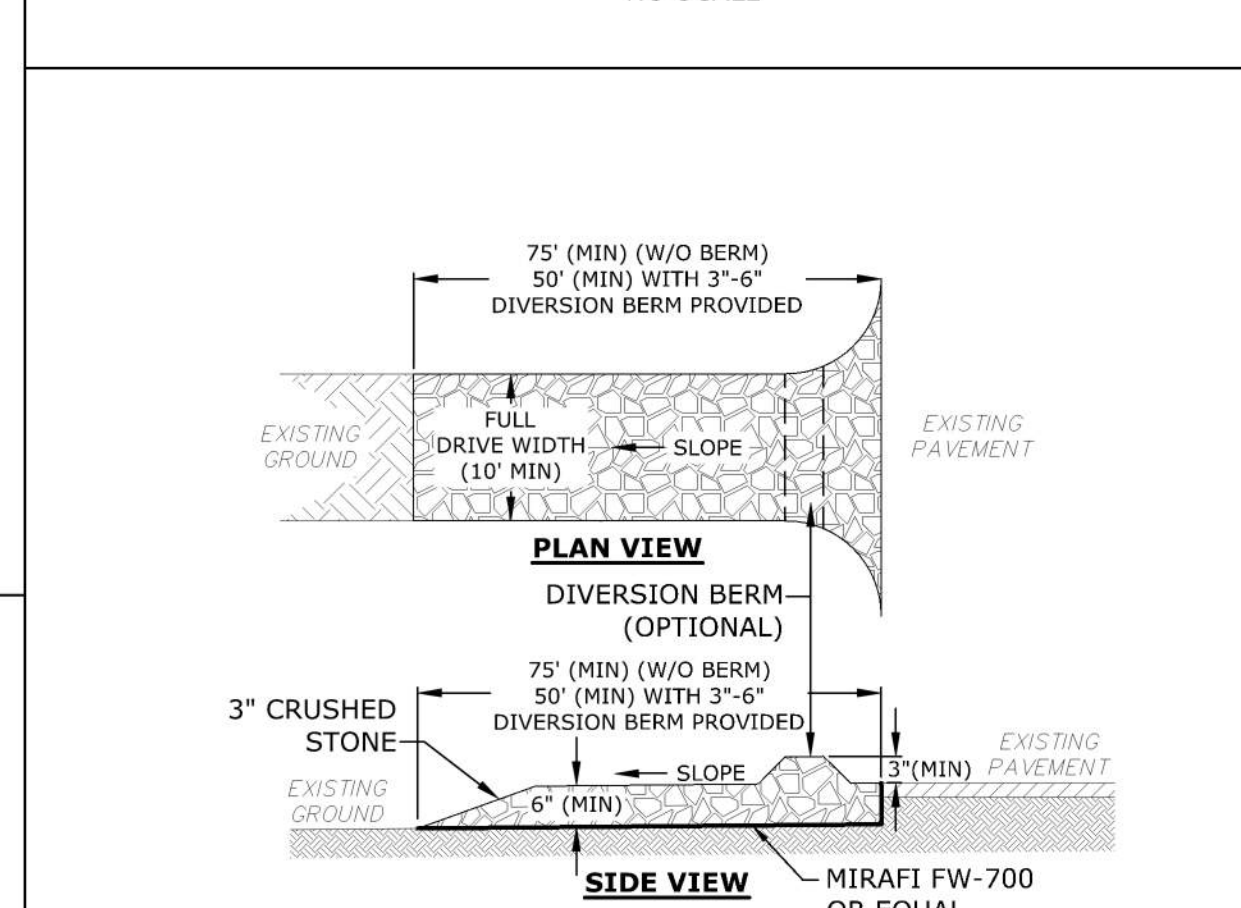
- NOTES:
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 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 SOCKS BY FILTREXX OR APPROVED EQUAL
2. INSTALL SILT SOCK IN ACCORDANCE WITH...

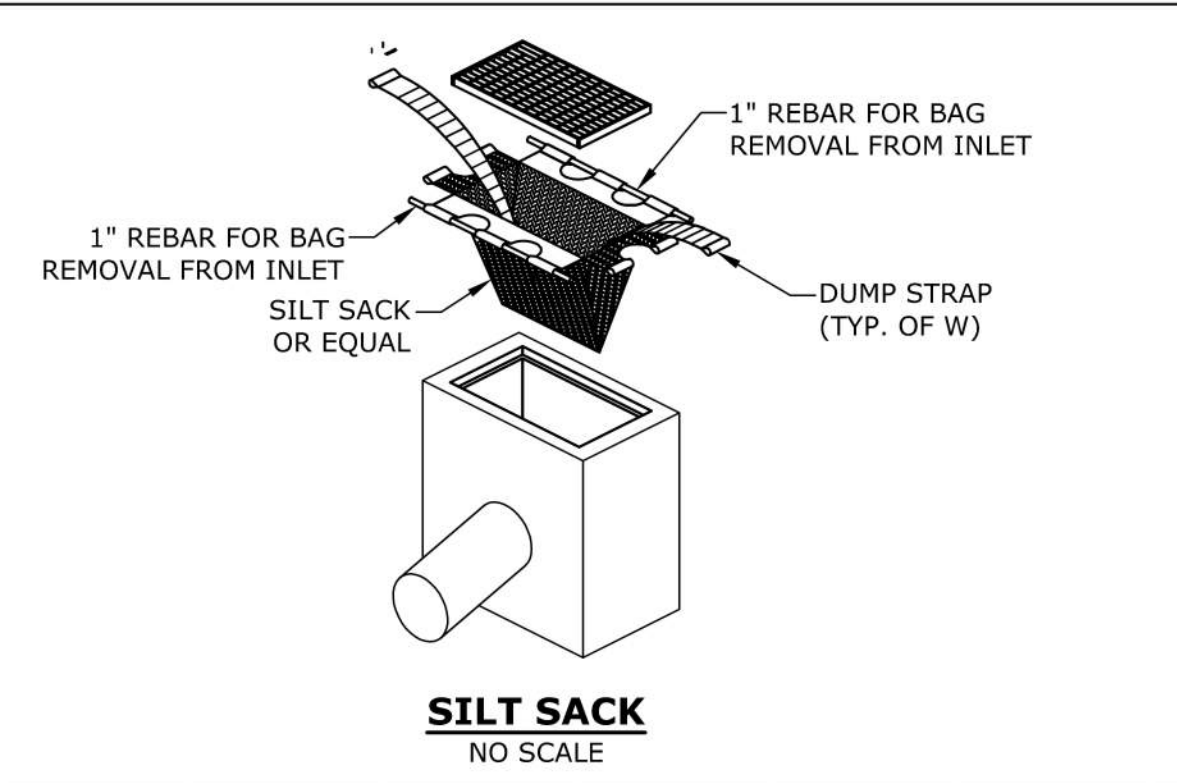
SILT SOCK



- 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

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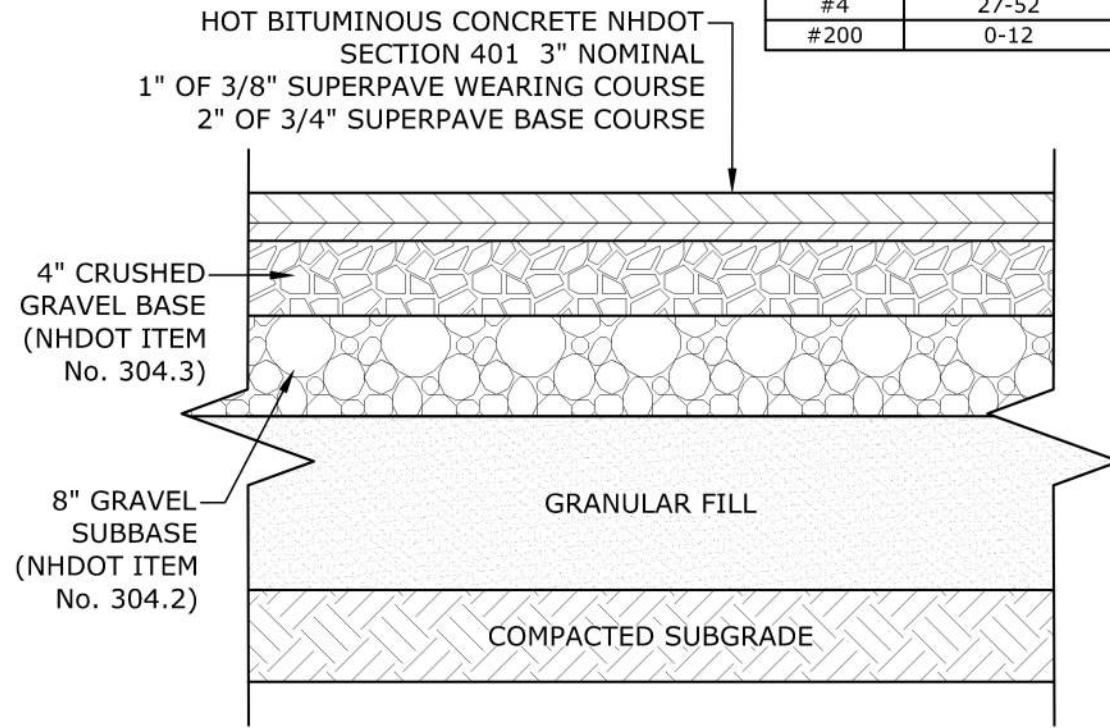
Table with 2 columns: PROJECT NO. (C0960-011) and DATE (January 27, 2021).

EROSION CONTROL NOTES AND DETAILS SHEET

SCALE: AS SHOWN

Vertical text on the left margin: Last Saved: 1/27/2021 12:38pm By: Mahanesh Plotted On: Jan 27, 2021 1:12:38pm By: Mahanesh Tighe & Bond, P.C. C:\p0960-011_30 Green St., Portsmouth, NH\Drawings - Figures\AutoCAD\C0960-011_C-DTLS.dwg

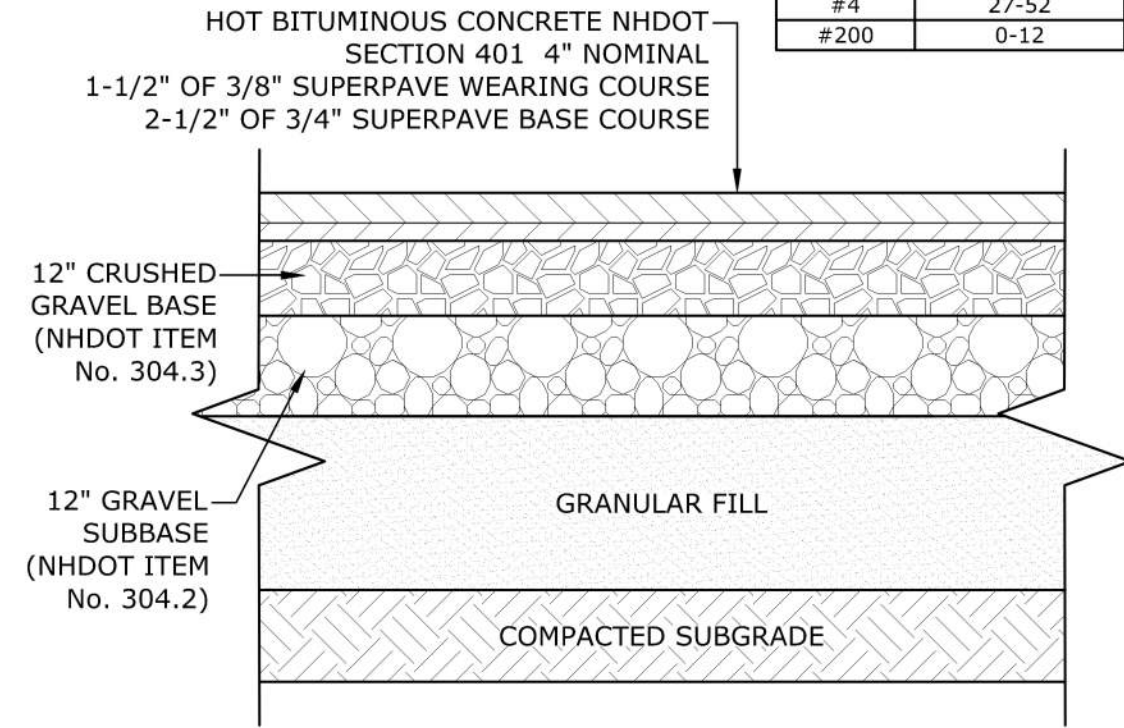
NHDOT ITEM No. 304.2 (GRAVEL)		NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING	SIEVE SIZE	% PASSING
6"	100	3"	100
#4	25-70	2"	95-100
#200	0-12	1"	55-85
		#4	27-52
		#200	0-12



- 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.

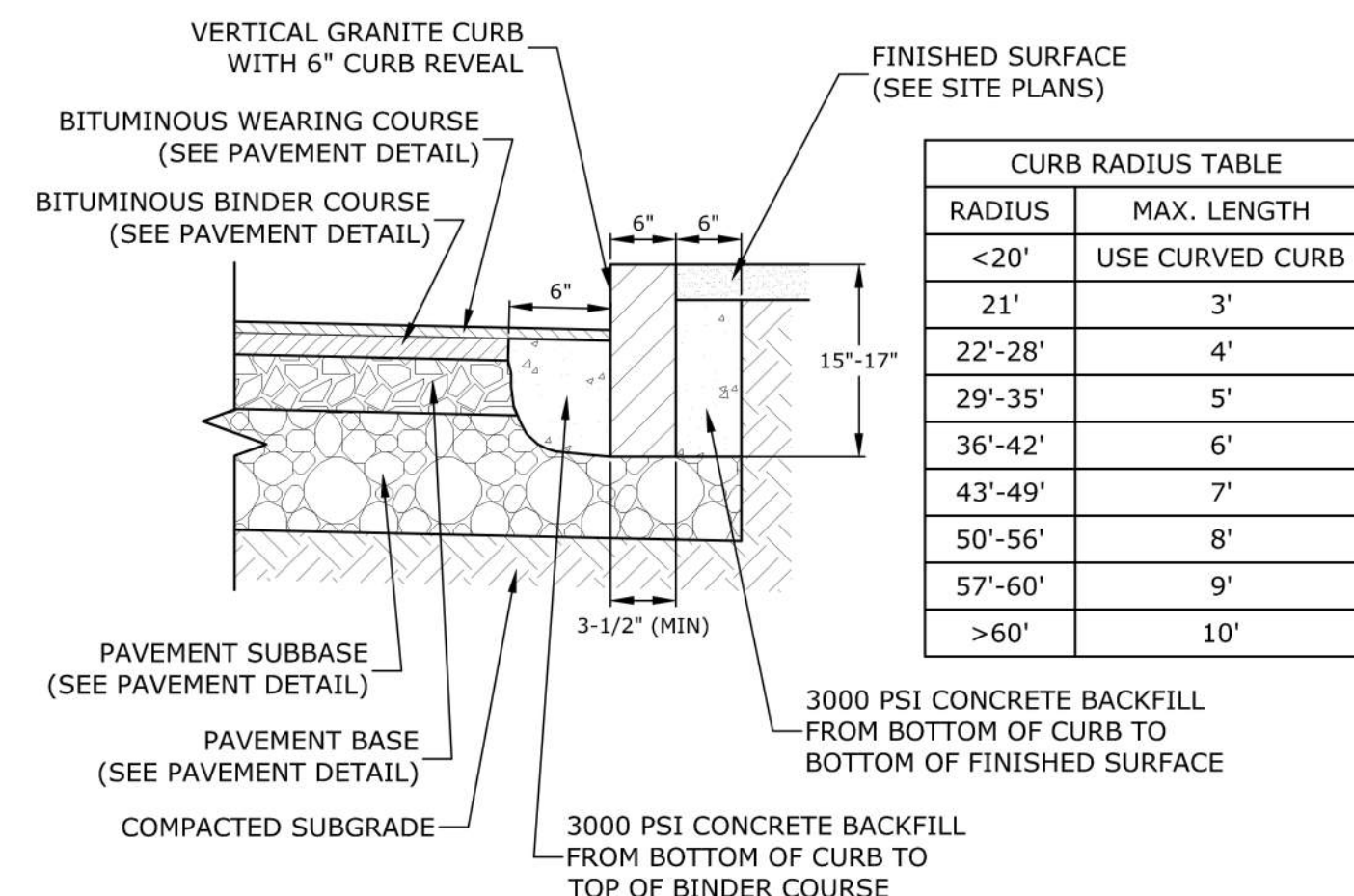
ON-SITE PAVEMENT SECTION
NO SCALE

NHDOT ITEM No. 304.2 (GRAVEL)		NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING	SIEVE SIZE	% PASSING
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		#200	0-12



- 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



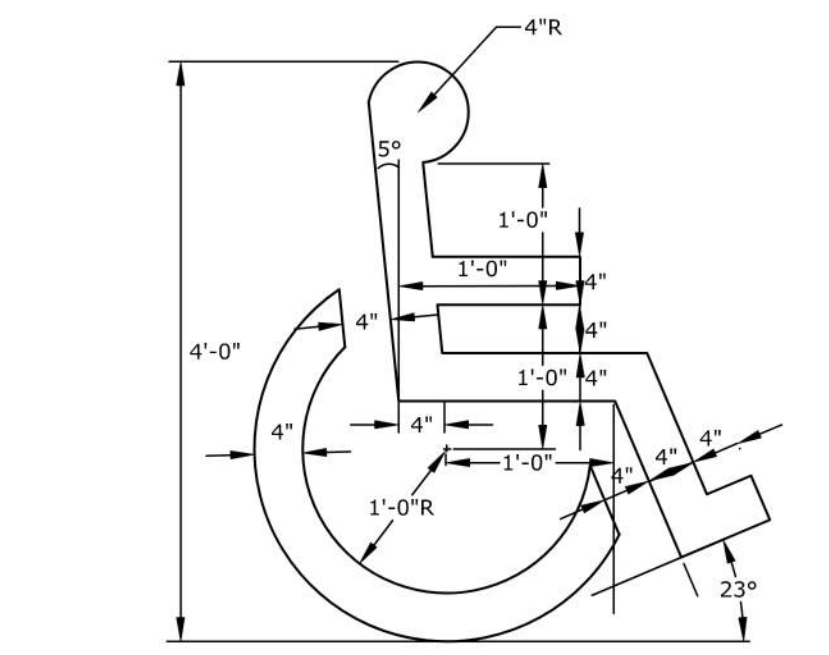
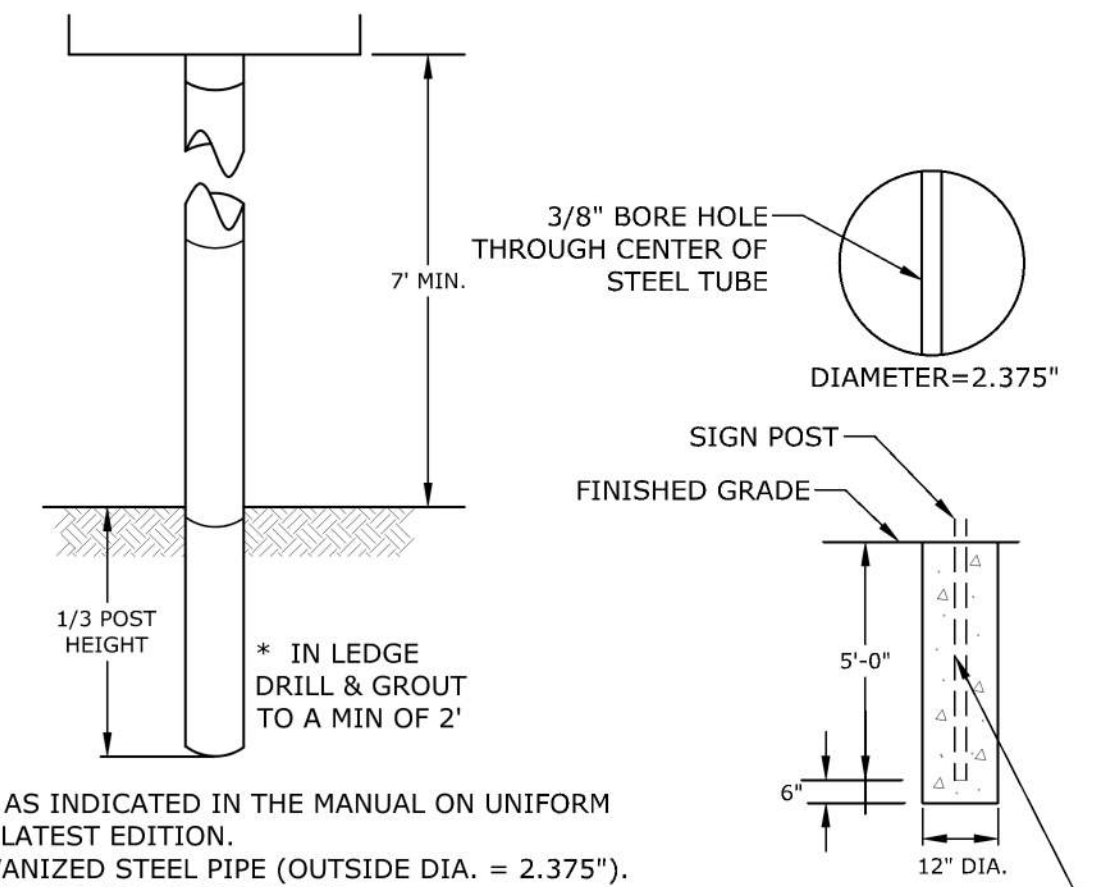
- NOTES:**
- SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
 - ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
 - MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE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



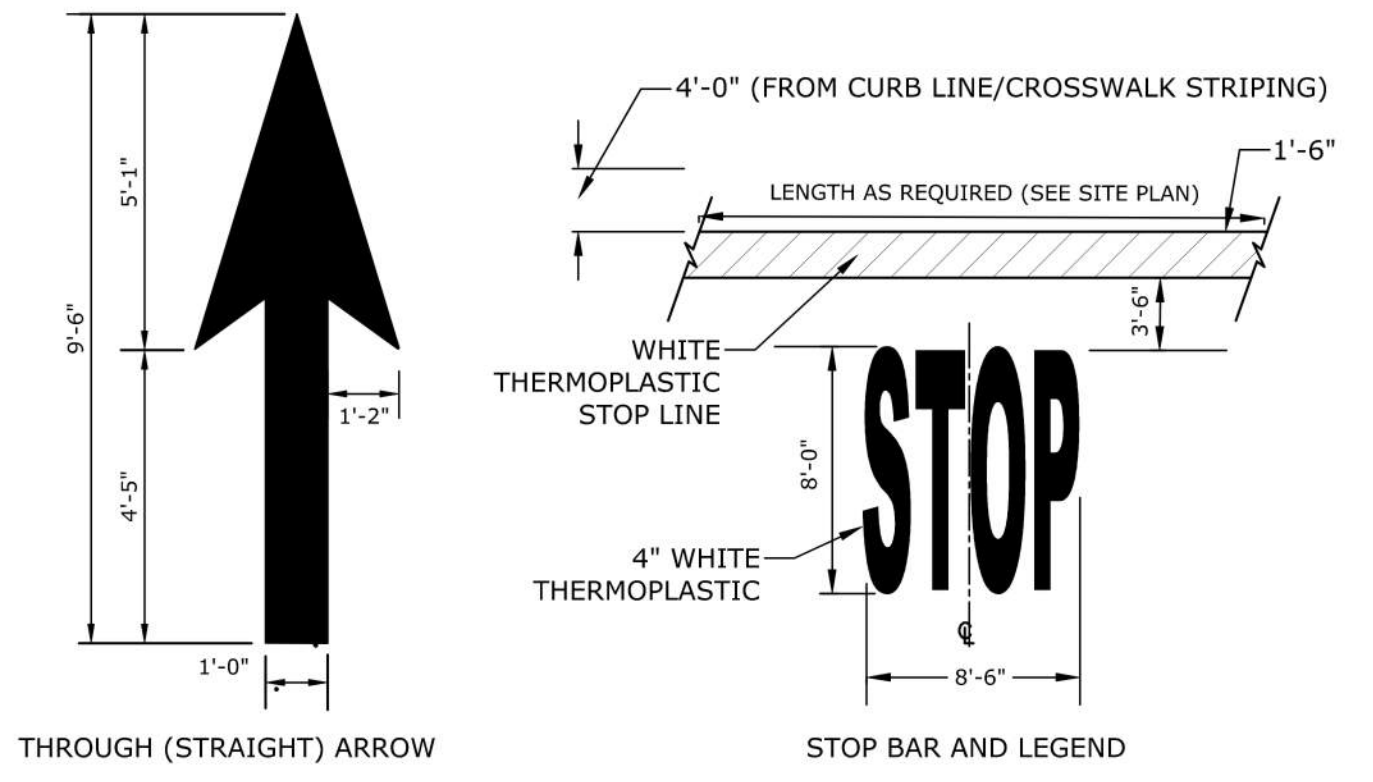
- NOTES:**
- ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- POST:** SCHEDULE 40 GALVANIZED STEEL PIPE (OUTSIDE DIA. = 2.375").
- FINISH:** POST TO BE POWDER COATED GLOSS BLACK
- LENGTH:** AS REQUIRED
- WEIGHT PER LINEAR FOOT:** 2.50 LBS (MIN.)
- 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



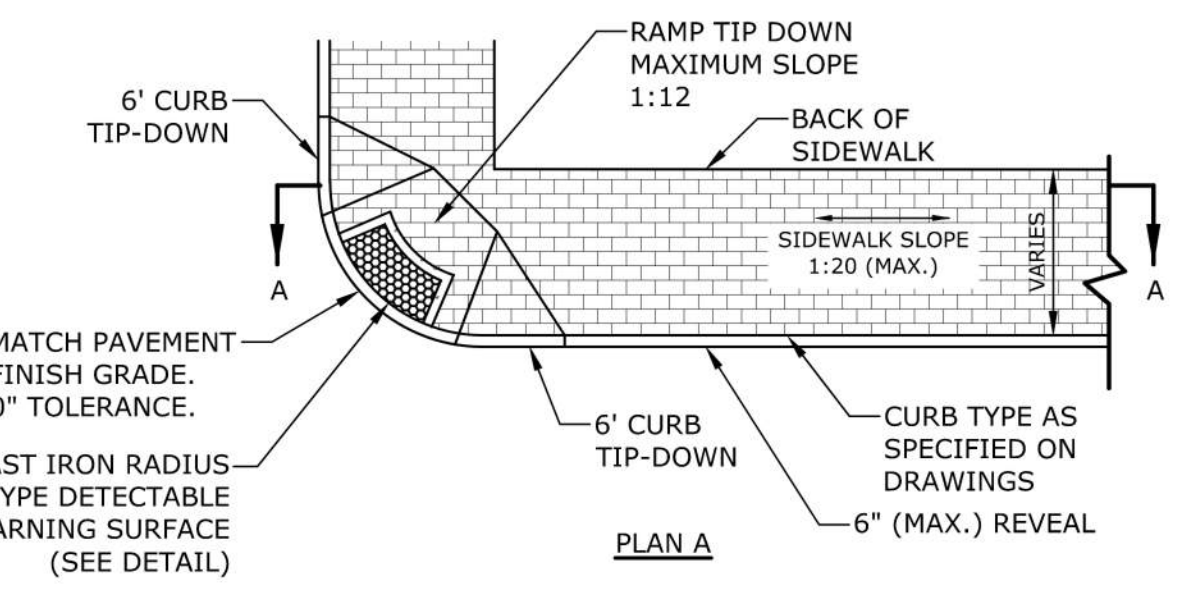
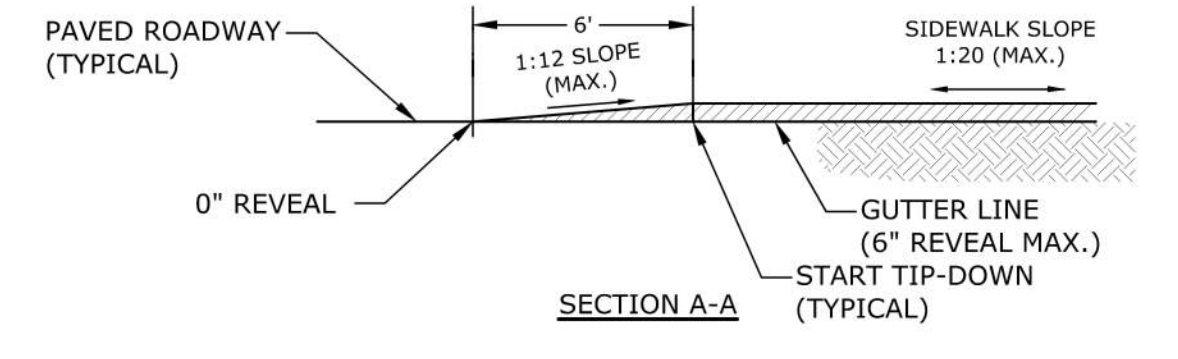
- NOTES:**
- SYMBOL SHALL BE CONSTRUCTED IN ALL ACCESSIBLE SPACES USING FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
 - SYMBOL SHALL BE CONSTRUCTED TO THE LATEST ADA, STATE AND LOCAL REQUIREMENTS.

ACCESSIBLE SYMBOL
NO SCALE



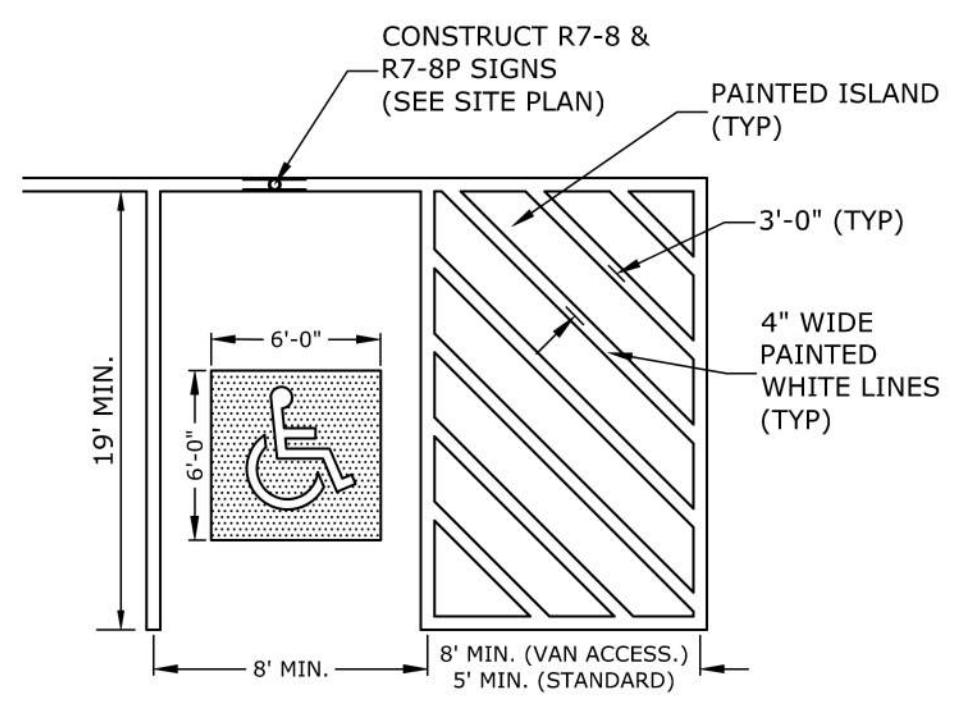
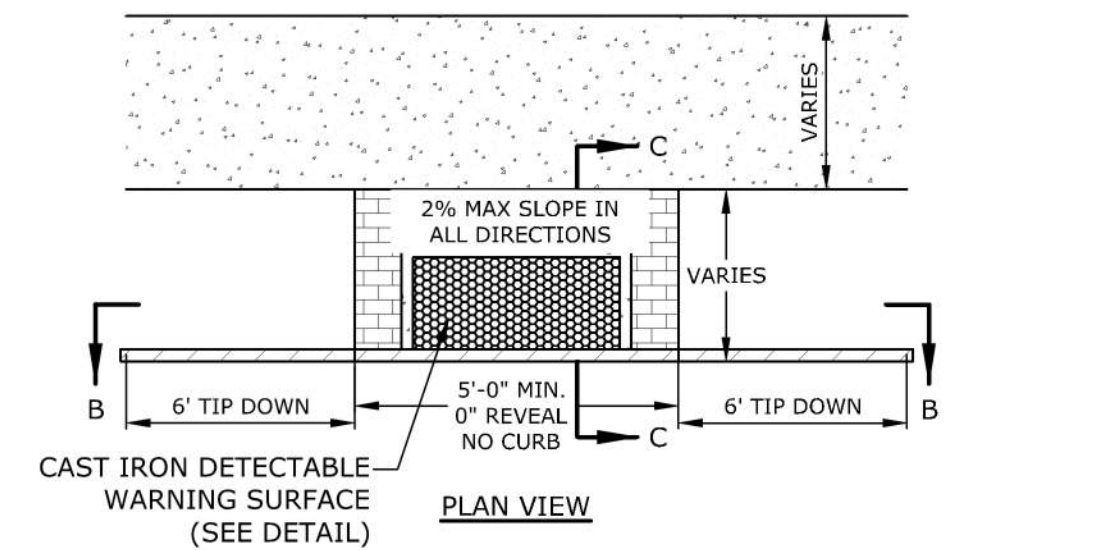
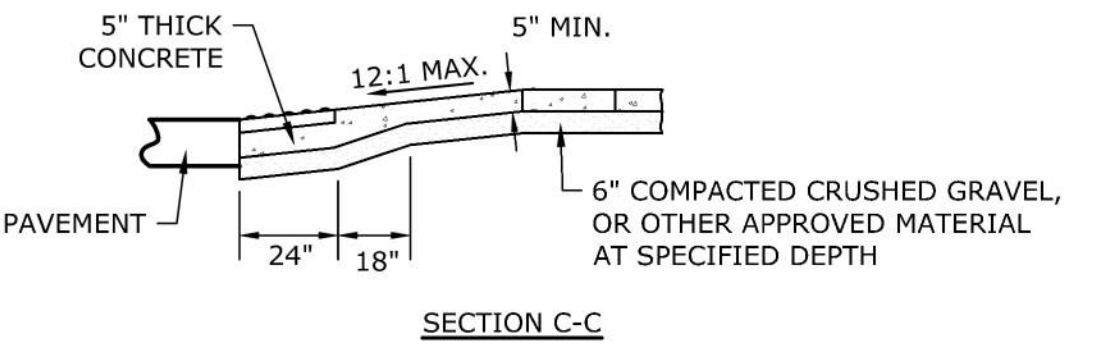
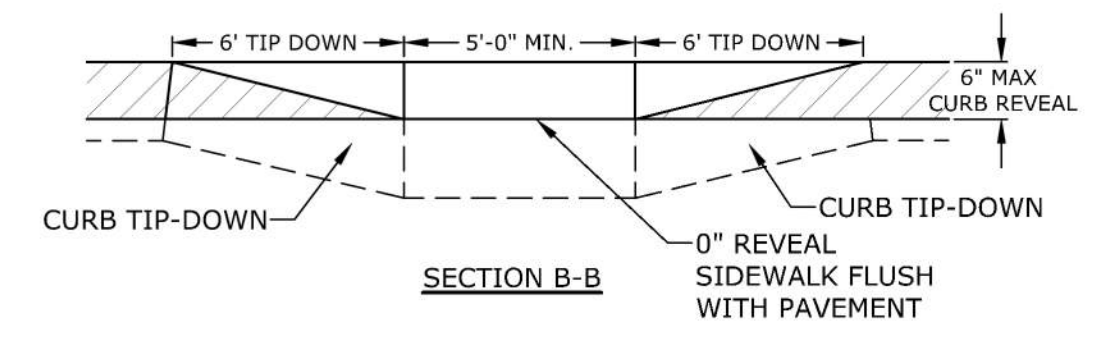
- NOTE:**
- PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS AS SHOWN ON SITE PLAN.
 - ALL STOP BARS, WORDS, SYMBOLS AND ARROWS SHALL BE CONSTRUCTED USING WHITE THERMO PLASTIC, REFLECTORIZED PAVEMENT MARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505

PAVEMENT MARKINGS
NO SCALE



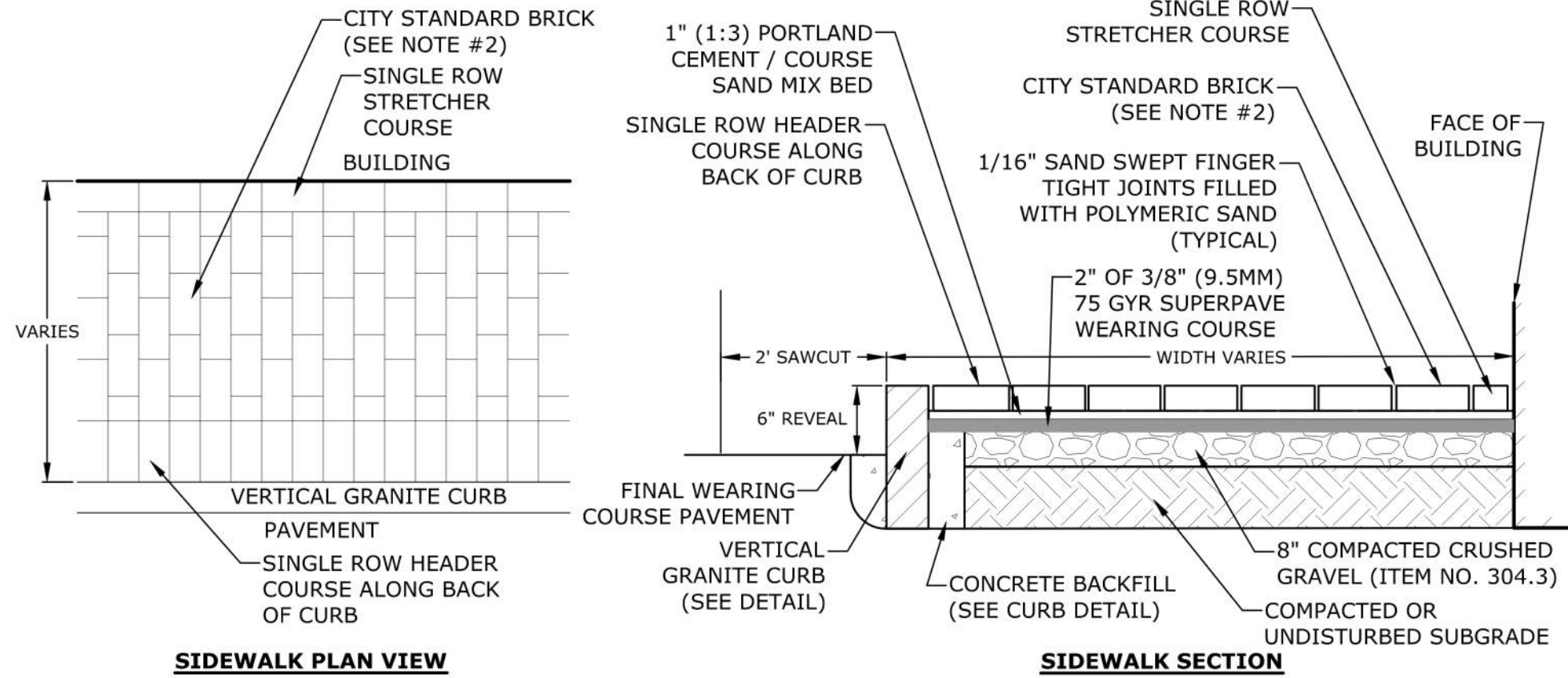
- NOTES:**
- RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
 - A 6" COMPACTED CRUSHED GRAVEL BASE (NHDOT ITEM No. 304.3) SHALL BE PROVIDED BENEATH RAMPS.
 - DETECTABLE WARNING PANEL SHALL BE CAST IRON SET IN CONCRETE (SEE DETAIL.)
 - 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\"/>

BRICK SIDEWALK
NO SCALE

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

Proposed Mixed Use Development

CPI Management, LLC

53 Green Street
Portsmouth, NH

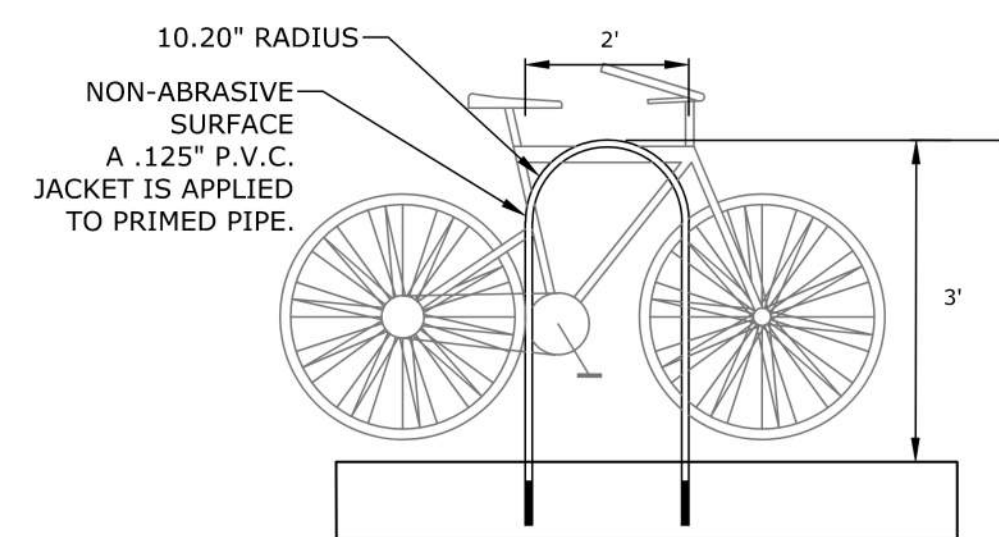
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PROJECT NO:	C0960-011	
DATE:	January 27, 2021	
FILE:	C0960-011_C-DTLS.DWG	
DRAWN BY:	AFS	
CHECKED:	NAH/PMC	
APPROVED:	BLM	

DETAILS SHEET

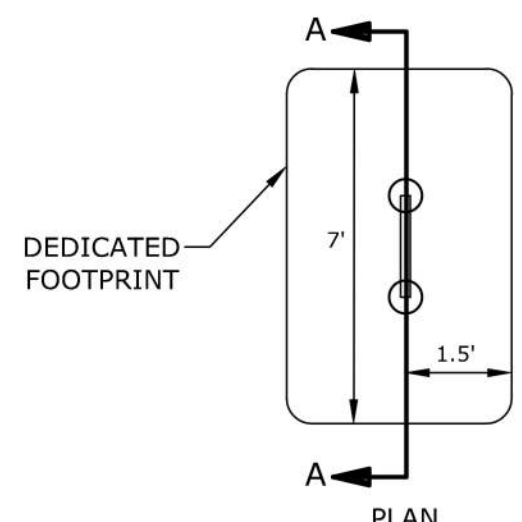
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C-502

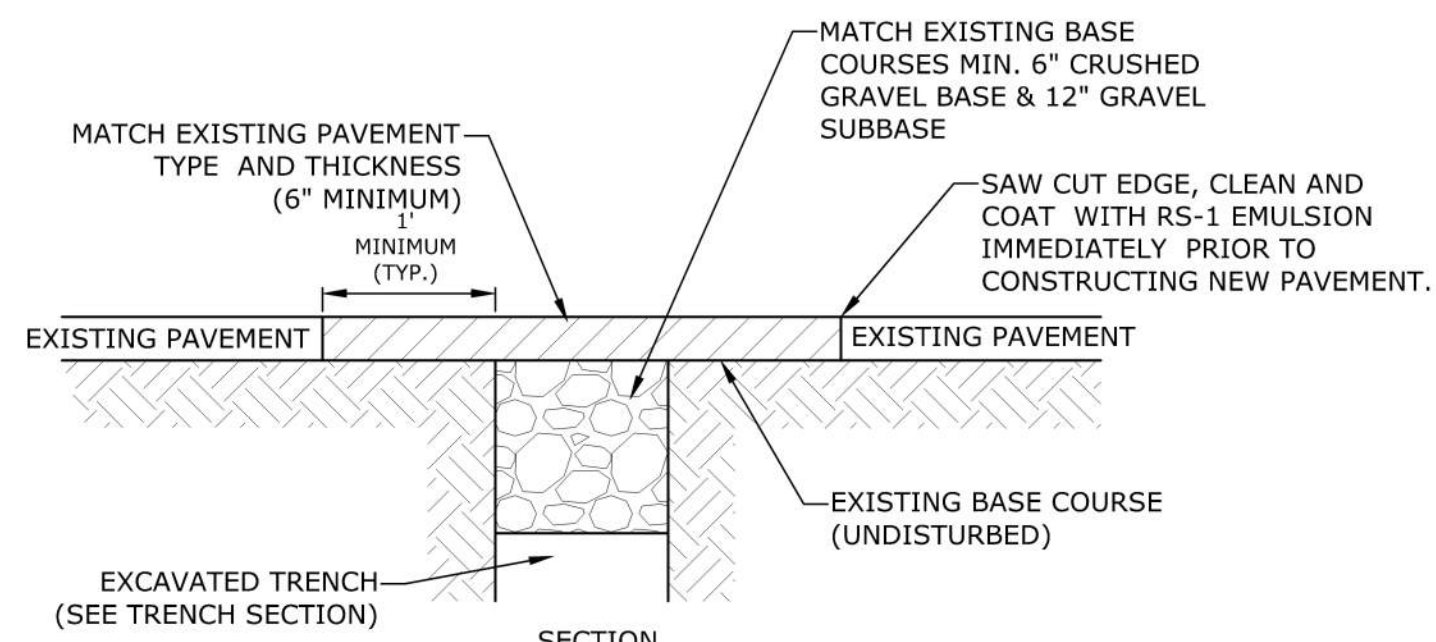
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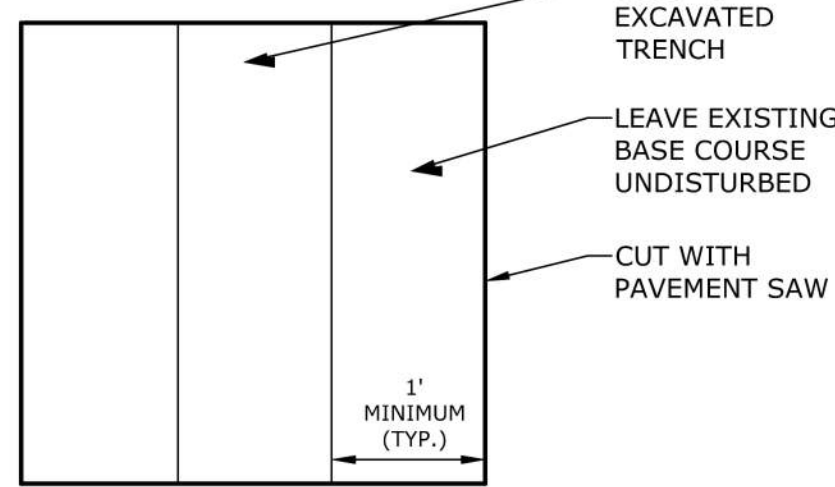
SECTION A-A



BIKE RACK
NO SCALE

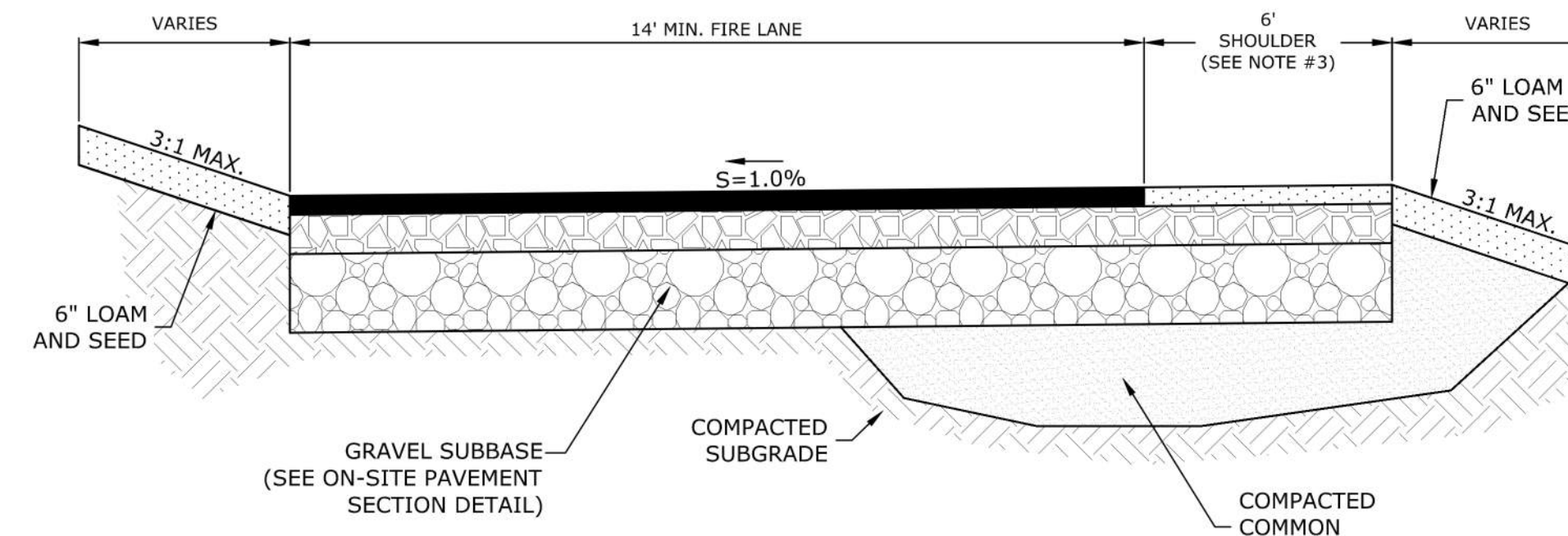


SECTION



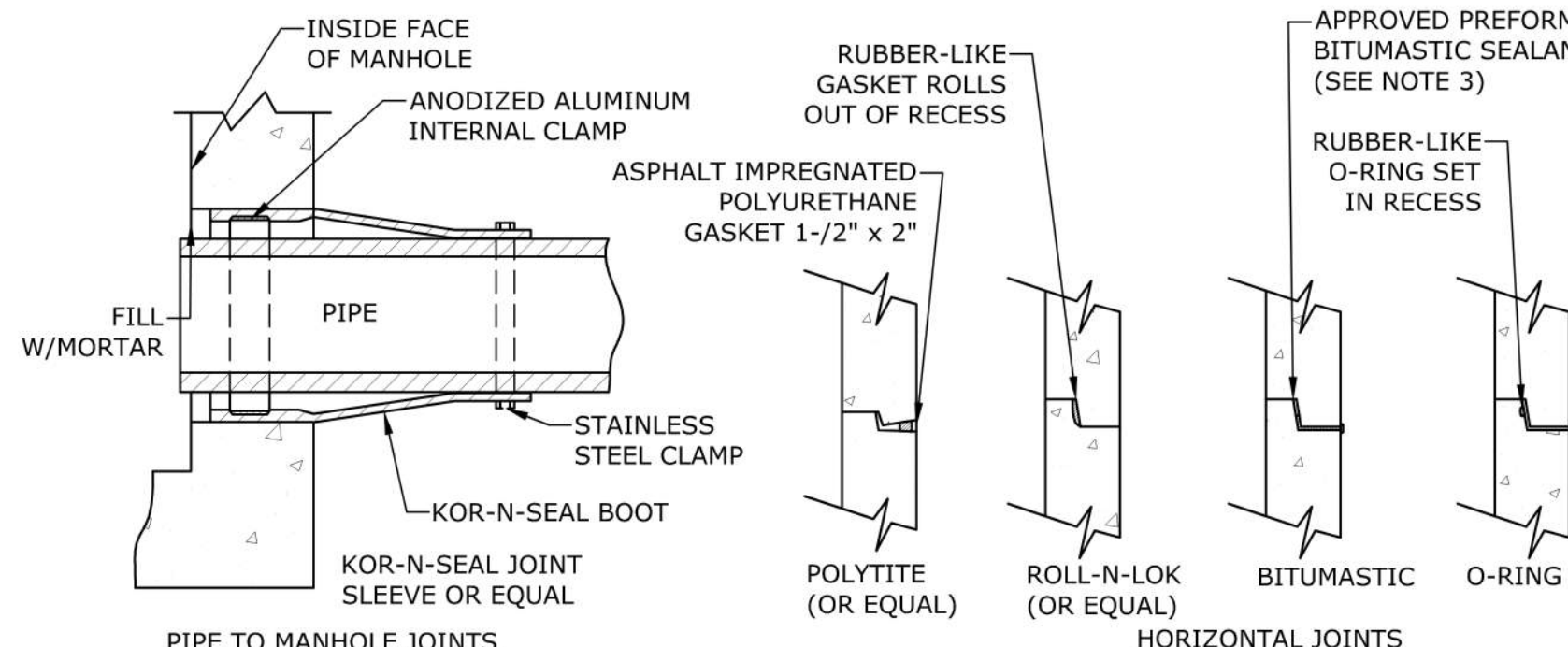
ROADWAY TRENCH PATCH
NO SCALE

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.

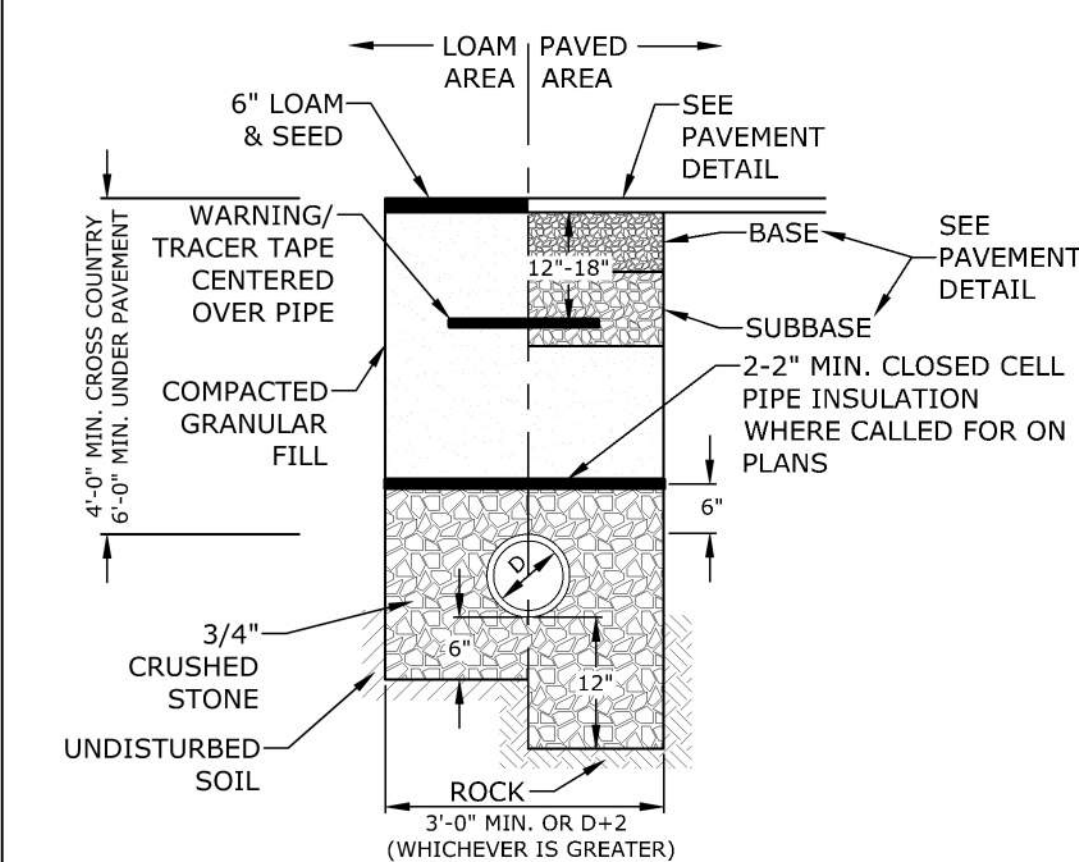


PIPE TO MANHOLE JOINTS

HORIZONTAL JOINTS

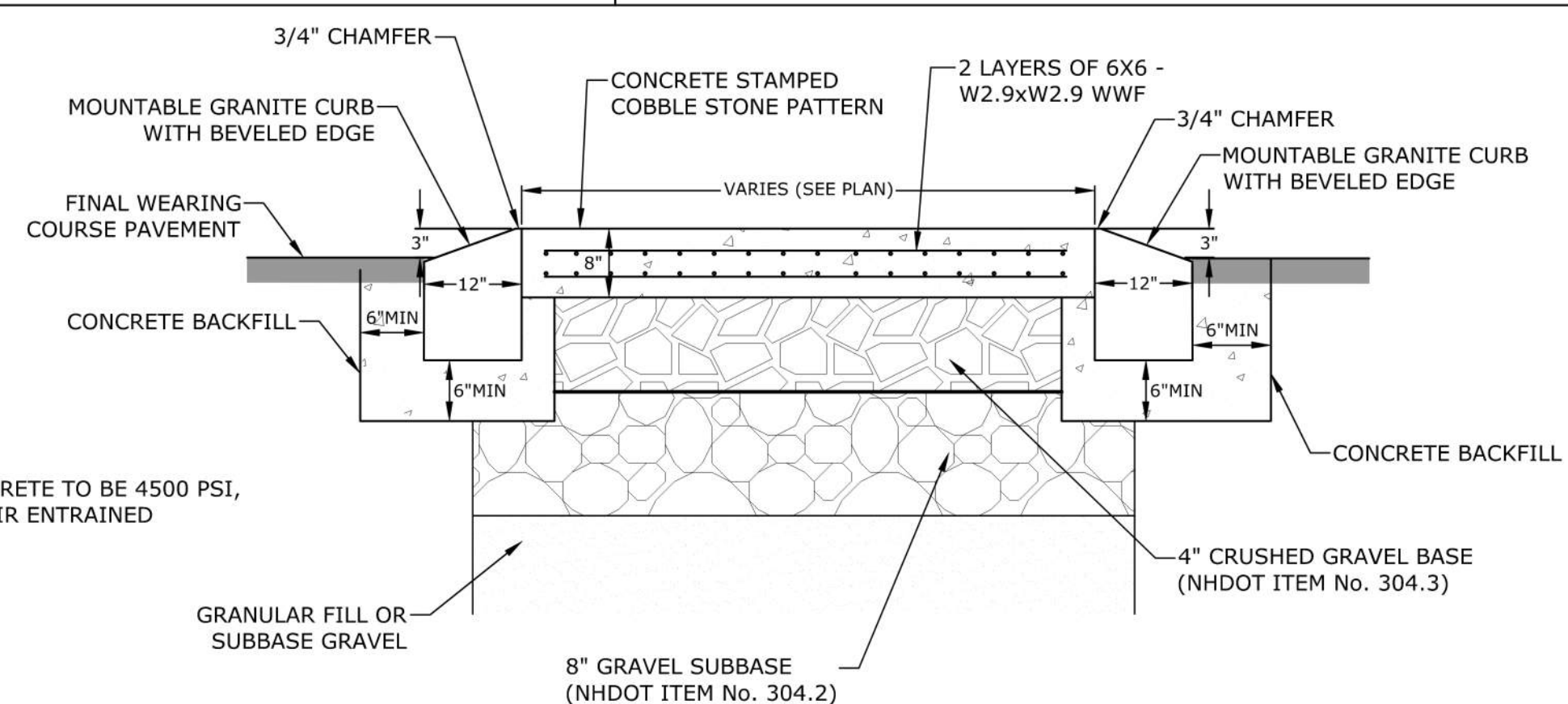
NOTES:
1. HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER CITY OF PORTSMOUTH DPW STANDARD AND SHALL BE SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW ELASTOMERIC OR MASTIC-LIKE GASKET.
2. PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF PORTSMOUTH STANDARD.
3. FOR BITUMASTIC 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



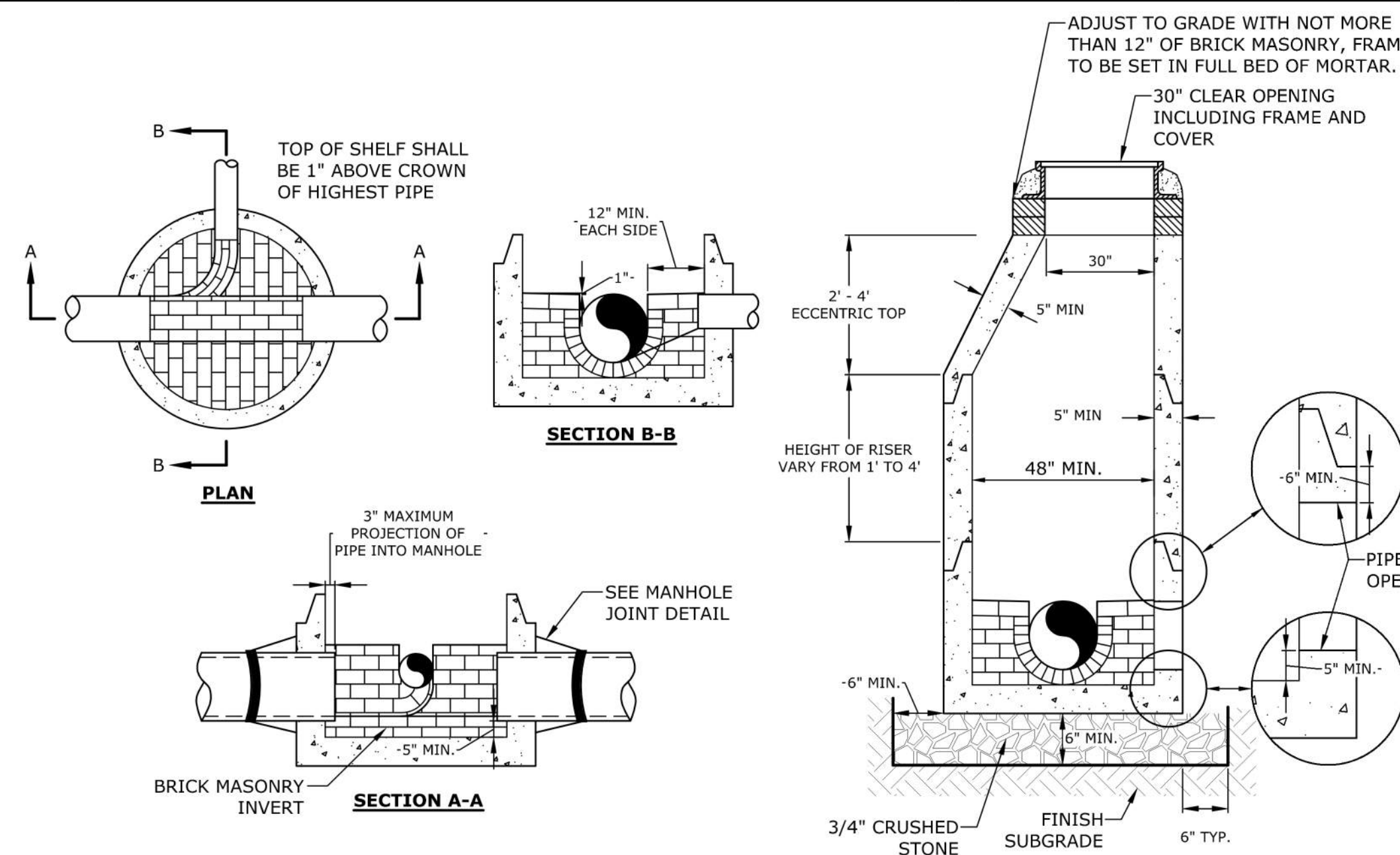
NOTE:
1. CRUSHED STONE BEDDING FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK. CRUSHED STONE SHALL ALSO COMPLETELY ENCASE THE PIPE AND COVER THE PIPE TO A GRADE 6" OVER THE TOP OF THE PIPE FOR THE ENTIRE WIDTH OF THE TRENCH.
2. COORDINATE ALL INSTALLATIONS WITH THE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



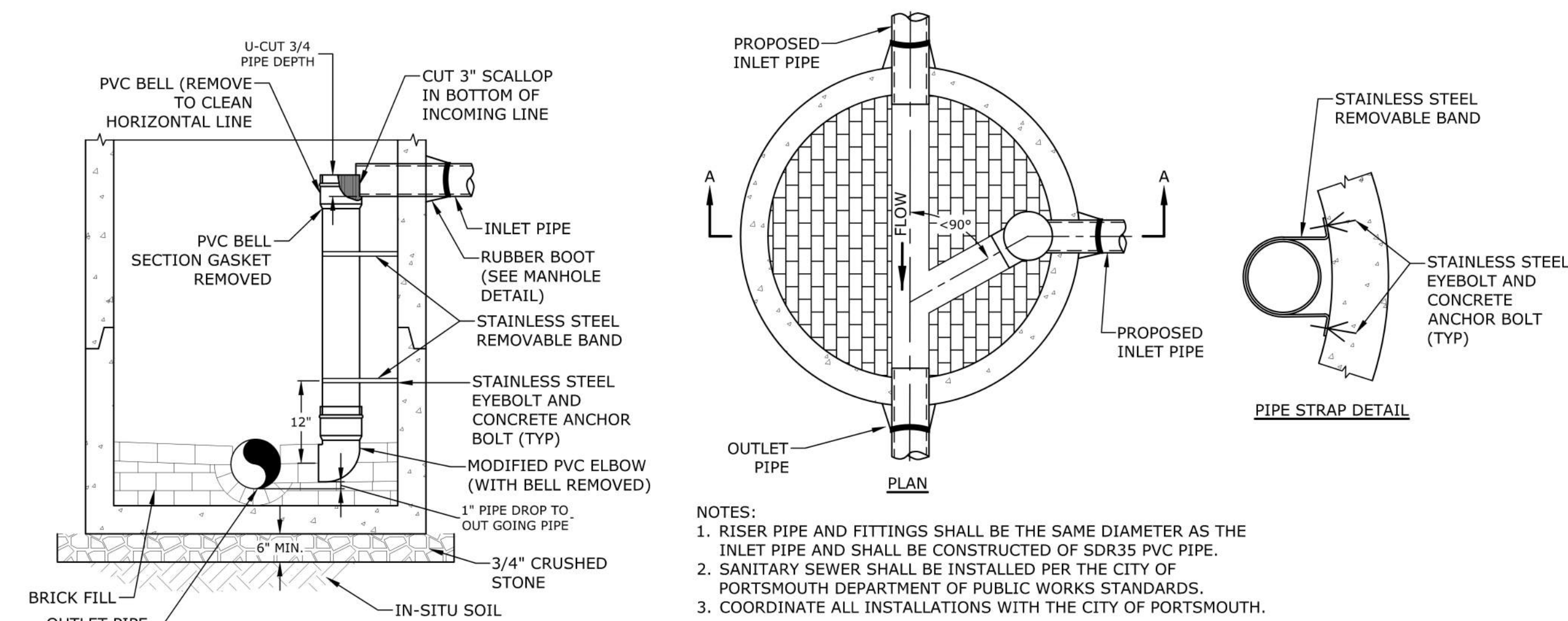
SECTION A-A

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

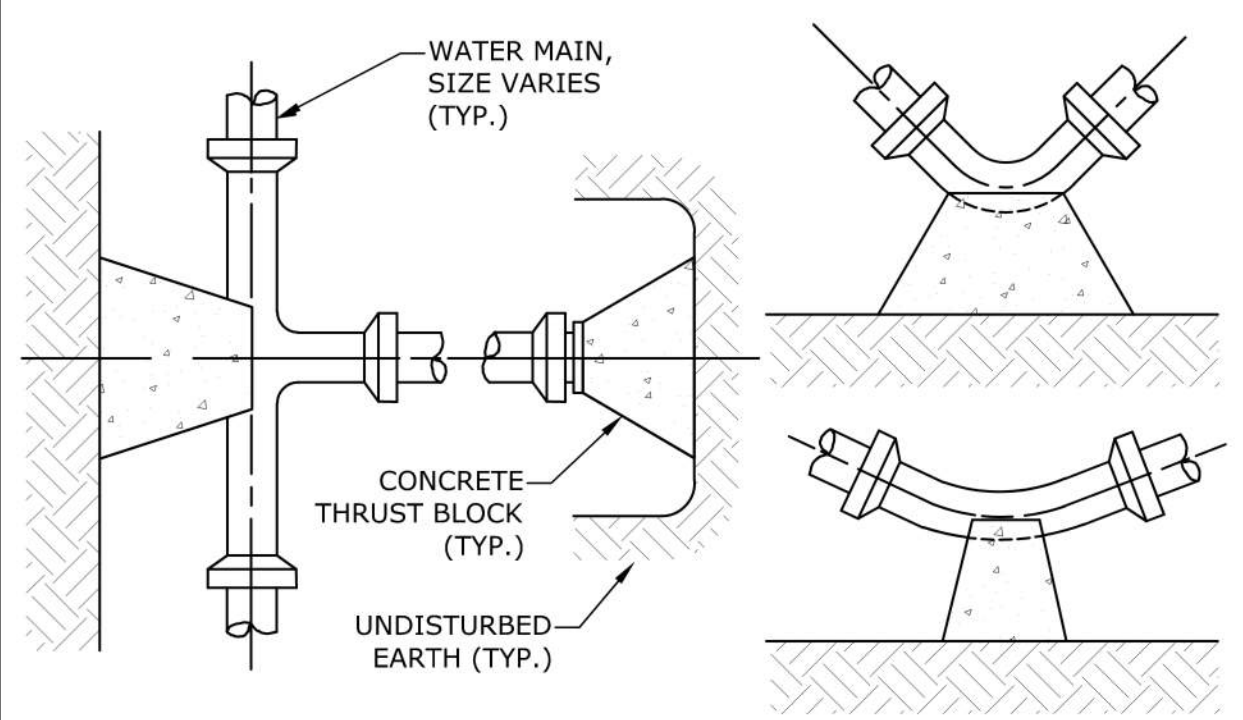
53 Green Street
Portsmouth, NH

MARK	DATE	DESCRIPTION
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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

SCALE: AS SHOWN

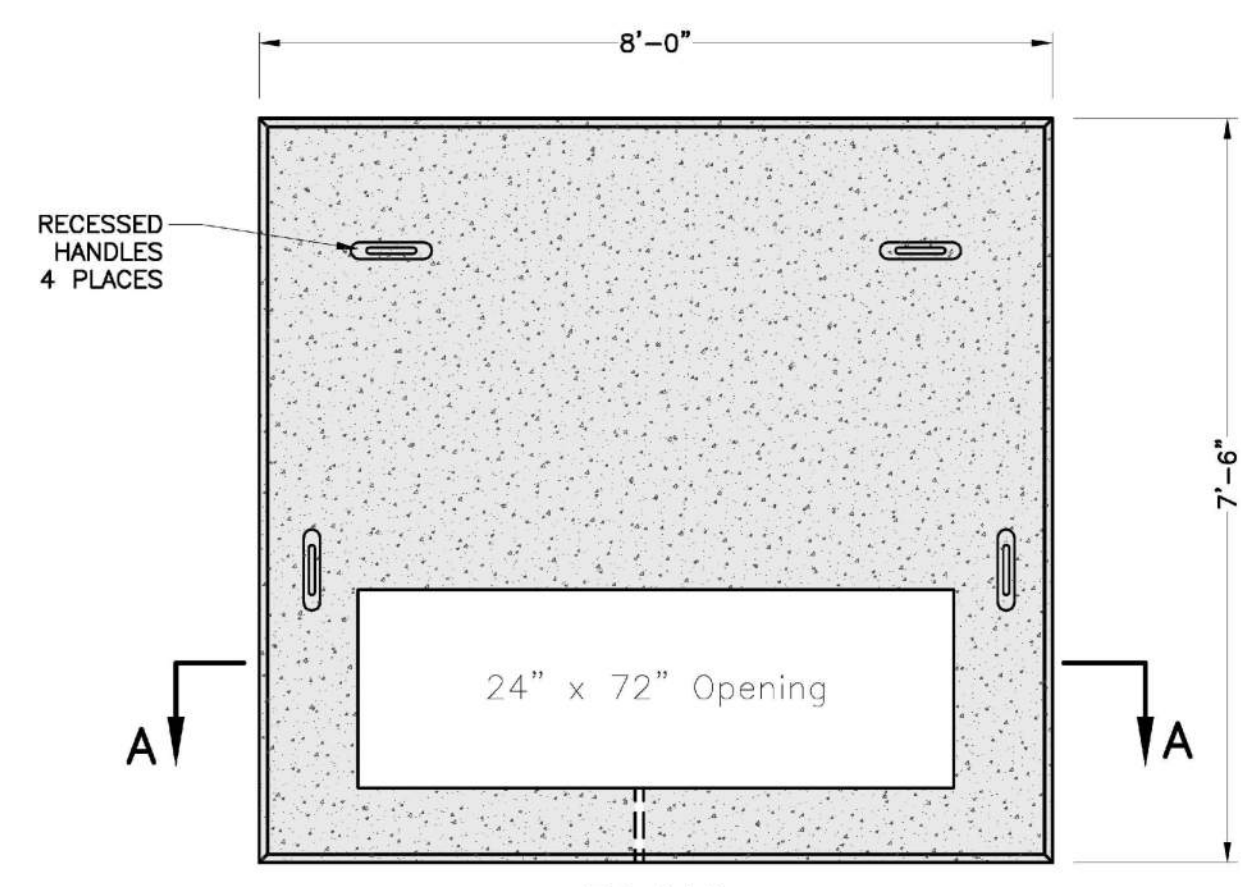
C-503



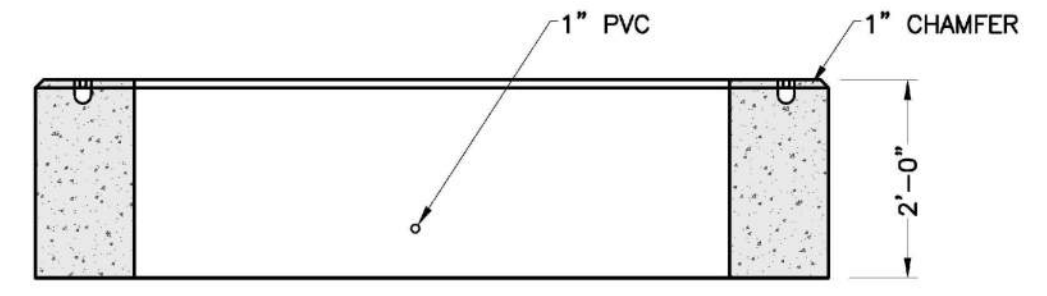
REACTION TYPE	PIPE SIZE				
	4"	6"	8"	10"	12"
A 90°	0.89	2.19	3.82	11.14	17.24
B 180°	0.65	1.55	2.78	8.38	12.00
C 45°	0.48	1.19	2.12	6.02	9.32
D 22-1/2°	0.25	0.60	1.06	3.08	4.74
E 11-1/4°	0.13	0.30	0.54	1.54	2.38

- TEST PRESSURE = 200PSI
- NOTES:
- 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. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
 - PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
 - WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
 - INSTALLATION AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE WITH CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS.

THRUST BLOCKING DETAIL
NO SCALE



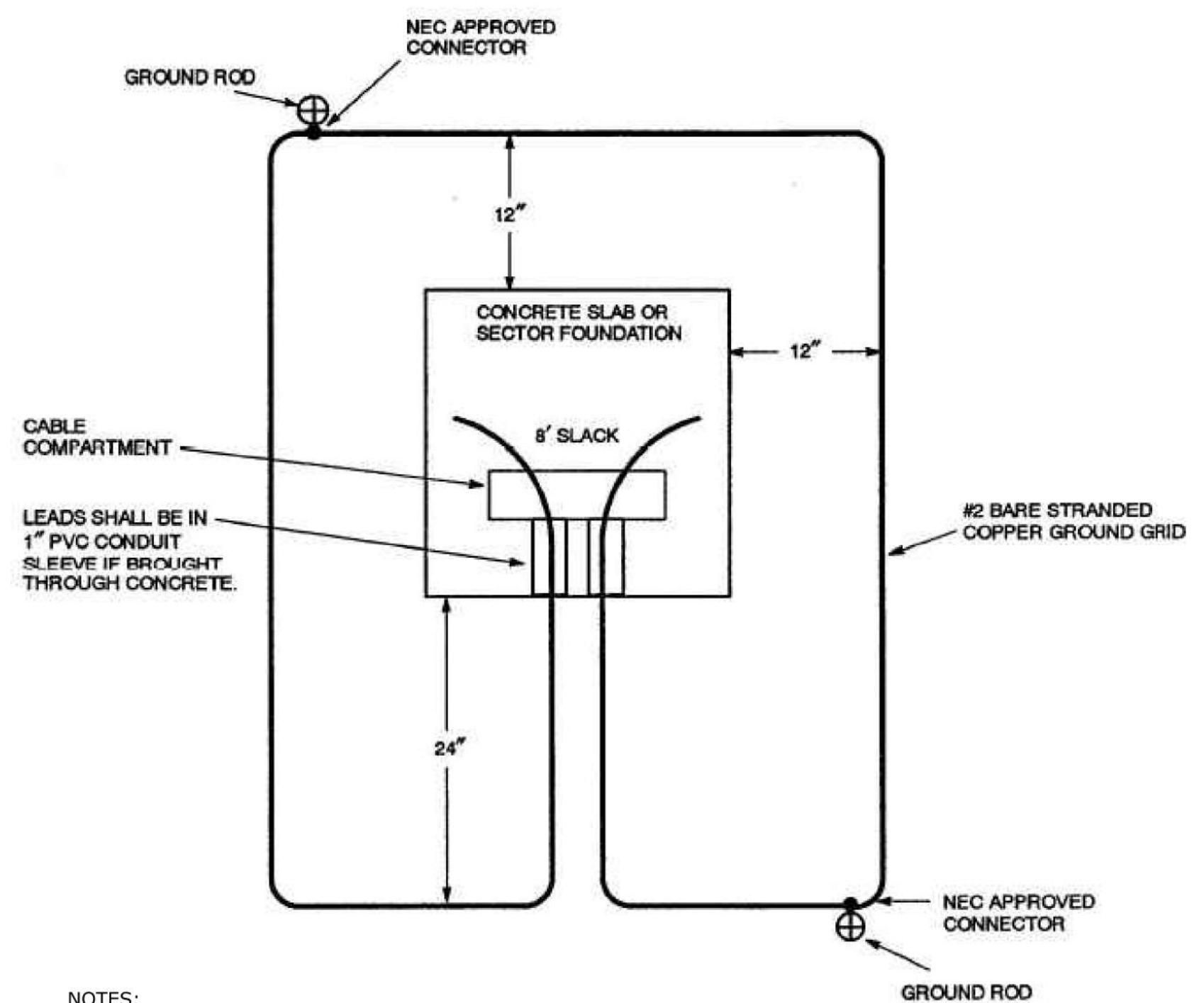
PLAN



SECTION A-A

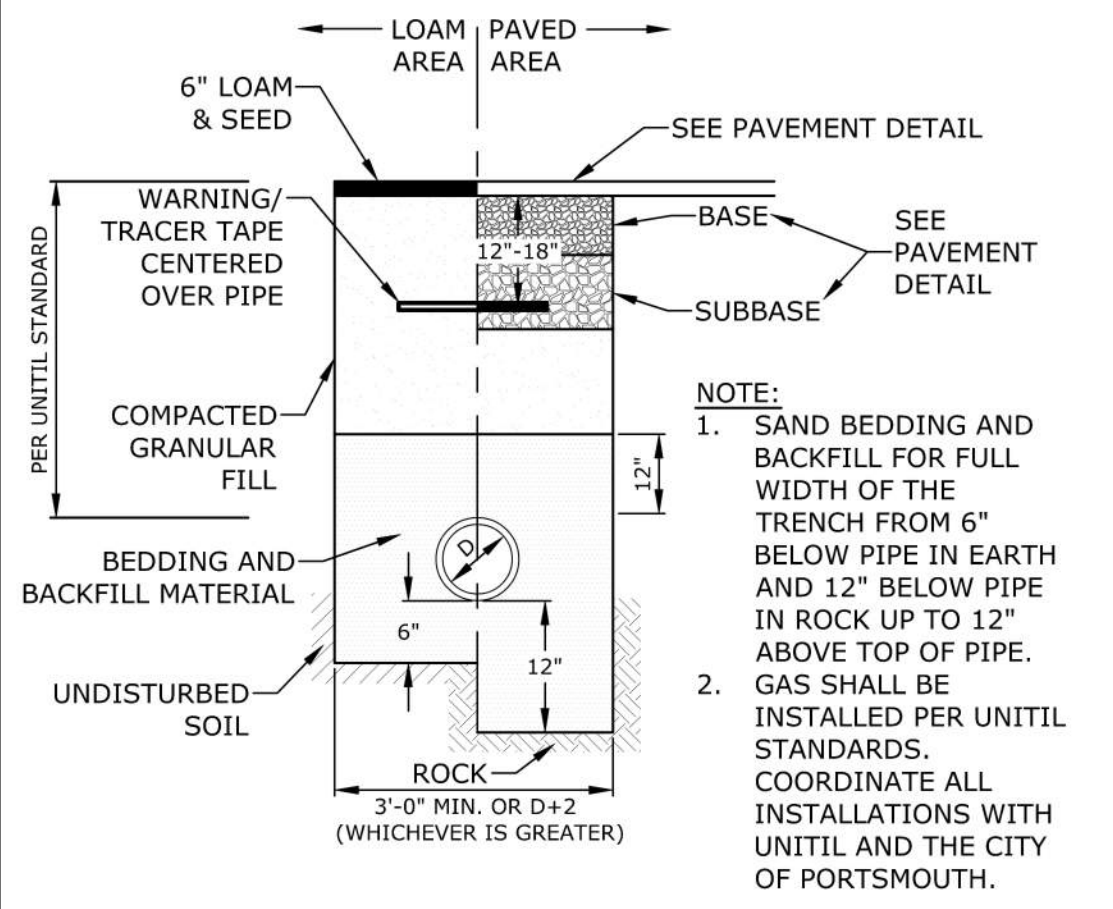
- NOTES:
- DIMENSIONS SHOWN REPRESENT TYPICAL REQUIREMENTS, MANHOLE LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED WITH EVERSOURCE PRIOR TO CONSTRUCTION
 - CONCRETE MINIMUM STRENGTH - 4,000 PSI @ 28 DAYS
 - STEEL REINFORCEMENT - ASTM A615, GRADE 60
 - PAD MEETS OR EXCEEDS EVERSOURCE SPECIFICATIONS

3-PHASE TRANSFORMER PAD
NO SCALE



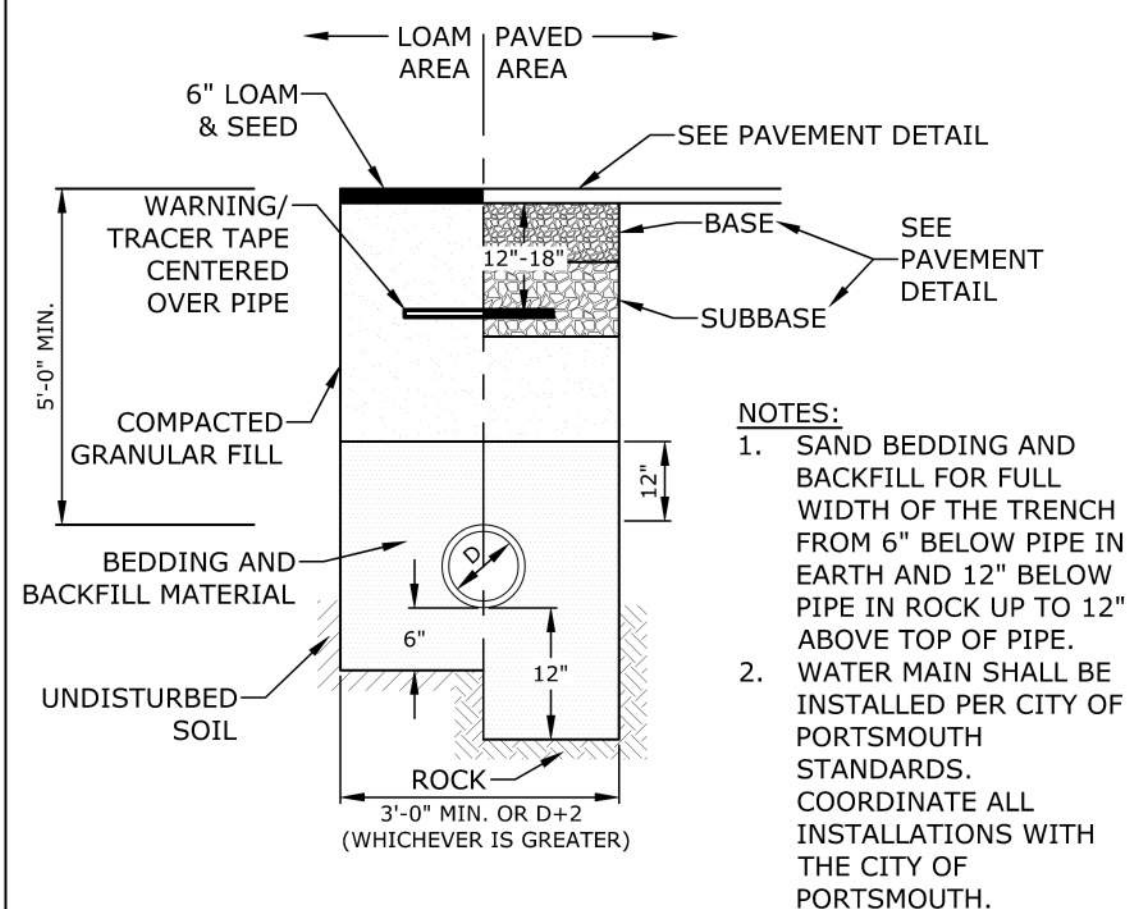
- NOTES:
- THE GROUND GRID SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AND IS TO BE BURIED AT LEAST 12 INCHES BELOW GRADE. EIGHT FEET OF EXTRA WIRE FOR EACH GROUND GRID LEG SHALL BE LEFT EXPOSED IN THE CABLE COMPARTMENT TO ALLOW FOR THE CONNECTION TO THE TRANSFORMER. THE TWO 8-FOOT GROUND RODS MAY BE EITHER GALVANIZED STEEL OR COPPERWELD AND THEY SHALL BE CONNECTED TO THE GRID WITH NEC APPROVED CONNECTORS.

PAD-MOUNTED EQUIPMENT GROUNDING GRID DETAIL
NO SCALE



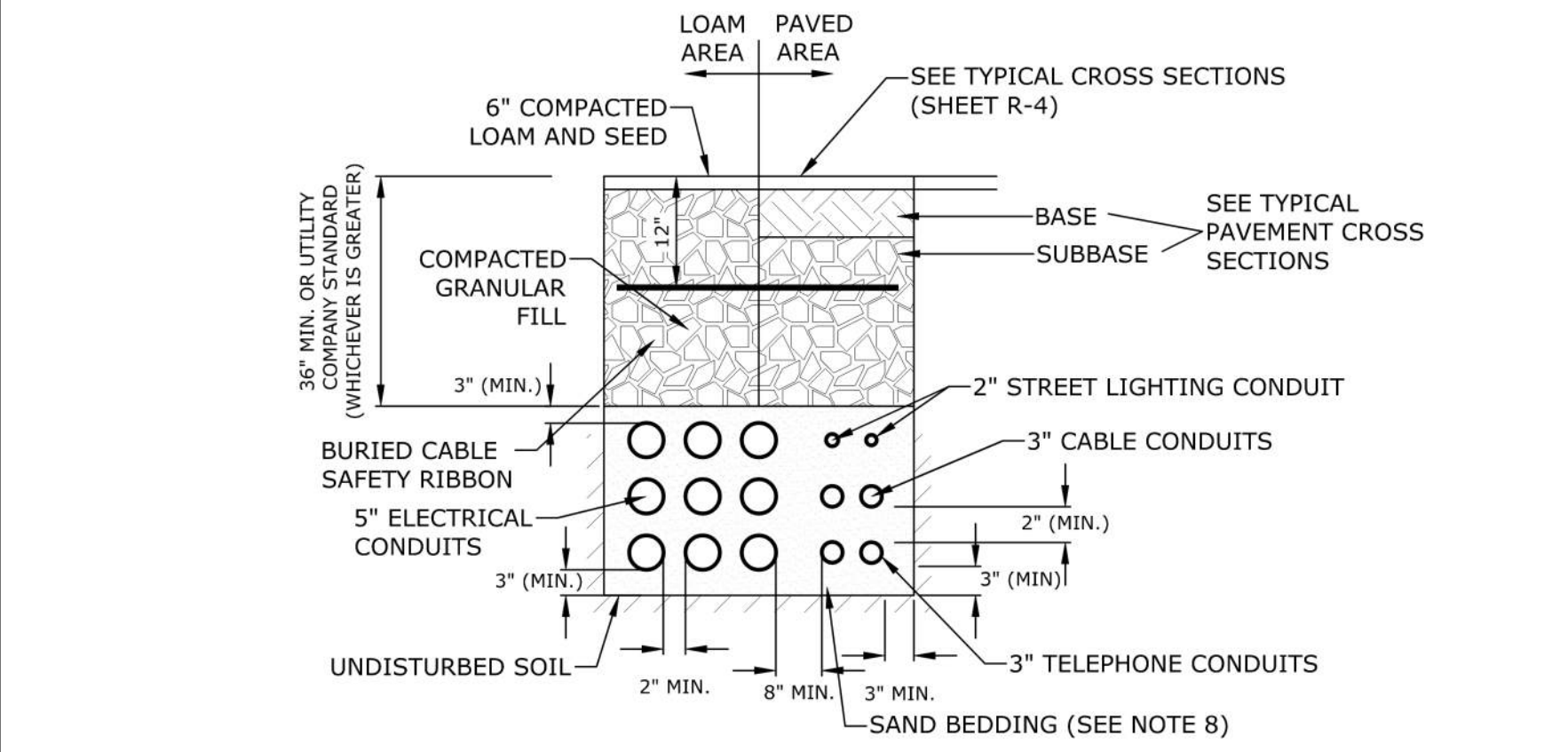
- NOTE:
- SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6\"/>

GAS TRENCH
NO SCALE



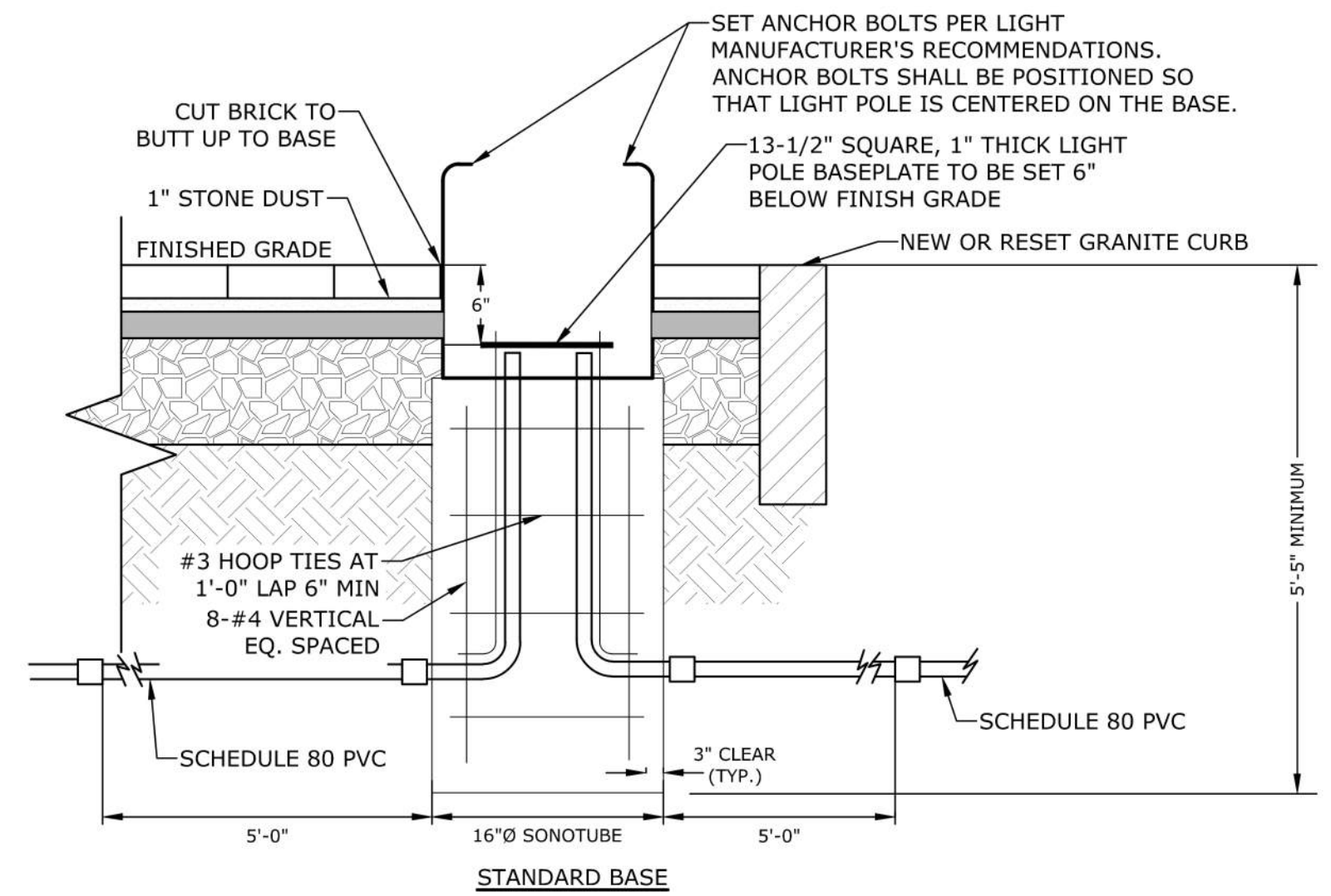
- NOTE:
- SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6\"/>

WATER TRENCH
NO SCALE



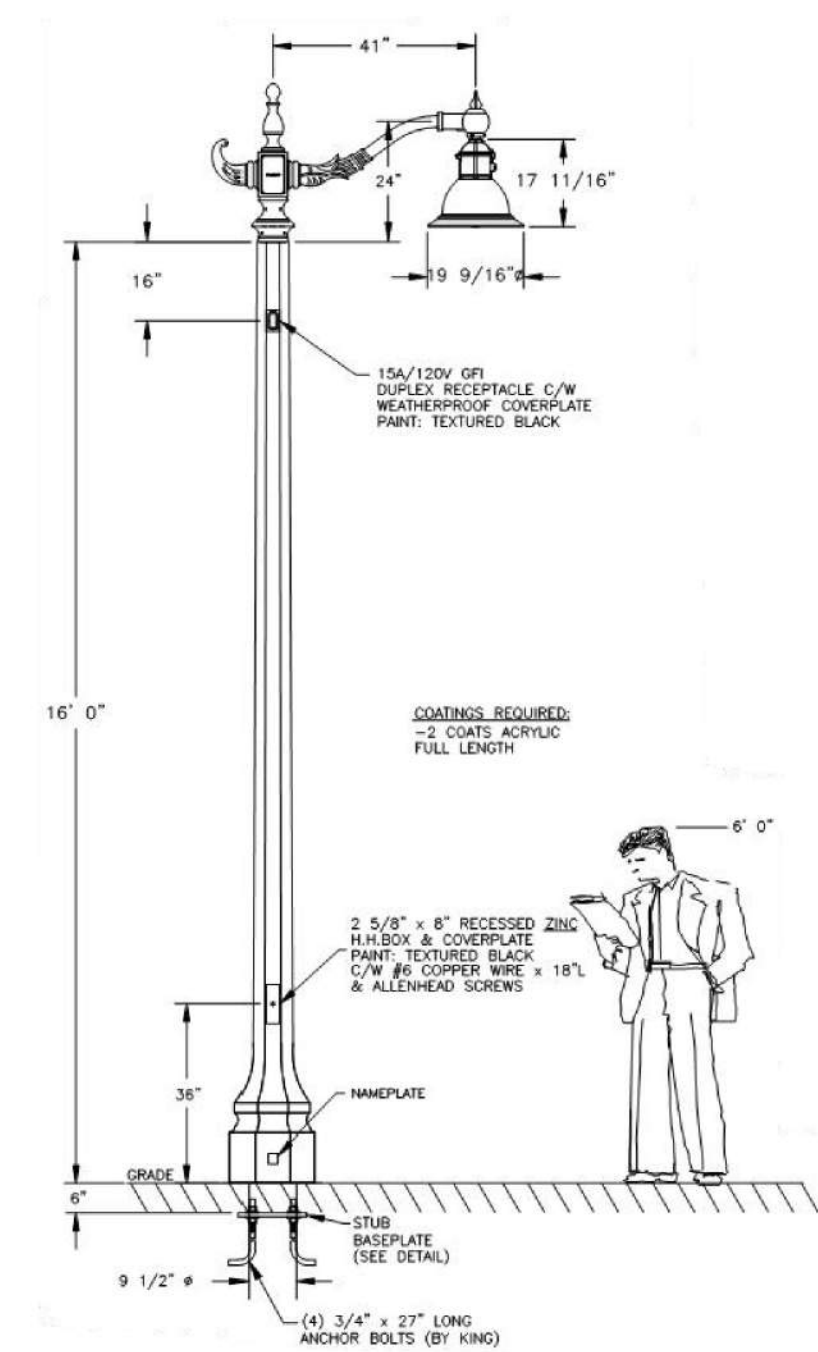
- NOTES:
- NUMBER, MATERIAL, AND SIZE OF UTILITY CONDUITS TO BE DETERMINED BY LOCAL UTILITY OR AS SHOWN ON ELECTRICAL DRAWINGS. CONTRACTOR TO PROVIDE ONE SPARE CONDUIT FOR EACH UTILITY TO BUILDING.
 - DIMENSIONS SHOWN REPRESENT OWNERS MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON UTILITY COMPANY STANDARDS, BUT SHALL NOT BE LESS THAN THOSE SHOWN.
 - NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
 - A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE UTILITY COMPANY IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
 - UTILITY COMPANY MUST BE GIVEN THE OPPORTUNITY TO INSPECT THE CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD THE UTILITY COMPANY BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
 - ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND, WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE.
 - ALL 90° SWEEPS SHALL BE LIMITED TO A MAXIMUM OF 36 TO 48 INCH RADIUS.
 - SAND BEDDING TO BE REPLACED WITH CONCRETE ENCASMENT WHERE COVER IS LESS THAN 3 FEET, WHEN LOCATED BELOW PAVEMENT, OR WHERE SHOWN ON THE UTILITIES PLAN.

ELECTRICAL AND COMMUNICATION CONDUIT
NO SCALE



- NOTES:
- REFER TO ELECTRICAL PLANS FOR WIRING DETAILS.
 - CONCRETE: 4000 PSI, AIR ENTRAINED STEEL: 60 KSI
 - LIGHT POLE FOUNDATIONS SHALL BE PLACED PRIOR TO INSTALLATION OF BRICK PAVERS.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL, TO INCLUDE PERFORMANCE SPECIFICATIONS, CALCULATIONS AND NH LICENSED STRUCTURAL ENGINEER'S STAMP FOR LIGHT POLE FOUNDATION.
 - STANDARD BASE SHALL BE CONSTRUCTED UNLESS THERE IS CONFLICT WITH THE EXISTING DUCT BANK. SPREAD FOOTING BASE SHALL BE USED IN LIEU OF STANDARD BASE IN LOCATIONS WHERE TOP OF DUCT BANK ELEVATION WILL CONFLICT WITH STANDARD POLE BASE DEPTH. CONTRACTOR SHALL VERIFY LOCATIONS WHERE SPREAD FOOTINGS ARE REQUIRED PRIOR TO CONSTRUCTION. SEE NOTE#4 FOR SUBMITTAL REQUIREMENTS.

NORTH END LIGHT FIXTURE BASE
NO SCALE



- LUMINAIRE SPECIFICATIONS:**
- CATALOGUE NO.: K729-P4FL-II-60(SSL)
-7030-120:277-3K S/F KPL20
FLAT ARRAY, CLEAR FLAT LENS
TYPE II
60W (7030 SERIES)
SOLID STATE LIGHTING
120:277V
3000K
TEXTURED BLACK
S/F KPL-20 LEVELING DEVICE
- ARM SPECIFICATIONS:**
- CATALOGUE NO.: (MOD.) KA72-T-1-3
MATERIAL: ALUMINUM
PAINT: TEXTURED BLACK
OPTIONS: KPL20 LEVELING DEVICE
- POLE SPECIFICATIONS:**
- CATALOGUE NO.: KBH16-G-S11-SBP
C/W 140-30/100 & DR
OCTAGONAL
ECLIPSE
POLISHED
6 3/8\"/>

NORTH END LIGHT POLE & FIXTURE
NO SCALE

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-DTLS.DWG
DRAWN BY: AFS
CHECKED: NAH/PMC
APPROVED: BLM

DETAILS SHEET

SCALE: AS SHOWN

C-504

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 Plotted On: Jan 27, 2021 1:12:39pm
 Tighe & Bond 225 Commercial Center Portsmouth, NH 03801
 Figures: AutoCAD (C0960-011_C-DTLS.dwg)

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\P0595-007 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
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Description: Intertidal rocky shore and tidal buffer viewed from the southwest end of the site.



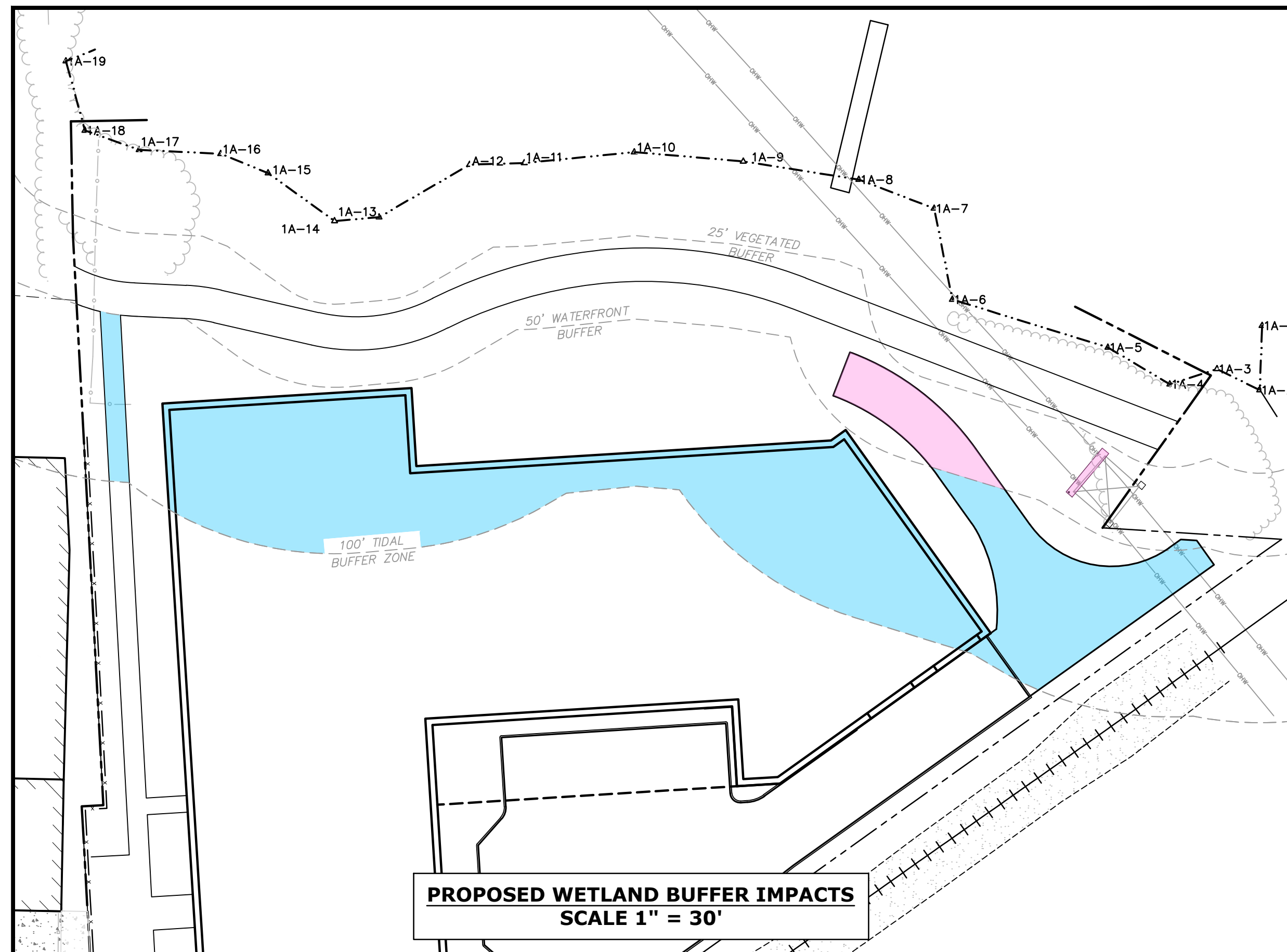
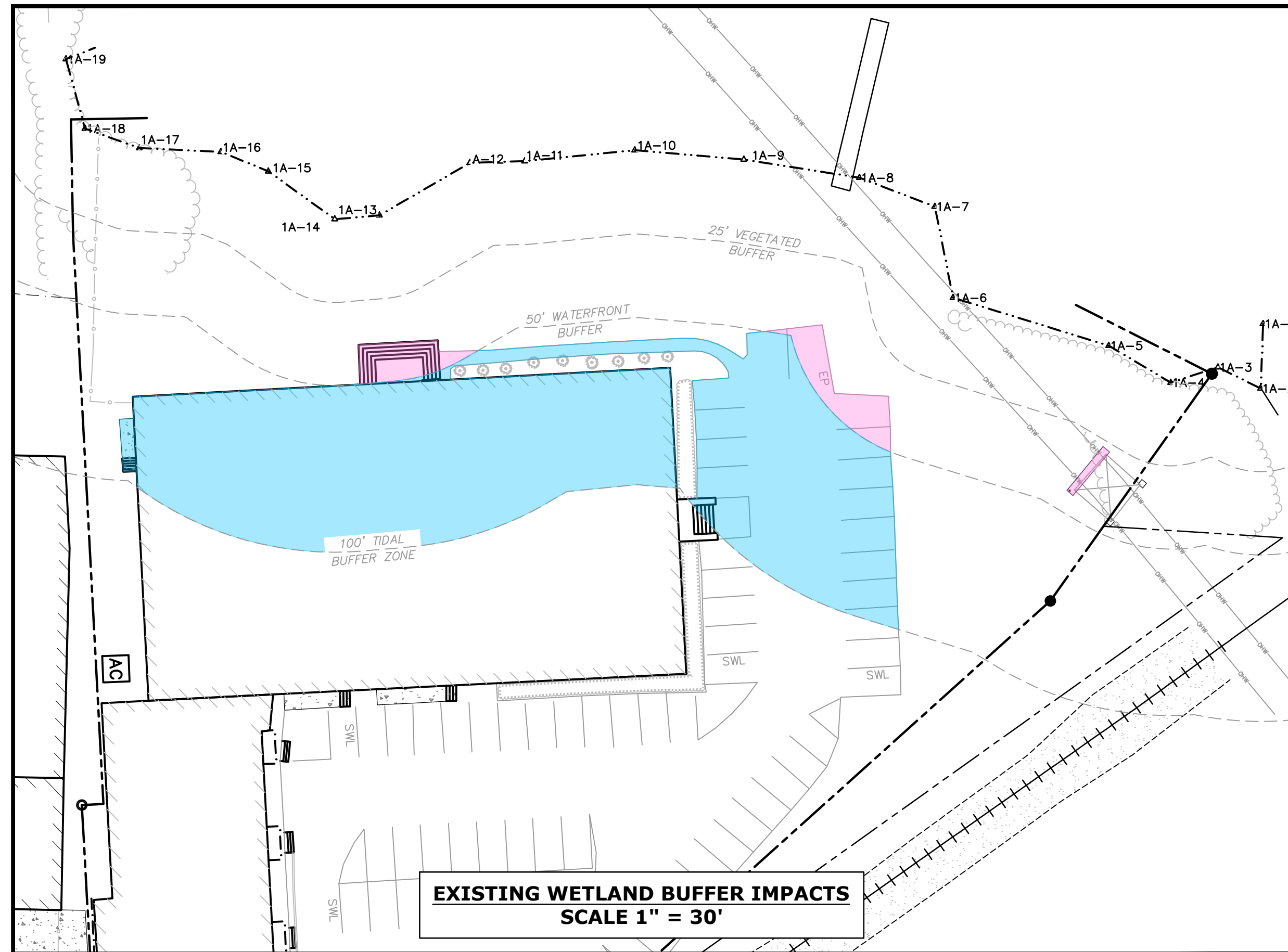
Photograph No.: 2	Date: 10/29/2019	Direction Taken: Northeast
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Description: Intertidal rocky shore and narrow shrubby portion of the tidal buffer at the northeastern end of the site.

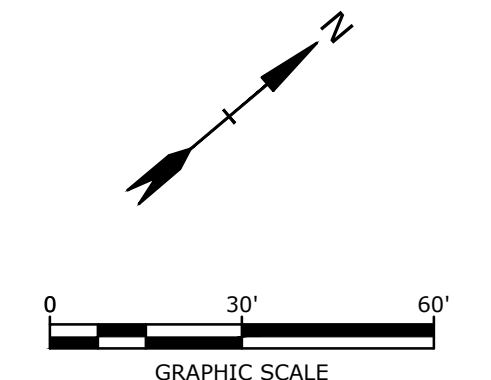


**PROPOSED MIXED USE DEVELOPMENT
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE**

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

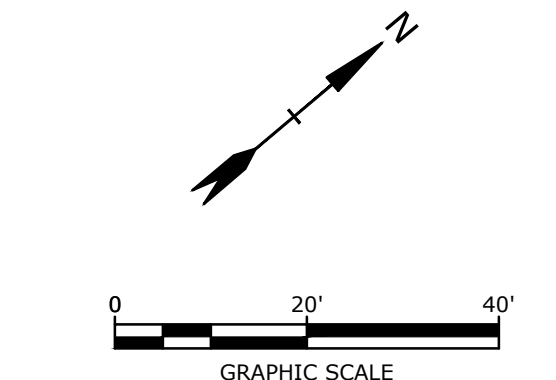
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PROPOSED MIXED USE DEVELOPMENT
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

SITE OVERLAY EXHIBIT



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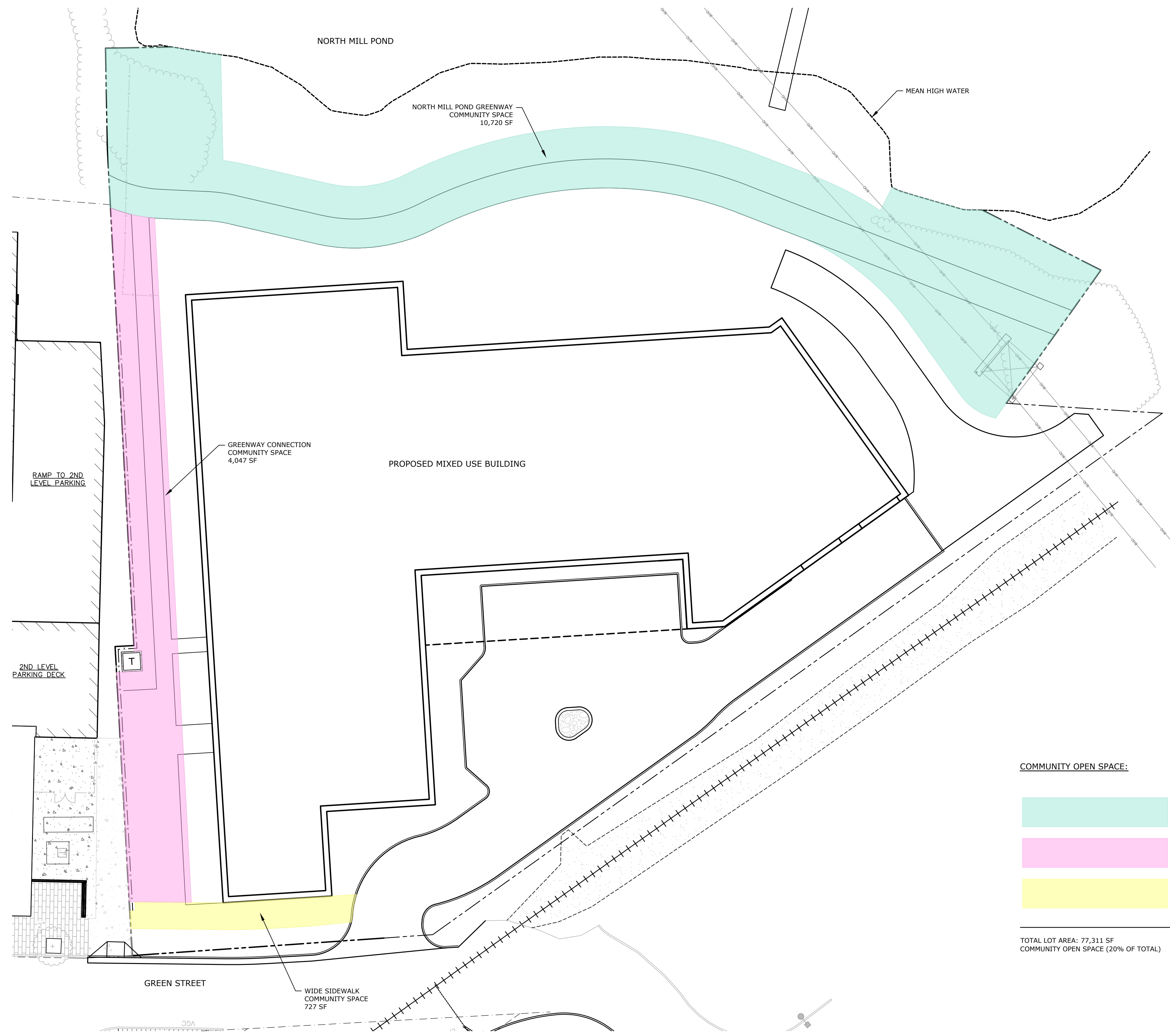


Tighe & Bond

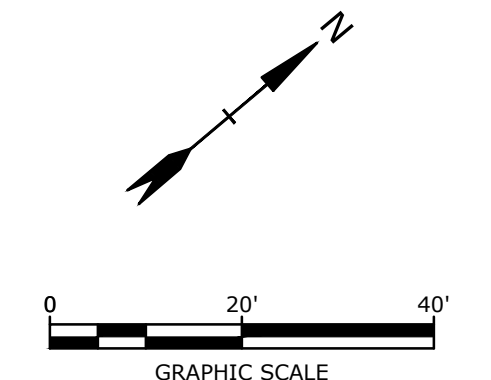
January 27, 2021
C0960-011_C-FIGS.dwg

**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



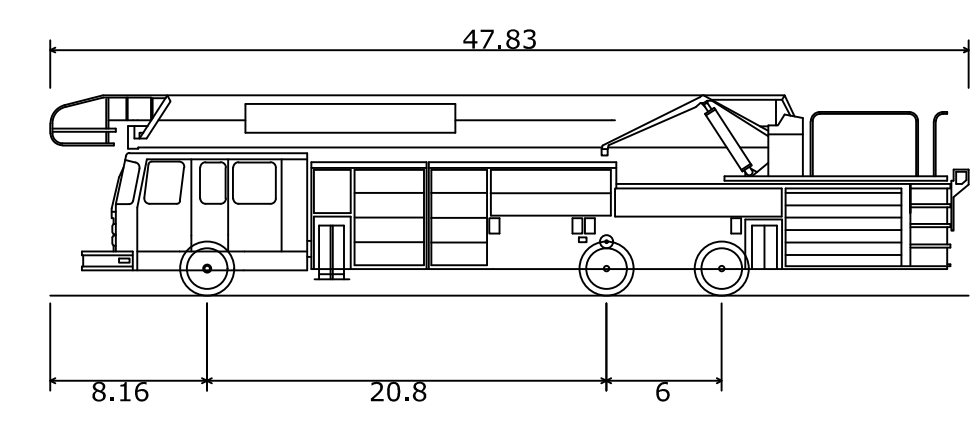
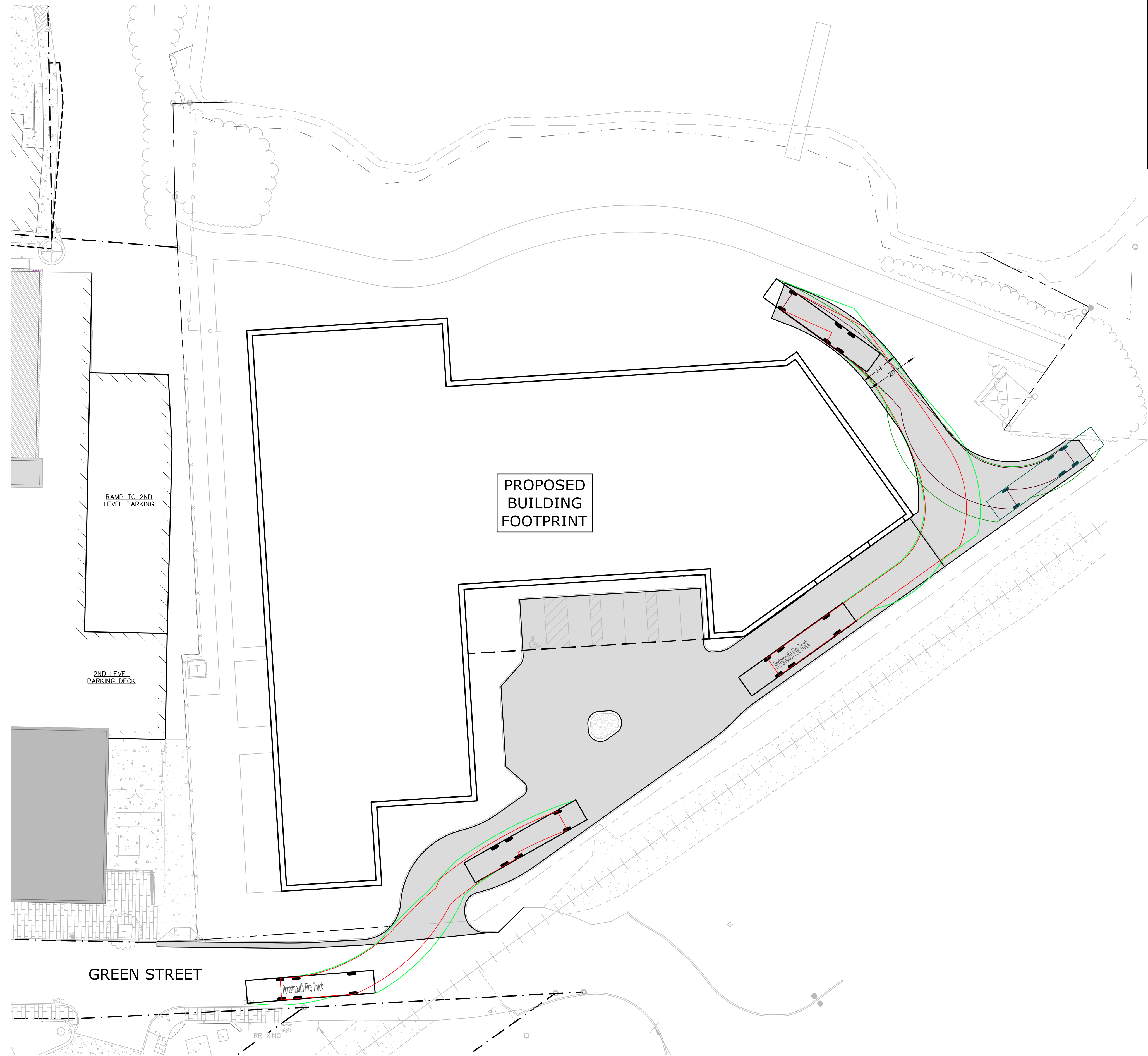
Tighe & Bond

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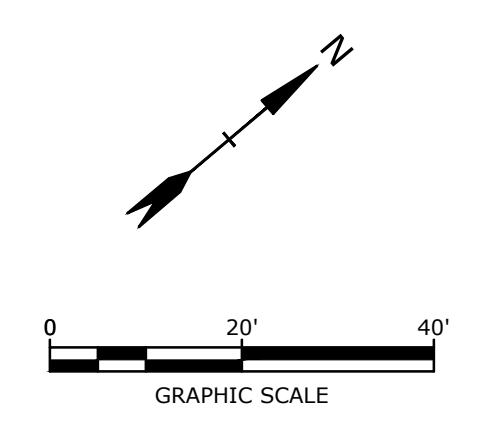
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**PROPOSED MIXED USE DEVELOPMENT
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE**

FIRE TRUCK TURNING EXHIBIT

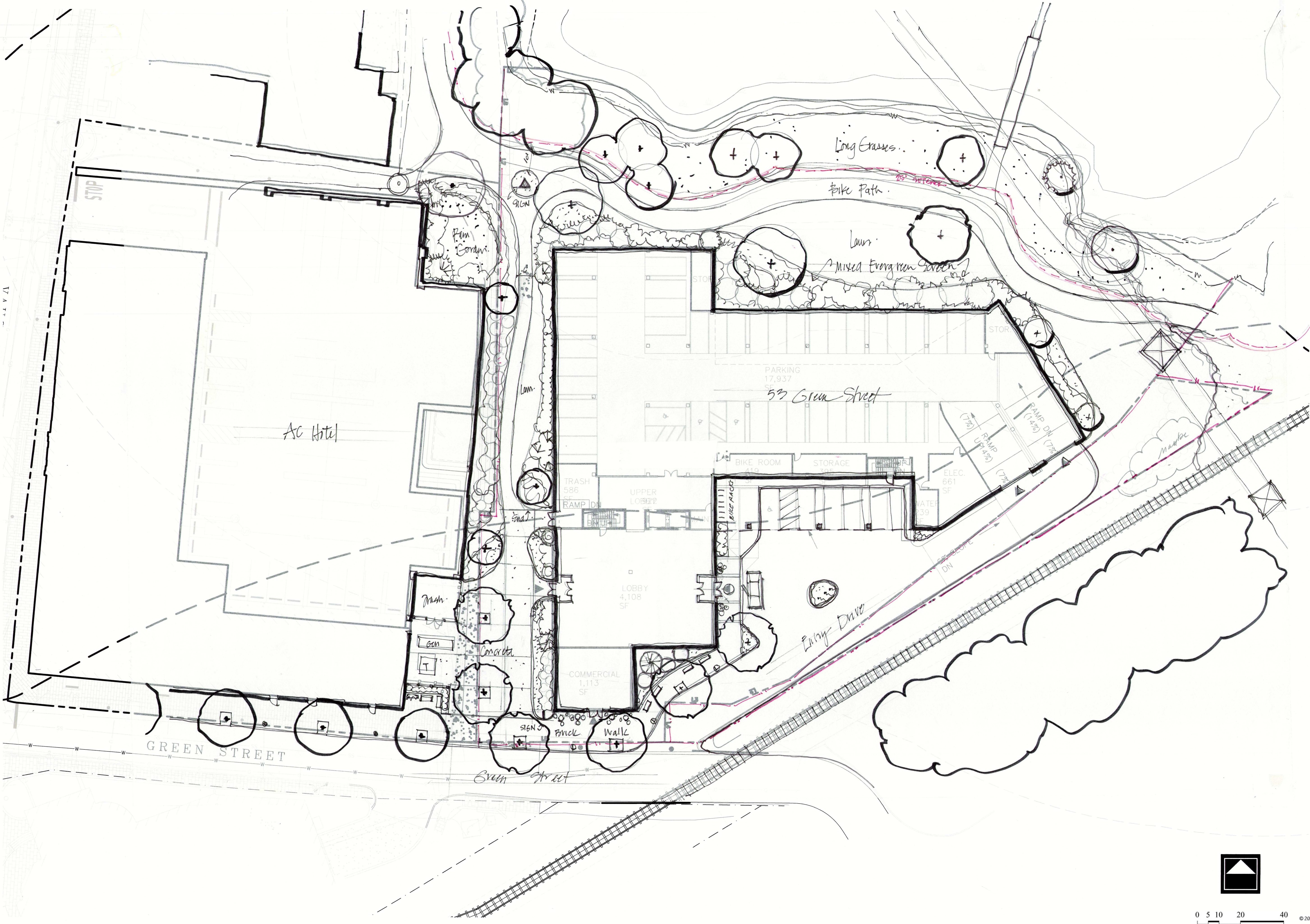


Portsmouth Fire Truck	
Overall Length	47.830ft
Overall Width	8.500ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	38.00°



Tighe & Bond

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

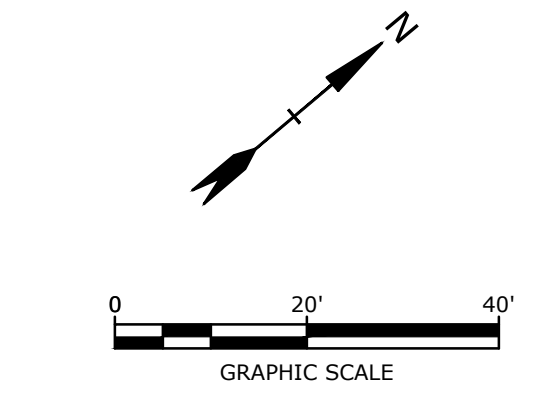
Drawn By:	VM
Checked By:	RW
Scale:	scale
Date:	date
Revisions:	

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.

C-0960-011
February 1, 2021

Mr. Eric Eby, City Traffic Engineer
City of Portsmouth
Department of Public Works
680 Peverly Hill Road
Portsmouth New Hampshire

Re: **Trip Generation Analysis**
Proposed Mixed Use Development – 53 Green Street, Portsmouth, NH

Dear Eric:

Tighe & Bond has performed a trip generation analysis for traffic related to a proposed mixed-use development on a parcel of land located at 53 Green Street that is identified as Map 119 Lot 2 on the City of Portsmouth Tax Maps.

This analysis was performed utilizing Institute of Transportation Engineers (ITE) Trip Generation Manual, latest edition. For purposes of analysis, we have compared the existing and proposed uses for the parcel. The parcel's existing uses consists of 14,600 SF of office, 3,000 SF of medical office and 4,070 SF of spa with on-site parking. These buildings will be demolished. The proposed building consists 52 dwelling units with associated on-site parking. The proposed building also includes ±1,200 SF of first floor commercial space along Green Street but there are no on-site parking spaces required for this use, so it was not included as part of this Trip Generation Analysis. The supporting trip generation calculations are enclosed with this letter.

	<u>Existing</u>			<u>Proposed</u>	<u>Net Trips</u>
	<u>Office</u>	<u>Spa</u>	<u>Medical Office</u>	<u>Residential</u>	
Weekday AM Peak Hour					
Trips Entering	15	5	6	5	-21
Trips Exiting	2	0	2	14	+10
Total Vehicle Trips	17	5	8	19	-11
Weekday PM Peak Hour					
Trips Entering	3	1	3	14	+7
Trips Exiting	15	5	7	9	-18
Total Vehicle Trips	18	6	10	23	-11
Saturday Peak Hour					
Trips Entering	4	8	5	11	-6
Trips Exiting	4	13	4	12	-9
Total Vehicle Trips	8	21	9	23	-15

Source: Institute of Transportation Engineering, Trip Generation, 10th Edition
Land Uses – 221 Multifamily Housing (Mid-Rise), 710 General Office,
720 Medical Office, 918 Hair Salon

As depicted above, the proposed 52 residential units in place of the existing 14,600 SF of office use, 3,000 SF of medical office use and 4,070 SF of spa use will result in a reduction of 11 vehicle trips during the Weekday AM Peak Hour, 11 vehicle trips during the Weekday PM Peak Hour and 15 vehicle trips during the Saturday Peak Hour. It is anticipated there will be a reduced number of vehicle trips associated with this project resulting in no additional impact to the surrounding roadway network during peak hour times.

Please feel free to contact us if you have any questions or need any additional information.

Sincerely,

TIGHE & BOND, INC.



Neil A. Hansen, PE
Project Engineer



Patrick M. Crimmins, PE
Senior Project Manager