

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX: 603.749.7348

Portsmouth Planning Department
1 Junkins Avenue
Portsmouth NH, 03801

RE: Wetland Conditional Use Application
For: Comcast Cable Communications, LLC
Shed Removal and Replacement
180 Greenleaf Avenue
Portsmouth, NH 03801

Dear Planning Director, Planning Board and Conservation Commission;

On behalf of the Applicant, Comcast Communications, LLC, Civilworks of New England is pleased to submit the application for a Wetland Conditional Use Permit to remove two (2) outbuildings and to replace them with one single structure. The project proposes to reduce impervious area, increase groundwater recharge, and continue the current use of the site. The proposed site is within the Gateway Neighborhood Mixed Use Corridor.

Wetland Delineation

The wetlands were delineated on January 14, 2020 by Michael Cuomo, New Hampshire Wetland Scientist No, 004 and New Hampshire Soil Scientist No. 006. Wetland characteristics were identified using the technical criteria in the Regional Supplement to the Corps of Engineers Wetland delineation Manual: Northcentral and Northeast Region. Wetland flags were field located by McEneaney Survey Associates of New England.

Proposed Activities

The proposed activities within the 100' wetland buffer are as follows:

1. Prior to the start of construction, a silt sox shall be installed around the perimeter of the fence area as shown on the attached plan.
2. Utility connections from the sheds shall be removed.
3. The existing sheds shall be demolished and removed from the site adhering to all applicable local, state and federal disposal requirements.

Conditional Use Permit Application: 180 Greenleaf Avenue, Portsmouth, NH
Added Plants 8-13-20 Per Conservation Commission

4. The area where Shed #2 is to be demolished shall be loamed with 6" of loam and seeded. Seed mix shall be New England Wildflower Seed Mix.
5. The area where Shed #1 was located shall be leveled as required.
6. A concrete pad shall be constructed per detail.
7. The new 10x18 Vinyl Historic Colonial Shed shall be placed on the pad.
8. A two foot (2') wide stone drip edge shall be constructed around the perimeter of the shed per Stone Drip Edge Detail.
9. Utility lines shall be reconnected.
10. Plant Six (6) Serviceberry Shrubs (#3 Container), 8' On Center per Shrub Planting Detail (revised per Conservation Commission).
11. Once the seeded area is established (85% coverage) the site is considered stabilized and the silt sox shall be removed.

Conditional Use Permit

The Conditional Use Permit Application request is to permit work within the jurisdictional wetland buffer in an area that is currently used for outside storage. The area where work is proposed is within a 3,540 sq. ft. fenced area. The area is developed upland consisting of walkways, buildings, fence, utility poles, and concrete pads. No wetland impacts are proposed.

520 sq. ft. of total impact requested consists of the following:

- | | |
|---|------------------------------|
| 1. Replace 146 sq. ft. Structure #1 | 180 sq. ft. Permanent |
| 2. Install Pea Stone Drip Edge @ Structure #1 | 120 sq. ft. Permanent |
| 3. Remove Structure #2; Loam & Seed | <u>220 sq. ft.</u> Temporary |
| 4. Total Impact | 520 sq. ft. |

The project meets the following criteria approval under Portsmouth Zoning Section 10.1017.50 as follows:

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

The land is reasonably suited to the use as a fenced in storage area with one accessory use building because it is the continuation of an existing use in an upland wetland buffer area. The area currently is a fenced in storage yard with two accessory structures. The plan is to remove one accessory structures and to replace one accessory structure. The continued use area will have less impervious area, will recharge stormwater run-off in a stone drip edge, will have no impact in the 25' wetland vegetated buffer and the disturbed area will be restored with six inches of loam and seeded with New England Wild Flower Mix.

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

The proposed and previously existing project has access driveways, walkways, buildings, fences, and utilities within the 100' wetland buffer. The 520 sq. ft. of proposed disturbance is feasible and reasonable in that it disturbs the least amount of wetland buffer practical, while enabling the owner to update an outdated accessory structure, and restore 220 sq. ft. of impermeable wetlands buffer area to vegetated permeable area.

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

There will be no adverse impact on the wetland functional values of the site or surrounding area because of the following:

- a. The area of impervious will be less, the area of permeable surface will be more and the roof area of Accessory building #1 will run into a stone drip edge.
- b. During construction, erosion and sediment control will be in place to prevent any sediment laden storm water from running into the wetlands or into the surrounding area.
- c. Per Conservation Commission recommendation additional plantings will be planted in vegetated buffer.

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

There is no proposed alteration to the natural vegetative state, or managed woodland. The project is proposed in an existing developed wetland buffer that is being used as a storage area. The area is defined by an eight foot (8') fence. All work is limited to a portion of this fenced in area.

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

The proposal is the alternative with the least adverse impact to area and environments under the jurisdiction of this section because it has a positive impact to area and environments under the jurisdiction of this section. The positive impact to area is the reduction of impervious area, the restoration of vegetated pervious area and the addition of stone drip edge to increase groundwater recharge.

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

The area within the vegetated buffer is not proposed to change. Within the fenced area, there is currently a gravel/grassed area that is used for storage within the vegetated buffer strip as well as a 48 sq. ft. of concrete walkway. We propose to continue using this concrete walk as it has been used in the past. The grassed area will be continued to be maintained as grassed area. 6 Serviceberry shrubs will be planted in the vegetated buffer.

The application for Conditional Use Permit includes the following items:

- Attachment A – Application
- Attachment B – Applicant Authorization
- Attachment C – Photographs
- Attachment D - Plans and Best Management Practices shown on Plans

We have received approval with conditions from the Conservation Commission at the August 12, 2020 meeting. We are providing electronic material for the Planning Board's review.

We look forward to having the opportunity to discuss this project with the Portsmouth Planning Board at their next scheduled public meetings.

Should you have any questions regarding this application or require any additional information, please contact me at (603) 749-0443 extension 108 or email me at dlarosa@civilworksne.com.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'D' followed by a horizontal line that ends in an arrowhead.

Douglas J. LaRosa, Project Manager

*Comcast Communications, LLC
One Old Comcast Center,
Philadelphia, PA 19103*

July 27, 2020

City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

Re: Letter of Authorization

I, Roland Leduc of Comcast Cable Communications, LLC, authorize, Stephen J. Haight and Douglas J. LaRosa of Civilworks New England to represent all necessary applications to the Planning Board and any other City of Portsmouth Board or Committee relative to the development of my property located at Tax Map 243, Lot 67-1 at 180 Greenleaf Avenue, Portsmouth, NH.

Sincerely,

Roland Leduc

Roland Leduc, Facilities Coordinator

Comcast Service Center - 180 Greenleaf Ave, Portsmouth NH



Property Information

Property ID 0243-0067-0001
Location 180 GREENLEAF AVE
Owner MEDIA ONE OF NE INC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

Geometry updated 4/1/2019
Data updated 7/17/2019

Michael Cuomo, Soil Scientist
6 York Pond Road, York, Maine 03909
207 363 4532
mcuomosoil@gmail.com

Doug LaRosa
Civilworks of New England
P.O. Box 1166
Dover, NH 03820

16 January 2020

Dear Mr. LaRosa;

This letter is in reference to the Comcast facility located at 180 Greenleaf Avenue in Portsmouth, NH. On 14 January 2020 I identified the regulated wetlands in the vicinity of the storage area along the north west property line.

Wetland characteristics were identified using the technical criteria in the *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northcentral and Northeast Region*. This is the method required by the State of New Hampshire and federal government. The City uses this same definition of wetlands.

Three wetland segments were identified. All are part of a larger wetland system which has been altered by past development. The flag lines A1 to A7, B1 to B4, and C1 to C3 identify the nearest wetlands to the proposed work area.

Portsmouth Zoning 10.1014.22 states "The required wetland buffer for a jurisdictional wetland or water body shall be defined as all land within 100 feet of the jurisdictional area."

Please call if you have questions regarding this work.

Sincerely,



Michael Cuomo
NH Wetland Scientist #004
NH Soil Scientist #006



1. Looking Southwest

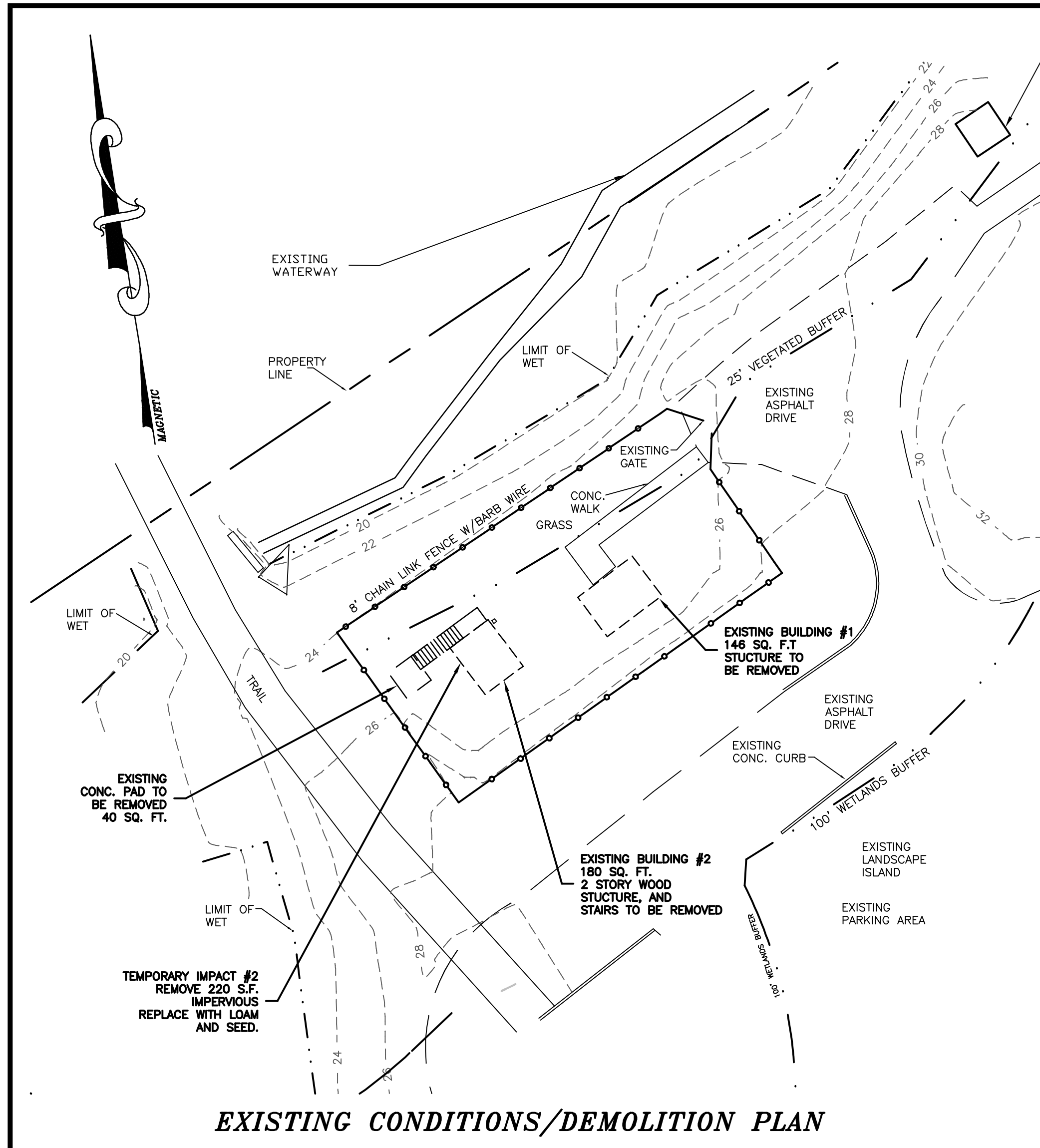




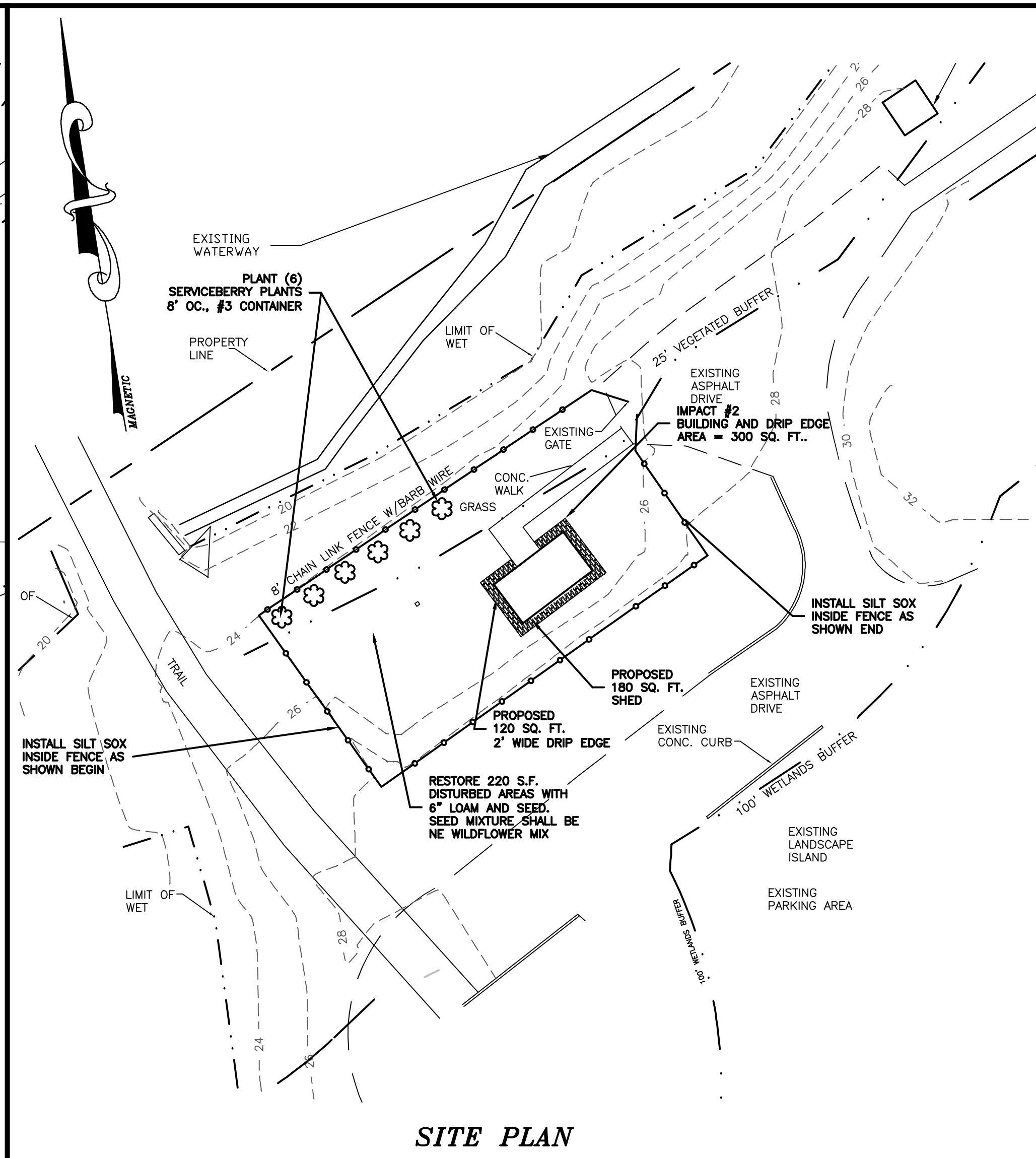
2. Looking North

3. Looking Northeast





EXISTING CONDITIONS/DEMOLITION PLAN



SITE PLAN

DEMOLITION NOTES:

- COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES. (811).
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING STRUCTURES, UTILITIES AND FOUNDATION ON THE SITE TO THE LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: BUILDING, CONCRETE, PAVEMENT AND POLES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
- 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.
- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS 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.
- 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.
- EROSION CONTROL INSTALLED AT THE PERIMETER OF THE FENCE SHALL BE PROVIDED PRIOR TO DEMOLITION AND CONSTRUCTION.

SITE PLAN NOTES:

- OWNERS OF RECORD: MEDIA ONE OF NEW ENGLAND INC. D.B.A. COMCAST CABLE COMMUNICATIONS, LLC
- APPLICANT: COMCAST CABLE COMMUNICATIONS, LLC
- PLAN INTENT: TO DEPICT THE REMOVAL OF TWO SHEDS AND THE INSTALLATION OF ONE NEW SHED.
- AREA OF DISTURBANCE LESS THAN 43,560 S.F. COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.
- OVERALL AREA OF DISTURBANCE LESS THAN 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
- NO CHANGE TO THE EXISTING PARKING IS PROPOSED AND THERE IS NO CHANGE IN USE OF THE FACILITY.
- SNOW SHALL BE STORED IN THE SAME LOCATIONS AS BEFORE ALONG THE EDGE OF PAVEMENT.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF PORTSMOUTH
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- THE PLANS AND SPECIFICATIONS ARE INTENDED TO BE EXPLANATORY OF THE WORK TO BE DONE AND OF EACH OTHER, BUT SHOULD ANY OMISSIONS, ERRORS OR DISCREPANCIES APPEAR, THEY SHALL BE SUBJECT TO CORRECTION AND INTERPRETATION BY THE "DESIGN ENGINEER" THEREBY DEFINING AND FULFILLING THE INTENT OF THE PLANS.
- ALL DISTURBED AREAS NOT OTHERWISE SPECIFIED FOR TREATMENT SHALL RECEIVE 6" OF HIGH QUALITY LOAM (TOPSOIL) AND SHALL BE SEEDED.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
- THE OWNER SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN. THE STORMWATER MANAGEMENT SYSTEM INCLUDES:
 - PEASTONE DRIP EDGE

WETLAND BUFFER IMPACT AREA CALCULATION

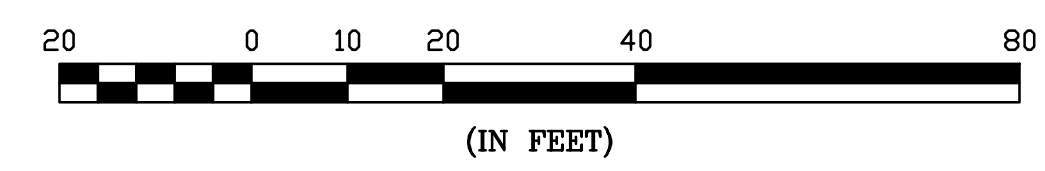
| | PRE | POST | NET |
|--|-----------------|-----------------|---------------------------|
| ACCESSORY STRUCTURE #1 | 146 S.F. | 180 S.F. | +34 S.F. |
| ACCESSORY STRUCTURE #2 | 180 S.F. | 0 S.F. | -180 S.F. |
| CONCRETE PAD | 40 S.F. | 0 S.F. | -40 S.F. |
| PEASTONE DRIP EDGE | 0 S.F. | 120 S.F. | +120 S.F. |
| TOTAL IMPERVIOUS AREA PRE VS POST | 366 S.F. | 180 S.F. | -186 S.F. DECREASE |

PERMANENT IMPACT AREA (SHED 1 & PEASTONE AREAS) = 300 S.F.
 TEMPORARY IMPACT AREA (REMOVE SHED 2 & CONC. PAD) = 220 S.F. (LOAM & SEED)
 TOTAL PERMANENT AND TEMPORARY WETLAND BUFFER IMPACT = 520 S.F.

LEGEND

- S.F. SQUARE FEET
- Ac. ACRE
- ± MORE OR LESS
- FWW FRESH WATER WETLANDS
- EOW EDGE OF WET
- x 74.00 EXISTING SPOT GRADE
- 94— EXISTING GRADE

GRAPHIC SCALE



DEMOLITION AND SITE PLAN

**COMCAST COMMUNICATIONS
180 GREENLEAF AVE.
PORTSMOUTH, NH**

**CONDITIONAL USE
MEDIA ONE NEW ENGLAND
PORTSMOUTH, NH
0243-0067-0001**

| | | | | | | | |
|--|---------------|---------------|----------------|-------------------|-------------------|-------|------------|
| DATE: 7-21-20 | SCALE: 1"=20' | DRAWN BY: SRD | DESIGN BY: DJL | APPROVED BY: S:JH | PROJECT NO: 18068 | NO. 1 | FILE: SITE |
| NOT FOR CONSTRUCTION FOR PERMIT USE ONLY | | | | | | | |

CIVILWORKS NEW ENGLAND
 CIVIL ENGINEERING
 181 WATSON ROAD, P.O. BOX 1165
 Dover, New Hampshire 03820
 (603) 749-0443

STEPHEN HAIGHT
No. 7978
LICENSED PROFESSIONAL ENGINEER

APPROVED FOR PERMIT USE ONLY

REVISION
 APP'D DATE
 8/13/20

1

DESCRIPTION
 THE INTENT OF THIS PLAN IS TO SHOW THE IMPROVEMENTS ASSOCIATED WITH THE REMOVAL OF TWO SHEDS AND THE INSTALLATION OF ONE SHED AT 180 GREENLEAF AVENUE, PORTSMOUTH, NH.

PROJECT NAME AND LOCATION
 COMCAST CABLE COMMUNICATIONS, LLC LATITUDE 43°3.421245'N
 180 GREENLEAF AVENUE LONGITUDE 70°46.437490'W
 PORTSMOUTH, NH 03801

DISTURBED AREA
 ±520 square feet

SEQUENCE OF MAJOR ACTIVITIES

1. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO DEMOLITION ACTIVITIES.
2. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
3. SELECTIVE DEMOLITION.
4. REGRADE SHED SITES TO SUBGRADE.
5. INSTALL FOUNDATIONS FOR STRUCTURE.
6. INSTALL SHED. INSTALL DRIP EDGES.
7. BACKFILL, PLACE GRAVELS AND FINE GRADE.
8. SEED AND PLANT LANDSCAPE AREA AS SPECIFIED.
9. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

DEFINITIONS

- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED.
1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
 2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
 3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED, OR
 4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

1. Silt Fence
 - a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements:

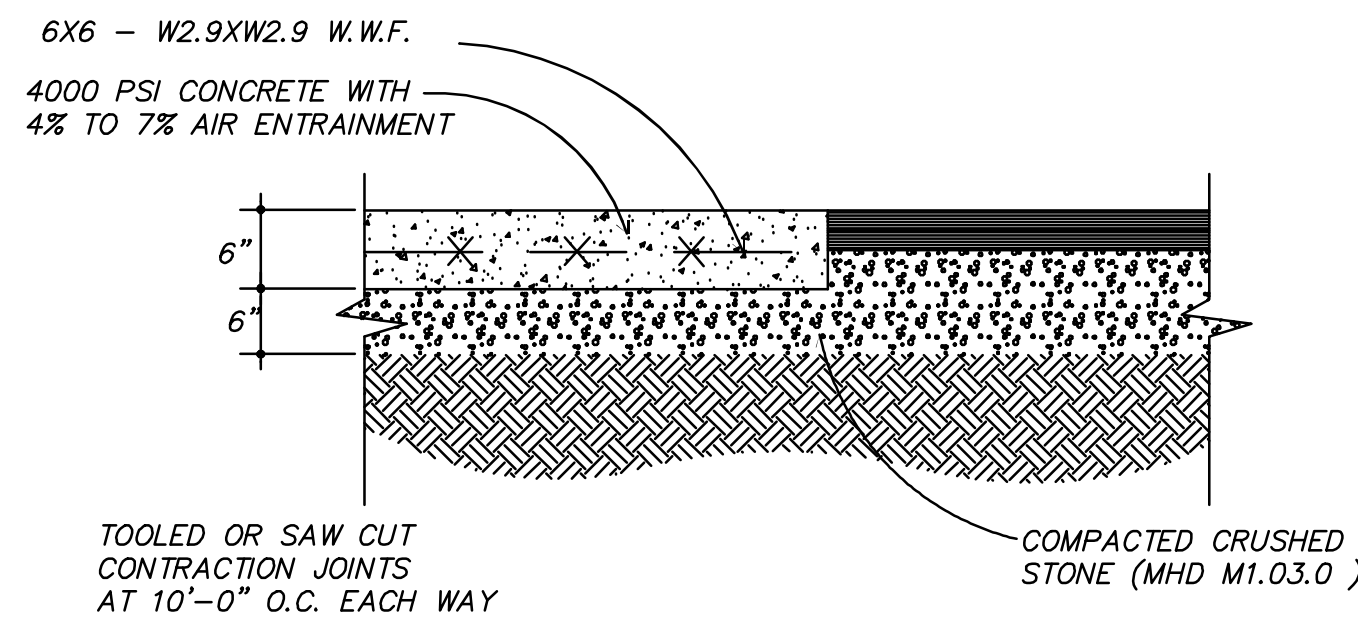
| Physical Property | Test | Requirements |
|---|--------|----------------------|
| Filtering Efficiency | VIM-51 | 75% minimum |
| Tensile Strength at 20% Maximum Elongation* | VIM-52 | Extra Strength |
| Standard Strength | | 50 lb/in in (min) |
| Flow Rate | VIM-51 | 0.3 gal/st/min (min) |

 * Requirements reduced by 50 percent after six (6) months of installation.

Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of six (6) months of expected usable construction life at a temperature range of 0 degrees F to 120 Degrees F.

- b. The height of a silt fence shall not exceed thirty-six (36) inches.
- c. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at support post, with a minimum six (6) inch overlap, and securely sealed.
- d. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location and driven securely into the ground (minimum of 12 inches). When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.
- e. Posts for silt fences shall be 2-inch diameter wood with a minimum length of 5 feet.
- f. Wire fence reinforcement for silt fences using standard strength filter cloth shall be a minimum of 42 inches in height, a minimum of 14 gauge and shall have a maximum mesh spacing of 6 inches.
- g. A trench shall be excavated approximately four (4) inches wide and four (4) inches deep along the line of posts and upslope from the barrier.
- h. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces.
- i. The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
- j. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item (i) applying.
- k. The trench shall be backfilled and the soil compacted over the filter fabric.
- l. Silt fences shall be removed when they have served their useful purpose, but not before the upslope areas have been permanently stabilized.

2. Sequence of Installation
 Sediment barriers shall be installed prior to any soil disturbance of the contributing drainage area above them.
3. Maintenance
 - a. Check dams and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.
 - b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
 - c. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one third (1/3) the height of the barrier.
 - d. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.



CONCRETE PAD DETAIL

NOT TO SCALE

- B. TEMPORARY GRASS COVER
 1. Seedbed Preparation
 Apply fertilizer at the rate of 600 pounds per acre of 10-10-10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.
 2. Seeding
 - a. Utilize annual rye grass at a rate of 40 lbs/acre.
 - b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
 - c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance
 Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

- E. PERMANENT SEEDING
 1. Bedding - stones larger than 1 1/2", trash, roots, and other debris interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 4" to prepare a seedbed and mix fertilizer into the soil.

2. Fertilizer - lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

| Agricultural Limestone @ 100 lbs. per 1,000 s.f. | 10-20-20 fertilizer @ 12 lbs. per 1,000 s.f. |
|--|--|
| Tall Fescue | 20 |
| Creeping Red Fescue | 20 |
| Birdsfoot Trefoil | 8 |
| Total | 48 |

3. Seed Mixture (recommended)

| Type | LBS. per Acre | LBS. per 1,000 s.f. |
|---------------------|---------------|---------------------|
| Tall Fescue | 20 | 0.45 |
| Creeping Red Fescue | 20 | 0.45 |
| Birdsfoot Trefoil | 8 | 0.20 |
| Total | 48 | 1.10 |

4. Sodding - sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook.

Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt) etc.

5. Provide a minimum of 6 inches (8 inches loose) of topsoil to all areas to be seeded.

WASTE DISPOSAL

- A. WASTE MATERIALS
 All waste materials will be collected and stored in securely lidded receptacles. All trash and construction debris from the site will be deposited in a dumpster. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal by the superintendent.
- B. HAZARDOUS WASTE
 All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. Site personnel will be instructed in these practices by the superintendent.
- C. SANITARY WASTE
 All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor.

SPILL PREVENTION

- A. MATERIAL MANAGEMENT PRACTICES
 The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances during construction to stormwater runoff.

Good Housekeeping:

- The following good housekeeping practices will be followed on site during the construction project:
- o An effort will be made to store only sufficient amounts of products to do the job.
 - o All materials stored on site will be stored in a neat, orderly manner in their proper (original if possible) containers and, if possible, under a roof or other enclosure.
 - o Manufacturer's recommendations for proper use and disposal will be followed.
 - o The site superintendent will inspect daily to ensure proper use and disposal of materials.
 - o Substances will not be mixed with one another unless recommended by the manufacturer.
 - o Whenever possible all of a product will be used up before disposing of the container.

Hazardous Products:

- The following practices will be used to reduce the risks associated with hazardous materials:
- o Products will be kept in their original containers unless they are not resealable.
 - o Original labels and material safety data will be retained for important product information.
 - o Surplus product that must be disposed of will be discarded according to the manufacturer's recommended methods of disposal.

PRODUCT SPECIFICATION PRACTICES

The following product specific practices will be followed on site:

Petroleum Products:

All on site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt based substances used on site will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts directed by the specifications. Once applied fertilizer will be worked into the soil to limit exposure to stormwater. Storage will be in a covered shed or enclosed trailers. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be disposed of properly according to manufacturer's instructions or state and local regulations.

Concrete Trucks:

Concrete trucks will discharge and wash out surplus concrete or drum wash water in a contained area on site.

In addition to good housekeeping and material management practices discussed in the previous section the following practices will be followed for spill prevention and cleanup:

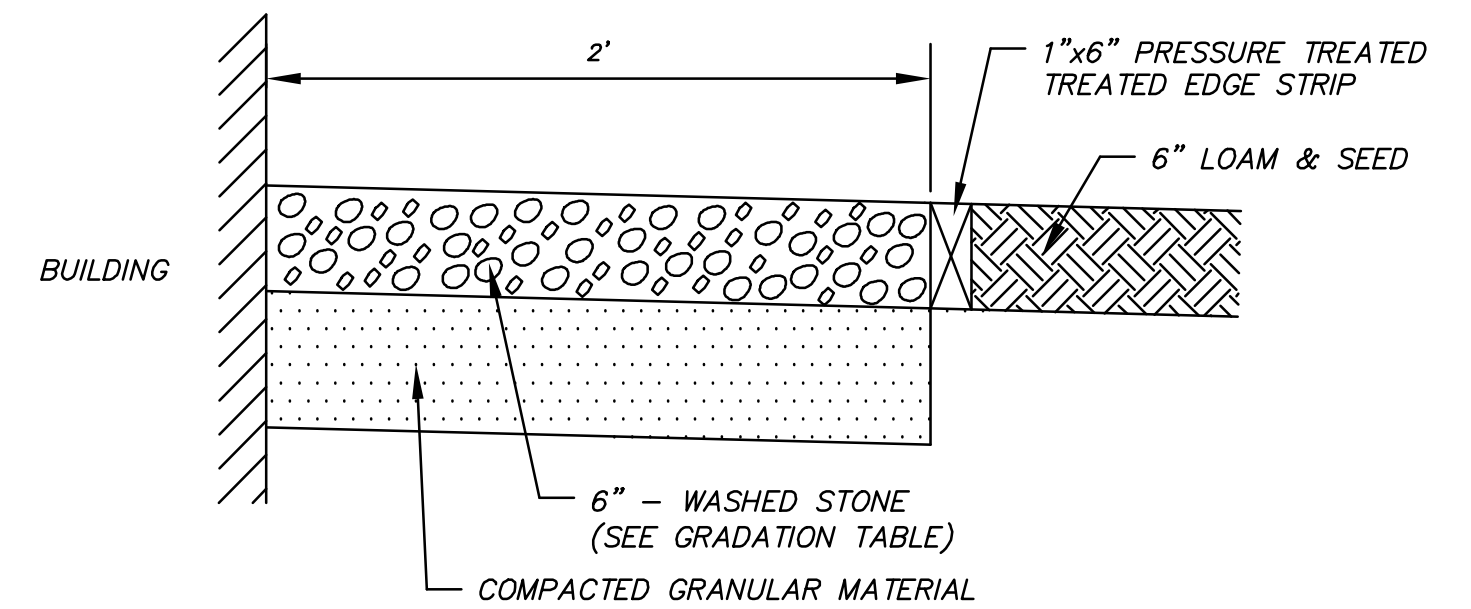
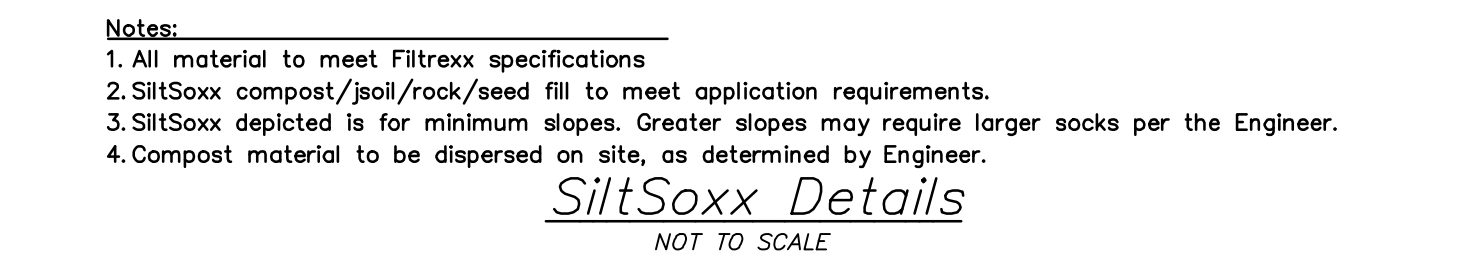
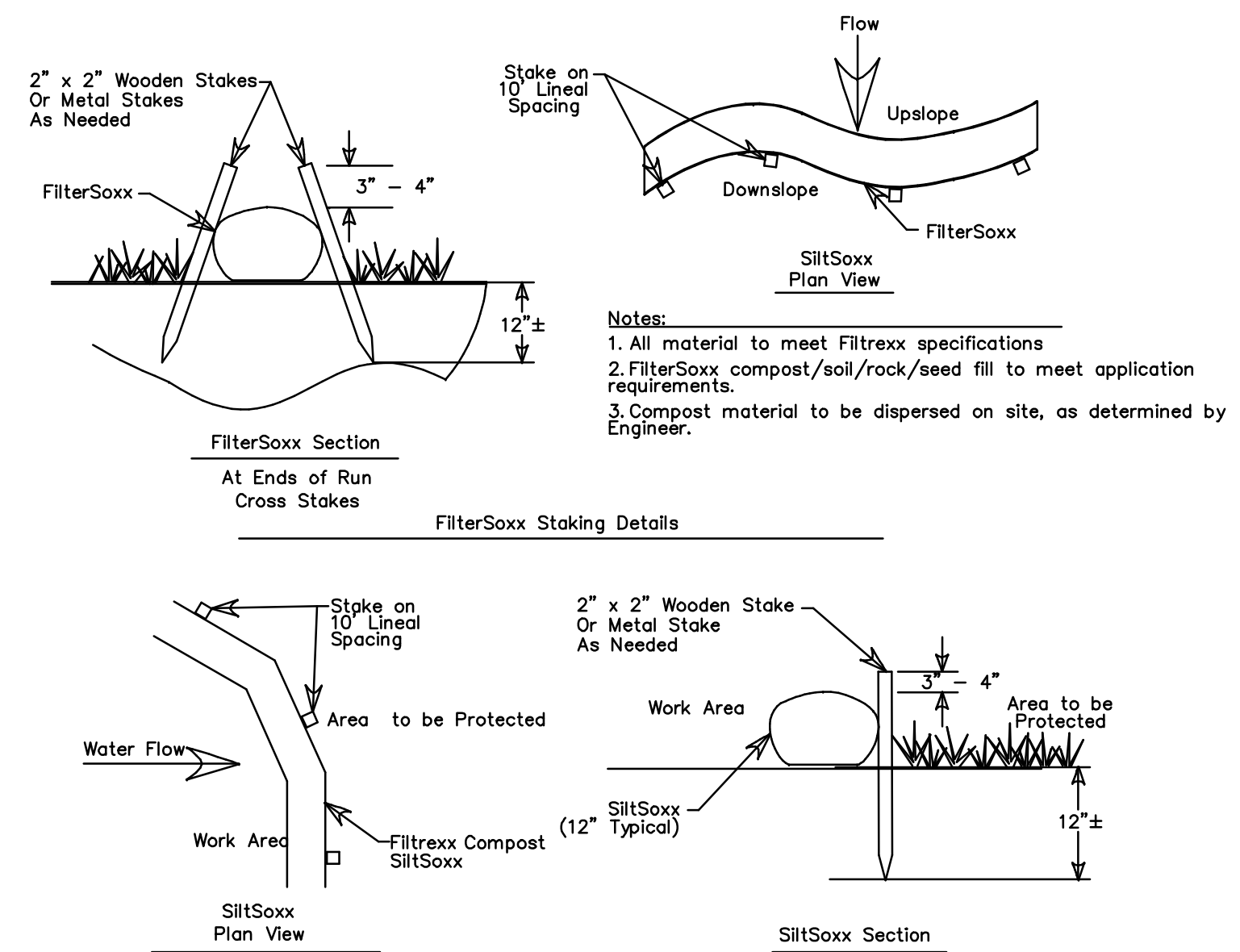
- o Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- o Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic or metal trash containers specifically for this purpose.
- o All spills will be cleaned up immediately after discovery.
- o The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- o Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size.
- o The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to cleanup the spill if it recurs. A description of the spill, its cause, and the cleanup measures will be included.
- o The site superintendent responsible for day-to-day site operations will be the spill prevention and cleanup coordinator.

The project proponent is required to manage construction to meet the requirements and intent of RSA 430:53 and AGR 3800 relative to controlling invasive species and controlling fugitive dust in accordance with ENV-A 1002.

AGR 3800 Prohibited Invasive Plant Species Rules
 The rule, Agr 3800, states: "No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1, New Hampshire prohibited invasive species list". A complete copy of the rules can be accessed on the internet at http://agriculture.nh.gov/topics/plants_insects.htm.

Env-A 1002 FUGITIVE DUST - Precautions to Prevent, Abate, and Control Fugitive Dust
 (a) Any person engaged in any activity within the state that emits fugitive dust, other than those listed in Env-A 1002.02(b), shall take precautions throughout the duration of the activity in order to prevent, abate, and control the emission of fugitive dust.

- (b) Precautions required by (a), above, shall include but not be limited to the following:
- (1) The use of water or hydrophilic material on operations or surfaces, or both;
 - (2) The application of asphalt, water or hydrophilic material, or tarps or other such covers to material stockpiles;
 - (3) The use of hoods, fans, fabric filters, or other devices to enclose and vent areas where materials prone to producing fugitive dust are handled;
 - (4) The use of containment methods for sandblasting or similar operations; and
 - (5) The use of vacuums or other suction devices to collect airborne particulate matter.

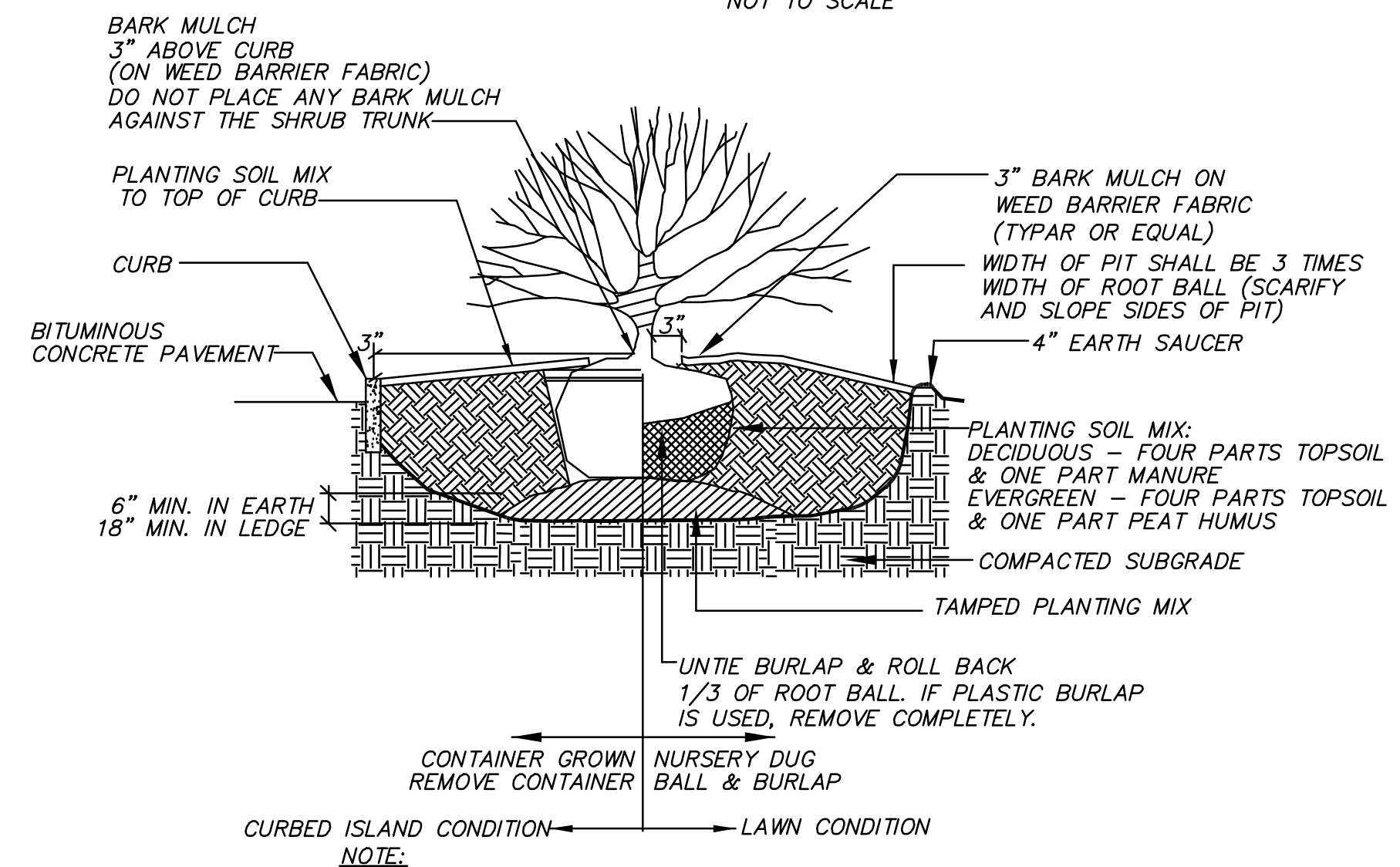


WASHED STONE

| SIeve SIZE | % FINER BY WEIGHT |
|------------|-------------------|
| 1" | 100 |
| 3/4" | 90 - 100 |
| 3/8" | 20 - 55 |
| # 4 | 0 |

STONE DRIP EDGE

NOT TO SCALE



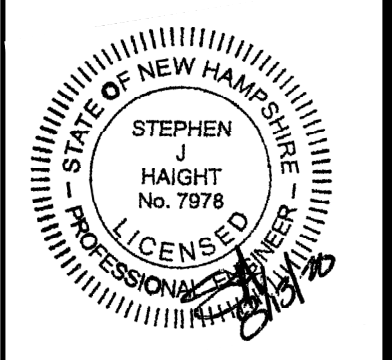
SHRUB PLANTING

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVIL WORKS NEW ENGLAND
 181 Watson Road P.O. Box 1165
 Dover, New Hampshire 03820
 (603) 749-0443

| DATE | SCALE | DRAWN BY | DESIGN BY | APPROVED BY | PROJECT NO. | FILE SITE | NO. |
|---------|--------|----------|-----------|-------------|-------------|-----------|-----|
| 7-21-20 | 1"=20' | SRD | DUL | SRD | 19090 | 1 | |



COMCAST COMMUNICATIONS
 180 GREENLEAF AVE.
 PORTSMOUTH, NH

CONDITIONAL USE
 MEDIA ONE NEW ENGLAND
 PORTSMOUTH, NH
 0243-0067-0001

DETAIL SHEET