

April 5, 2021

Mr. Peter Stith, AICP
Principal Planner
Planning Department
City of Portsmouth
One Junkins Avenue
Portsmouth, NH 03801

RE: Conditional Use Permit approval and Site Plan Review approval for property located at 1400 Lafayette Road, Peverly Hill Road and 721 Peverly Hill Road (PU# LU-20-12)

Subject: Approval Expiration and Extension Request

Dear Mr. Stith:

The above referenced project was approved by the Planning Board on April 30, 2020. On behalf of the applicant, 4 Amigos, LLC, we hereby request a one (1) year extension of said approval in accordance with Section 2.14 of the Site Review Regulations.

The applicant has been working diligently on the Conditions (precedent) of Approval, as well as the final architectural plans for submission of a building permit application. A time extension is required due to the economic impact associated with the COVID-19 pandemic. We are optimistic that this situation will change in the near future and we can obtain a building permit to proceed with construction.

It is our opinion that there is no material change that has taken place at the project site which would affect the site plan as previously approved. Please contact our office if you have any questions or need any additional information in order for the Planning Board to act on this request.

Thank you for your consideration.

Very Truly Yours,

GREENMAN-PEDERSEN, INC.

Frank C. Monteiro, VP

Frank C. Monteiro, PE
Director of Land Development

cc: Mr. Rick Green - 4 Amigos, LLC
CR MAX-0458519.00



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801

(603) 610-7216

PLANNING BOARD

May 4, 2020

Rick Green
4 Amigos, LLC
321 Lafayette Road, Unit D
Hampton, NH 03842

RE: Conditional Use Permit approval and Site Plan Review approval for property located at 1400 Lafayette Road, Pevery Hill Road and 721 Pevery Hill Road

Dear Mr. Green:

The Planning Board, at its regularly scheduled meeting of Thursday, April 30, 2020, considered your application for Conditional Use Permit approval for a Development Site according to the requirements of Section 10.5B40 of the Zoning Ordinance and Site Plan Review approval for the construction of a 53-unit Garden and Townhouse Style residential development consisting of 6 structures with a combined total footprint of 37,775 +/- s.f. and 122,000 +/- GFA with associated grading, lighting, utilities, stormwater management, landscape improvements and community space. Said property is shown on Assessor Map 252 Lots 7, 4 & 5 and lies within the Gateway Neighborhood Mixed Use Center (G2) District. As a result of said consideration, the Board voted to as follows:

- 1) To find that the application meets the requirements of Section 10.5B43.10 and to grant the Conditional Use Permit for a Development Site;
- 2) To grant Site Plan Review Approval with the following stipulations:

2.1) Conditions precedent (to be completed prior to building permit issuance):

- a) Water service design shall be reviewed and approved by the Portsmouth Water Department;
- b) Applicant shall confirm with Eversource that both poles proposed to have service drops are able to provide them. Plan revisions shall be reviewed and approved by Portsmouth DPW, as required;
- c) Applicant shall coordinate addressing and numbering of the buildings with Portsmouth DPW and Fire Department. Proposed sign locations shall be added to the plan set and separate sign permits may be required;
- d) Owner shall provide an access easement to the City for water valve access and leak

detection. The easement shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by the City Council;

e) Owner shall provide a sidewalk public access easement to the City subject to review and approval by the Planning and Legal Departments prior to acceptance by City Council;

f) The site plan and any easement plans and deeds shall be reviewed for pre-approval by the Rockingham County Registry of Deeds and subsequently recorded or as deemed appropriate by the Planning Department;

g) Plans shall be updated to include signage prohibiting truck traffic from entering the development from Peverly Hill Road;

h) The applicant shall document the condition, verify ownership, and provide or produce any easements and agreements pertaining to the access and maintenance of sewer lines that cross the property to the satisfaction of the Department of Public Works;

i) Applicant shall coordinate with COAST to determine if an additional bus stop can be located along Route 1 or Peverly Hill Road to serve the development.

2.2) Conditions subsequent (to be completed subsequent to building permit issuance):

a) The applicant shall design and construct a pedestrian crossing of Peverly Hill Road at the West Road intersection, along with an pedestrian activated signal. Plans shall be reviewed and approved by DPW;

b) The applicant shall provide engineered plans for a sidewalk along Peverly Hill Road between West Road and the Market Basket driveway for future construction by the City. Plans shall be reviewed and approved by DPW;

c) The applicant shall replace the water main in Peverly Hill Road as required per Portsmouth DPW requirements;

d) The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed according to the approved plans and specifications and will meet the design performance;

e) All utilities being installed shall be witnessed by a third party inspection company to be determined by the City.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

This site plan approval shall not be effective until a site plan agreement has been signed satisfying the requirements of Section 2.12 of the City's Site Review Approval Regulations.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

The Planning Director must certify that all stipulations of approval have been completed prior to issuance of a building permit unless otherwise indicated above.

This site plan approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Planning Board unless an extension is granted by the Planning Board in accordance with Section 2.14 of the Site Review Regulations.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Dexter R. Legg". The signature is written in a cursive style with a large initial "D".

Dexter R. Legg, Chairman of the Planning Board

cc: Robert Marsilia, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Peter H. Rice, Director of Public Works

Robert White, GPI, Inc.

SITE DEVELOPMENT PLANS

for

TAX MAP 252 LOTS 4, 5 & 9

1400 LAFAYETTE ROAD

PORTSMOUTH, NEW HAMPSHIRE 03801

Prepared for:

4 AMIGOS, LLC

321D LAFAYETTE ROAD

HAMPTON, NEW HAMPSHIRE 03842

ENGINEER:

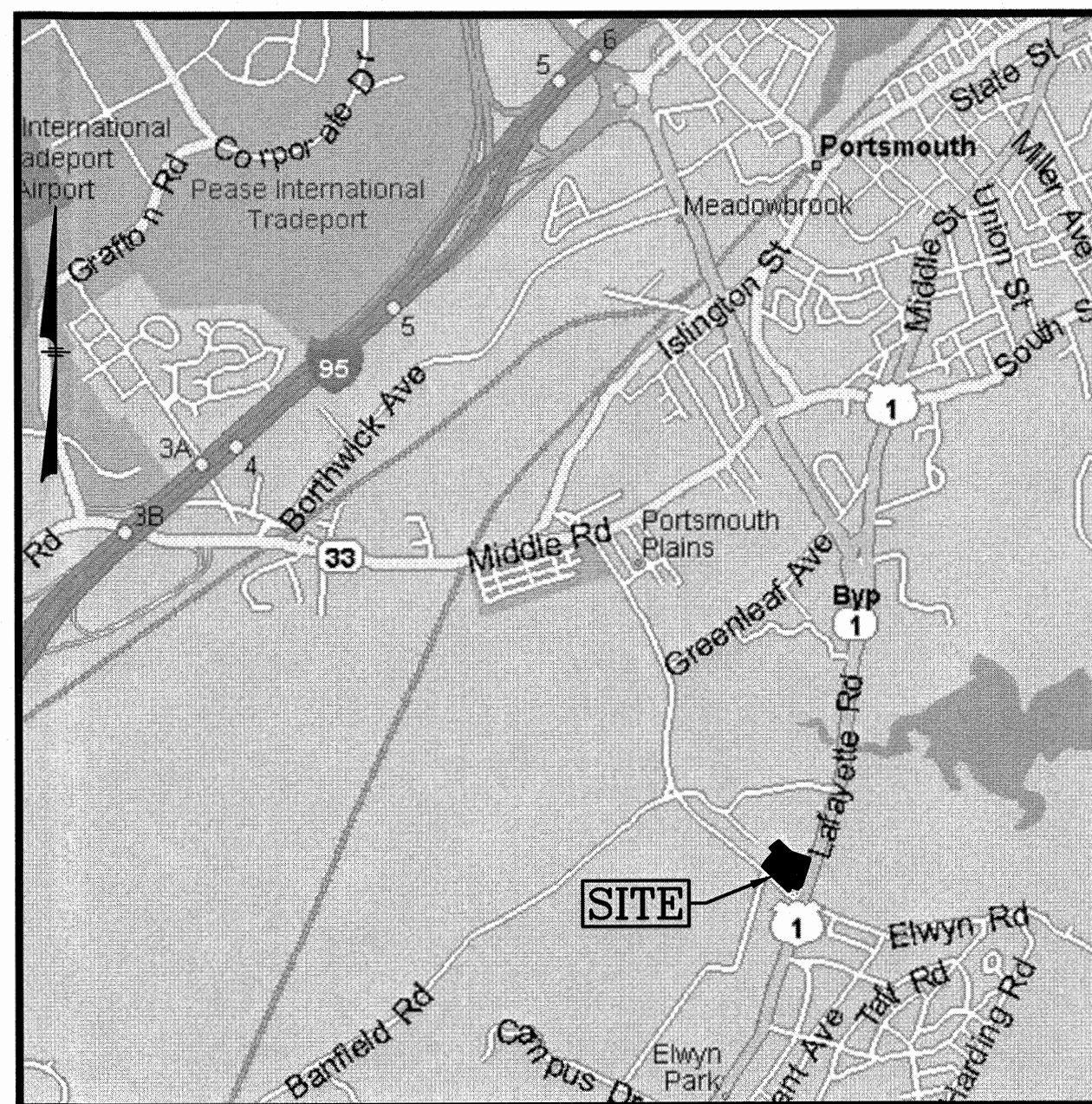
GREENMAN-PEDERSEN, INC. (GPI)
FRANK C. MONTEIRO, PE
44 STILES ROAD, SUITE ONE
SALEM, NH 03079
(603) 893-0720

SURVEYOR:

GREENMAN-PEDERSEN, INC. (GPI)
JOEL A. CONNOLLY, LLS
44 STILES ROAD, SUITE ONE
SALEM, NH 03079
(603) 893-0720

ARCHITECT:

MICHAEL J KEANE ARCHITECTS PLLC
MICHAEL KEANE
101 KENT PLACE
NEWMARKET, NH 03857
(603) 292-1400



LOCATION MAP
NOT TO SCALE

INDEX TO DRAWINGS

1. TITLE SHEET
2. EXISTING CONDITIONS PLAN
3. DEMOLITION PLAN
4. SITE OVERVIEW PLAN
5. SITE PLAN
6. GRADING & DRAINAGE PLAN
7. UTILITY PLAN
8. EROSION & SEDIMENT CONTROL PLAN
9. LANDSCAPE PLAN
10. LANDSCAPE DETAILS
11. DETAIL SHEET
12. DETAIL SHEET
13. DETAIL SHEET
14. DETAIL SHEET
15. DETAIL SHEET
- 1 OF 1. SEWER PLAN & PROFILE (P&P)
- 1 OF 1. COMMUNITY SPACE OVERVIEW PLAN
- 1 OF 1. LIGHTING PLAN (CREE)
- 1 OF 1. BUILDING A CONCEPT (A-1.A)
- 1 OF 1. BUILDING A PLANS (A-2.A)
- 1 OF 1. BUILDING B TYPICAL UNIT (A-1.B)
- 1 OF 1. BUILDING B PLANS AND ELEV. (A-2.B)
- 1 OF 1. BUILDING C CONCEPT PLANS (A-1.C)
- 1 OF 1. BUILDING C RENDER CONCEPTS (A-2.C)

NO.	DESCRIPTION	BY	DATE
2	REV SHEETS 3-11, P&P - A-2.C	CMT	3/9/20
1	REV SHEETS 3-9, P&P, A-1.C	CMT	2/20/20

REVISIONS

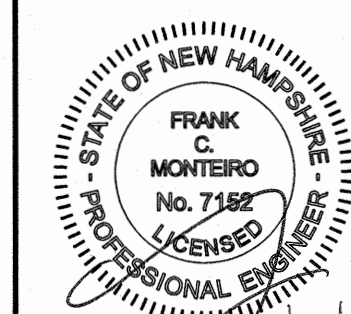
TITLE SHEET

ASSESSORS MAP 252 - LOTS 4, 5 & 9
1400 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
PREPARED FOR:
4 AMIGOS, LLC
321 LAFAYETTE ROAD UNIT D
HAMPTON, NEW HAMPSHIRE 03842

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON

DATE



GPI Engineering Design Planning Construction Management
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079

SCALE: NONE	DATE: JANUARY 20, 2020	DRAWING NO. 4582CVR.DWG
DRAWN BY: CPS	CHECKED BY: CMT	SHEET NO. 1 OF 15
PROJECT NO. 458219		

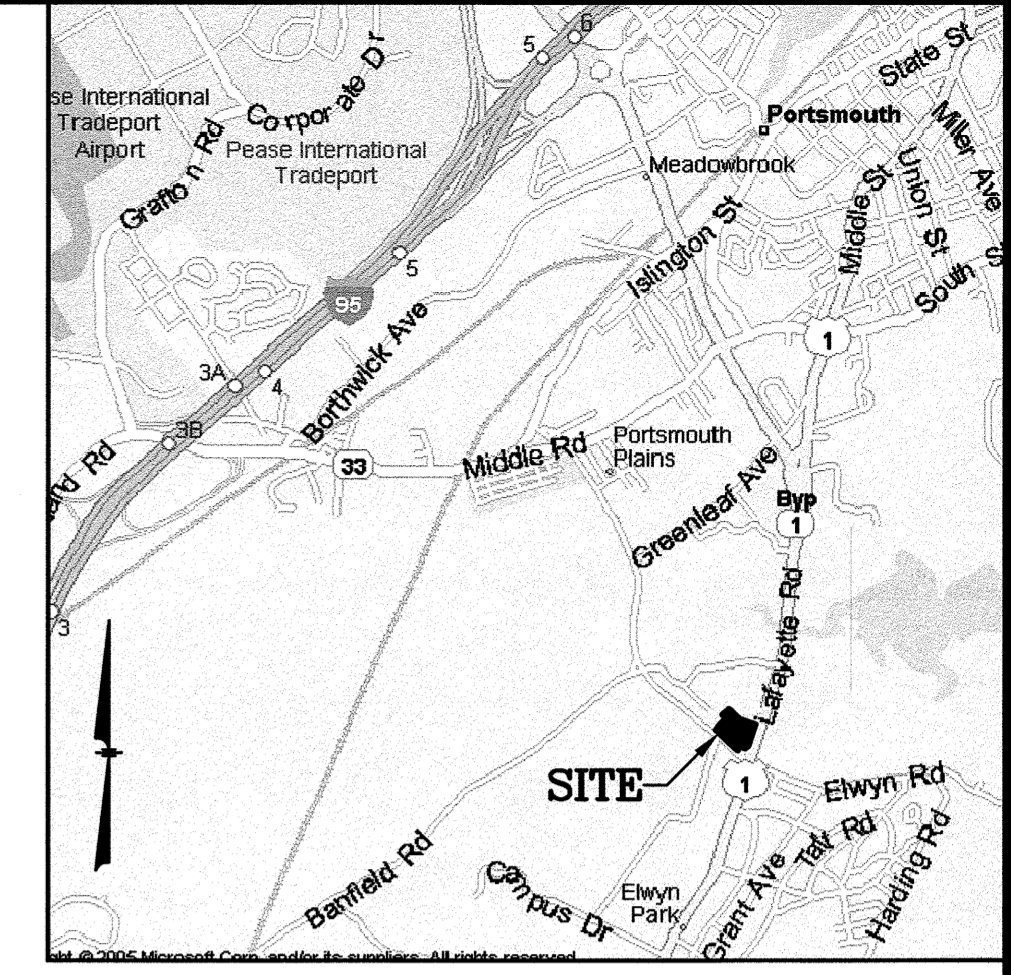
LEGEND

○ IRON PIPE OR ROD	○ UTILITY POLE
□ CONCRETE OR GRANITE BOUND	⊙ DRAIN MANHOLE
△ RAILROAD SPIKE FOUND	⊙ SEWER MANHOLE
○ DRILL HOLE FOUND	⊙ TELEPHONE MANHOLE
— SDC EXIST. SLOPED GRANITE CURB	□ CATCH BASIN
— VCC EXIST. VERTICAL GRANITE CURB	— WATER LINE
— BCC EXIST. BITUMINOUS CONC. LIP CURBING	— WATER VALVE
— VCC EXIST. VERTICAL CONCRETE CURB	— FIRE HYDRANT
— OVERHEAD SERVICE WIRES	— GAS VALVE
— DSYL DOUBLE SOLID YELLOW LINE	— GAS LINE
— SWML SINGLE SOLID WHITE LINE	— ABANDONED GAS LINE
— BWL BROKEN WHITE LINE	— UNDERGROUND TELEPHONE LINE
— BROKEN WHITE LINE	— UNDERGROUND ELECTRIC AND TELEPHONE
— SIGN	— TREELINE

PLAN REFERENCES:

- SITE DEVELOPMENT PLANS TAX MAP 252 LOTS 7 & 9, 1390 & 1400 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE PREPARED FOR 4 AMIGOS, LLC; SCALE: 1"=30'; DATE: DECEMBER 19, 2011 (revised to 8/5/13) BY THIS OFFICE.
- TRANSPORTATION IMPROVEMENT PROJECT, LAFAYETTE ROAD (ROUTE 1) AT PEVERLY HILL ROAD AND ELWYN ROAD ON THE CITY OF PORTSMOUTH, ROCKINGHAM COUNTY IN THE STATE OF NEW HAMPSHIRE, PROPOSED COMMERCIAL OFF-SITE IMPROVEMENTS PORTSMOUTH, NEW HAMPSHIRE PREPARED FOR 4 AMIGOS, LLC HAMPTON, NEW HAMPSHIRE; SCALE: 1"=20'; DATE: NOVEMBER 2012 BY VANASSE & ASSOCIATES, INC.
- ALTA/ACSM LAND TITLE SURVEY OF TAX MAP 252 LOTS 3 & 8; SCALE: 1" = 40'; DATE: JUNE 25, 2004 (rev. 8/12/04); PREPARED BY DOUCET SURVEY, INC..
- ALTA/ACSM LAND TITLE SURVEY OF TAX MAP 252 LOTS 4 & 5; SCALE: 1" = 40'; DATE: NOV. 18, 2004 (rev. 11/22/04); PREPARED BY DOUCET SURVEY, INC.
- ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN #D-37860.
- R.C.R.D. PLAN #D-37533.
- R.C.R.D. PLAN #D-37532.
- R.C.R.D. PLAN #D-34531.
- R.C.R.D. PLAN #D-33990.
- R.C.R.D. PLAN #D-32208.
- R.C.R.D. PLAN #D-32207.
- R.C.R.D. PLAN #D-32206.
- R.C.R.D. PLAN #D-28308.
- R.C.R.D. PLAN #D-27945.
- R.C.R.D. PLAN #D-12125.
- R.C.R.D. PLAN #D-11370.
- R.C.R.D. PLAN #D-8831.
- R.C.R.D. PLAN #D-4195.
- R.C.R.D. PLAN #341.
- R.C.R.D. PLAN #01637.
- R.C.R.D. PLAN #01332.
- R.C.R.D. BOOK 1165 PAGE 379.

OWNER OF RECORD:
MAP 252 LOT 4, 5 & 9
4 AMIGOS, LLC
321 LAFAYETTE ROAD, UNIT D
HAMPTON, NH 03842
BOOK 5391 PAGE 625 & PAGE 638



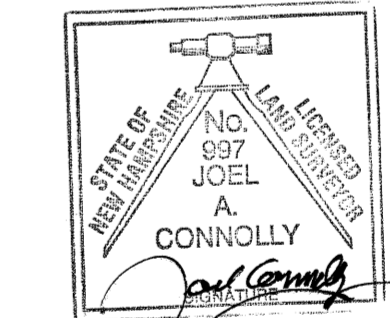
LOCATION MAP
(NOT TO SCALE)

NOTES:

- ZONE: GATEWAY NEIGHBORHOOD MIXED USE CENTER (G2)
 MIN. LOT SIZE: 10,000 Sq.Ft.
 MIN. LOT FRONTAGE: 50 Ft.
 SETBACKS:
 FRONT 80 Ft. FROM CL LAFAYETTE ROAD
 30 Ft. FROM PEVERLY HILL R.O.W.
 SIDE 30 Ft.
 REAR 50 Ft.
 REFER TO THE CITY OF PORTSMOUTH ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.
- THIS PLAN IS THE RESULT OF ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN 2008 AND 2019.
- BEARINGS SHOWN HEREON ARE BASED ON PLAN REFERENCE #3.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88. CURB ELEVATIONS SHOWN ARE AT THE "TOE" OF CURB. CURBS ARE 0.50'± HIGH.
- LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.
- THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33015C0270E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.



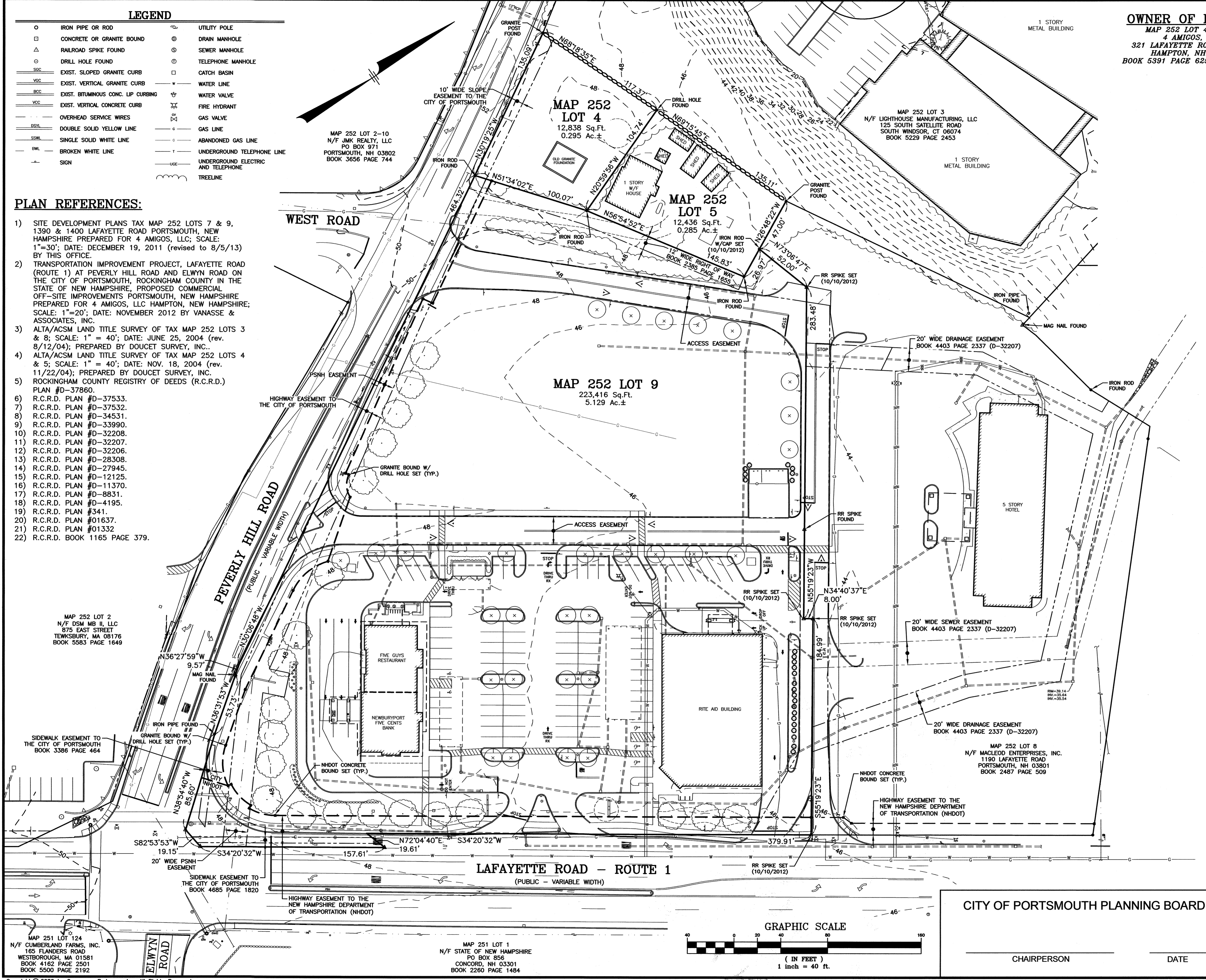
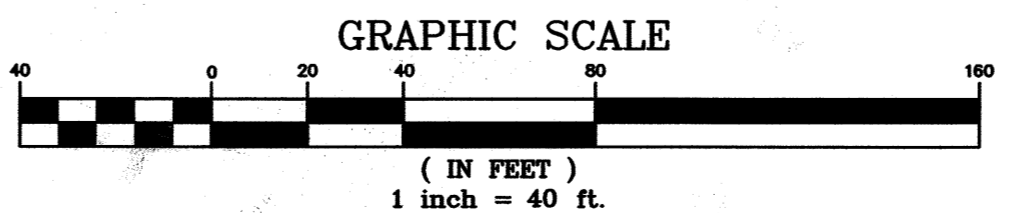
1/21/2020

JOEL A. CONNOLLY, LLS 997 DATE

NO.	DESCRIPTION	BY	DATE
REVISIONS			
EXISTING CONDITIONS PLAN			
ASSESSORS MAP 252 - LOTS 4, 5 & 9 1400 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE PREPARED FOR: 4 AMIGOS, LLC 321 LAFAYETTE ROAD, UNIT D HAMPTON, NEW HAMPSHIRE 03842			
GPI Engineering Design Planning Construction Management 603.893.0720 GPINET.COM		Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079	
SCALE: 1"=40'	DATE: JANUARY 20, 2020	DRAWING NO. 45821WS.DWG	
DRAWN BY: JWW/JAC	CHECKED BY: JAC	PROJECT NO. 458219	SHEET NO. 2 OF 15

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON DATE

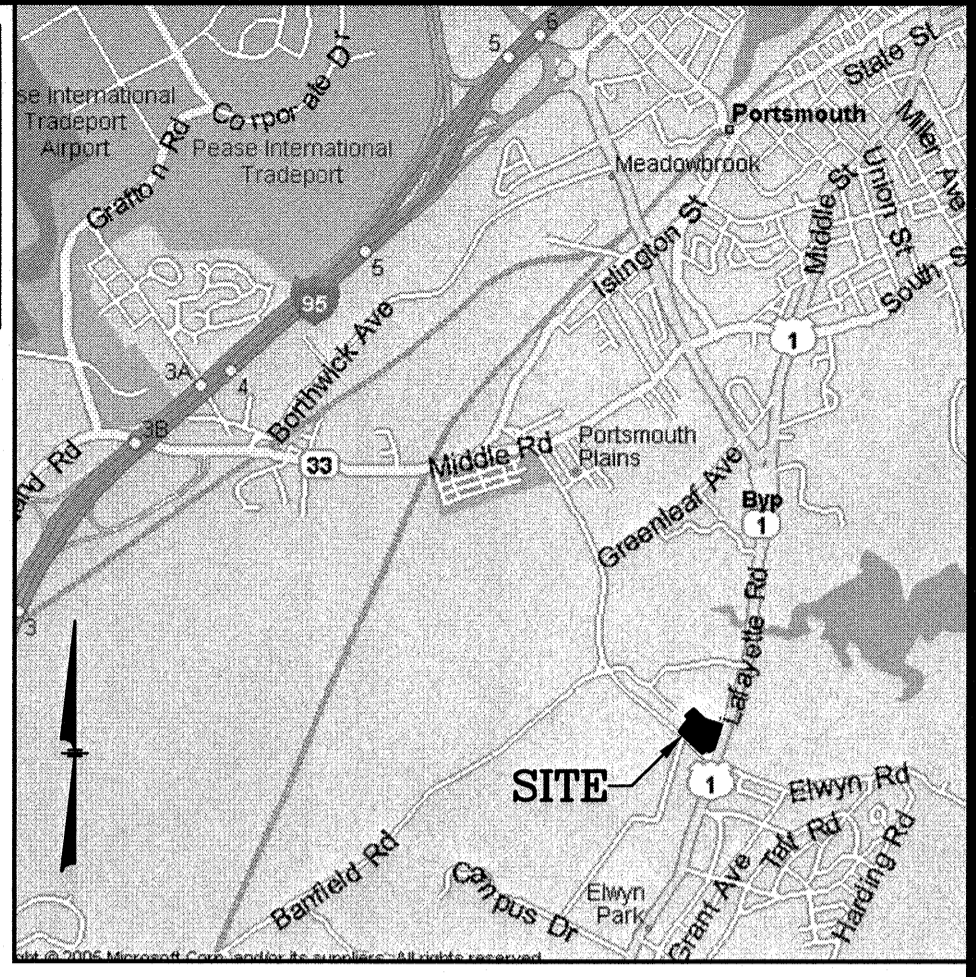


LEGEND

○	IRON PIN FOUND	○	UTILITY POLE
□	CONCRETE BOUND FOUND	⊙	DRAIN MANHOLE
△	RAILROAD SPIKE FOUND	⊙	SEWER MANHOLE
○	DRILL HOLE FOUND	⊙	TELEPHONE MANHOLE
---	SGC EXIST. SLOPED GRANITE CURB	□	CATCH BASIN
---	YGC EXIST. VERTICAL GRANITE CURB	---	WATER LINE
---	BCC EXIST. BITUMINOUS CONC. LIP CURBING	---	WATER VALVE
---	VCC EXIST. VERTICAL CONCRETE CURB	⊙	FIRE HYDRANT
---	DSWL OVERHEAD SERVICE WIRES	⊙	GAS VALVE
---	DSYL DOUBLE SOLID YELLOW LINE	---	GAS LINE
---	SSWL SINGLE SOLID WHITE LINE	---	UNDERGROUND TELEPHONE LINE
---	BWL BROKEN WHITE LINE	---	UNDERGROUND ELECTRIC AND TELEPHONE
---	SIGN	---	WETLAND LINE
TBR	TO BE REMOVED	---	TREELINE
XXXXXX	TO BE REMOVED		

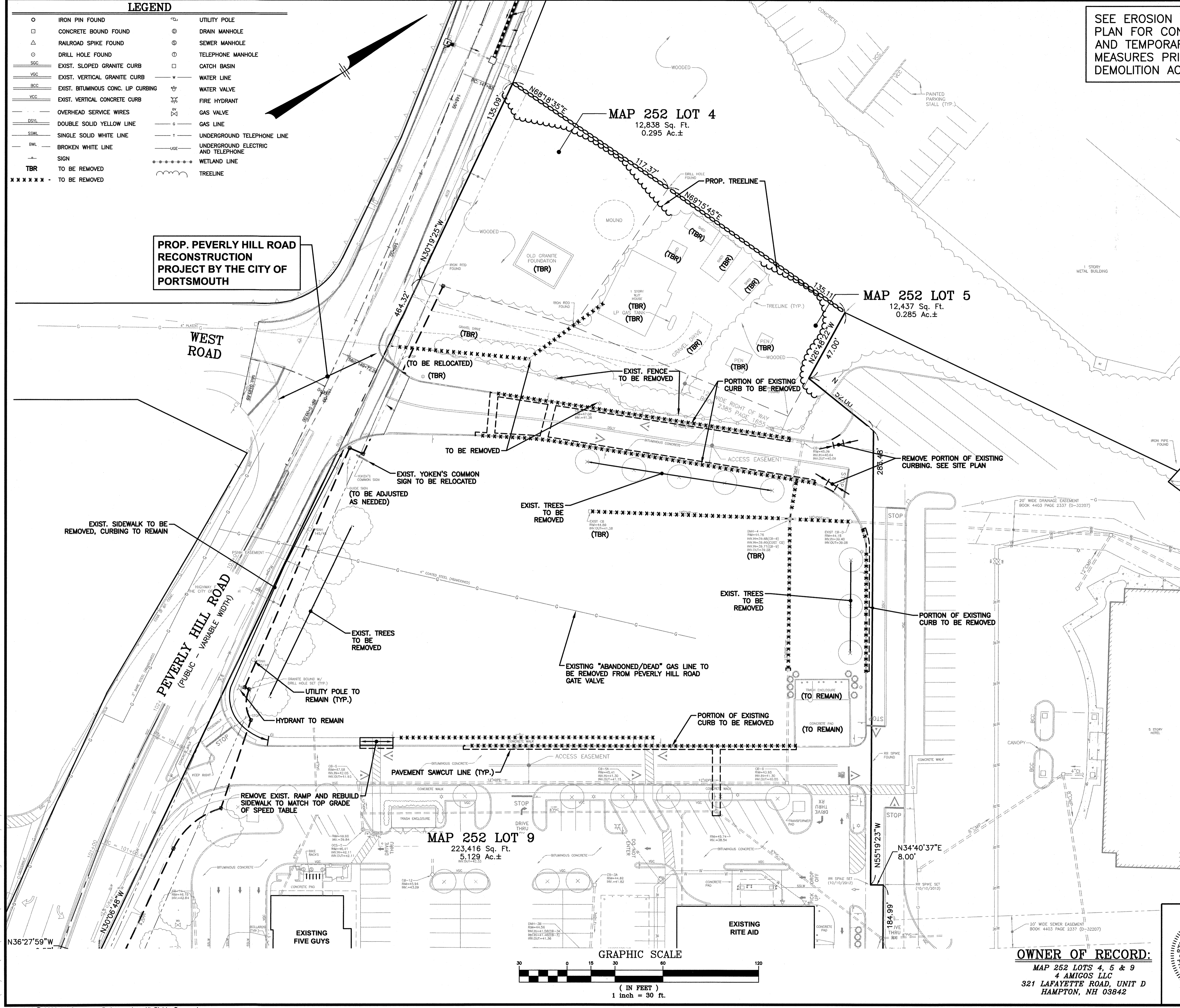
PROP. PEVERLY HILL ROAD RECONSTRUCTION PROJECT BY THE CITY OF PORTSMOUTH

SEE EROSION & SEDIMENT CONTROL PLAN FOR CONSTRUCTION SEQUENCE AND TEMPORARY EROSION CONTROL MEASURES PRIOR TO BEGINNING DEMOLITION ACTIVITIES.



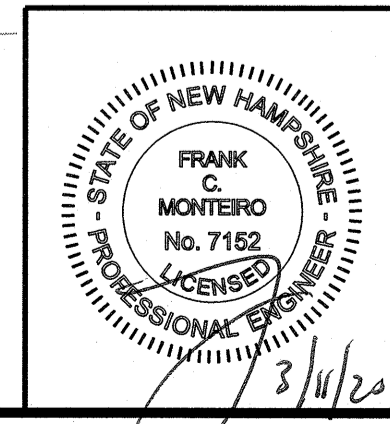
NOTES:

- 1) ALL EXISTING UTILITY DISCONNECTIONS MUST BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
- 2) ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR TO INSTALL EROSION CONTROL DEVICES PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
- 3) CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
- 4) REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
- 5) CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
- 6) USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURE AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
- 7) ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
- 8) COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY, GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- 9) REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.
- 10) PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE EROSION & SEDIMENT CONTROL PLAN.
- 11) ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO CITY AND NHDOT STANDARDS.
- 12) THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
- 13) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY "DIG SAFE" (1-888-344-7233) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER DEPARTMENT TO MARK OUT THEIR UTILITIES.
- 14) NOTES ON THIS PLAN THAT READ "TBR" REPRESENT FEATURES TO BE REMOVED. ANY FEATURES NOT LABELED "TBR" OR "TO BE REMOVED" SHALL BE CONSIDERED EXISTING TO REMAIN.
- 15) SEE LANDSCAPE PLAN FOR LIMITS OF CLEARING AND GRUBBING. AFTER CLEARING, STRIP AND STOCKPILE TOP SOIL PER LANDSCAPE PLAN, IF APPLICABLE.
- 16) THE SITE CONTRACTOR SHALL TAKE NOTICE THAT THIS SITE MIGHT CONTAIN AN UNMARKED BURIAL GROUND WHICH IS REGISTERED WITH THE STATE AS AN ARCHAEOLOGICAL SITE KNOWN AS THE "WILLEY/LIGHTFORD" BURIAL GROUND. ACCORDING TO RECORDS FROM THE 1800'S, THIS BURIAL PLOT WAS 10'x10' LOCATED IN THE SOUTHWEST CORNER OF THE LOT NEAR PEVERLY HILL ROAD. IF THE CONTRACTOR ENCOUNTERS ANY REMAINS, HE SHALL CEASE OPERATIONS AND NOTIFY THE CITY AND THE NH DIVISION OF HISTORICAL RESOURCES (603-271-2813).
- 17) THE SITE CONTRACTOR SHALL COORDINATE DEMOLITION ACTIVITIES WITH THE COMFORT INN TO MINIMIZE DISTURBANCE TO THEIR OPERATION.



NO.	DESCRIPTION	BY	DATE
2	MISC. REVISIONS PER TAC	CMT	3/9/20
1	MISC. REVISIONS PER TAC	CMT	2/20/20

DEMOLITION PLAN
ASSESSORS MAP 252 - LOTS 4, 5 & 9
 1400 LAFAYETTE ROAD
 PORTSMOUTH, NEW HAMPSHIRE
 PREPARED FOR:
4 AMIGOS, LLC
 321 LAFAYETTE ROAD UNIT D
 HAMPTON, NEW HAMPSHIRE 03842



OWNER OF RECORD:
 MAP 252 LOTS 4, 5 & 9
 4 AMIGOS LLC
 321 LAFAYETTE ROAD, UNIT D
 HAMPTON, NH 03842

GPI Engineering Design Planning Construction Management		Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079	
SCALE: 1"=30'	DATE: JANUARY 20, 2020	DRAWING NO. 4582SP.DWG	
DRAWN BY: CCC	CHECKED BY: CMT	PROJECT NO. 458219	SHEET NO. 3 OF 15

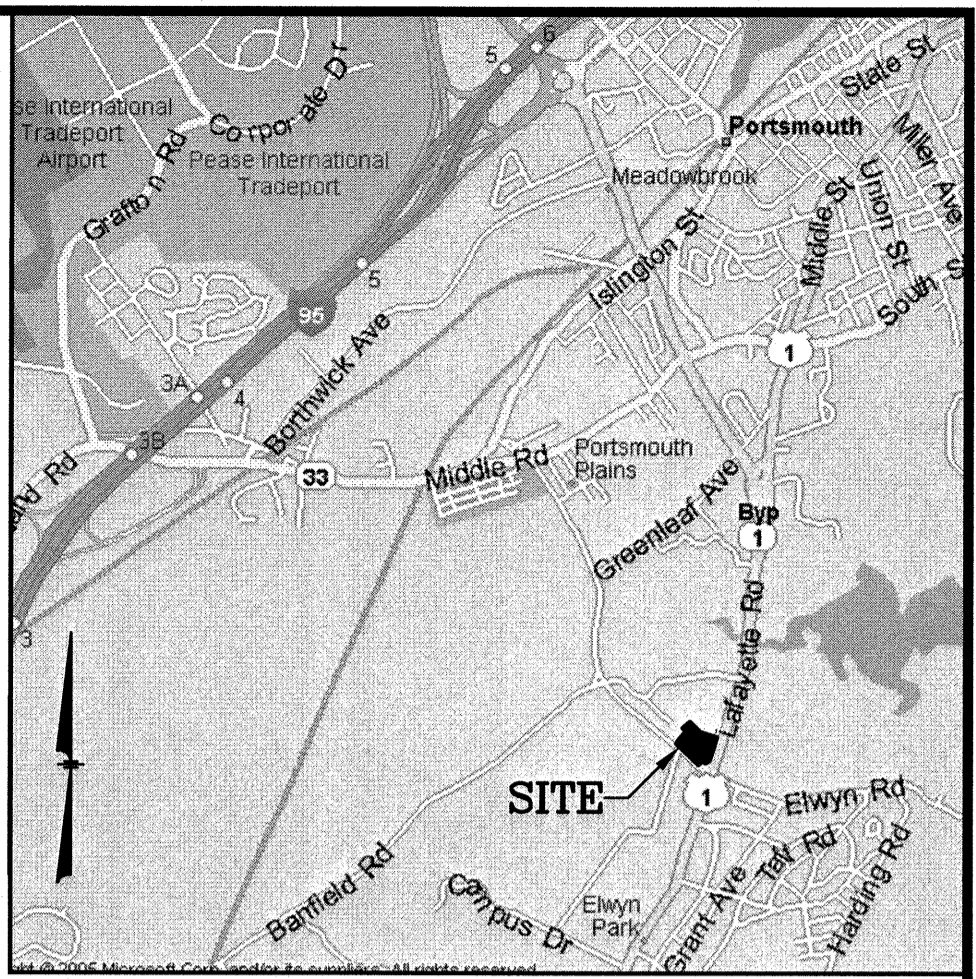
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PROP. PEVERLY HILL ROAD RECONSTRUCTION PROJECT BY THE CITY OF PORTSMOUTH

MAP 252 LOT 4
12,838 Sq. Ft.
0.295 Ac.±

MAP 252 LOT 5
12,437 Sq. Ft.
0.285 Ac.±

MAP 252 LOT 9
223,416 Sq. Ft.
5.129 Ac.±



LOCATION MAP
(NOT TO SCALE)

LEGEND

- IRON PIN FOUND
- CONCRETE BOUND FOUND
- △ RAILROAD SPIKE FOUND
- DRILL HOLE FOUND
- EXIST. SLOPED GRANITE CURB
- EXIST. VERTICAL GRANITE CURB
- EXIST. BITUMINOUS CONC. LIP CURBING
- EXIST. VERTICAL CONCRETE CURB
- OVERHEAD SERVICE WIRES
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- BROKEN WHITE LINE
- SIGN
- UTILITY POLE
- DRAIN MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC AND TELEPHONE
- WETLAND LINE
- TREELINE

NOTES:

- 1) CURRENT ZONE IS GATEWAY NEIGHBORHOOD MIXED USE CENTER (G2). REFER TO CITY OF PORTSMOUTH ZONING DISTRICTS AND USE REGULATIONS FOR ADDITIONAL INFORMATION.
- 2) PROPOSED RESIDENTIAL PARKING BREAKDOWN:
= 32 GARAGE SPACES (GARDEN STYLE)
+ 46 GARAGE SPACES (TOWNHOUSE STYLE)
(INCLUDES 2 GARAGE SPACES/UNIT)
+ 28 EXTERIOR SPACES
= 106 SPACES PROPOSED
- PROPOSED EXTERIOR PARKING ONLY:
(EXCLUDING GARAGE OR BELOW GRADE PARKING) = 28 SPACES
- 3) TOTAL REQUIRED OPEN SPACE/COMMUNITY SPACE = 20% (49,738 SF)
TOTAL PROVIDED = 21.4% (53,135 SF)
- 4) SEE SHEET 5 FOR ADDITIONAL NOTES & INFORMATION.

TABLE OF ZONING REGULATIONS - PORTSMOUTH, NH
ZONE: GATEWAY NEIGHBORHOOD MIXED USE CENTER (G2)

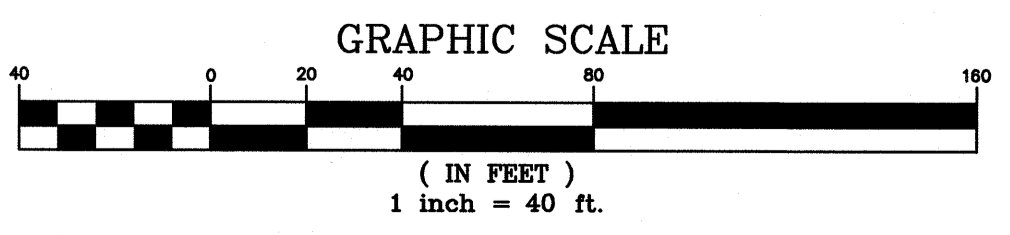
DESCRIPTION	REQUIRED		RETAIL DEVELOPMENT (PROVIDED)		GATEWAY TOWNHOUSE		APARTMENT BUILDING	
	REQUIRED	PROVIDED	REQUIRED	(PROVIDED)	REQUIRED	(PROVIDED)	REQUIRED	(PROVIDED)
MINIMUM LOT AREA - Sq. Ft.	10,000 SF	248,691 SF	10,000 SF	248,691 SF	10,000 SF	248,691 SF	10,000 SF	248,691 SF
MINIMUM LOT FRONTAGE	50'	>200'	50'	>200'	50'	>200'	50'	>200'
MINIMUM FRONT YARD SETBACK	LAFAYETTE ROAD - 80 FEET FROM CENTERLINE PEVERLY HILL ROAD - 30 FEET	84' LAFAYETTE ROAD > 30' PEVERLY ROAD	5' MIN. TO 15' MAX.	25'	10' MIN. TO 30' MAX.	25.2'	10' MIN. TO 30' MAX.	25.2'
MINIMUM REAR YARD SETBACK	50'	> 50'	15'	32.1'	20'	58.3'	20'	58.3'
MINIMUM SIDE YARD SETBACK	30'	> 30'	10'	24.5'	15'	20'	15'	20'
MINIMUM FRONT YARD PAVEMENT SETBACK	30' FROM LOT LINE	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'
PARKING SPACE DIMENSIONS	8.5' x 19'	9' x 19'	8.5' x 19'	9' x 19'	8.5' x 19'	9' x 19'	8.5' x 19'	9' x 19'
MINIMUM NUMBER PARKING SPACES (RESIDENTIAL DEVELOPMENT)	DWELLING UNITS > 750 SF=1.3 SPACES/UNIT VISITOR PARKING=1 SPACE/5 DWELLING UNITS REQ. PARKING =53 UNITS * 1.3 SP/UNITS = 80 SPACES REQUIRED	NO CHANGE TO PREVIOUSLY APPROVED PARKING - 92 SPACES ONSITE	SEE PARKING BREAKDOWN ABOVE	SEE PARKING BREAKDOWN ABOVE	SEE PARKING BREAKDOWN ABOVE	SEE PARKING BREAKDOWN ABOVE	SEE PARKING BREAKDOWN ABOVE	SEE PARKING BREAKDOWN ABOVE
MINIMUM OPEN SPACE	20%	53,023/248,691=21.3%	20%	53,023/248,691=21.3%	20%	53,023/248,691=21.3%	20%	53,023/248,691=21.3%
MAXIMUM BUILDING HEIGHT	40', 25'-49' FROM ROW - 45 FEET	< 40'	2.5 STORIES OR 35'	34.2'	4 STORIES OR 50'	45'	4 STORIES OR 50'	45'
MAXIMUM BUILDING COVERAGE	50%	17,186/248,691 = 6.9%	50%	20,875/248,691=8.4%	50%	16,900/248,691=6.8%	50%	16,900/248,691=6.8%
MAXIMUM FREESTANDING SIGN AREA, HEIGHT & SETBACK	100 SF PER SIDE FOR PRIMARY SIGN 75 SF PER SIDE FOR SECONDARY SIGN (N/A) 20' HEIGHT, 10' SETBACK	EXISTING SIGNAGE TO REMAIN	N/A	N/A	N/A	N/A	N/A	N/A
WALL SIGN AREA	UP TO 200 SF, CANNOT EXCEED AGGREGATE	EXISTING SIGNAGE TO REMAIN	N/A	N/A	N/A	N/A	N/A	N/A

ORIGINAL 2013 APPROVALS

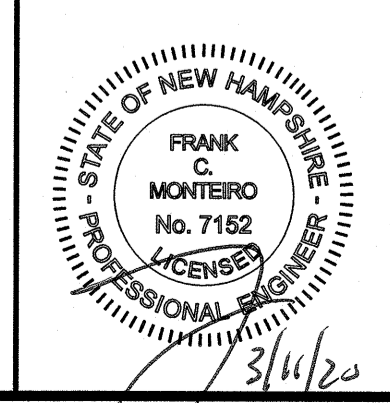
EXISTING FIVE GUYS
FIVE GUYS RESTAURANT

EXISTING NEWBURYPORT FIVE CENTS BANK

EXISTING RITE AID



OWNER OF RECORD:
MAP 252 LOTS 4, 5 & 9
4 AMIGOS, LLC
321 LAFAYETTE ROAD, UNIT D
HAMPTON, NH 03842



NO.	DESCRIPTION	BY	DATE
2	MISC. REVISIONS PER TAC	CMT	3/9/20
1	MISC. REVISIONS PER TAC	CMT	2/20/20

SITE OVERVIEW PLAN

ASSESSORS MAP 252 - LOTS 4, 5 & 9
1400 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
PREPARED FOR:
4 AMIGOS, LLC
321 LAFAYETTE ROAD UNIT D
HAMPTON, NEW HAMPSHIRE 03842

GPI Engineering Design Planning Construction Management
603.893.0720 GPINET.COM

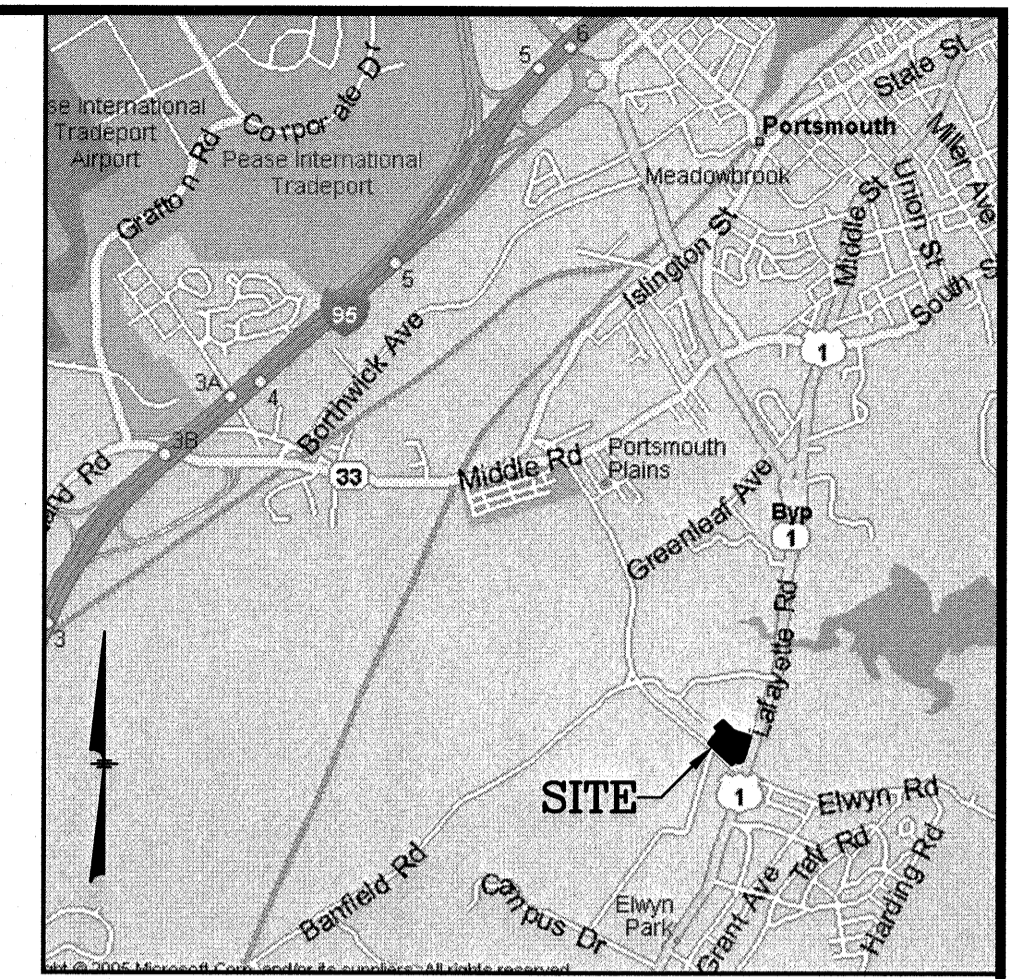
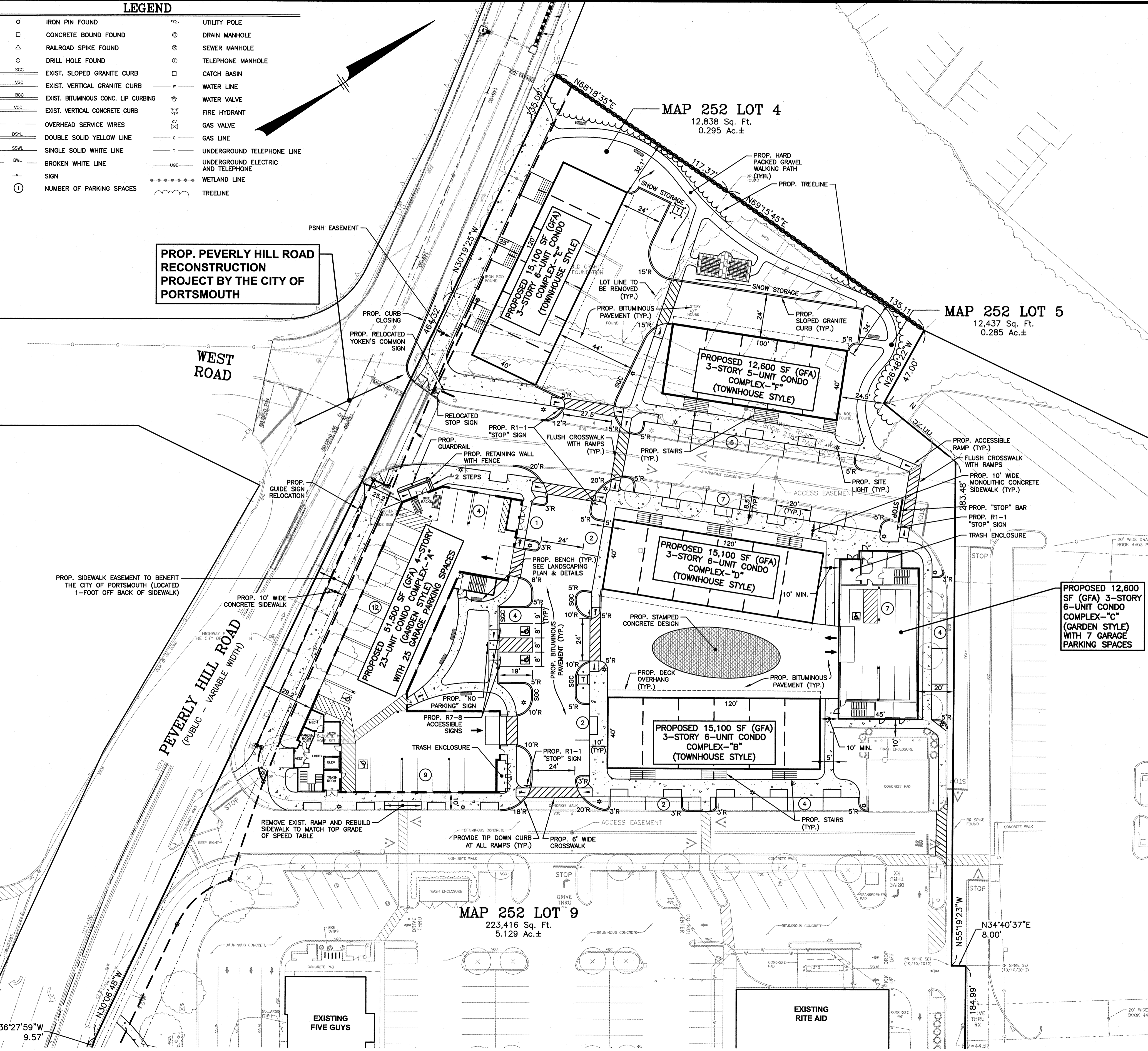
Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079

SCALE: 1"=40'	DATE: JANUARY 20, 2020	DRAWING NO. 4582SP.DWG
DRAWN BY: CCC	CHECKED BY: CMT	PROJECT NO. 458219
		SHEET NO. 4 OF 15

LEGEND

- IRON PIN FOUND
- CONCRETE BOUND FOUND
- △ RAILROAD SPIKE FOUND
- DRILL HOLE FOUND
- SGP EXIST. SLOPED GRANITE CURB
- VGC EXIST. VERTICAL GRANITE CURB
- BCG EXIST. BITUMINOUS CONC. LIP CURBING
- VSC EXIST. VERTICAL CONCRETE CURB
- DSL OVERHEAD SERVICE WIRES
- DSL DOUBLE SOLID YELLOW LINE
- SSWL SINGLE SOLID WHITE LINE
- BWL BROKEN WHITE LINE
- SIGN SIGN
- ① NUMBER OF PARKING SPACES
- UTILITY POLE
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ TELEPHONE MANHOLE
- CATCH BASIN
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC AND TELEPHONE
- WETLAND LINE
- TREELINE

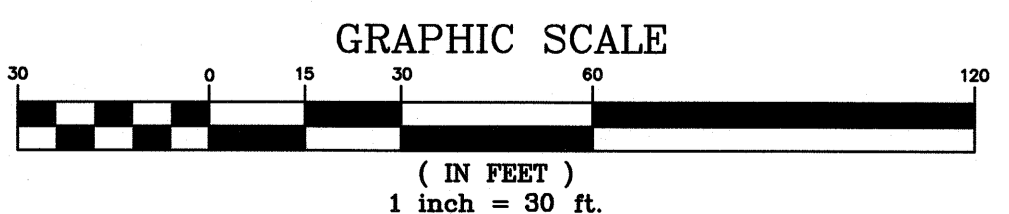
PROP. PEVERLY HILL ROAD RECONSTRUCTION PROJECT BY THE CITY OF PORTSMOUTH



LOCATION MAP
(NOT TO SCALE)

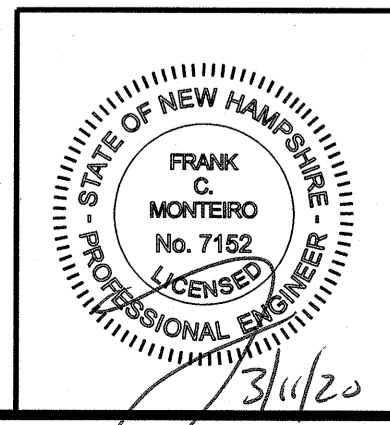
NOTES:

- 1) TAX MAP 252 LOTS 4, 5 & 9
- 2) ZONING DISTRICT: GATEWAY NEIGHBORHOOD MIXED USE CENTER (G2)
- 3) LOT 9 AREA = 223,416 Sq.Ft. (EXISTING) = 5.129 Ac.±
- LOT 4 AREA = 12,838 Sq.Ft. (EXISTING) = 0.295 Ac.±
- LOT 5 AREA = 12,437 Sq.Ft. (EXISTING) = 0.285 Ac.±
- 4) EXISTING USE: VACANT REAR PARCEL ON PORTION OF LOT 9 AND RESIDENTIAL DWELLING ON LOTS 4 & 5. (FORMER YOKEN'S RESTAURANT AND FUNCTION FACILITY)
PROPOSED USE: MULTI-UNIT RESIDENTIAL DEVELOPMENT
- 5) ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS PUBLISHED IN THE FEDERAL REGISTER, REVISED IN 2010.
- 6) THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
- 7) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- 8) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 (72 HOURS PRIOR TO ANY EXCAVATION).
- 9) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF PORTSMOUTH AND THE STATE OF NEW HAMPSHIRE.
- 10) THE SITE IS NOT WITHIN THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE PANEL 270 OF 681, MAP NUMBER 33015C0270E, EFFECTIVE DATE: MAY 17, 2005.
- 11) ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY RITE AID CORPORATION.
- 12) A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
- 13) PROPOSED SNOW STORAGE AREAS AS SHOWN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.
- 14) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY GREENMAN-PEDERSEN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- 15) ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- 16) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING ON-SITE PAVEMENT, CONCRETE PADS, BRICKS, FILL PILES, AND ALL OTHER EXISTING SURFACE AND UNDERGROUND STRUCTURES WHICH ARE NOT RE-USED AS PART OF THE CONSTRUCTION. SEE DEMOLITION PLAN.
- 17) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS ACCEPTABLE TO THE NHDOT AND CITY DEPARTMENT OF PUBLIC WORKS SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
- 18) ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- 19) THE SITE CONTRACTOR SHALL TAKE NOTICE THAT THIS SITE IS REGISTERED WITH THE STATE AS AN ARCHAEOLOGICAL SITE KNOWN AS THE "WILLEY/LIGHTFORD" BURIAL GROUND. THE APPLICANT HAS CONSULTED WITH INDEPENDENT ARCHAEOLOGICAL CONSULTING, LLC (IAC) OF PORTSMOUTH, NH TO FURTHER RESEARCH THE ALLEGED UNMARKED BURIAL GROUND. A SUMMARY REPORT WAS PREPARED BY IAC, DATED 6/11/12, WHICH OUTLINES THE GROUND PENETRATING RADAR TECHNOLOGIES THAT WERE USED TO IDENTIFY THE POTENTIAL BURIAL GROUND WHICH WAS SUBSEQUENTLY EXCAVATED. THE ARCHAEOLOGISTS CONCLUDED THAT THERE WAS NO BURIAL GROUND ON SITE WITHIN THE LIMITS OF MAP 252 LOT 4. ADDITIONAL EXPLORATION TO BE PERFORMED WITHIN THE LIMITS OF MAP 252 LOT 4.
- 20) THE SITE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE COMFORT INN TO MAINTAIN ACCESS AND MINIMIZE DISRUPTION TO THEIR BUSINESS OPERATION.
- 21) ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- 22) THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- 23) ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE 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.
- 24) EXISTING IMPERVIOUS AREA = 115,532 SF± (46.5%)
PROPOSED IMPERVIOUS AREA = 195,668 SF± (78.7%)
- 25) REQUIRED STATE/FEDERAL PERMITS:
NHDES ALTERATION OF TERRAIN (AOT): PENDING
EPA CONSTRUCTION GENERAL PERMIT (SWPPP): PENDING
NHDES SEWER EXTENSION PERMIT: PENDING
NHDOT DRIVEWAY PERMIT: PENDING



OWNER OF RECORD:

MAP 252 LOTS 4, 5 & 9
4 AMIGOS LLC
321 LAFAYETTE ROAD, UNIT D
HAMPTON, NH 03842



NO.	DESCRIPTION	BY	DATE
2	MISC. REVISIONS PER TAC	CMT	3/9/20
1	MISC. REVISIONS PER TAC	CMT	2/20/20

SITE PLAN
ASSESSORS MAP 252 - LOTS 4, 5 & 9
1400 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
PREPARED FOR:
4 AMIGOS, LLC
321 LAFAYETTE ROAD UNIT D
HAMPTON, NEW HAMPSHIRE 03842

GPI Engineering Design Planning Construction Management
603.893.0720 GPINET.COM

Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079

SCALE:	DATE:	DRAWING NO.
1"=30'	JANUARY 20, 2020	4582SP.DWG
DRAWN BY:	CHECKED BY:	PROJECT NO.
CCC	CMT	458219
SHEET NO.	5 OF 15	

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LEGEND

- IRON PIN FOUND
CONCRETE BOUND FOUND
RAILROAD SPIKE FOUND
DRILL HOLE FOUND
EXIST. SLOPED GRANITE CURB
EXIST. VERTICAL GRANITE CURB
EXIST. BITUMINOUS CONC. LIP CURBING
EXIST. VERTICAL CONCRETE CURB
OVERHEAD SERVICE WIRES
DOUBLE SOLID YELLOW LINE
SINGLE SOLID WHITE LINE
BROKEN WHITE LINE
SIGN
PROP. CLEANOUT
PROP. CATCH BASIN
PROP. DRAIN MANHOLE
PROP. SEWER MANHOLE
MEET EXISTING GRADE
PROP. SPOT ELEVATION
PROP. CONTOUR ELEVATION
G.B. GRADE BREAK

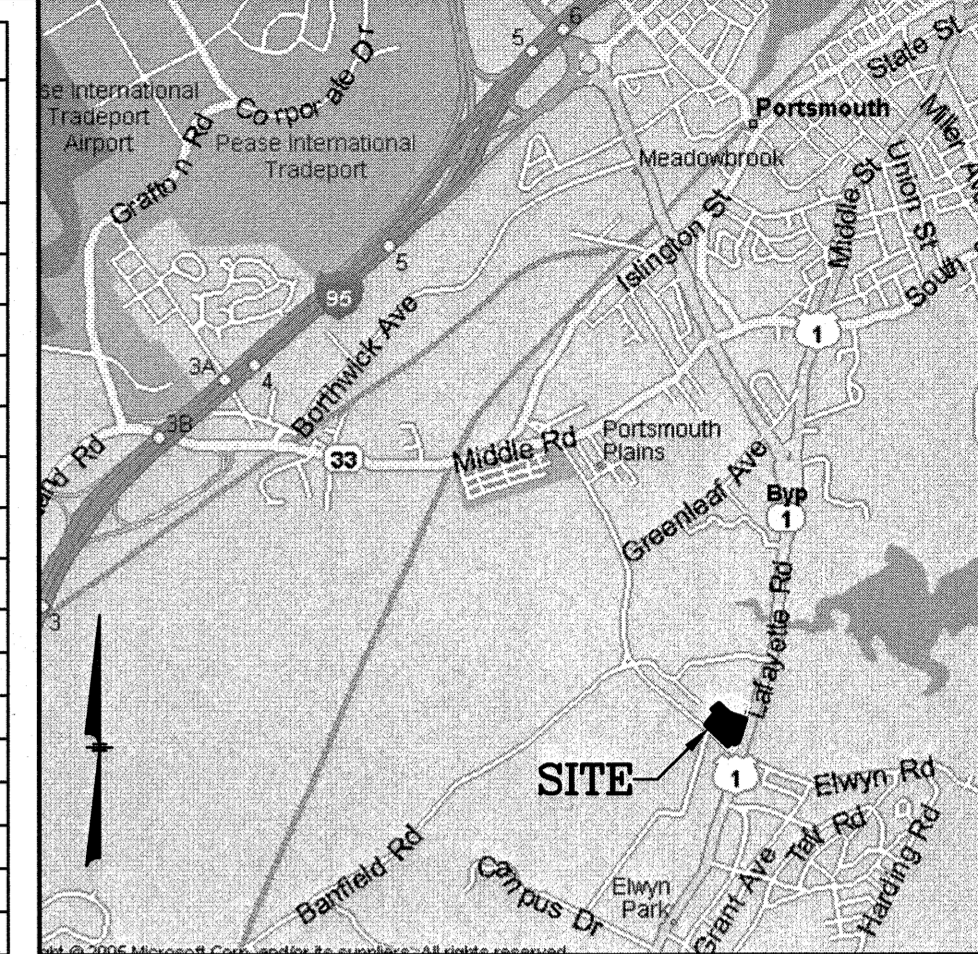
PROP. PEVERLY HILL ROAD RECONSTRUCTION PROJECT BY THE CITY OF PORTSMOUTH

DRAINAGE STRUCTURES

- CB-1 RIM=46.25 INV.OUT=42.75
CB-2 RIM=47.10 INV.OUT=43.60
CB-3 RIM=47.00 INV.OUT=42.75
CB-4(FD) RIM=45.35 INV.IN=42.45(CB-3) INV.OUT=42.20
CB-5(FD) RIM=47.00 INV.OUT=42.70
CB-6(FD) RIM=45.90 INV.OUT=42.20
CB-7(FD) RIM=45.60 INV.OUT=42.20
DMH-1(FD) RIM=47.45 INV.IN=42.25(CB-1) INV.OUT=42.00
DMH-2 RIM=46.55 INV.IN=39.55(OCS-2) INV.OUT=39.55
DMH-3 RIM=45.45 INV.IN=39.40(DMH-3) INV.IN=39.40(EX.CB-9) INV.OUT=39.40
DMH-4 RIM=45.20 INV.IN=40.34(EX.CB-6) INV.OUT=40.20
DMH-5 RIM=46.40 INV.IN=40.05(DMH-5) INV.OUT=40.05
DMH-6 RIM=45.90 INV.IN=39.80(OCS-3) INV.IN=39.80(DMH-6) INV.OUT=39.80
DMH-7 RIM=47.40 INV.IN=41.32 INV.OUT=41.32
EX.DMH RIM=44.18 INV.IN=39.20(DMH-4) INV.OUT=41.32

DRAINAGE PIPE SCHEDULE

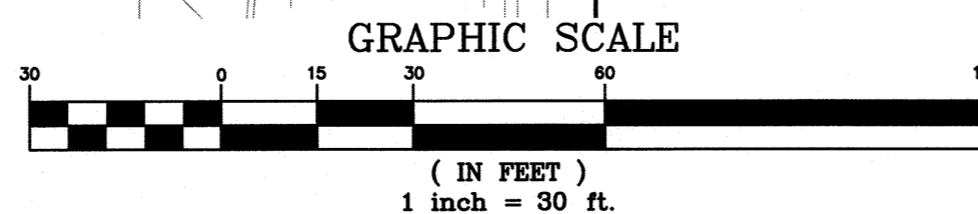
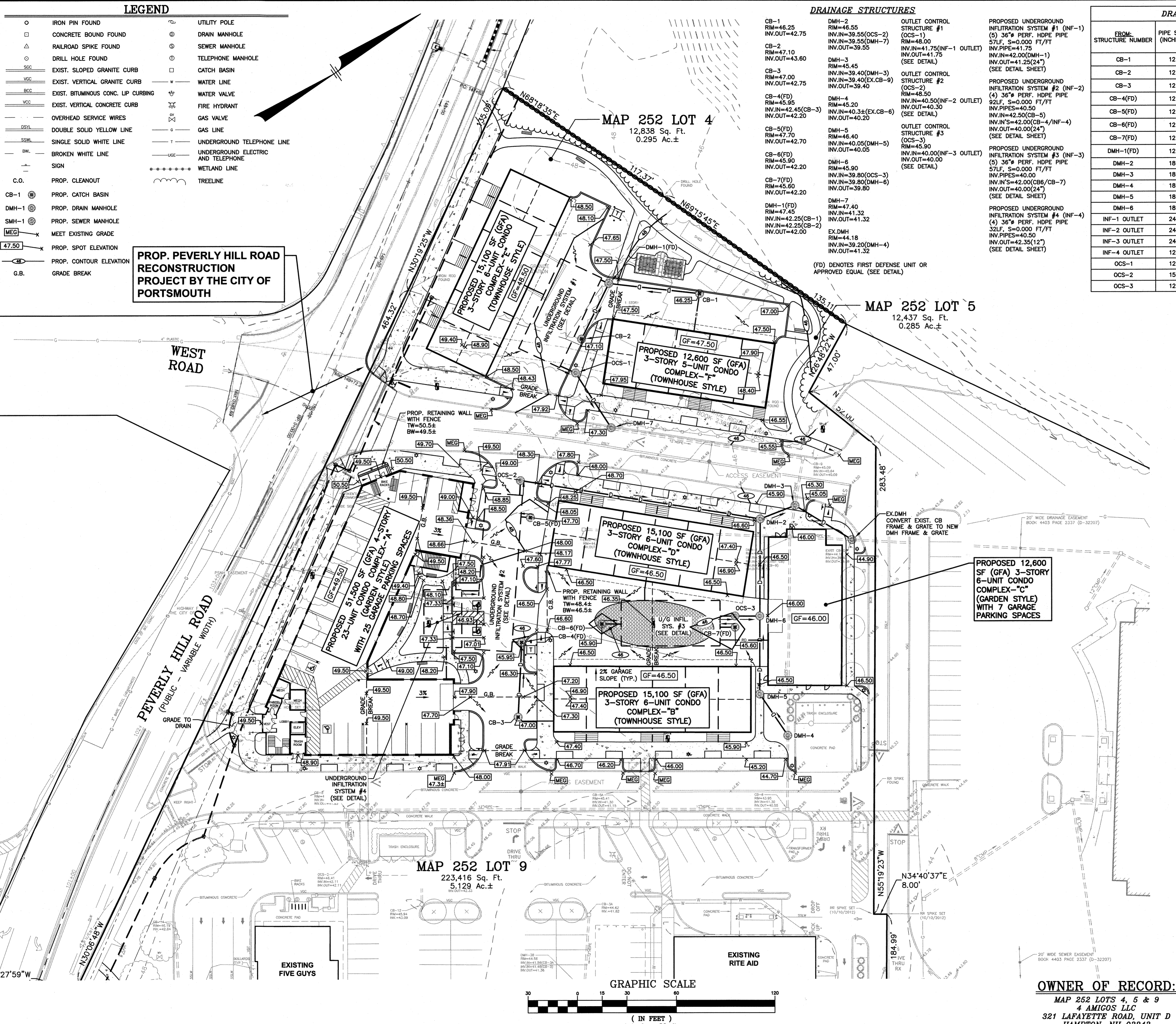
Table with columns: FROM STRUCTURE NUMBER, PIPE SIZE (INCHES), TYPE OF PIPE, APPROX. PIPE LENGTH (FEET), SLOPE OF PIPE (FT./FT.), TO STRUCTURE NUMBER. Lists various pipe specifications for structures CB-1 through OCS-3.



LOCATION MAP (NOT TO SCALE)

NOTES:

- 1) ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE WITH STANDARD JOINTS. DUAL-WALL, SMOOTH INTERIOR AS MANUFACTURED BY ADS, INC., OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLAN.
2) ALL ROOF DRAIN PIPE SHALL BE MINIMUM 6" PVC(SDR-35).
3) ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
4) ALL PROPOSED ELEVATIONS AS SHOWN ARE BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
5) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE LOCAL AUTHORITIES AND THE DEVELOPER PRIOR TO INSTALLATION.
6) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
7) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (1-888-344-7233) 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION.
8) THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE; OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
9) SEE UTILITIES PLAN FOR SERVICE CONNECTIONS.
10) CONTRACTOR TO USE EXTREME CAUTION TO INSURE THAT NO PONDING OCCURS AT PROPOSED DRIVEWAYS.
11) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS. ALL CASTINGS ARE PER DPW REQUIREMENTS.
12) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO THE PORTSMOUTH DEPARTMENT OF PUBLIC WORKS AND NHDOT, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
13) ALL ADA ACCESSIBLE WALKWAYS CANNOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE. RAMPS CANNOT EXCEED 8.33% RUNNING SLOPE AND 2% CROSS SLOPE, AND HC PARKING STALLS AND ACCESS AISLES CANNOT EXCEED 2% SLOPE IN ANY DIRECTION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY DISCREPANCIES.
14) SEE EROSION & SEDIMENT CONTROL PLAN FOR CONSTRUCTION SEQUENCE AND EROSION CONTROL MEASURES.
15) THE SITE WILL REQUIRE A NHDES ALTERATION OF TERRAIN (AOT) PERMIT SINCE THE PROJECT WILL DISTURB MORE THAN 100,000 SF OF TERRAIN. CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS IN THAT PERMIT.
16) THE GENERAL CONTRACTOR IS TO PROVIDE 2" RIGID POLYSTYRENE THERMAL INSULATION WITH A MINIMUM "R" VALUE OF 10 AT LOCATIONS WHERE THERE IS LESS THAN 3" OF COVER OVER STORM DRAINS. SEE DETAIL SHEET FOR TRENCH SECTION.
17) ALL CATCH BASINS SHALL BE FITTED WITH AN OIL-WATER-DEBRIS HOODS ON THE OUTLET PIPE.
18) FOR DRAINAGE STRUCTURE DETAILS SEE DETAIL SHEETS.
19) ALL PIPE DATA IS CALCULATED TO CENTER OF STRUCTURE, TYP.
20) CONTRACTOR TO REFER TO THE OPERATION & MAINTENANCE (O&M) MANUAL FOR STORMWATER MANAGEMENT SYSTEMS FOR SITE MAINTENANCE DURING AND AFTER CONSTRUCTION.
21) ALL UNDERGROUND SYSTEMS TO BE CONSTRUCTED WITH RISERS AND CLEANOUTS.



OWNER OF RECORD: MAP 252 LOTS 4, 5 & 9 4 AMIGOS LLC 321 LAFAYETTE ROAD, UNIT D HAMPTON, NH 03842

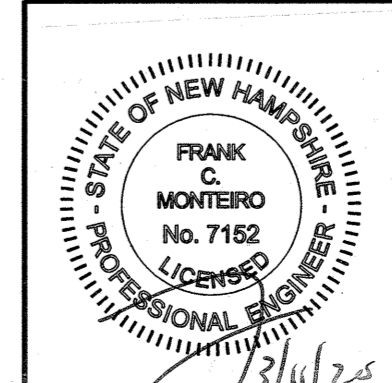


Table with 4 columns: NO., DESCRIPTION, BY, DATE. Includes a 'REVISIONS' section and a 'GRADING & DRAINAGE PLAN' section with project details.

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LEGEND

- IRON PIN FOUND
- CONCRETE BOUND FOUND
- △ RAILROAD SPIKE FOUND
- DRILL HOLE FOUND
- SGC EXIST. SLOPED GRANITE CURB
- VGC EXIST. VERTICAL GRANITE CURB
- BCC EXIST. BITUMINOUS CONC. LIP CURBING
- VCC EXIST. VERTICAL CONCRETE CURB
- OVERHEAD SERVICE WIRES
- DSYL DOUBLE SOLID YELLOW LINE
- SSWL SINGLE SOLID WHITE LINE
- BWL BROKEN WHITE LINE
- SIGN
- C.O. PROP. CLEANOUT
- CB-1 PROP. CATCH BASIN
- DMH-1 PROP. DRAIN MANHOLE
- SMH-1 PROP. SEWER MANHOLE
- PROP. GATE VALVE
- UTILITY POLE
- DRAIN MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC AND TELEPHONE
- WETLAND LINE
- TREELINE

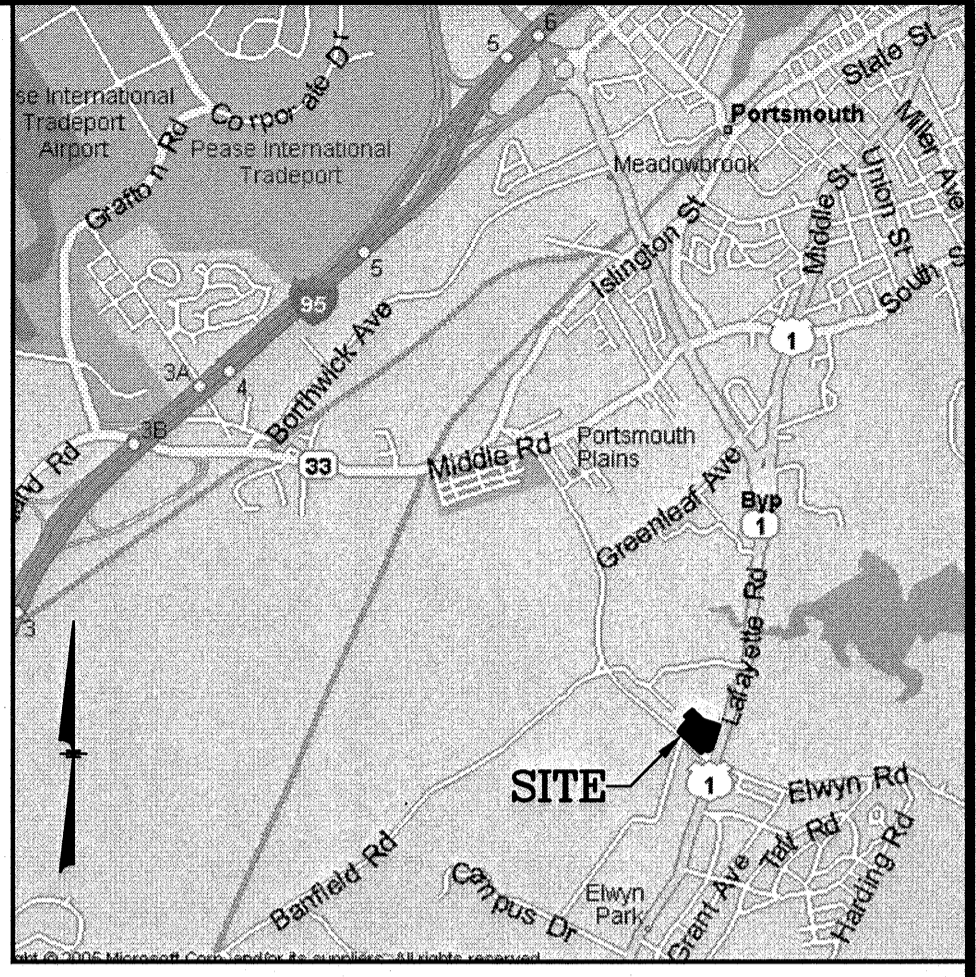
PROP. PEVERLY HILL ROAD RECONSTRUCTION PROJECT BY THE CITY OF PORTSMOUTH

SEWER STRUCTURES

- EX.SMH RIM=45.74 INV.=38.54(PROP.) INV.=38.54(EXIST.)
- SMH-1 RIM=46.20 INV.=38.92 INV.=38.82
- SMH-2 RIM=47.80 INV.=39.64 INV.=39.54
- SMH-3 RIM=48.20 INV.=42.50(DROP) INV.=40.52 INV.=40.42
- SMH-4 RIM=47.85 INV.=42.83

SEWER PIPE SCHEDULE

FROM STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO STRUCTURE NUMBER
SMH-1	8	PVC	55	0.005	EX.SMH
SMH-2	8	PVC	125	0.005	SMH-1
SMH-3	8	PVC	155	0.005	SMH-2
SMH-4	8	PVC	65	0.005	SMH-3



LOCATION MAP
(NOT TO SCALE)

NOTES:

- 1) ALL SANITARY SEWER PIPE SHALL BE PVC (SDR-35), UNLESS OTHERWISE NOTED.
- 2) ALL WATER PIPE SHALL BE COPPER OR CLDIP, AS NOTED ON PLAN.
- 3) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE LOCAL AUTHORITIES AND THE DEVELOPER PRIOR TO INSTALLATION.
- 4) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
- 5) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.
- 6) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (1-888-344-7233) PRIOR TO COMMENCING ANY EXCAVATION.
- 7) ALL ELECTRIC, TELEPHONE AND CABLE TV LINES ARE TO BE UNDERGROUND AND INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY CO. SPECIFICATIONS. ALL BUILDINGS SHALL BE CONNECTED TO THE CITY FIRE ALARM SYSTEM.
- 8) THE CONTRACTOR IS TO COORDINATE WITH THE MUNICIPAL DPW REGARDING WATER PRESSURE AT SERVICE. THE CONTRACTOR IS TO VERIFY IF PRESSURE REDUCING VALVE IS REQUIRED.
- 9) ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.
- 10) SEE GRADING & DRAINAGE PLAN FOR DRAINAGE INSTALLATION DETAILS.
- 11) A MINIMUM OF 18" OF VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN BOTTOM OF WATER MAIN AND TOP OF SEWER, AND AT ALL DRAINAGE PIPE CROSSINGS. A MINIMUM OF 10" HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL WATER AND SEWER MAINS (INCLUDING SERVICE CONNECTIONS), AND ALL DRAIN PIPE AND SEWER MAINS.
- 12) THIS SITE WILL REQUIRE A NHDES WASTEWATER CONNECTION PERMIT. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS IN THAT PERMIT. THE CONTRACTOR SHALL ALSO COMPLY WITH THE TECHNICAL SPECIFICATIONS AS PREPARED BY THIS OFFICE, WHICH ARE PART OF THIS PERMIT.
- 13) ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTSMOUTH STANDARDS AND SPECIFICATIONS.
- 14) ALL SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTSMOUTH STANDARDS AND SPECIFICATIONS.
- 15) ALL UTILITY CONSTRUCTION SHALL BE WITNESSED BY A THIRD PARTY INSPECTOR TO BE DETERMINED BY THE CITY OF PORTSMOUTH PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

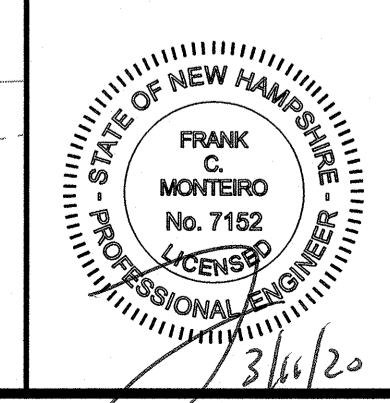
PUBLIC UTILITIES

UTILITIES	AVAILABLE
(SEWER) CITY OF PORTSMOUTH PUBLIC WORKS DEPT., PETER RICE 603-427-1530	YES
(WATER) CITY OF PORTSMOUTH PUBLIC WORKS DEPT., PETER RICE 603-427-1530	YES
(GAS) NORTHERN UTILITIES, DAVID BEAULIEU 603-294-5144	YES
(ELECTRIC) PUBLIC SERVICE OF NEW HAMPSHIRE (PSNH), MARK COLLINS 603-332-4227 x5325	YES
(TELEPHONE) FAIRPOINT COMMUNICATIONS, DAVID KESTNER 603-743-1114	YES

NO.	DESCRIPTION	BY	DATE
2	MISC. REVISIONS PER TAC	CMT	3/9/20
1	MISC. REVISIONS PER TAC	CMT	2/20/20

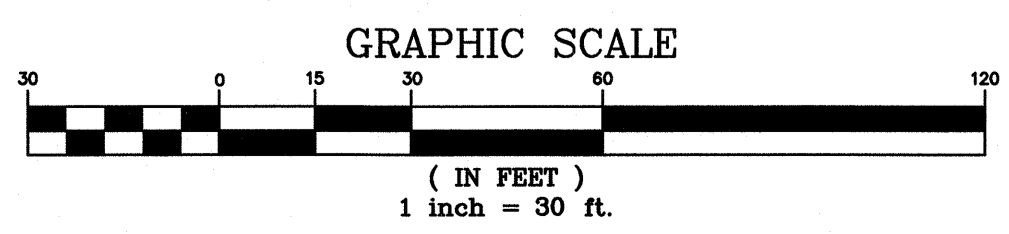
UTILITY PLAN

ASSESSORS MAP 252 - LOTS 4, 5 & 9
1400 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
PREPARED FOR:
4 AMIGOS, LLC
321 LAFAYETTE ROAD UNIT D
HAMPTON, NEW HAMPSHIRE 03842



OWNER OF RECORD:

MAP 252 LOTS 4, 5 & 9
4 AMIGOS LLC
321 LAFAYETTE ROAD, UNIT D
HAMPTON, NH 03842

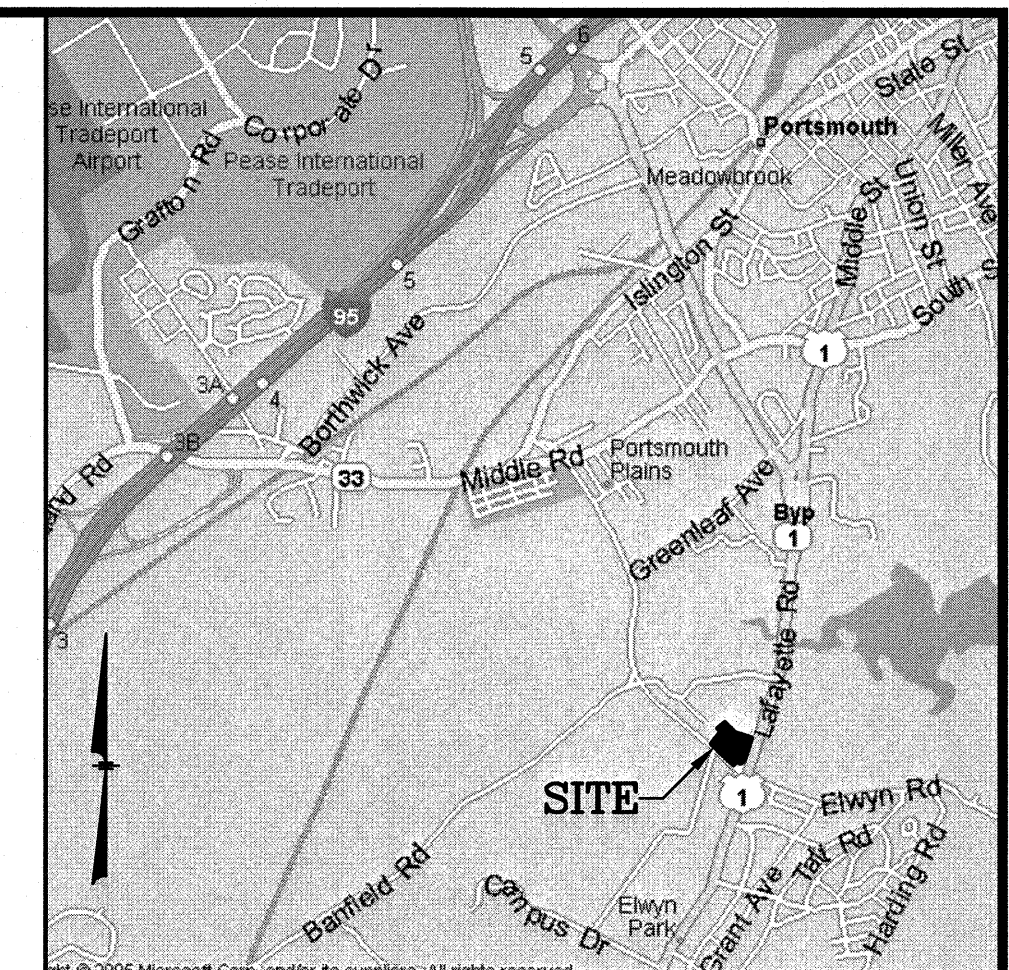


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LEGEND

- IRON PIN FOUND
- CONCRETE BOUND FOUND
- △ RAILROAD SPIKE FOUND
- DRILL HOLE FOUND
- SSC EXIST. SLOPED GRANITE CURB
- VGC EXIST. VERTICAL GRANITE CURB
- BCC EXIST. BITUMINOUS CONC. LIP CURBING
- VCC EXIST. VERTICAL CONCRETE CURB
- OVERHEAD SERVICE WIRES
- DSYL DOUBLE SOLID YELLOW LINE
- SSWL SINGLE SOLID WHITE LINE
- BWL BROKEN WHITE LINE
- SIGN
- C.O. PROP. CLEANOUT
- CB-1 PROP. CATCH BASIN
- DMH-1 PROP. DRAIN MANHOLE
- SMH-1 PROP. SEWER MANHOLE
- PROP. CONTOUR ELEVATION
- G.B. GRADE BREAK
- UTILITY POLE
- DRAIN MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC AND TELEPHONE
- WETLAND LINE
- TREELINE

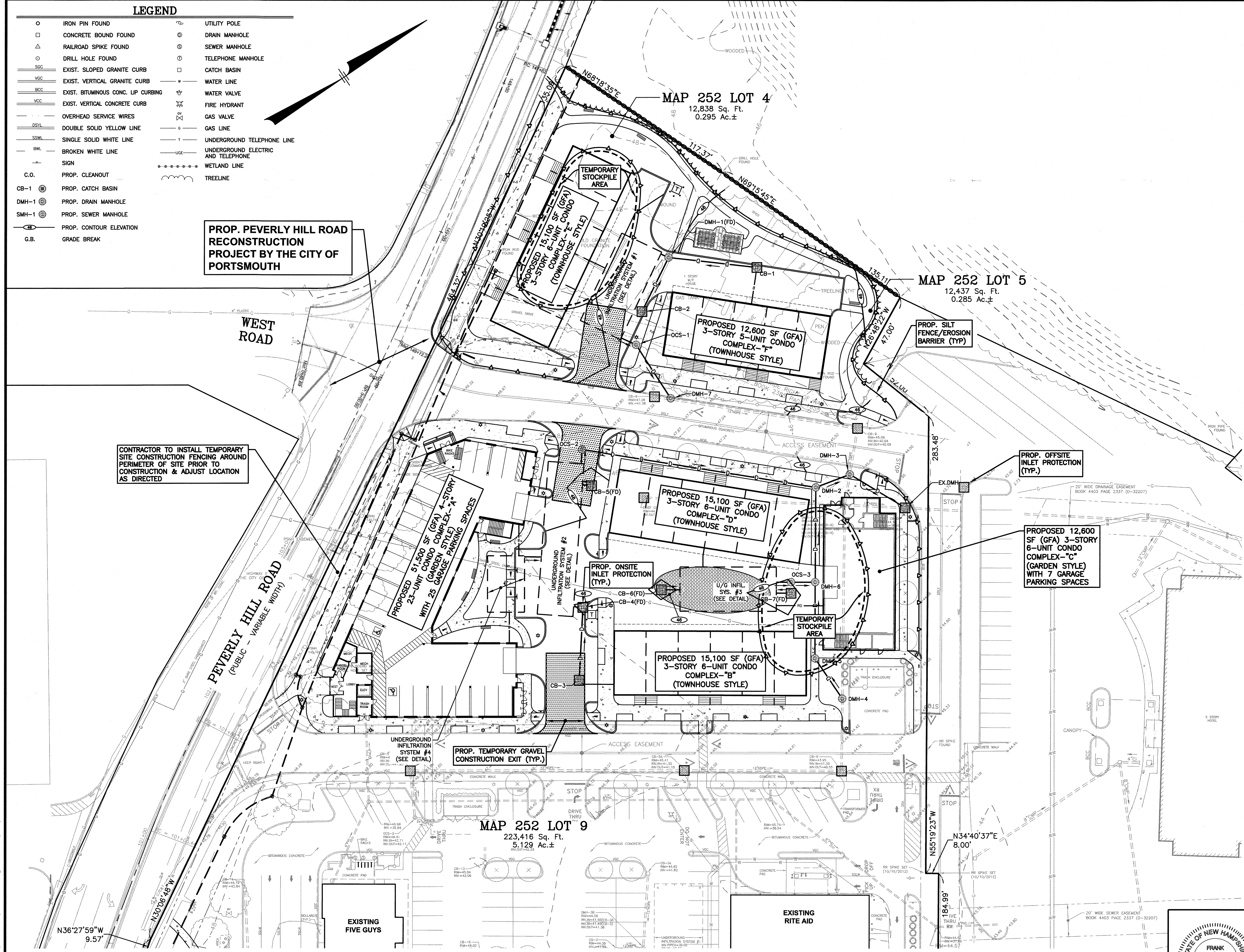
PROP. PEVERLY HILL ROAD RECONSTRUCTION PROJECT BY THE CITY OF PORTSMOUTH



LOCATION MAP
(NOT TO SCALE)

NOTES:

- 1) SEE DETAIL SHEETS FOR EROSION CONTROL NOTES, CONSTRUCTION SEQUENCE, AND DETAILS.



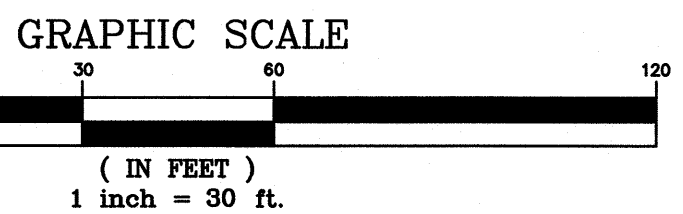
CONTRACTOR TO INSTALL TEMPORARY SITE CONSTRUCTION FENCING AROUND PERIMETER OF SITE PRIOR TO CONSTRUCTION & ADJUST LOCATION AS DIRECTED

PEVERLY HILL ROAD
(PUBLIC - VARIABLE WIDTH)

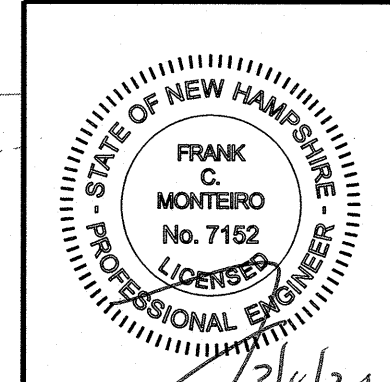
MAP 252 LOT 9
223,416 Sq. Ft.
5.129 Ac.±

MAP 252 LOT 4
12,838 Sq. Ft.
0.295 Ac.±

MAP 252 LOT 5
12,437 Sq. Ft.
0.285 Ac.±



OWNER OF RECORD:
MAP 252 LOTS 4, 5 & 9
4 AMIGOS LLC
321 LAFAYETTE ROAD, UNIT D
HAMPTON, NH 03842



NO.	DESCRIPTION	BY	DATE
2	MISC. REVISIONS PER TAC	CMT	3/9/20
1	MISC. REVISIONS PER TAC	CMT	2/20/20

REVISIONS

EROSION & SEDIMENT CONTROL PLAN

ASSESSORS MAP 252 - LOTS 4, 5 & 9
1400 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
PREPARED FOR:
4 AMIGOS, LLC
321 LAFAYETTE ROAD UNIT D
HAMPTON, NEW HAMPSHIRE 03842

GPI	Engineering Design Planning Construction Management	Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079
603.893.0720	GPINET.COM	

SCALE: 1"=30'	DATE: JANUARY 20, 2020	DRAWING NO. 4582SP.DWG
DRAWN BY: CCC	CHECKED BY: CMT	PROJECT NO. 458219
		SHEET NO. 8 OF 15

LEGEND

- IRON PIN FOUND
CONCRETE BOUND FOUND
RAILROAD SPIKE FOUND
DRILL HOLE FOUND
EXIST. SLOPED GRANITE CURB
EXIST. VERTICAL GRANITE CURB
EXIST. BITUMINOUS CONC. LIP CURBING
EXIST. VERTICAL CONCRETE CURB
DOUBLE SOLID YELLOW LINE
SINGLE SOLID WHITE LINE
BROKEN WHITE LINE
SIGN
UTILITY POLE
DRAIN MANHOLE
SEWER MANHOLE
TELEPHONE MANHOLE
CATCH BASIN
WATER LINE
WATER VALVE
FIRE HYDRANT
GAS VALVE
GAS LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC AND TELEPHONE
WETLAND LINE
TREELINE

SITE PLAN PLANTING REQUIREMENTS:

- THE PURPOSE OF PLANTING REQUIREMENTS IS TO ENHANCE THE LONG-TERM SURVIVAL PROSPECTS OF THE PLANT MATERIALS USED IN SITE LANDSCAPING. THESE STANDARDS ARE ALSO MEANT TO ENSURE THAT THE BENEFITS OF SITE LANDSCAPING (BUFFERING, AESTHETIC ENHANCEMENT, EROSION CONTROL, ETC.) ARE REALIZED AS EARLY AFTER PLANTING AS POSSIBLE. THE FOLLOWING STANDARDS FOR PLANTING REQUIREMENTS SHALL APPLY.
(A) PLANTING HOLES FOR TREES SHALL BE AT LEAST TWO TO THREE TIMES THE WIDTH OF THE ROOT BALL AND SHALL BE NO DEEPER THAN THE ROOT BALL.
(B) SHRUBS SHALL HAVE A PLANTING HOLE THREE TO FIVE TIMES THE WIDTH OF THE ROOT BALL AND SHALL NOT BE DEEPER THAN THE ROOT BALL ITSELF.
(C) EVERGREEN TREES SHALL BE FULLY BRANCHED WITH A MINIMUM 5-FOOT HEIGHT AT THE TIME OF PLANTING.
(D) DECIDUOUS TREES SHALL BE FULLY BRANCHED AND A MINIMUM SIZE OF 2 INCHES IN CALIPER AT THE TIME OF PLANTING.
(E) SHRUBS SHALL BE FULLY BRANCHED WITH A MINIMUM OF 2 1/2 FEET HEIGHT AT PLANTING.
(F) EXISTING LANDSCAPING, TREES AND PLANTING MATERIALS TO BE RETAINED SHALL BE PROTECTED WITH A SNOW FENCE OR OTHER DURABLE METHOD AS NECESSARY DURING CONSTRUCTION TO AVOID DAMAGE TO ROOT ZONES AS WELL AS ABOVE GROUND VEGETATION.
(G) WHEN APPROPRIATE FOR TREES PLACED WITHIN SIDEWALKS, TREE GRATES SHALL BE USED TO PREVENT EXCESSIVE SOIL COMPACTION AND TO ADD INTEREST TO THE PAVEMENT. TREE GRATES SHALL BE FABRICATED OF A STRONG, DURABLE MATERIAL, INSTALLED FLUSH WITH GRADE, AND PROVIDE AN EXPANDABLE CENTER OPENING TO ALLOW FOR CONTINUED TREE GROWTH.
(H) WHERE APPLICABLE, TREE GUARDS SHALL BE INSTALLED TO PROTECT THE BASE OF THE TREE FROM STREET ACTIVITY.
(I) TREE WELLS OVER 6 INCHES DEEP OR OTHER LANDSCAPE FEATURES THAT HAVE THE POTENTIAL TO PRESENT A FALLING HAZARD TO THE PUBLIC SHALL HAVE GRATES, FENCES OR OTHER PROTECTIVE MEASURES INSTALLED.
(J) ALL TREES WHERE REQUIRED SHALL BE WELLED AND PROTECTED AGAINST CHANGE OF GRADE.

PROP. PEVERLY HILL ROAD RECONSTRUCTION PROJECT BY THE CITY OF PORTSMOUTH

COMPLEX 'A' COURTYARD PLANTING SCHEDULE

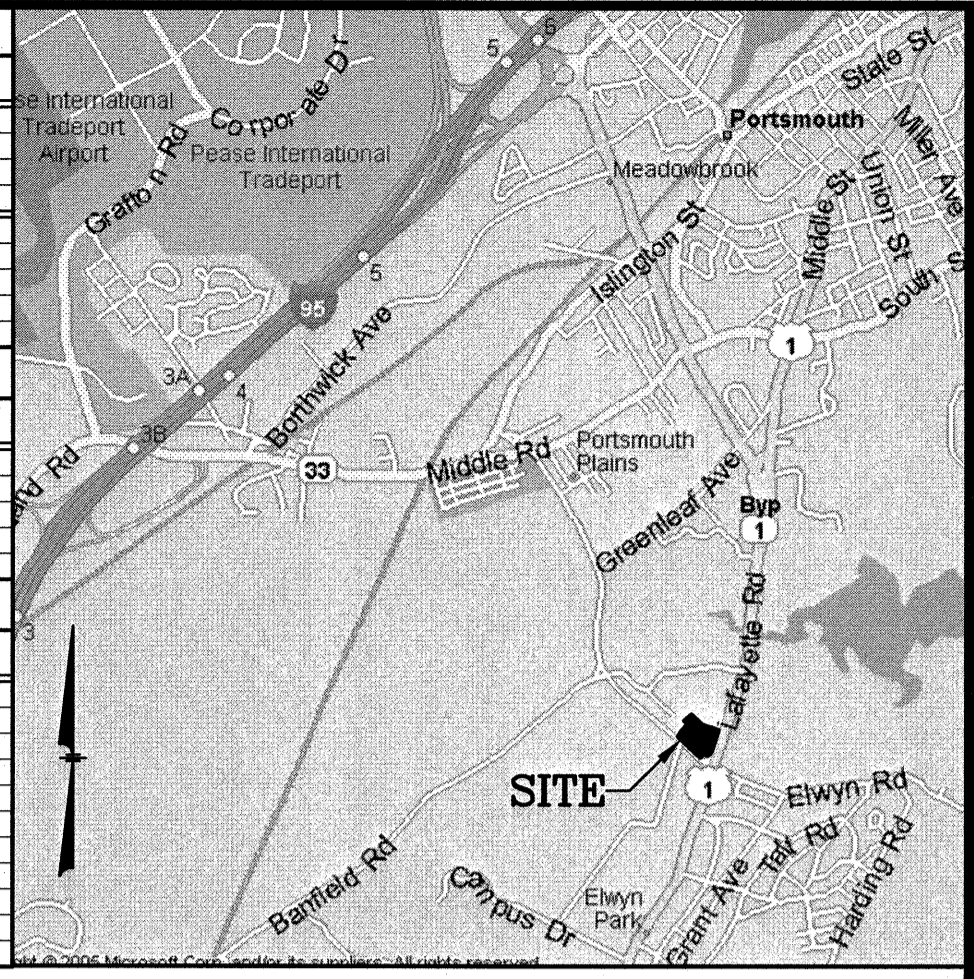
Table with 5 columns: PLANT, QNTY, BOTANICAL NAME, COMMON NAME, SIZE, REMARKS. Lists plants like AZALEA 'STEWARTSONIAN', RHODODENDRON 'CUNNINGHAM WHITE', etc.

COMPLEX 'A' STREET SIDE PLANTING SCHEDULE

Table with 5 columns: PLANT, QNTY, BOTANICAL NAME, COMMON NAME, SIZE, REMARKS. Lists plants like RUDBECKIA 'GOLDSTURM', ECHINACEA PURPUREA, etc.

TREE PLANTING SCHEDULE

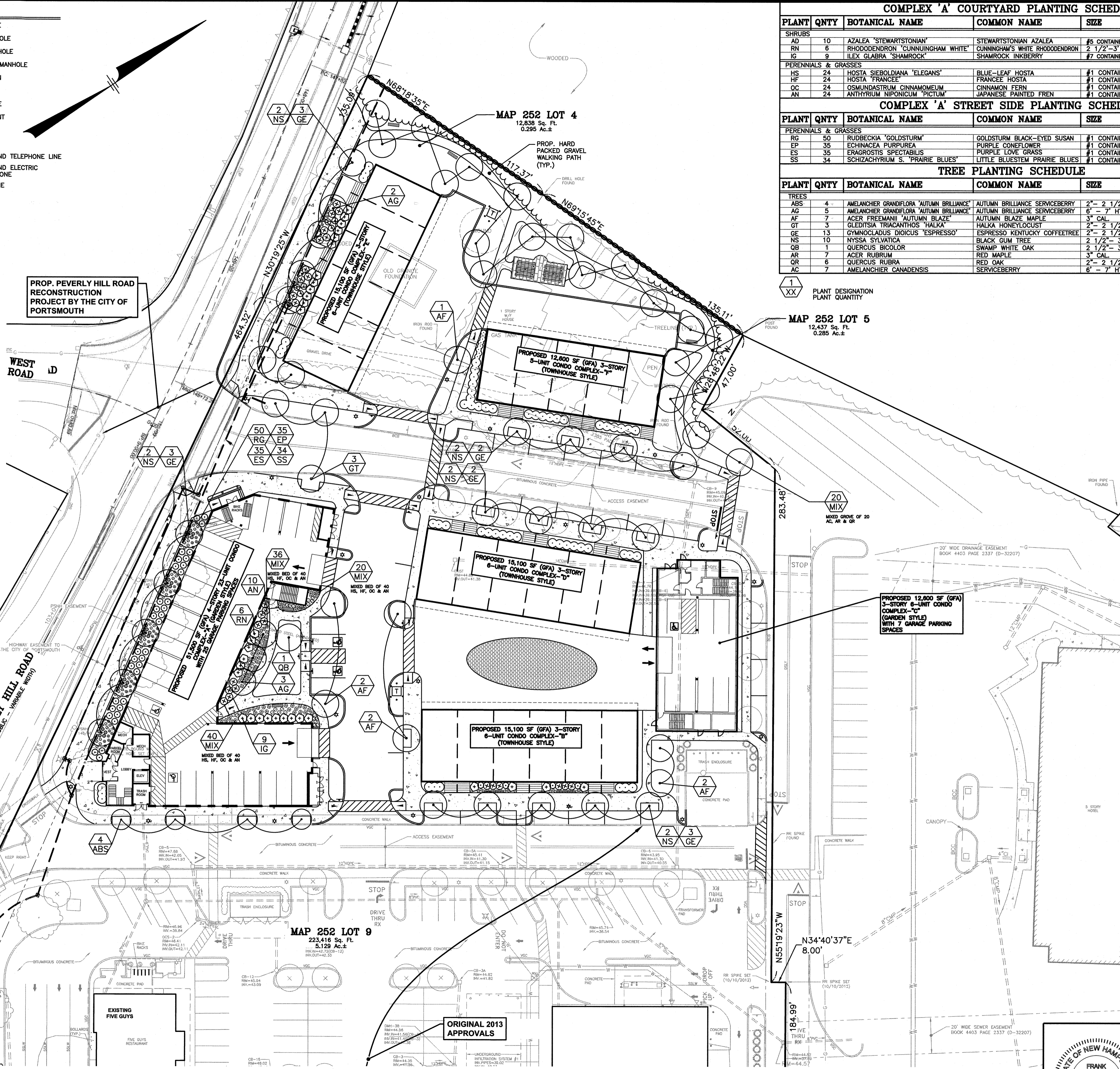
Table with 5 columns: PLANT, QNTY, BOTANICAL NAME, COMMON NAME, SIZE, REMARKS. Lists trees like AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE', ACER FREEMANII 'AUTUMN BLAZE', etc.



LOCATION MAP (NOT TO SCALE)

NOTES:

- 1) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
2) 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUNDCOVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
3) PLANT PIT BACKFILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PART OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACKFILL WHEN AVAILABLE.
4) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.
5) ALL SOD, SEED, SHRUB AND TREE AREAS SHALL RECEIVE 6" PH CORRECTED TOPSOIL. AFTER TOPSOIL IS SPREAD EVENLY OVER ENTIRE AREA, ALL CLOUDS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED.
6) APPLICATION OF GRASS SEED, FERTILIZERS AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:
LIMESTONE: 100 LBS./1,000 SQUARE FEET.
FERTILIZER: 500 LBS./ACRE OF 10-20-20 OR 1000 LBS./ACRE OF 5-10-10.
MULCH: HAY MULCH APPROXIMATELY 3 TONS/ACRE.
SEED MIX (SLOPES LESS THAN 4:1) LBS./ACRE
CREEPING RED FESCUE 20
TALL FESCUE 15
PERENNIAL RYEGRASS 5
REDTOP 42
7) FOR TEMPORARY EROSION CONTROL NOTES, SEE EROSION & SEDIMENT CONTROL PLAN.
8) NEWLY GRADED AREAS REQUIRING SLOPE PROTECTION OUTSIDE OF NORMAL SEEDING SEASON SHALL RECEIVE STRAW MULCH AT THE APPROXIMATE RATE OF NO MORE THAN 3 TONS PER ACRE.
9) ANY CHANGES IN PLANT LOCATIONS OR TYPES SHALL BE APPROVED BY THE DEVELOPER AND CITY PRIOR TO INSTALLATION.
10) PLANTINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER WRITTEN ACCEPTANCE BY THE DEVELOPER.
11) EXPOSED SOILS SHALL BE SEEDED OR HAY MULCHED WITHIN 72 HOURS OF FINAL GRADING.
12) ALL WORK SHALL BE COORDINATED WITH APPLICABLE EPA NPDES/SWPPP PERMIT WORK AS REQUIRED.
13) THE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM TO PROVIDE COMPLETE COVERAGE OF ALL SEED, SOD AREAS AND SHRUB BEDS. THE SYSTEM SHALL INCLUDE A TIMER WITH RAIN SENSOR AND SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
14) THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
15) ALL REQUIRED PLANT MATERIALS SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY, AND KEPT FREE OF REFUSE AND DEBRIS. ALL REQUIRED FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR.
16) THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIALS AS ORIGINALLY INSTALLED, UNLESS ALTERNATIVE PLANTINGS ARE REQUESTED, JUSTIFIED AND APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR.



PROPOSED 12,800 SF (GFA) 3-STORY 6-UNIT CONDO COMPLEX-'C' (TOWNHOUSE STYLE) WITH 7 GARAGE PARKING SPACES

ORIGINAL 2013 APPROVALS

GRAPHIC SCALE (IN FEET) 1 inch = 30 ft.

OWNER OF RECORD:

MAP 252 LOTS 4, 5 & 9
4 AMIGOS LLC
321 LAFAYETTE ROAD, UNIT D
HAMPTON, NH 03842

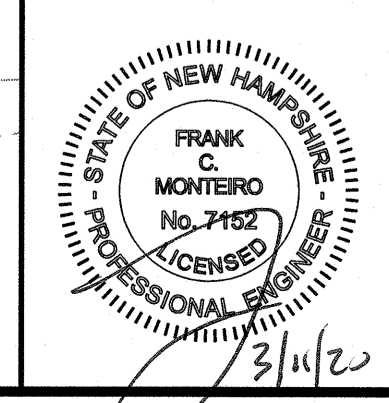


Table with 3 columns: NO., DESCRIPTION, DATE. Shows 2 revisions per TAC dated 3/9/20 and 2/20/20.

LANDSCAPE PLAN

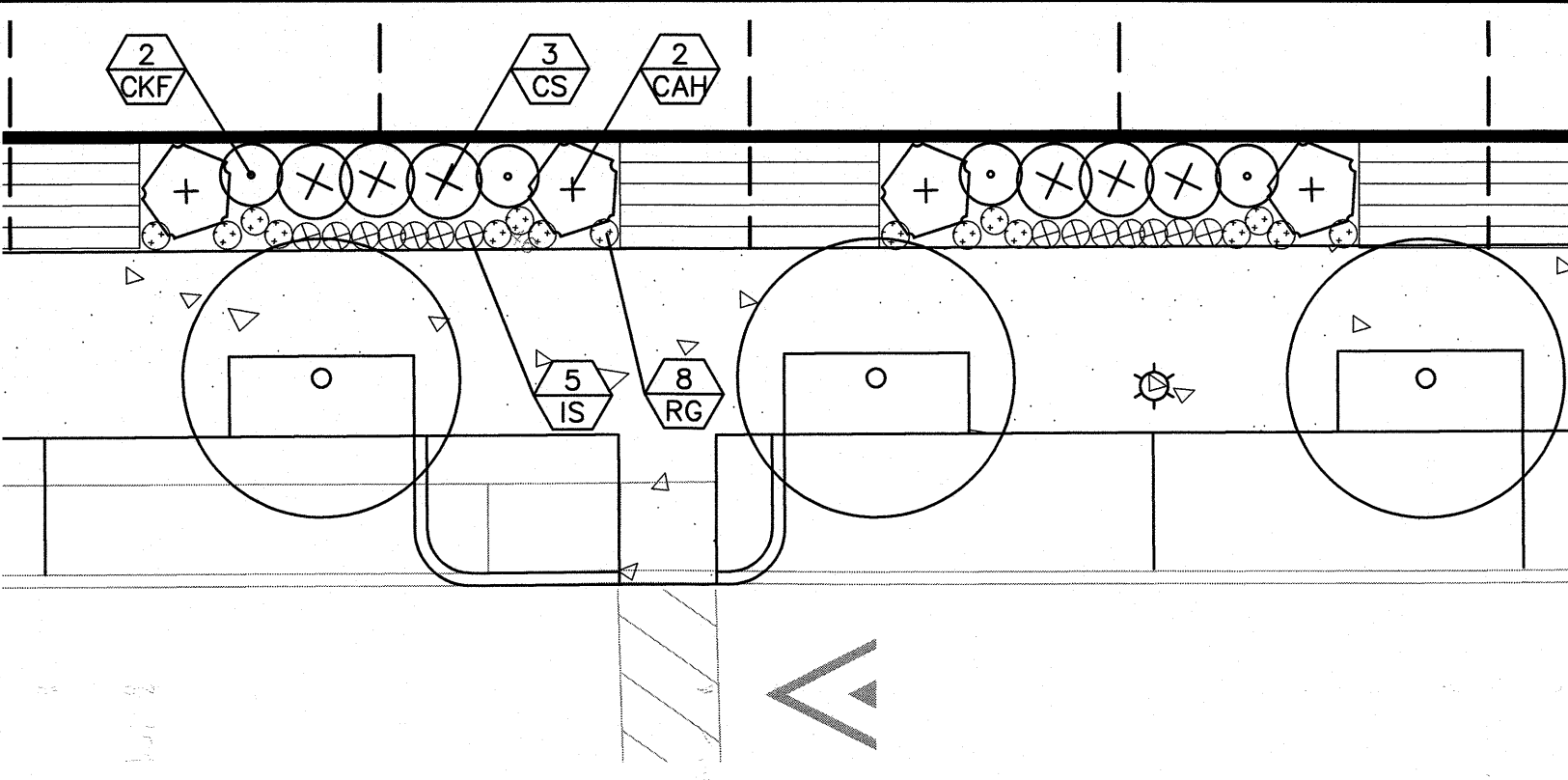
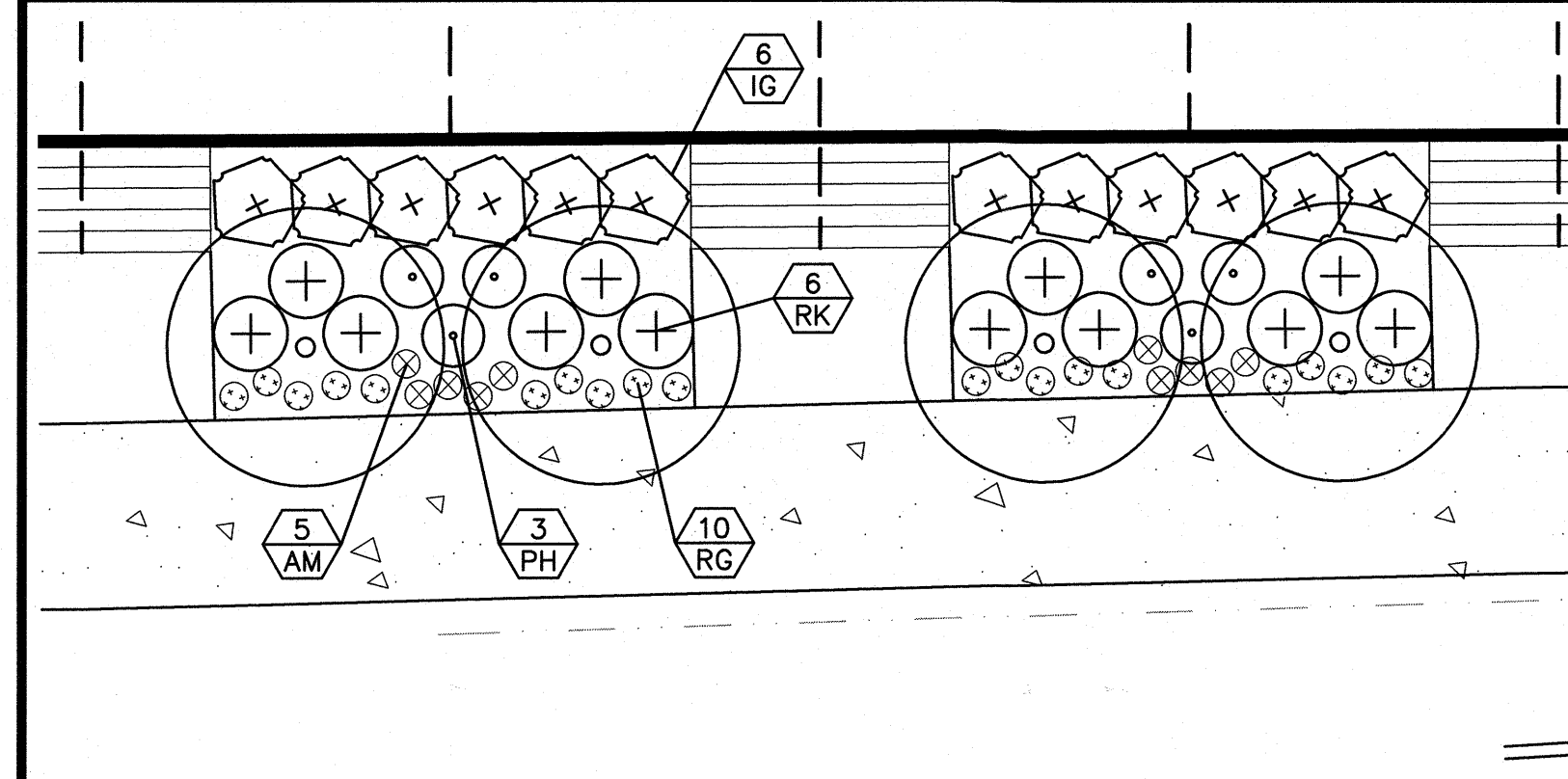
ASSESSORS MAP 252 - LOTS 4, 5 & 9
1400 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
PREPARED FOR:
4 AMIGOS, LLC
321 LAFAYETTE ROAD UNIT D
HAMPTON, NEW HAMPSHIRE 03842

GPI Engineering Design Planning Construction Management logo and contact info: 603.893.0720, GPINET.COM, Greenman-Pedersen, Inc., 44 Stiles Road, Suite One, Salem, NH 03079.

Table with 3 columns: SCALE, DATE, DRAWING NO., SHEET NO., etc. SCALE: 1"=30', DATE: JANUARY 20, 2020, DRAWING NO: 4582SP.DWG, SHEET NO: 9 OF 15.





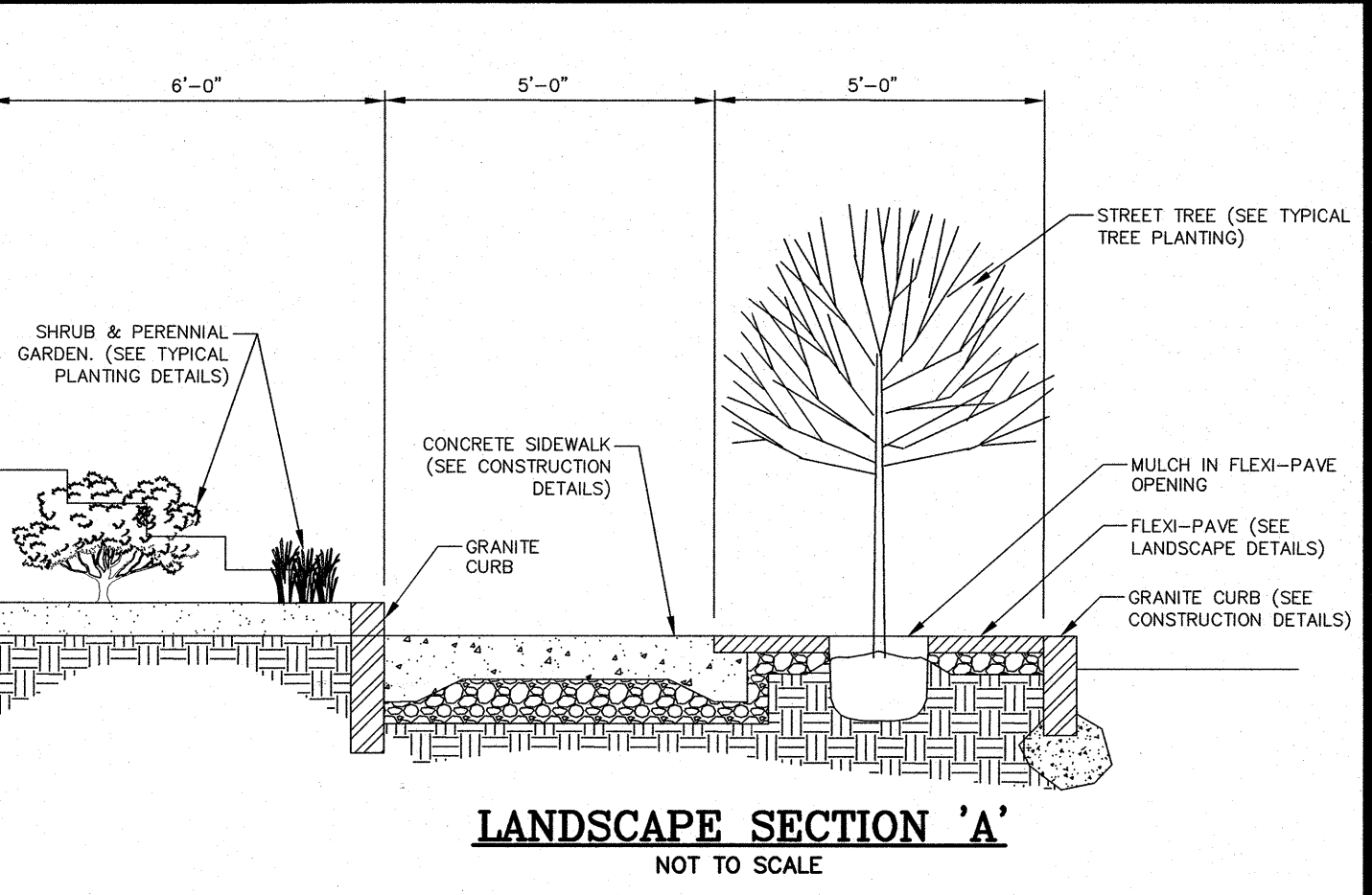
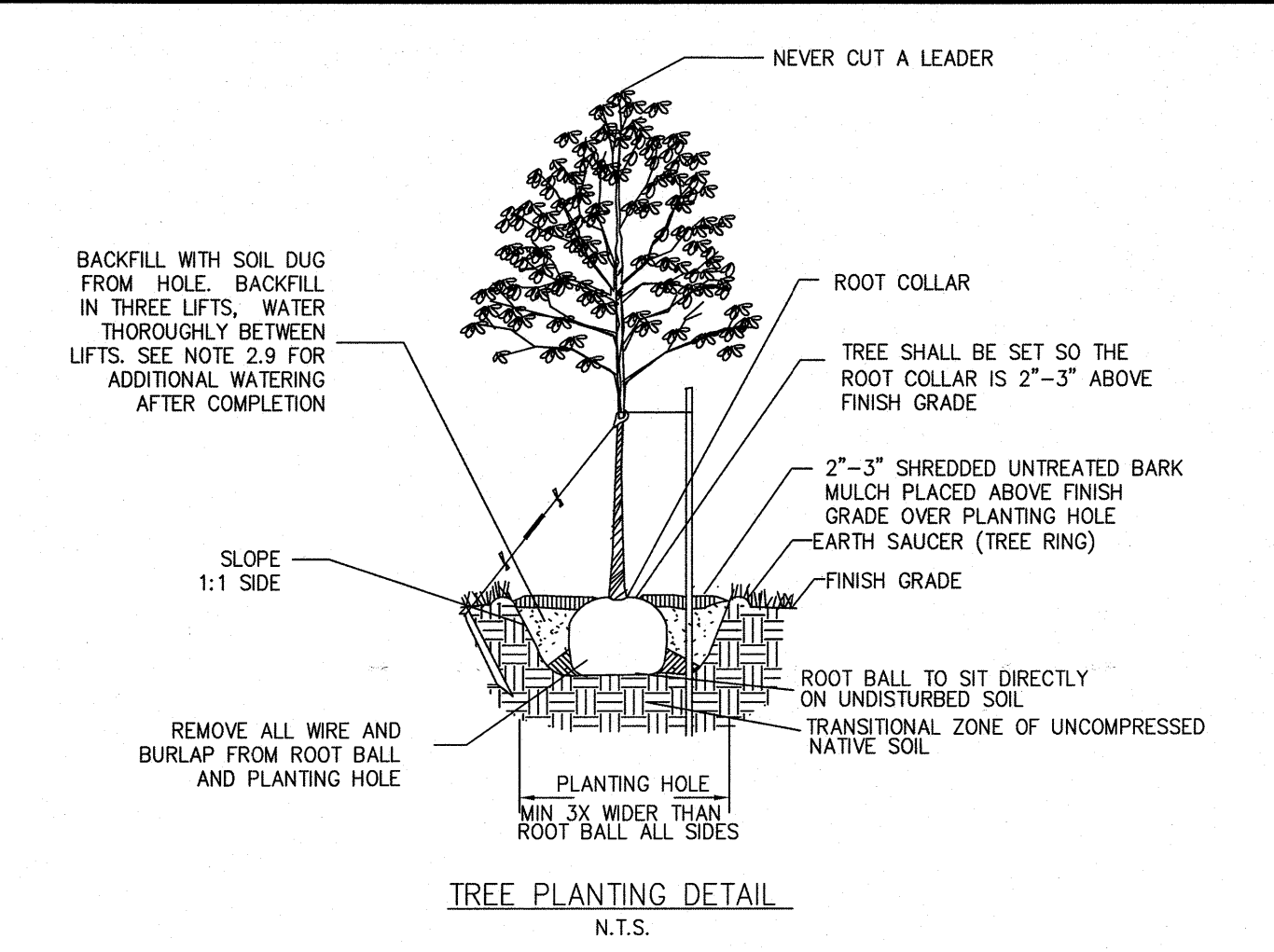
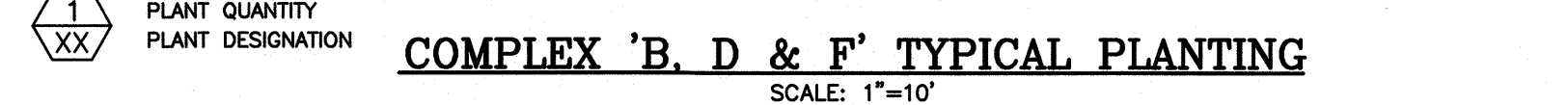
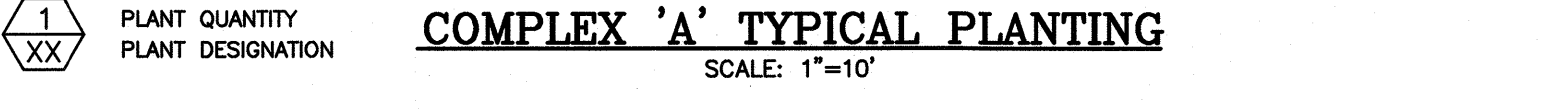


COMPLEX 'E' TYPICAL PLANTING SCHEDULE

PLANT	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS					
IG	6	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#7 CONTAINER	MIN. SIZE 30" HT.
RK	6	ROSA 'KNOCK OUT'	KNOCK OUT ROSE	#7 CONTAINER	MIN. SIZE 30" HT.
PERENNIALS & GRASSES					
AM	5	ALCHEMILLA MOLLIS	LADY'S MANTLE	#1 CONTAINER	
RG	10	RUDBECKIA 'GOLDSTURM'	GOLDSTURM BLACK-EYED SUSAN	#1 CONTAINER	
PH	3	PENNISETUM ALOPERCUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#1 CONTAINER	

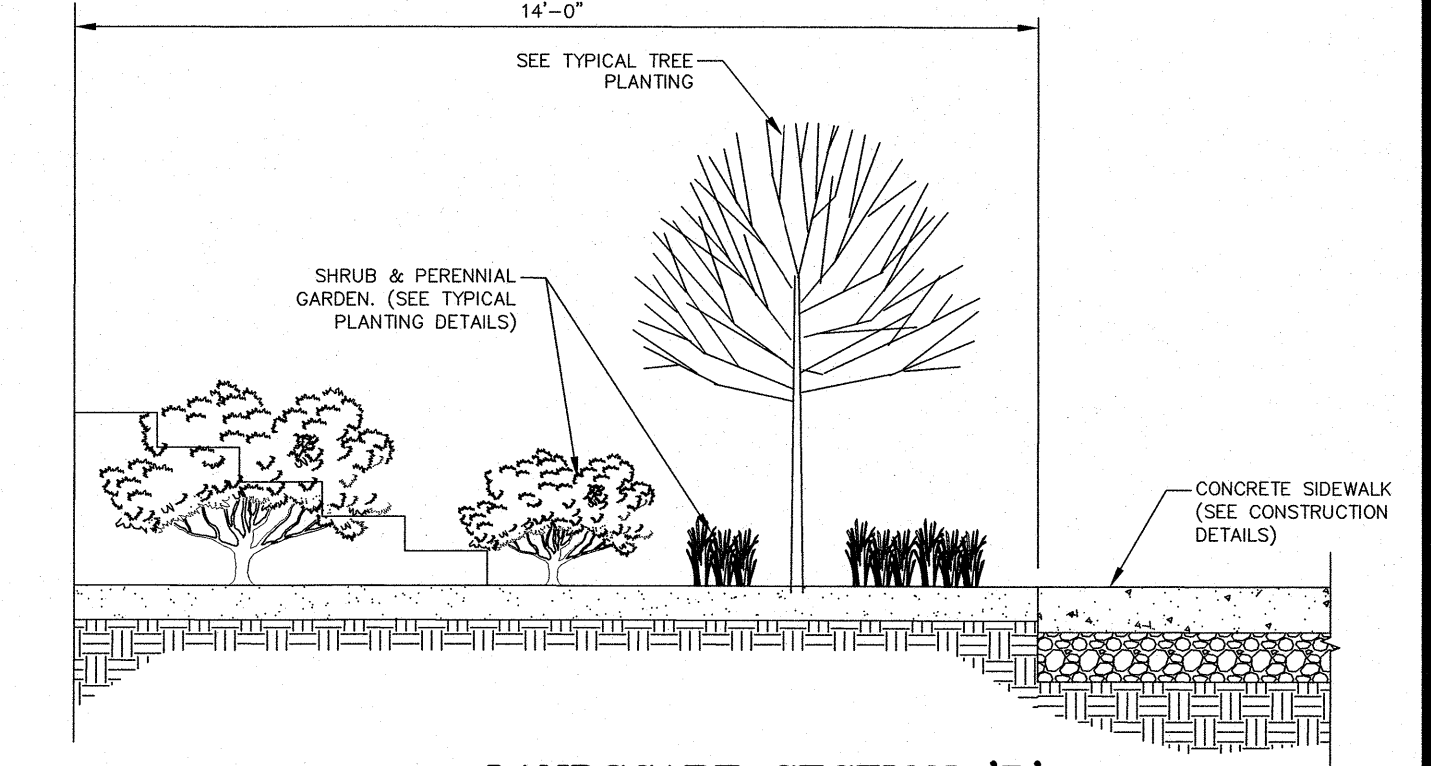
COMPLEX 'B, D & F' TYPICAL PLANTING SCHEDULE

PLANT	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS					
CS	3	CORNUS SERICEA 'ALLEMANS COMPACTA'	COMPACT REDTIG DOGWOOD	#3 CONTAINER	MIN. SIZE 30" HT.
CAH	2	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	#3 CONTAINER	MIN. SIZE 30" HT.
PERENNIALS & GRASSES					
CKF	2	CALAMAGROSTIS A. 'KARL FOERSTER'	K. F. FEATHER REED GRASS	#1 CONTAINER	
RG	8	RUDBECKIA 'GOLDSTURM'	GOLDSTURM BLACK-EYED SUSAN	#1 CONTAINER	
IS	7	IRIS SIBERICA 'CAESAR'S BROTHER'	CAESAR'S BROTHER SIBERIAN IRIS	#1 CONTAINER	

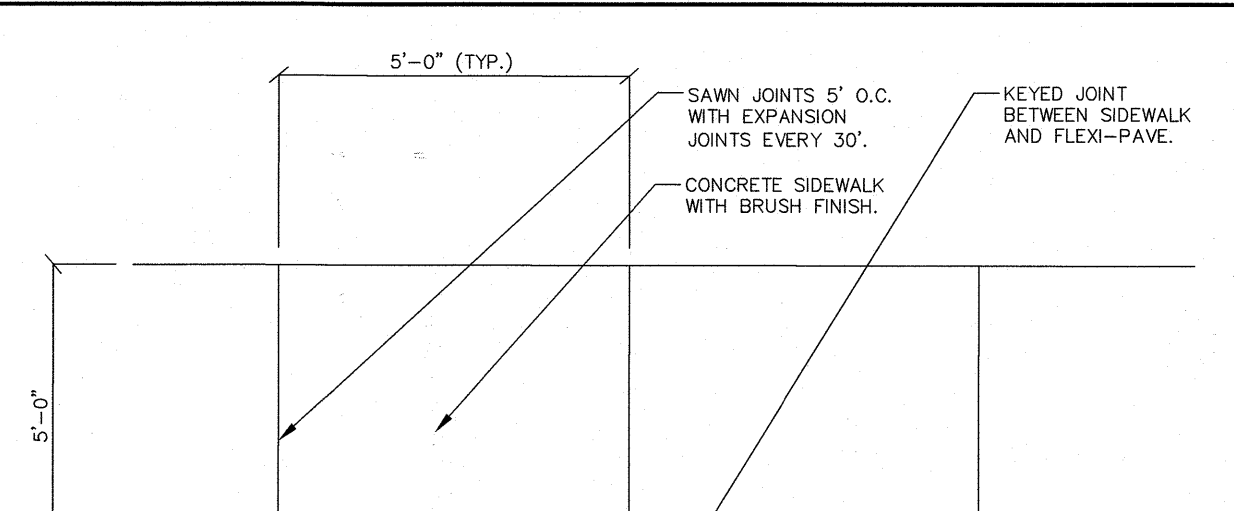
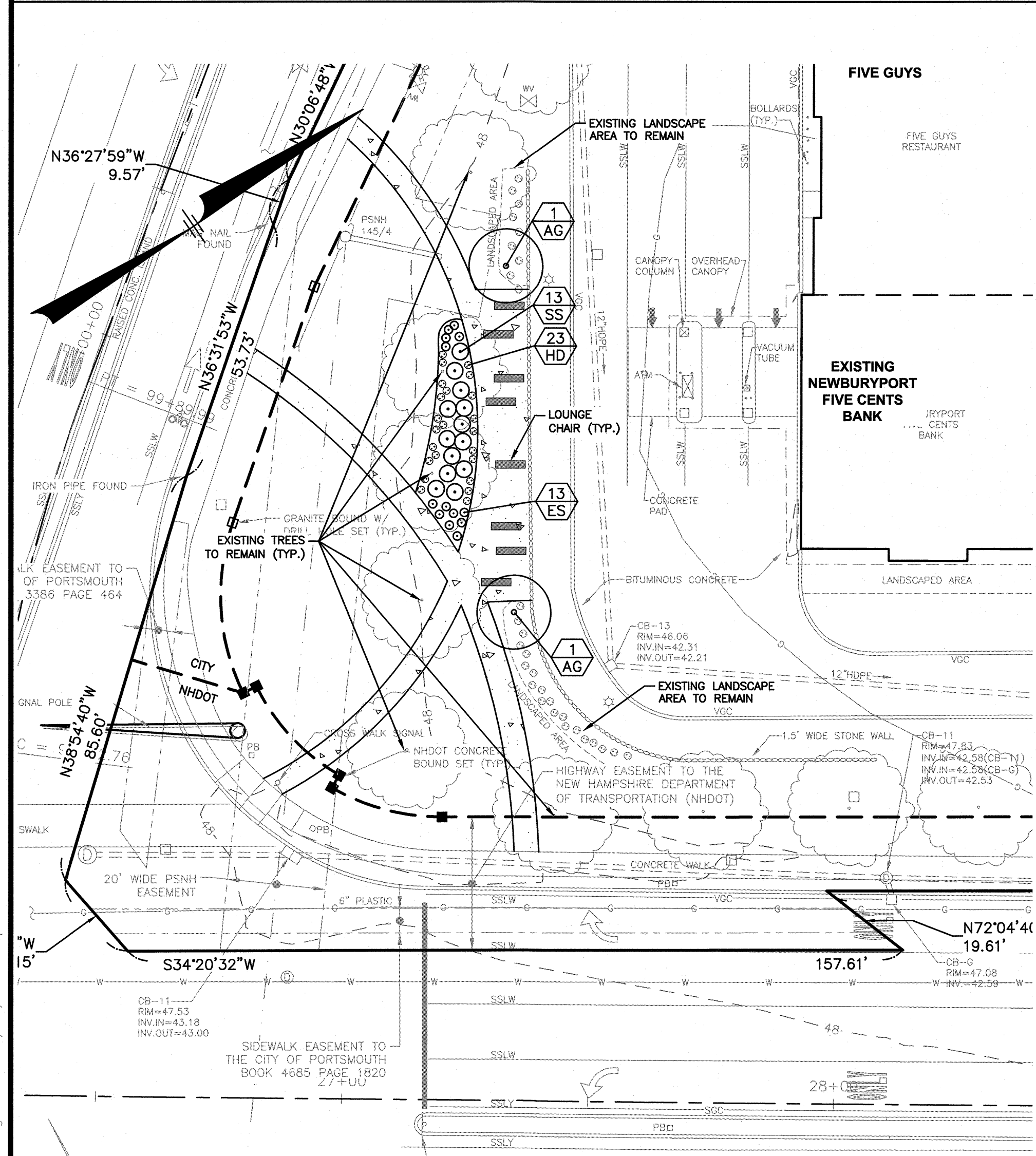


- PART 1 - GENERAL:**
- 1.1 THE BASIS OF THE CITY OF PORTSMOUTH TREE PLANTING REQUIREMENTS IS THE ANS A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPLANTING. ANS A300 PART 6 LAYS OUT TERMS AND BASIC STANDARDS AS SET FORTH BY INDUSTRY BUT IT IS NOT THE END ALL FOR THE CITY OF PORTSMOUTH. THE FOLLOWING ARE THE CITY OF PORTSMOUTH, NH TREE PLANTING REQUIREMENTS THAT ARE IN ADDITION TO OR THAT GO BEYOND THE ANS A300 PART 6.
 - 1.2 ALL PLANTING HOLES SHALL BE DUG BY HAND - NO MACHINES. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE NEW PLANTING PITS, PLANTING BEDS WITH GRANITE CURBING, AND PLANTING SITES WITH SILVA CELLS ARE BEING CREATED. IF A MACHINE IS USED TO DIG IN ANY OF THESE SITUATIONS PLANTING DEPTH NEEDS TO BE RAISED THE MATERIAL IN THE BOTTOM OF THE PLANTING HOLE MUST BE FIRMED WITH MACHINE TO PREVENT SINKING OF THE ROOT BALL.
 - 1.3 ALL WIRE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL AND PLANTING HOLE.
 - 1.4 THE ROOT BALL OF THE TREE SHALL BE WORKED SO THAT THE ROOT COLLAR OF THE TREE IS VISIBLE AND NO GRIDLING ROOTS ARE PRESENT.
 - 1.5 THE ROOT COLLAR OF THE TREE SHALL BE 2"-3" ABOVE GRADE OF PLANTING HOLE FOR FINISHING DEPTH.
 - 1.6 ALL PLANTINGS SHALL BE BACKFILLED WITH SOIL FROM THE SITE AND AMENDED NO MORE THAN 20% WITH ORGANIC COMPOST. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE ENGINEERED SOIL IS BEING USED IN CONJUNCTION WITH SILVA CELLS AND WHERE NEW PLANTING BEDS ARE BEING CREATED.
- PART 2 - EXECUTION:**
- 2.1 ALL PLANTINGS SHALL BE BACKFILLED IN THREE LIFTS AND ALL LIFTS SHALL BE WATERED SO THE PLANTING WILL BE SET AND FREE OF AIR POCKETS - NO EXCEPTIONS.
 - 2.2 AN EARTH BERM SHALL BE PLACED AROUND THE PERIMETER OF THE PLANTING HOLE EXCEPT WHERE CURBED PLANTING BEDS OR PITS ARE BEING USED.
 - 2.3 2"-3" OF MULCH SHALL BE PLACED OVER THE PLANTING AREA.
 - 2.4 AT THE TIME OF PLANTING IS COMPLETE THE PLANTING SHALL RECEIVE ADDITIONAL WATER TO ENSURE COMPLETE HYDRATION OF THE ROOTS. BACKFILL MATERIAL AND MULCH LAYER.
 - 2.5 STAKES AND GUYS SHALL BE USED WHERE APPROPRIATE AND/OR NECESSARY. GUY MATERIAL SHALL BE NON-DAMAGING TO THE TREE.
 - 2.6 ALL PLANTING STOCK SHALL BE SPECIMEN QUALITY, FREE OF DEFECTS, AND DISEASE OR INJURY. THE CITY OF PORTSMOUTH, NH RESERVES THE RIGHT TO REFUSE/REJECT ANY PLANT MATERIAL OR PLANTING ACTION THAT FAILS TO MEET THE STANDARDS SET FORTH IN THE ANS A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPLANTATION AND/OR THE CITY OF PORTSMOUTH, NH PLANTING REQUIREMENTS.

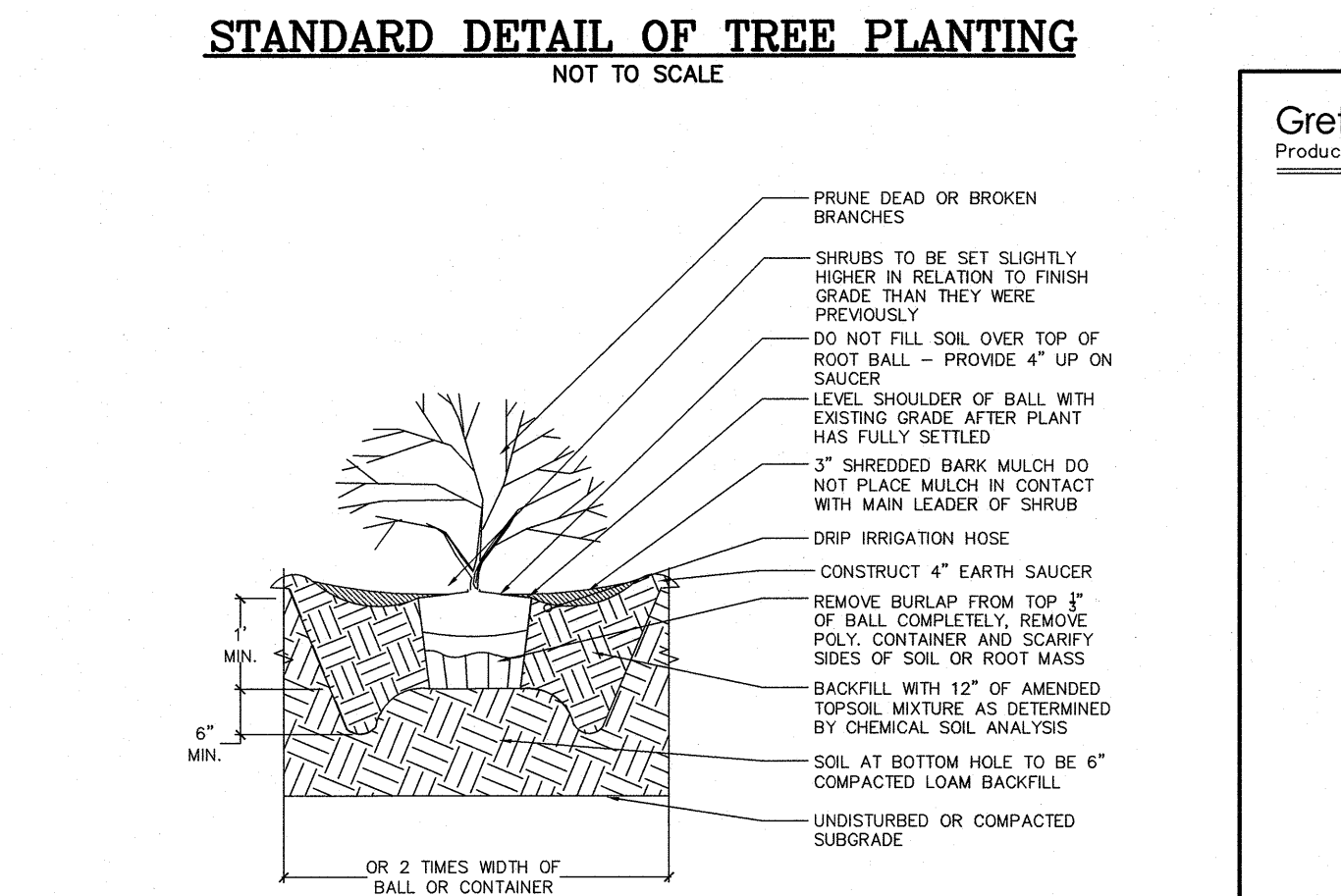
STANDARD DETAIL OF TREE PLANTING
NOT TO SCALE



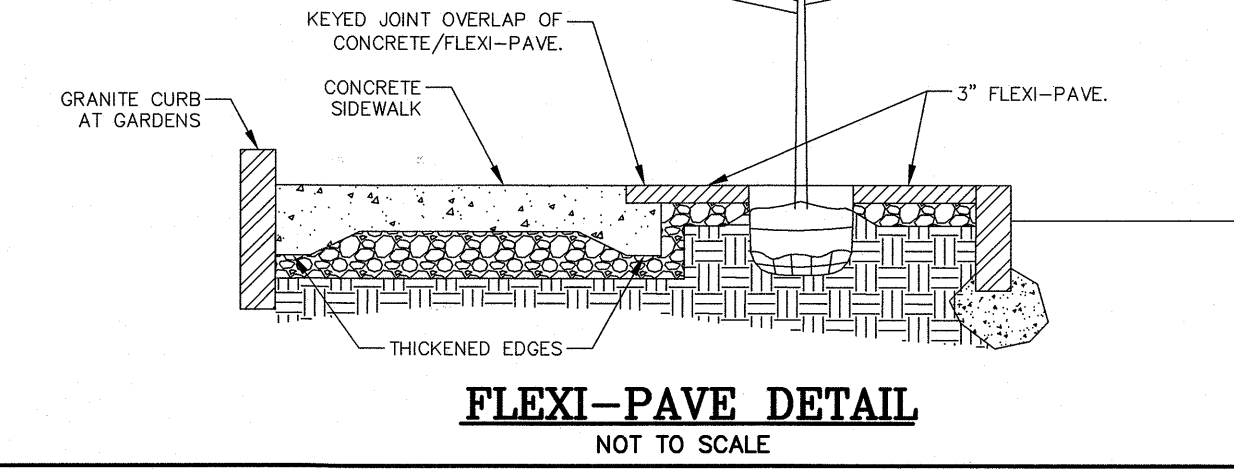
LANDSCAPE SECTION 'B'
NOT TO SCALE



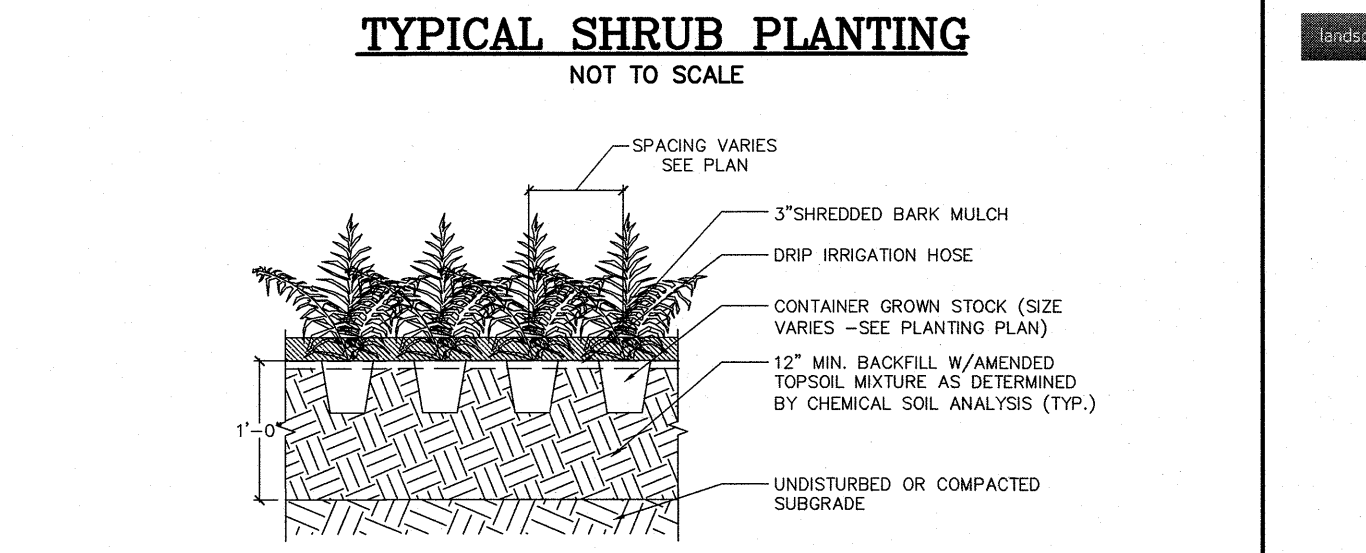
FLEXI-PAVE DETAIL
NOT TO SCALE



TYPICAL SHRUB PLANTING
NOT TO SCALE



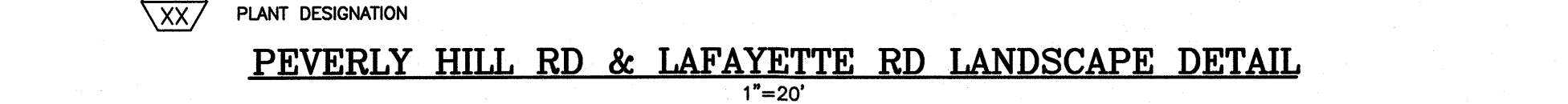
LOUNGE DETAIL
NOT TO SCALE



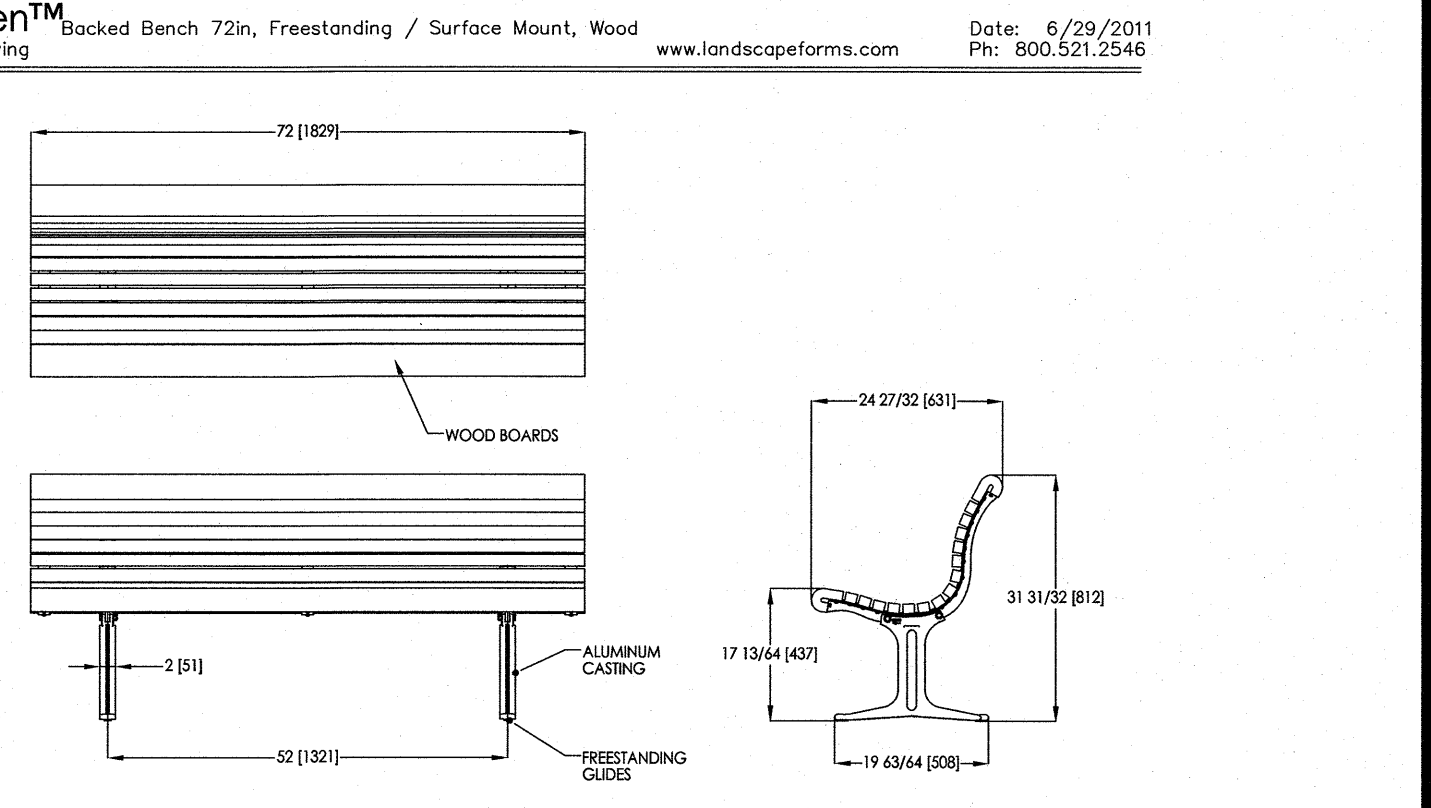
TYPICAL RAIN GARDEN PLANTING
NOT TO SCALE

PLANTING SCHEDULE

PLANT	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
AG	2	AMELANCHER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6' - 7' HT.	MULTI-STEM
PERENNIALS & GRASSES					
HD	23	HEMEROCALLIS 'STELLA DE ORO'	DWARF YELLOW DAYLILY	#1 CONTAINER	
ES	13	ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	#1 CONTAINER	
SS	13	SCHIZACHYRIUM S. 'PRAIRIE BLUES'	LITTLE BLUESTEM PRAIRIE BLUES	#1 CONTAINER	



PEVERLY HILL RD & LAFAYETTE RD LANDSCAPE DETAIL
SCALE: 1"=20'



TYPICAL BENCH DETAIL
NOT TO SCALE

REVISIONS

NO.	DESCRIPTION	BY	DATE
2	MISC. REVISIONS PER TAC	CMT	3/9/20
1	MISC. REVISIONS PER TAC	CMT	2/20/20

LANDSCAPE DETAILS

ASSESSORS MAP 252 - LOTS 4, 5 & 9
1400 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

PREPARED FOR:
4 AMIGOS, LLC
321 LAFAYETTE ROAD UNIT D
HAMPTON, NEW HAMPSHIRE 03842

GPI Engineering
Design
Planning
Construction Management

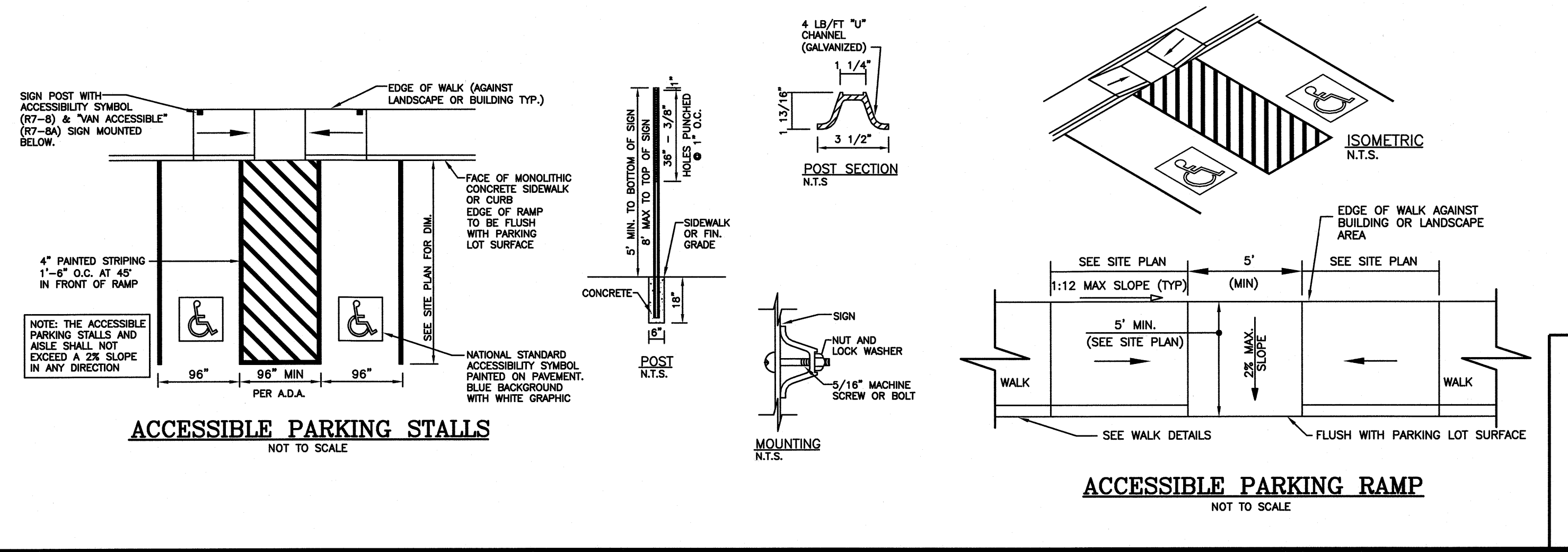
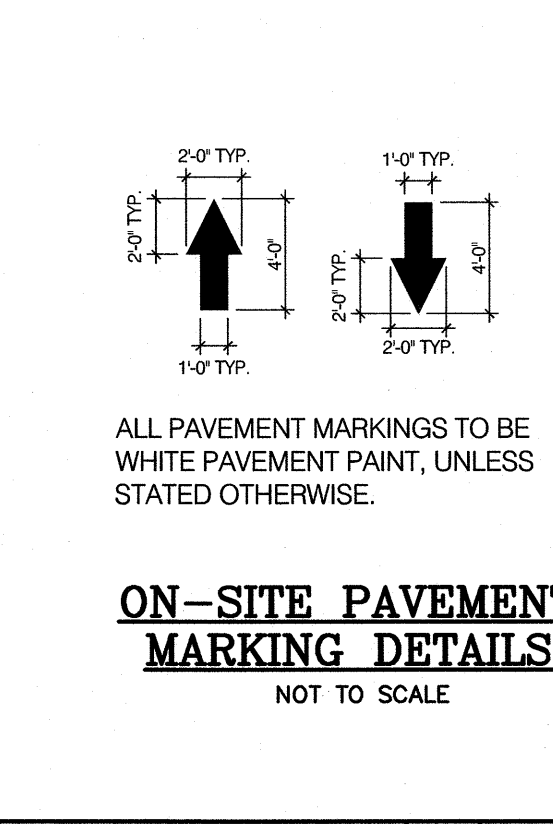
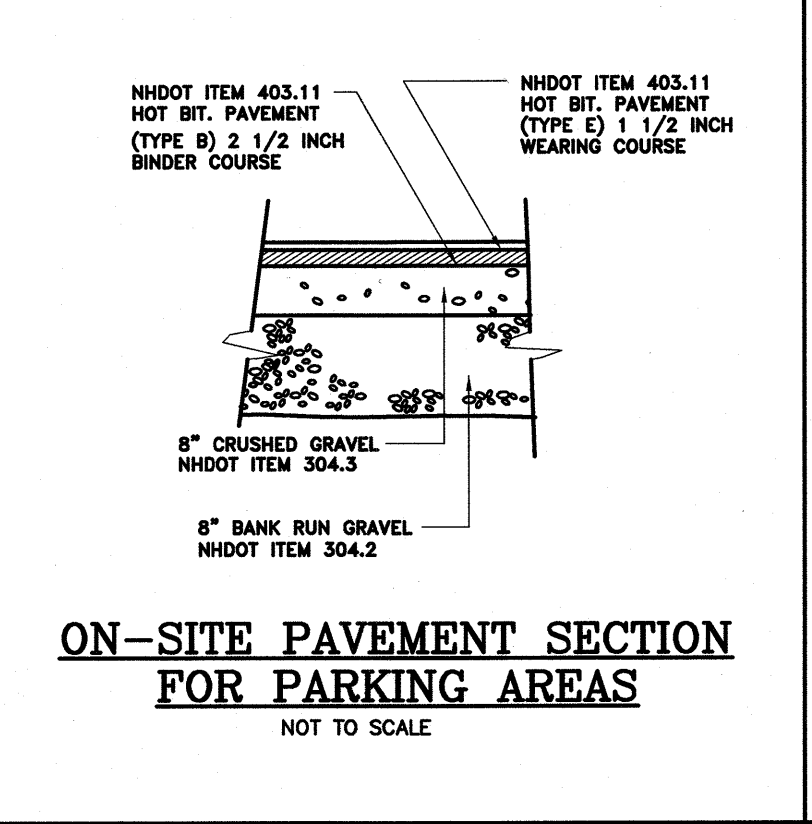
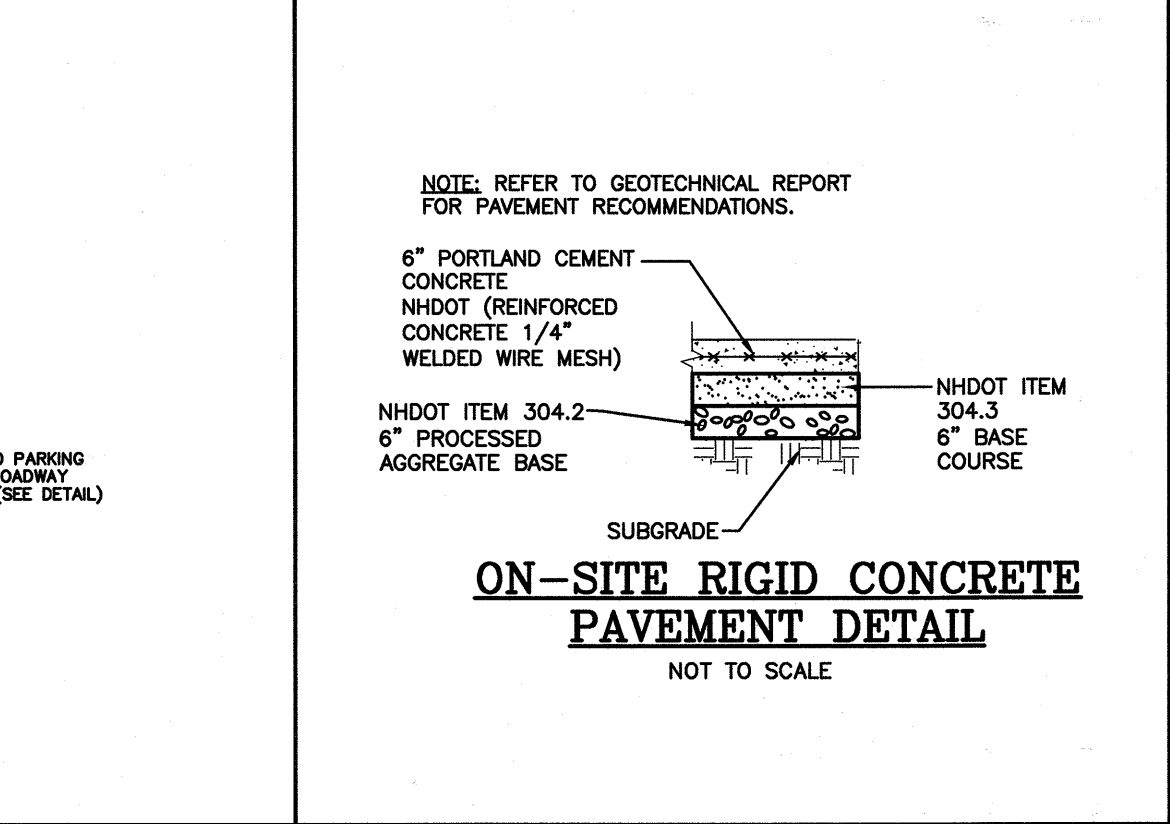
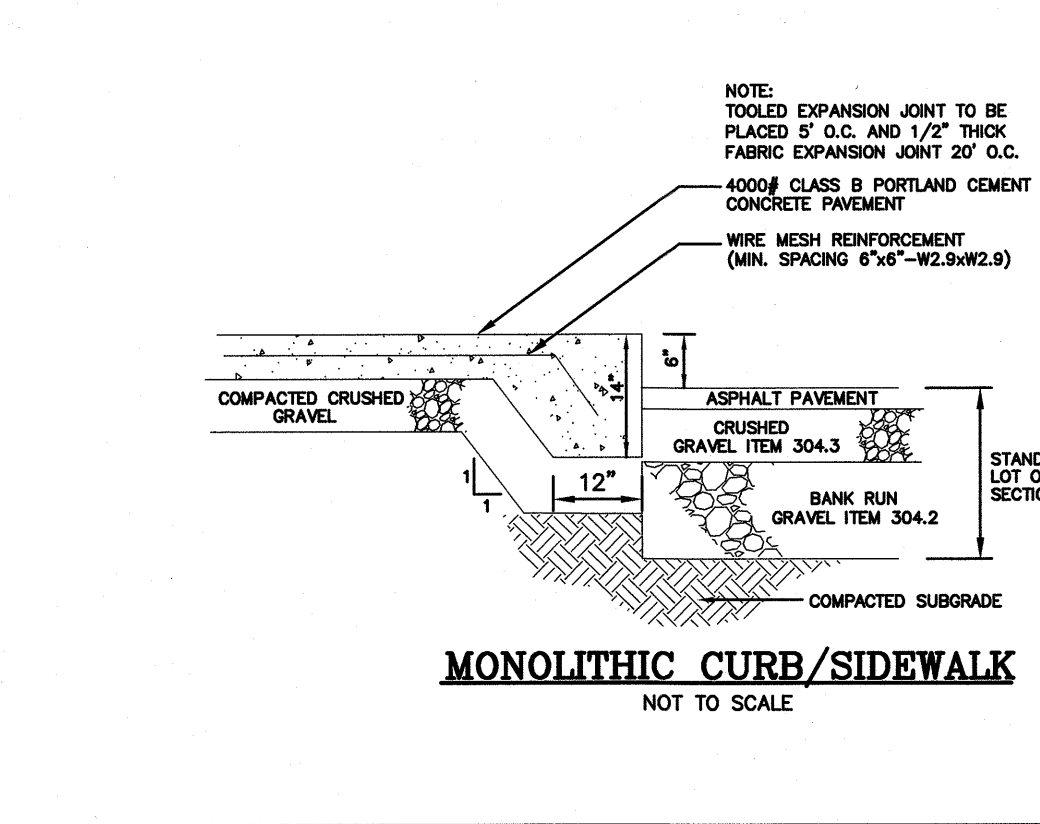
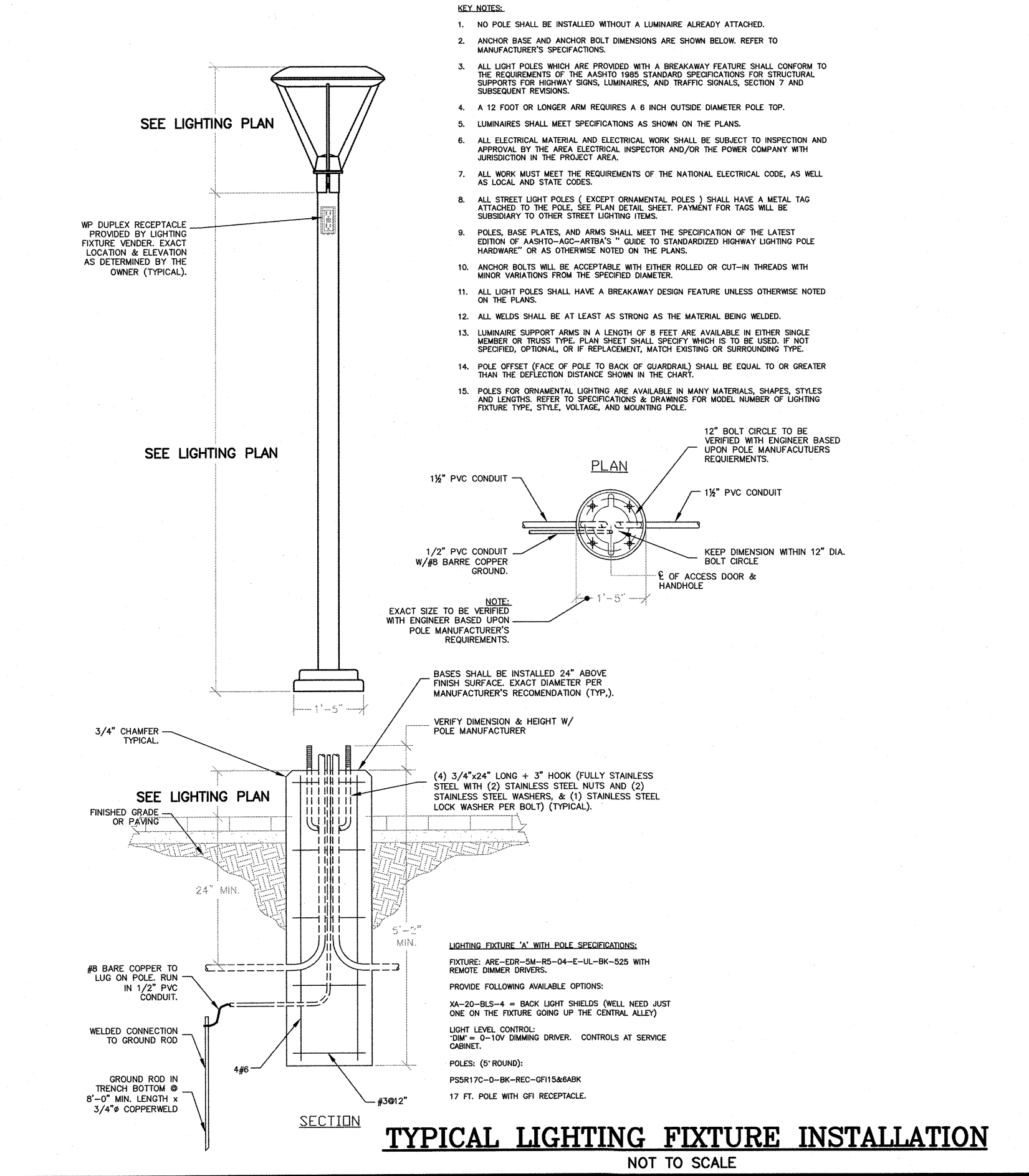
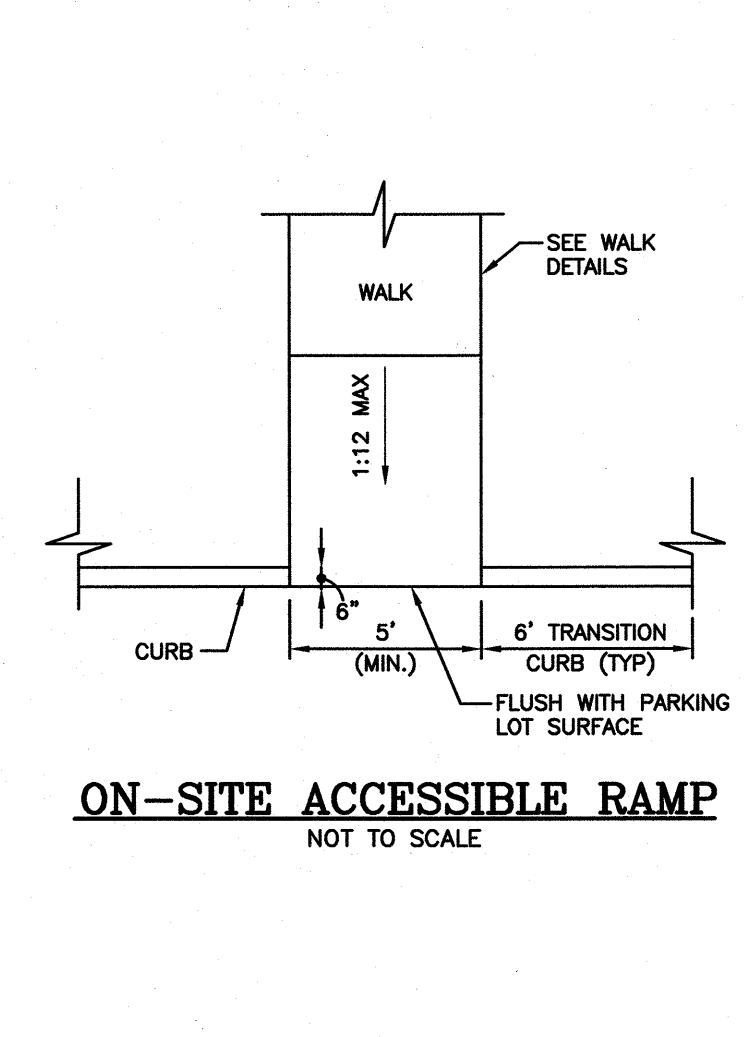
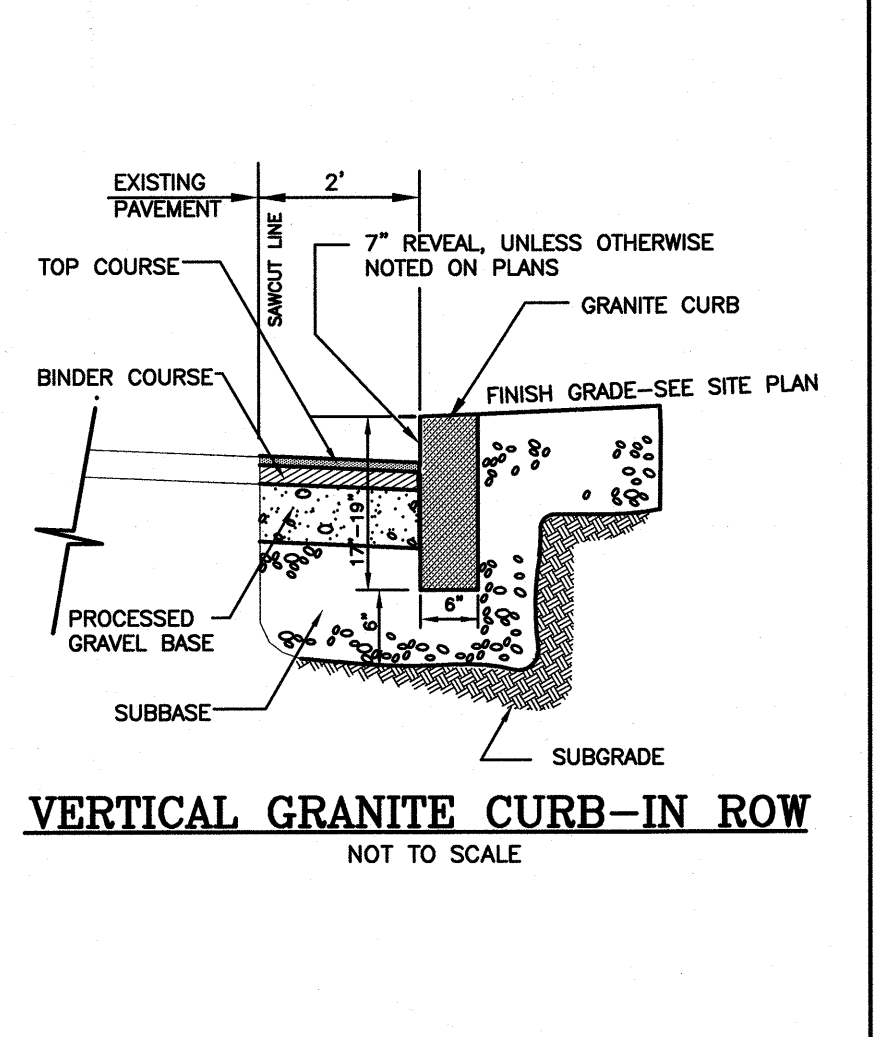
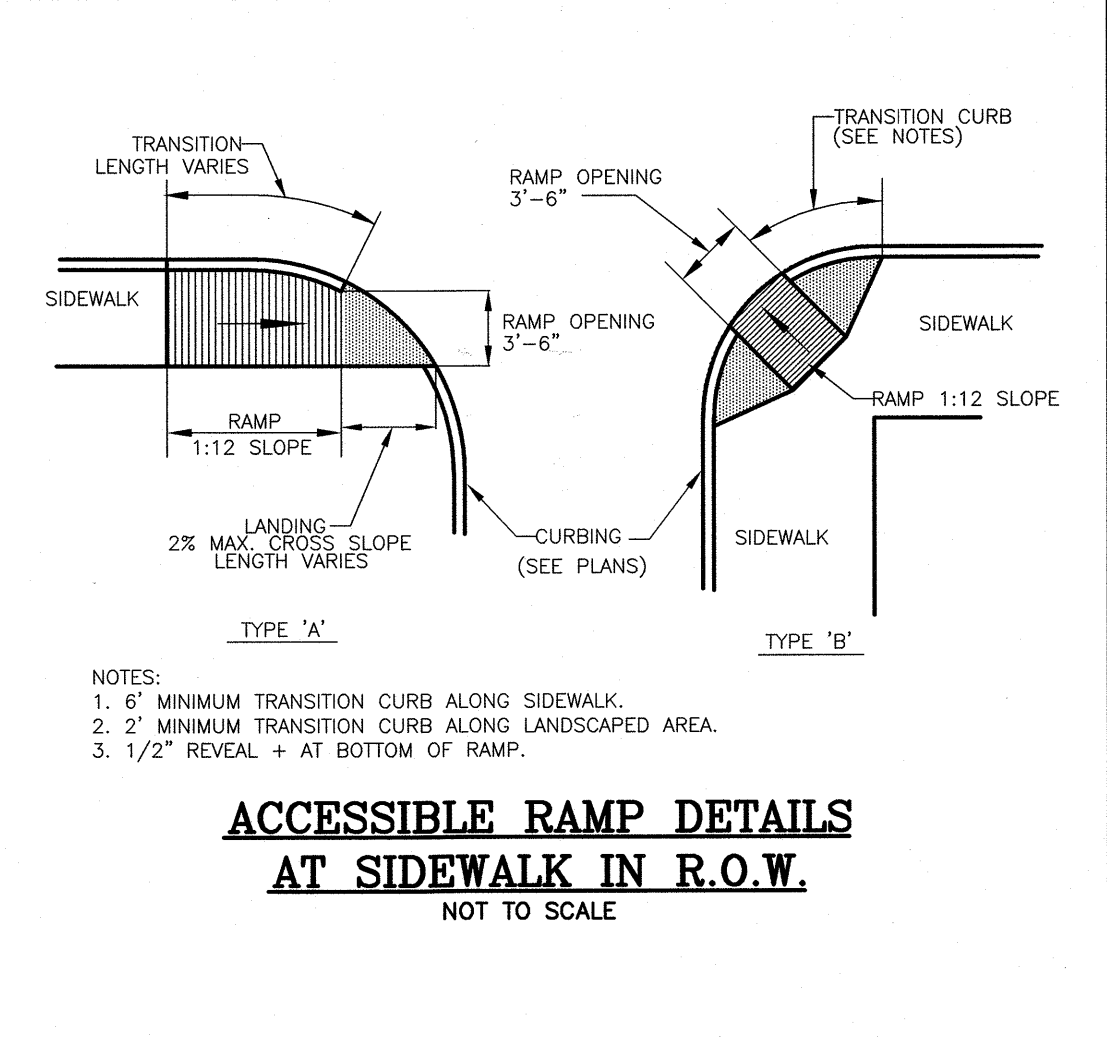
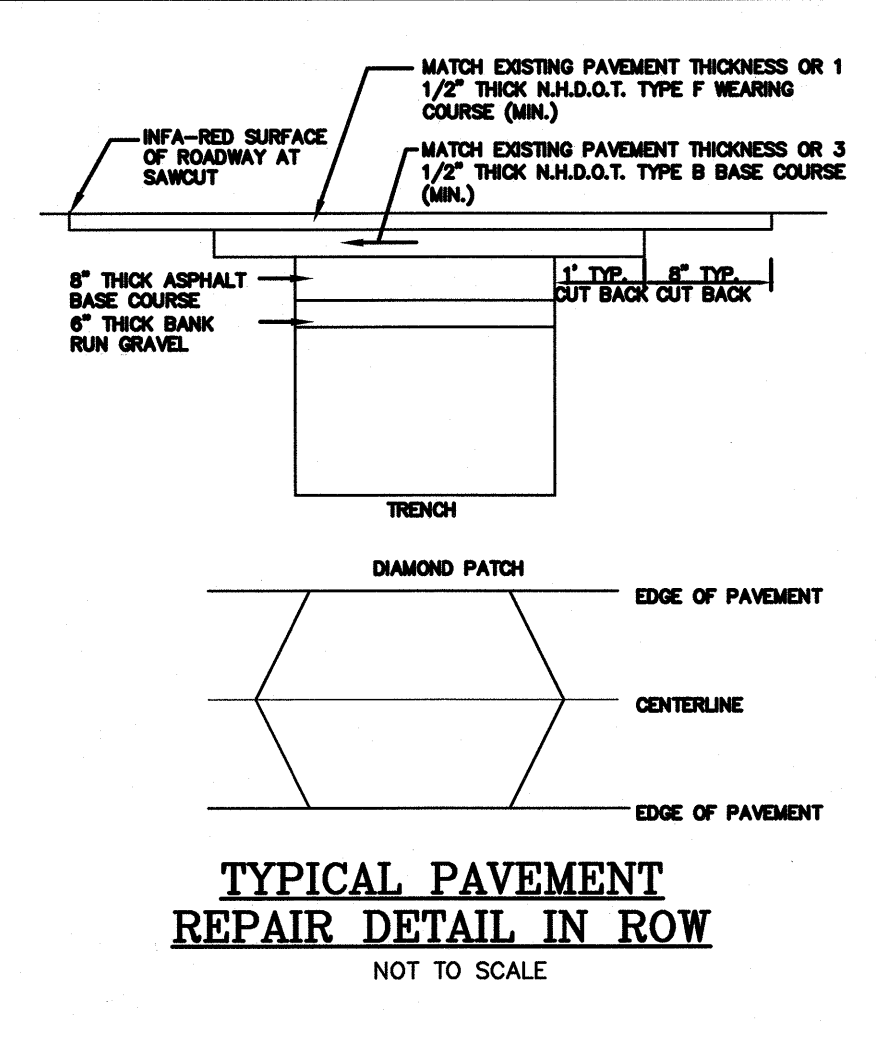
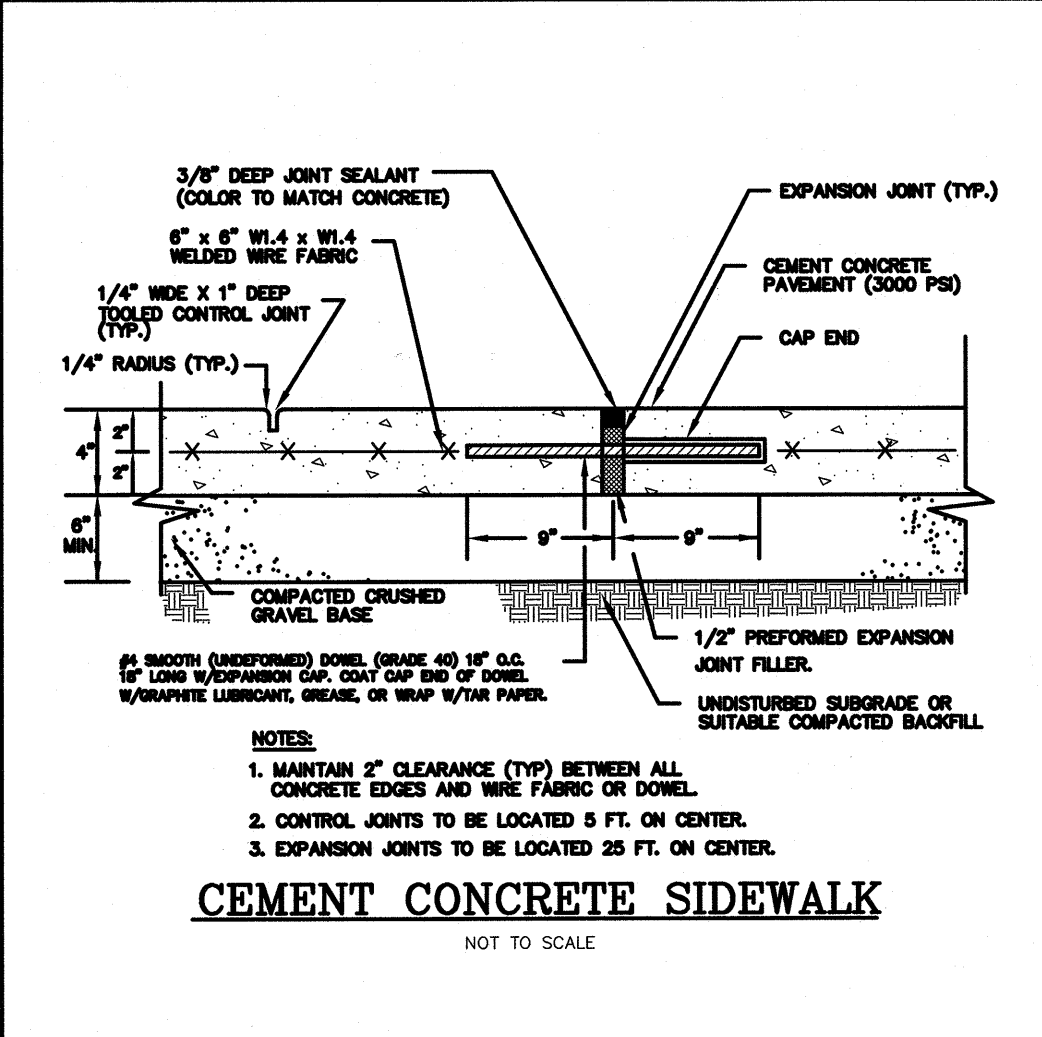
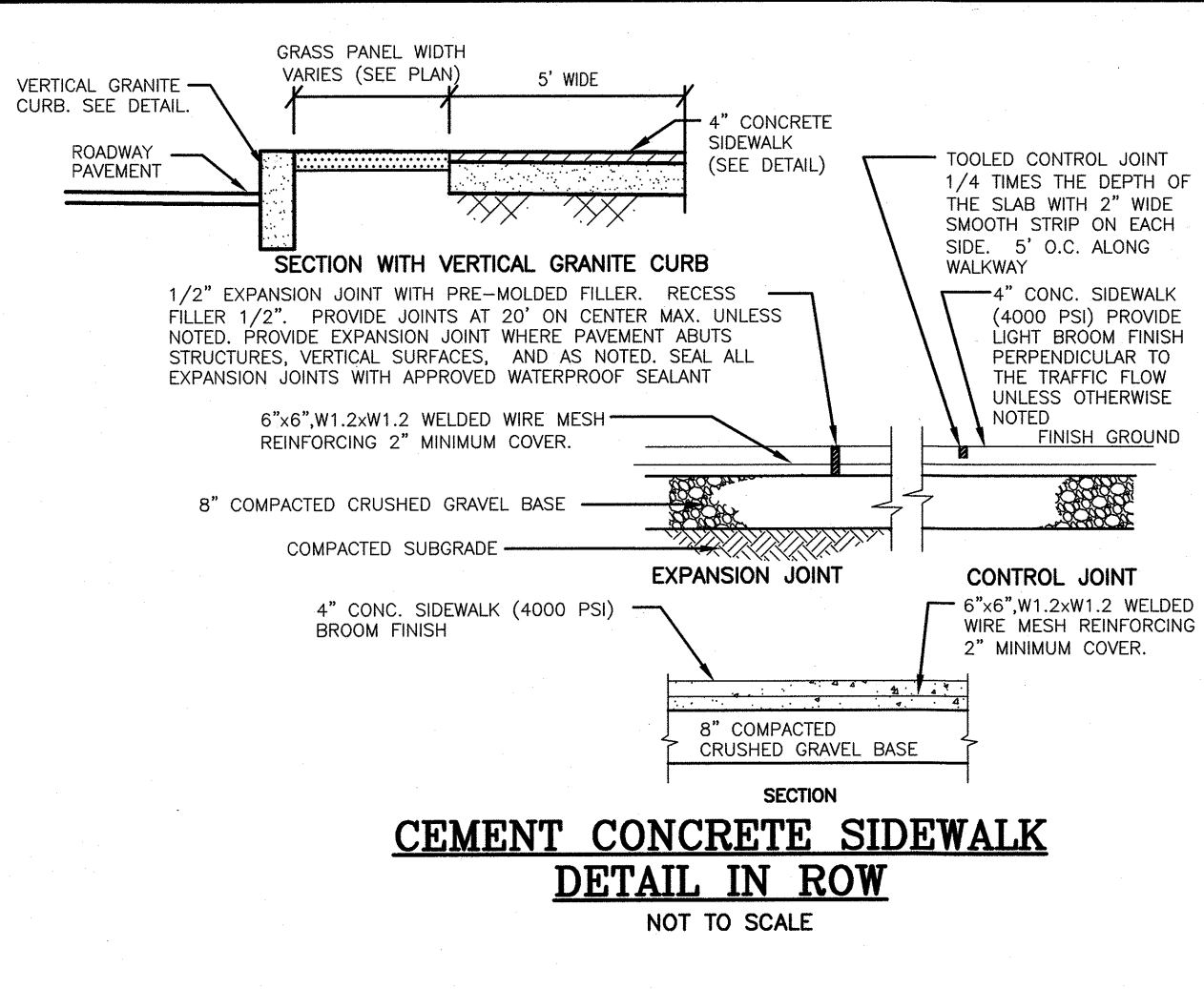
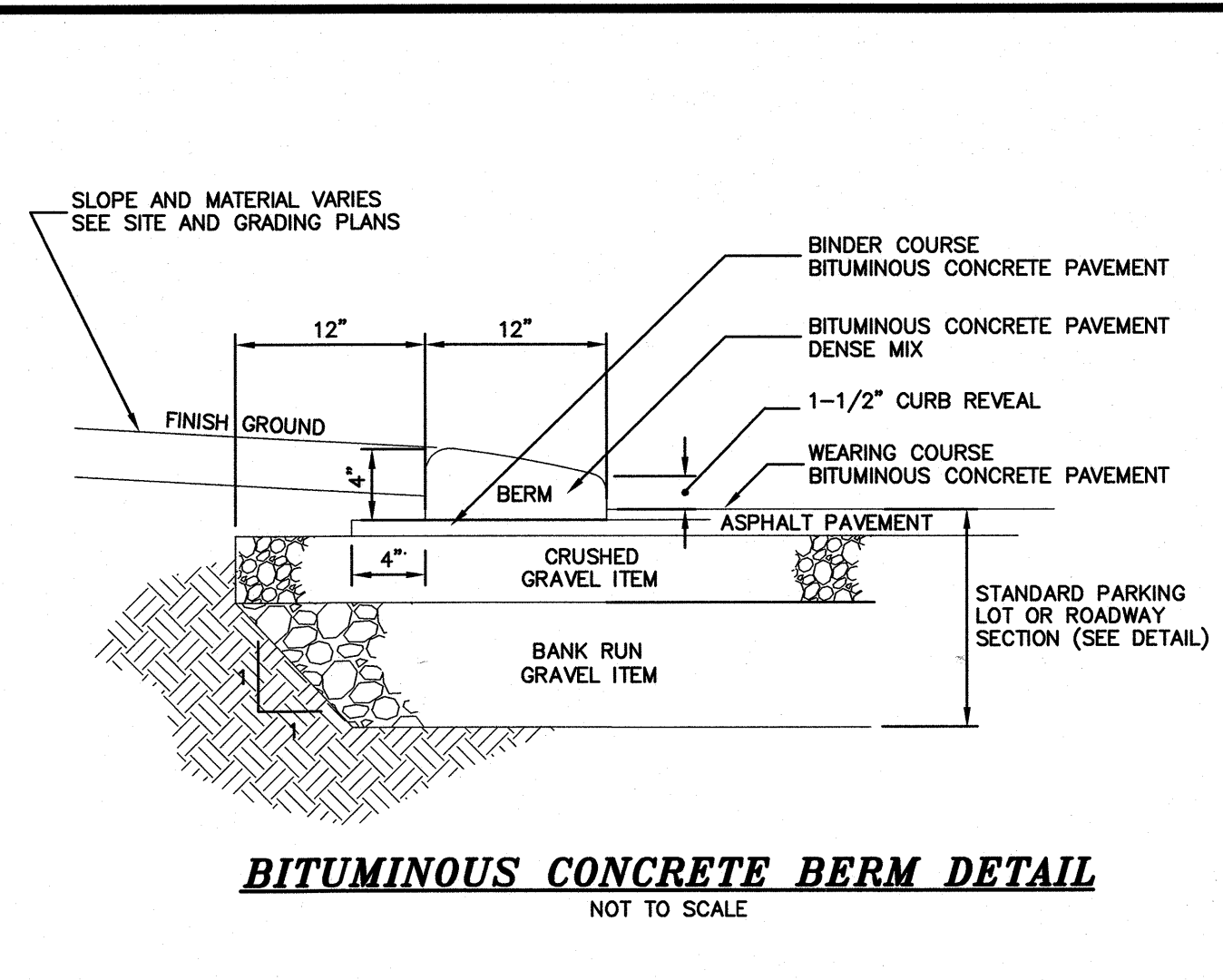
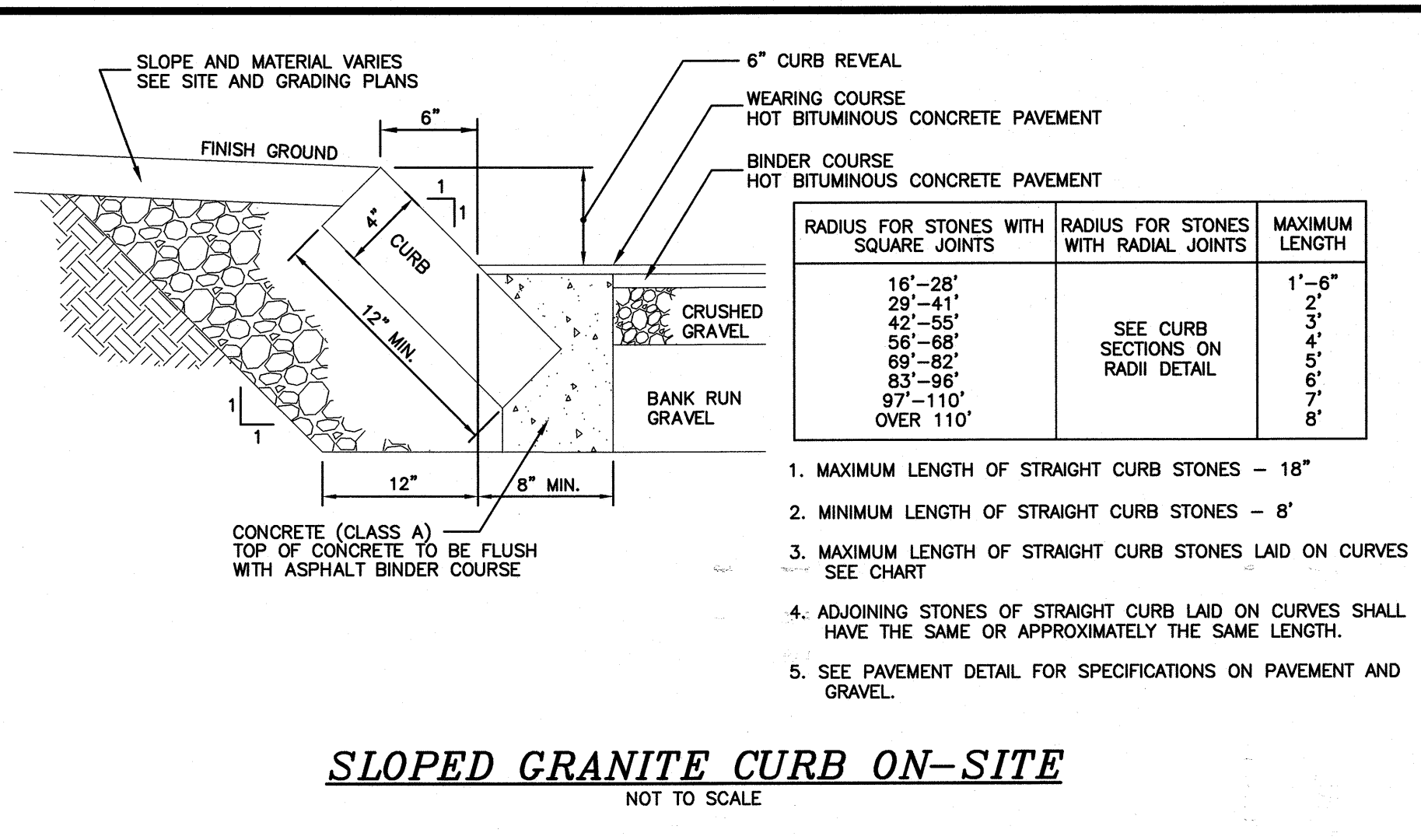
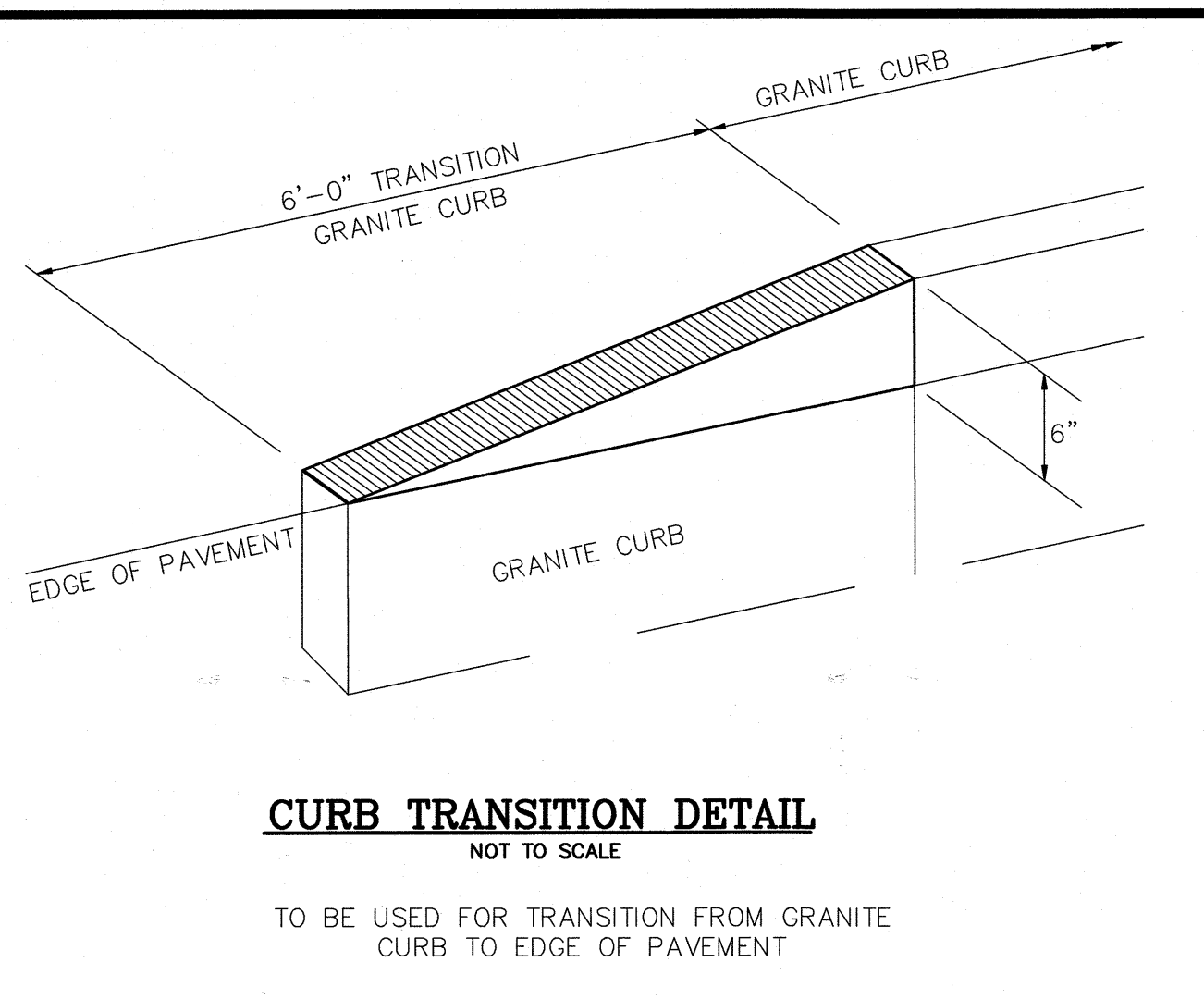
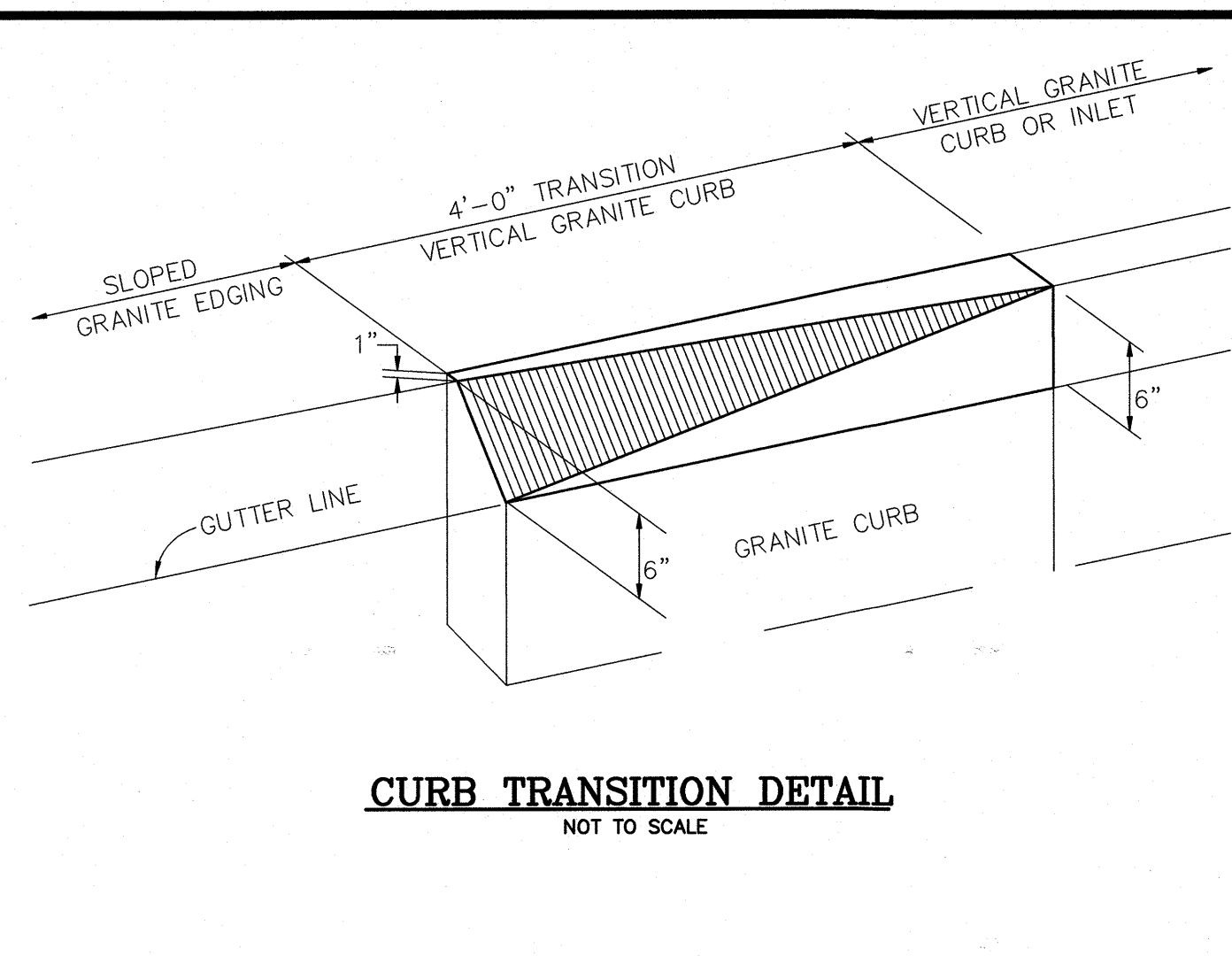
Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079

603.893.0720 GPINET.COM

SCALE: AS SHOWN **DATE: JANUARY 20, 2020** **DRAWING NO. 4582SP.DWG**

DRAWN BY:	CHECKED BY:	PROJECT NO.	SHEET NO.
CCC	CMT	458219	10 OF 15

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NO.	DESCRIPTION	BY	DATE
1	REMOVE SPEED TABLE DETAIL, ADD ADA SPACE DET.	CMT	3/9/20

REVISIONS

DETAIL SHEET

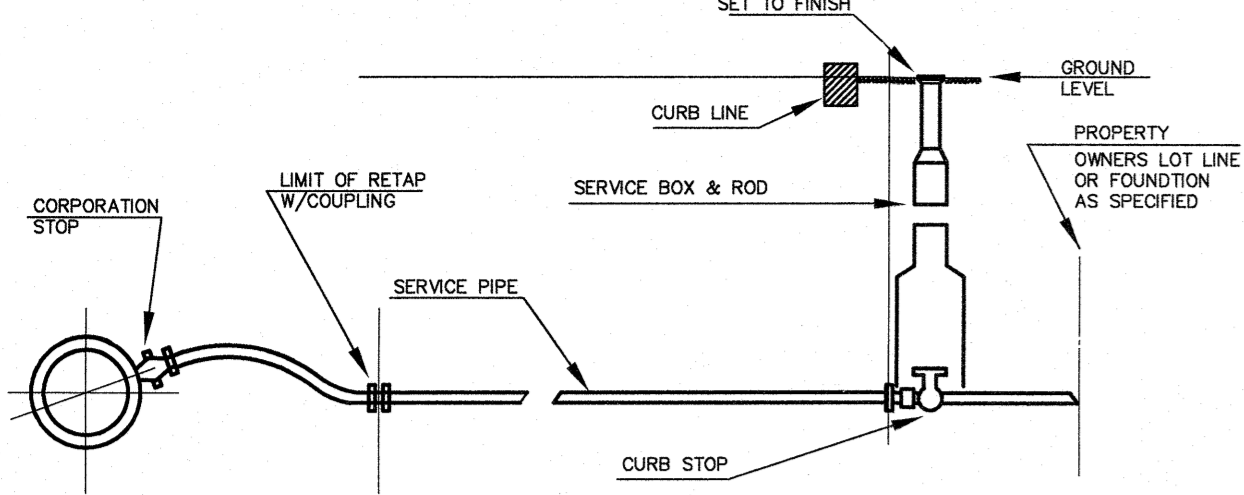
ASSESSORS MAP 252 - LOTS 4,5 & 9
1400 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
PREPARED FOR:
4 AMIGOS, LLC
321 LAFAYETTE ROAD UNIT D
HAMPTON, NEW HAMPSHIRE 03842

SCALE: 1"=20'	DATE:	DRAWING NO. 4582DET.DWG
DRAWN BY: CPS	CHECKED BY: CMT	PROJECT NO. 458219
		SHEET NO. 11 OF 15

Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079

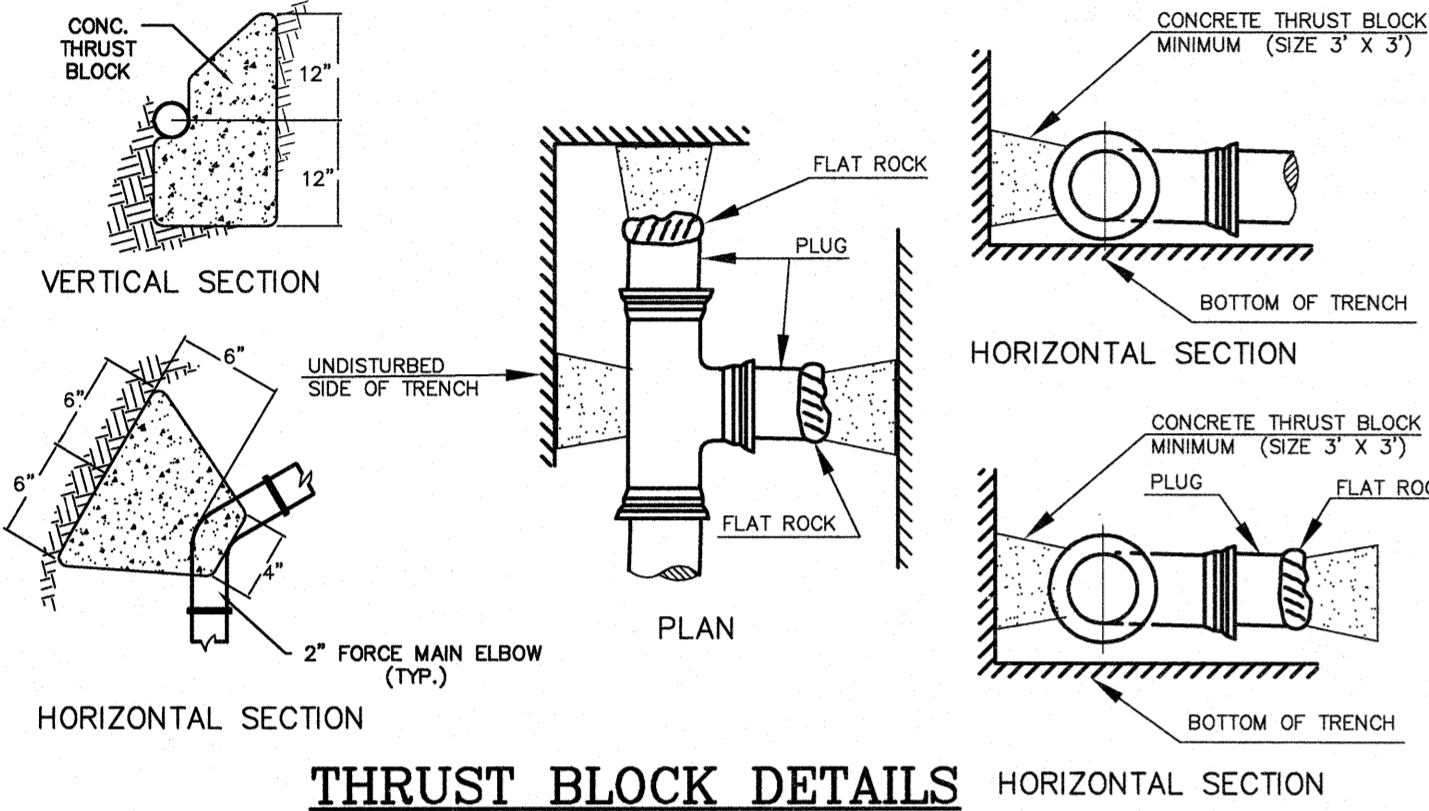
GPI Engineering Design Construction Management
603.893.0720 GPINET.COM

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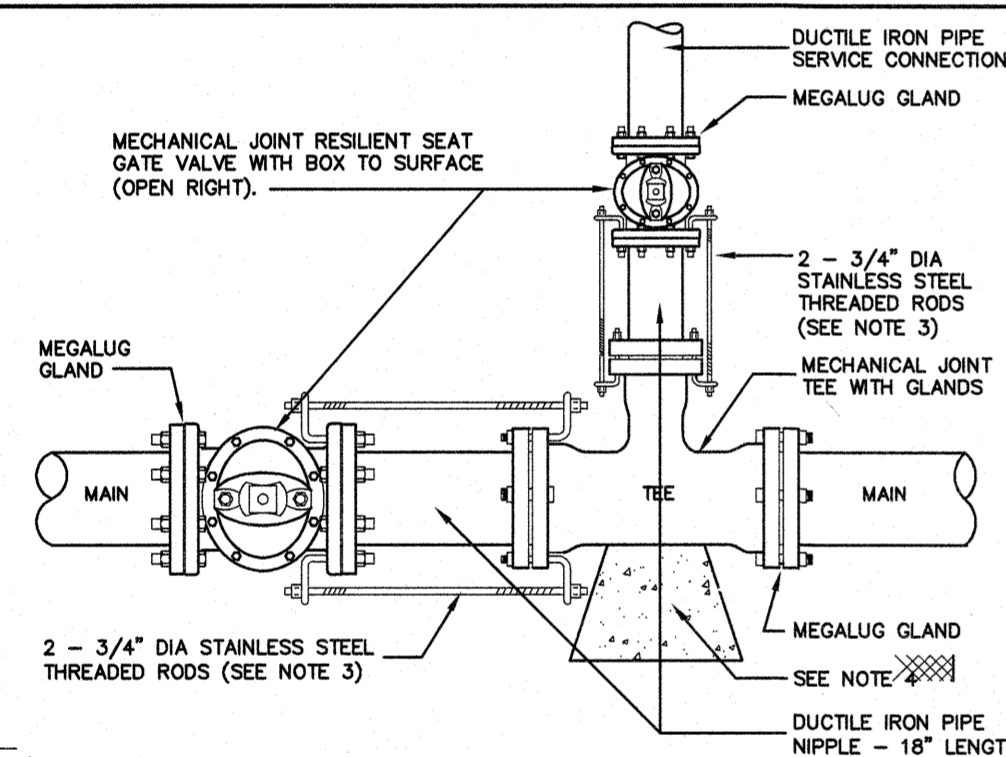


TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE

NOTE: ALL WATER SUPPLY MATERIALS TO MEET OR EXCEED LOCAL WATER WORKS SPECIFICATIONS.

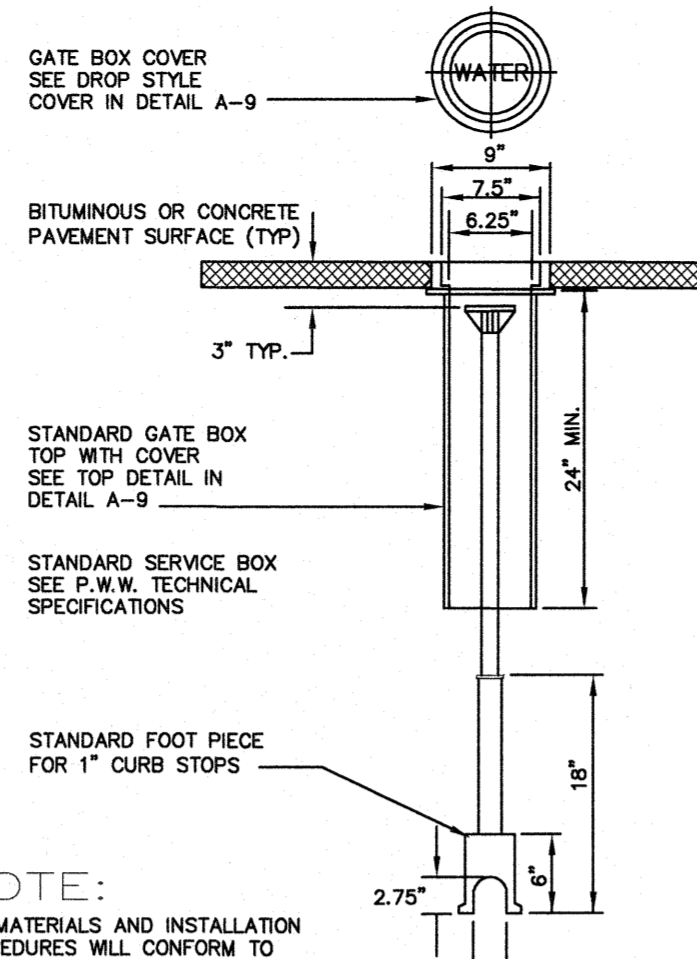


THRUST BLOCK DETAILS
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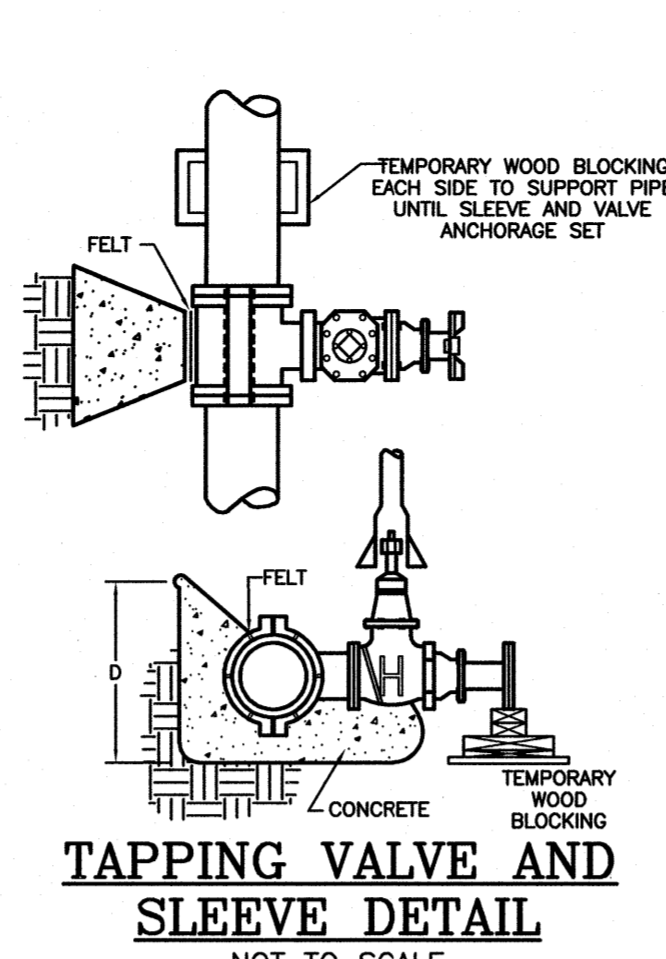


NOTE:
1) ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO D.P.W. TECHNICAL SPECIFICATIONS.
2) ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3) ALL THREADED RODS AND NUTS MUST BE STAINLESS STEEL.
4) MIN 2"x2"x4" PRECAST CONCRETE THRUST BLOCK MAY BE USED WITH D.P.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATERMAIN.

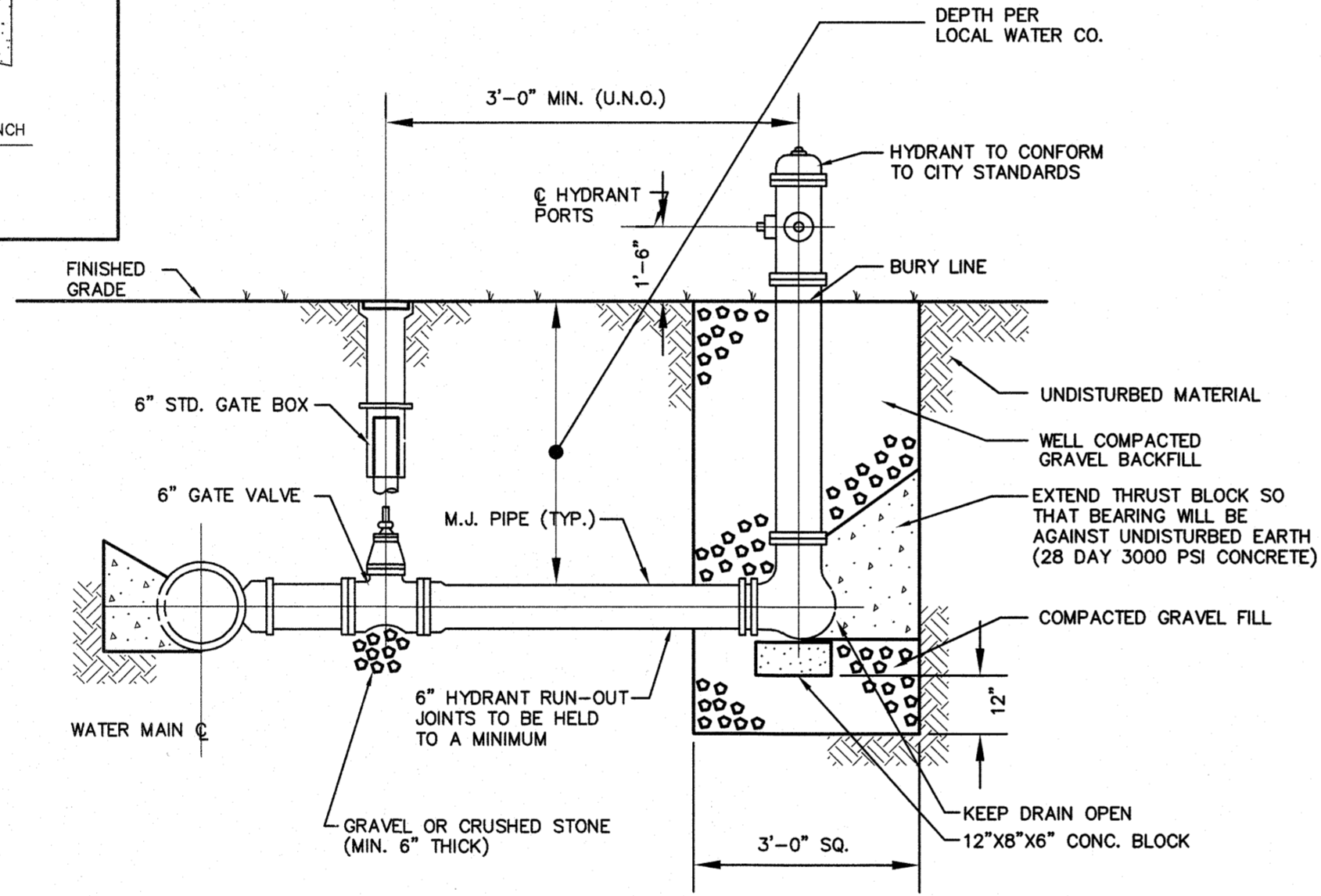
TEE INSTALLATION
NOT TO SCALE



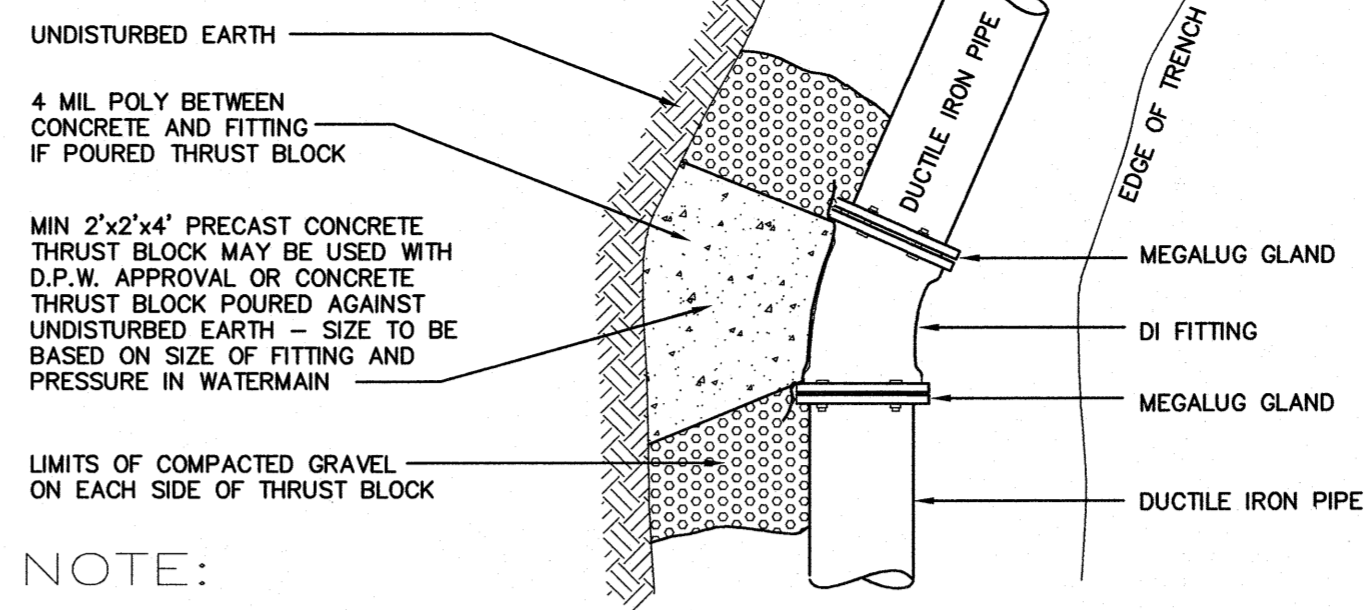
SERVICE BOX INSTALLATION IN PAVEMENT
NOT TO SCALE



TAPPING VALVE AND SLEEVE DETAIL
NOT TO SCALE



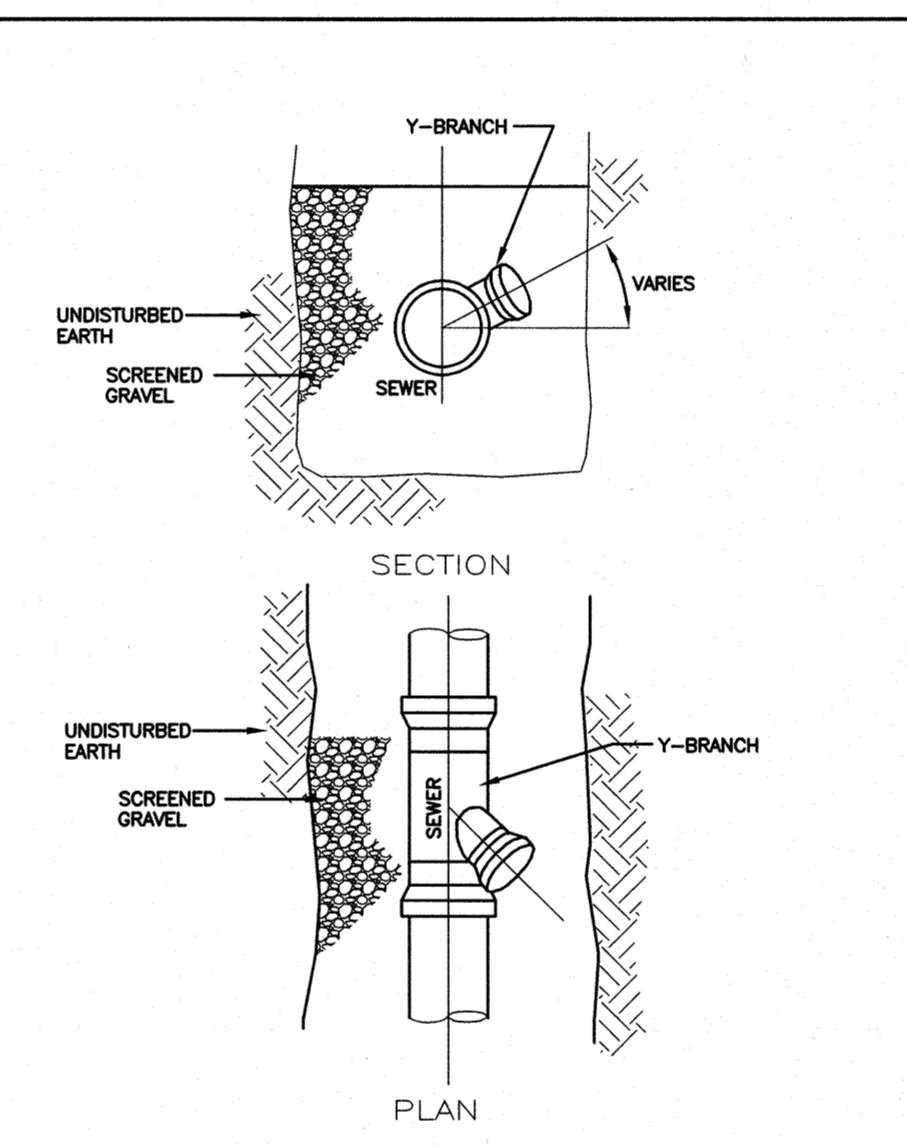
HYDRANT WITH GATE BOX DETAIL
NOT TO SCALE



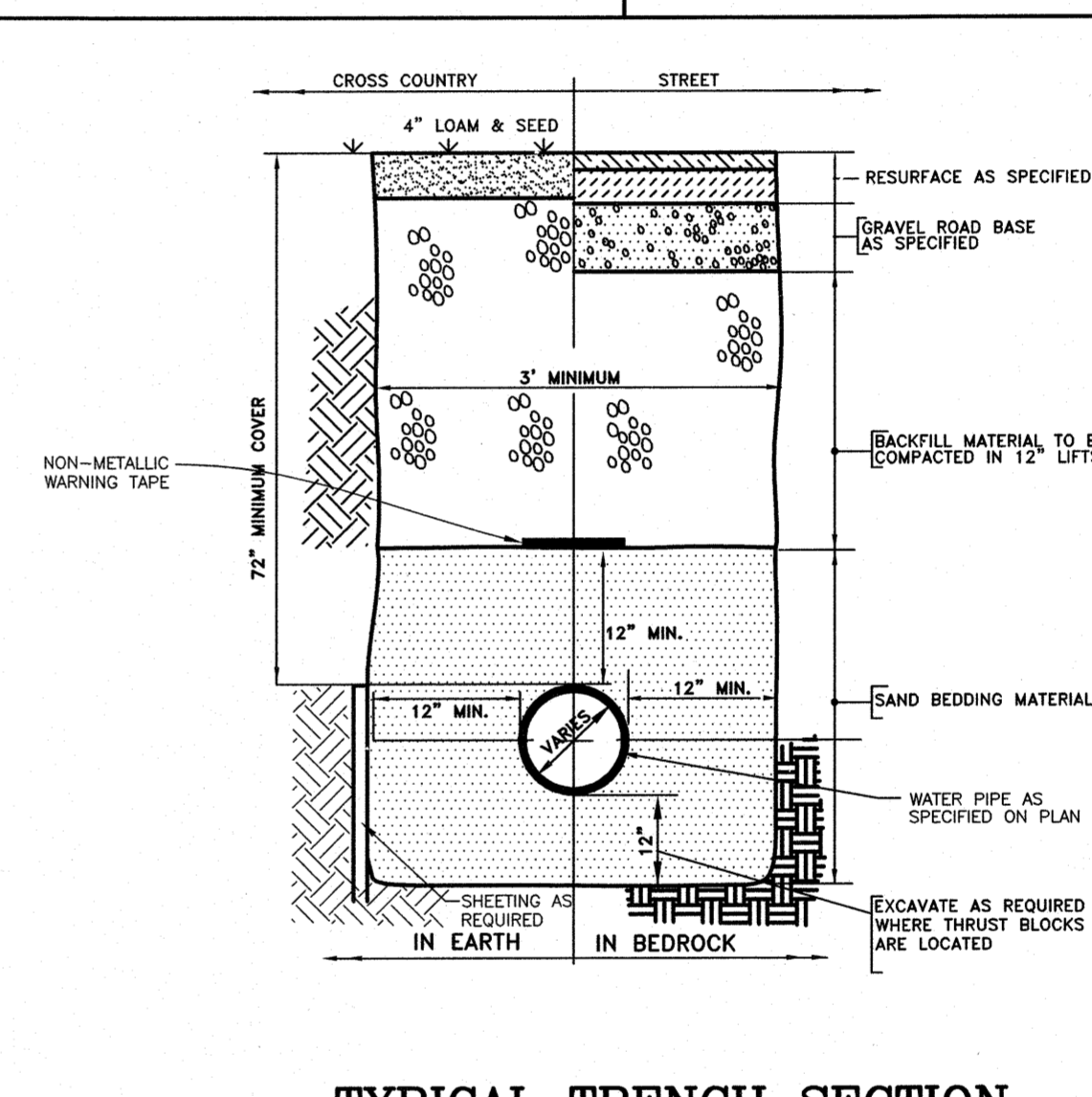
NOTE:
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO D.P.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.

PIPE SIZE	90° BEND		45° BEND		22½° BEND		1½° BEND		TEE & PLUG	
	WIDTH	HGT.	WIDTH	HGT.	WIDTH	HGT.	WIDTH	HGT.	WIDTH	HGT.
6"	33"	21"	18"	21"	12"	18"	9"	12"	21"	24"
8"	45"	27"	24"	27"	18"	21"	12"	15"	27"	33"
10"	60"	36"	36"	36"	24"	30"	18"	21"	36"	42"
12"	66"	39"	36"	42"	24"	30"	18"	21"	39"	45"
14"	72"	45"	42"	48"	27"	36"	18"	27"	45"	54"

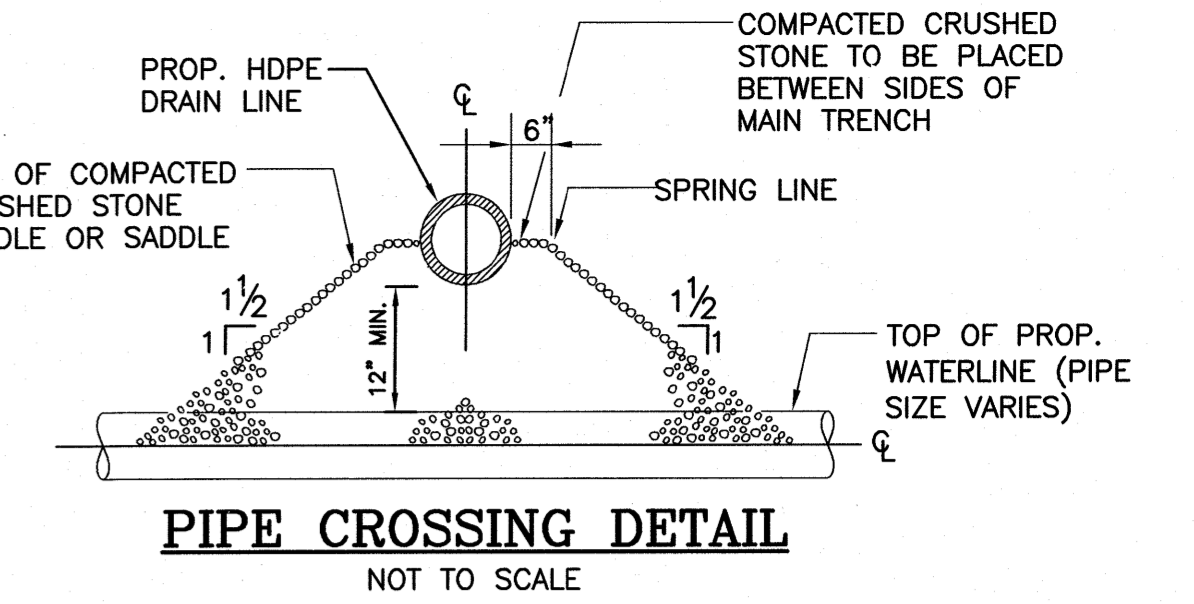
THRUST BLOCKING BEHIND FITTINGS INSTALLATION
NOT TO SCALE



PVC WYE BRANCH
NOT TO SCALE



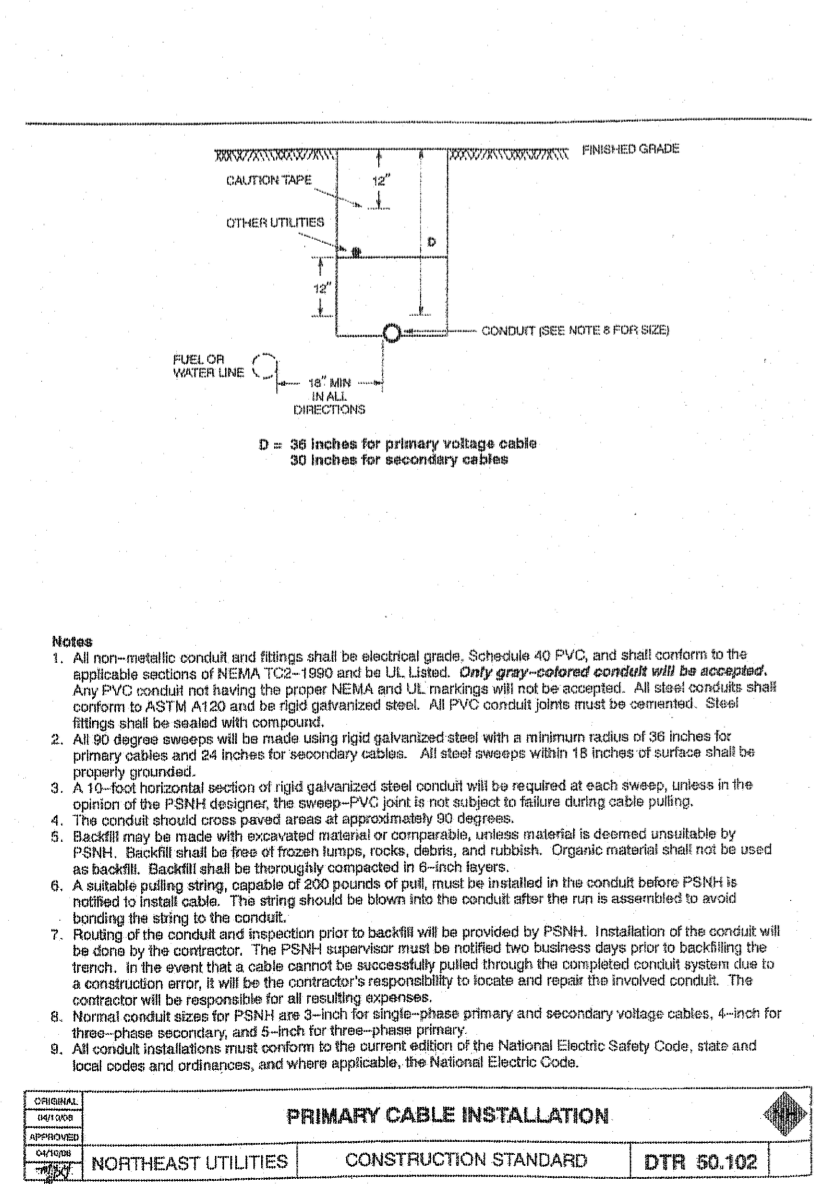
TYPICAL TRENCH SECTION FOR WATER SERVICE
NOT TO SCALE



PIPE CROSSING DETAIL
NOT TO SCALE

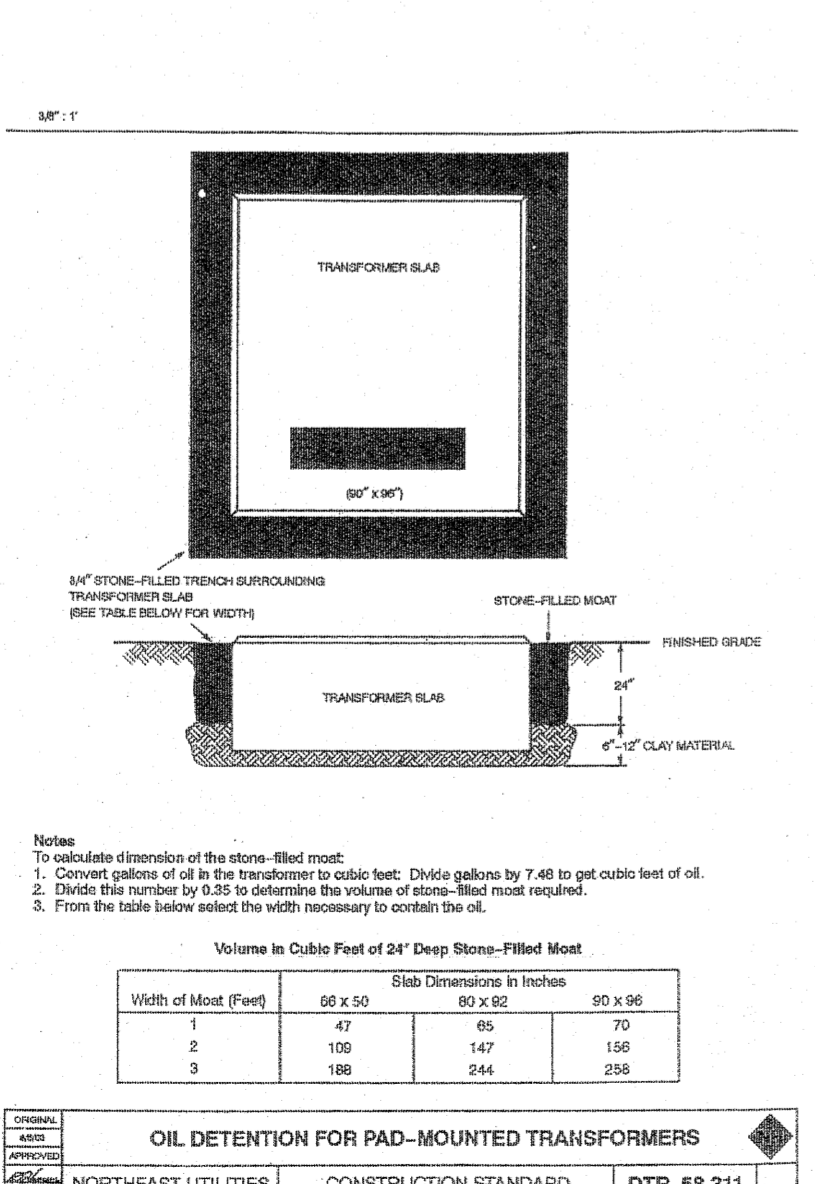


KOR-N-SEAL DETAIL
NOT TO SCALE



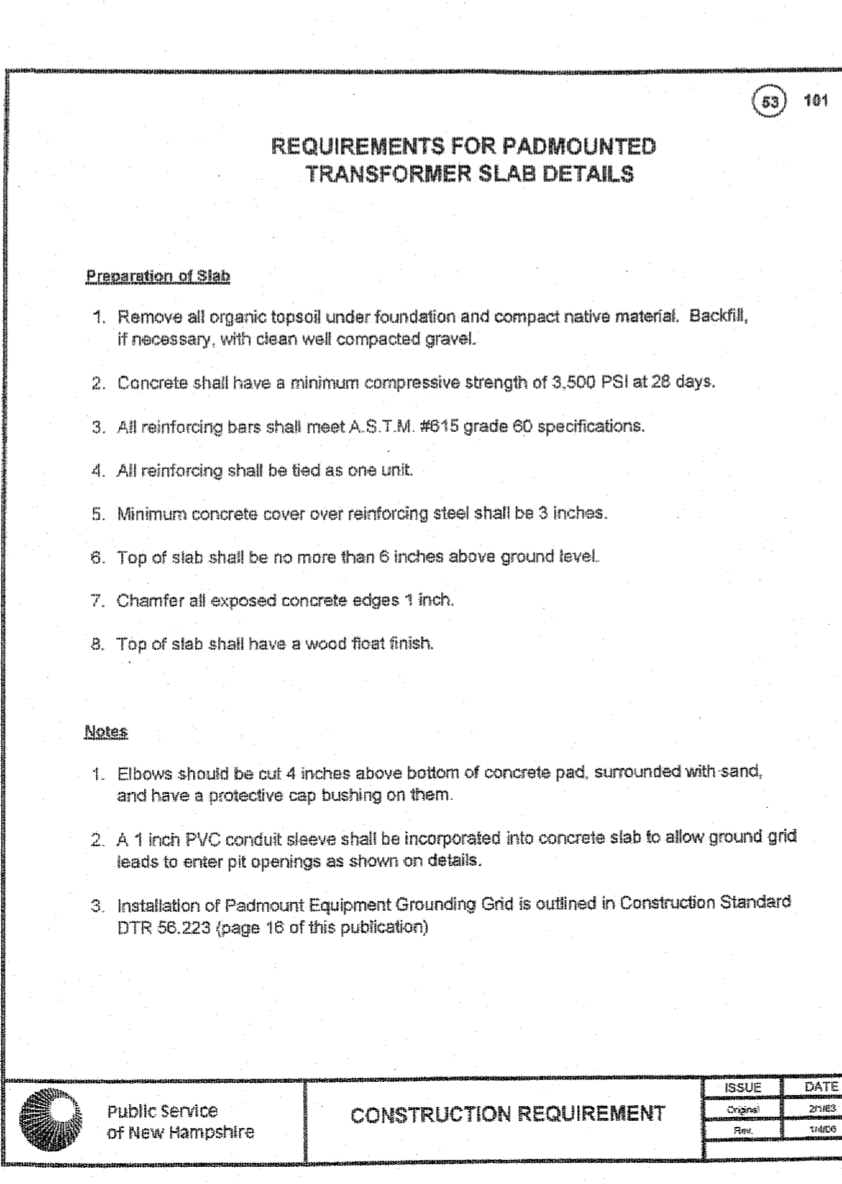
Notes:
1. All non-metallic conduit and fittings shall be electrical grade, Schedule 40 PVC, and shall conform to the applicable sections of NFPA 70C-1990 and to UL Listed. Only gray-colored conduit will be accepted.
2. All PVC conduit must have the proper NEMA and UL markings and shall not be accepted. All steel conduit shall conform to ASTM A133 and be right-hand threaded. All PVC conduit joints must be cemented. Steel conduit shall be coated with zinc.
3. All 90 degree elbows will be made using rigid galvanized steel with a minimum radius of 36 inches for primary cables and 24 inches for secondary cables. All steel elbows within 18 inches of curves shall be properly grounded.
4. A 1/2 inch horizontal section of rigid galvanized steel conduit will be required at each elbow, unless in the opinion of the PSHI designer, the sweep PVC pipe is not subject to failure during cable pulling.
5. The conduit should be level and at approximately 90 degree.
6. Backfill may be made with excavated material or comparable, unless otherwise is deemed unsuitable by PSHI. Backfill shall be free of frozen lumps, rocks, debris, and rubbish. Organic material shall be used as backfill. Backfill shall be thoroughly compacted in 6-inch layers.
7. A suitable pulling string, capable of 200 pounds of pull, must be installed in the conduit before PSHI 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.
8. Routing of the conduit and inspection prior to backfill will be provided by PSHI. Installation of the conduit will be done by the contractor. The PSHI engineer must be notified two business days prior to backfilling the trench. In the event that a cable cannot be successfully pulled through the completed conduit system due to a construction error, it will be the contractor's responsibility to locate and repair the involved conduit. The contractor will be responsible for all resulting equipment.
9. Normal conduit sizes for PSHI are 2-inch for single-phase primary and secondary voltage cables, 4-inch for three-phase secondary, and 6-inch for three-phase primary.
10. 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.

CONTRACT NO.	CONTRACT NAME	CONTRACT DATE
100-1000000000	NORTHEAST UTILITIES	CONSTRUCTION STANDARD
		DTR 50.102



Slab Dimensions in Inches	60 x 50	60 x 60	60 x 96
Width of Moat (feet)	47	65	79
1	2	109	147
2	3	188	244

CONTRACT NO.	CONTRACT NAME	CONTRACT DATE
100-1000000000	NORTHEAST UTILITIES	CONSTRUCTION STANDARD
		DTR 58.311



REQUIREMENTS FOR PADMOUNTED TRANSFORMER SLAB DETAILS

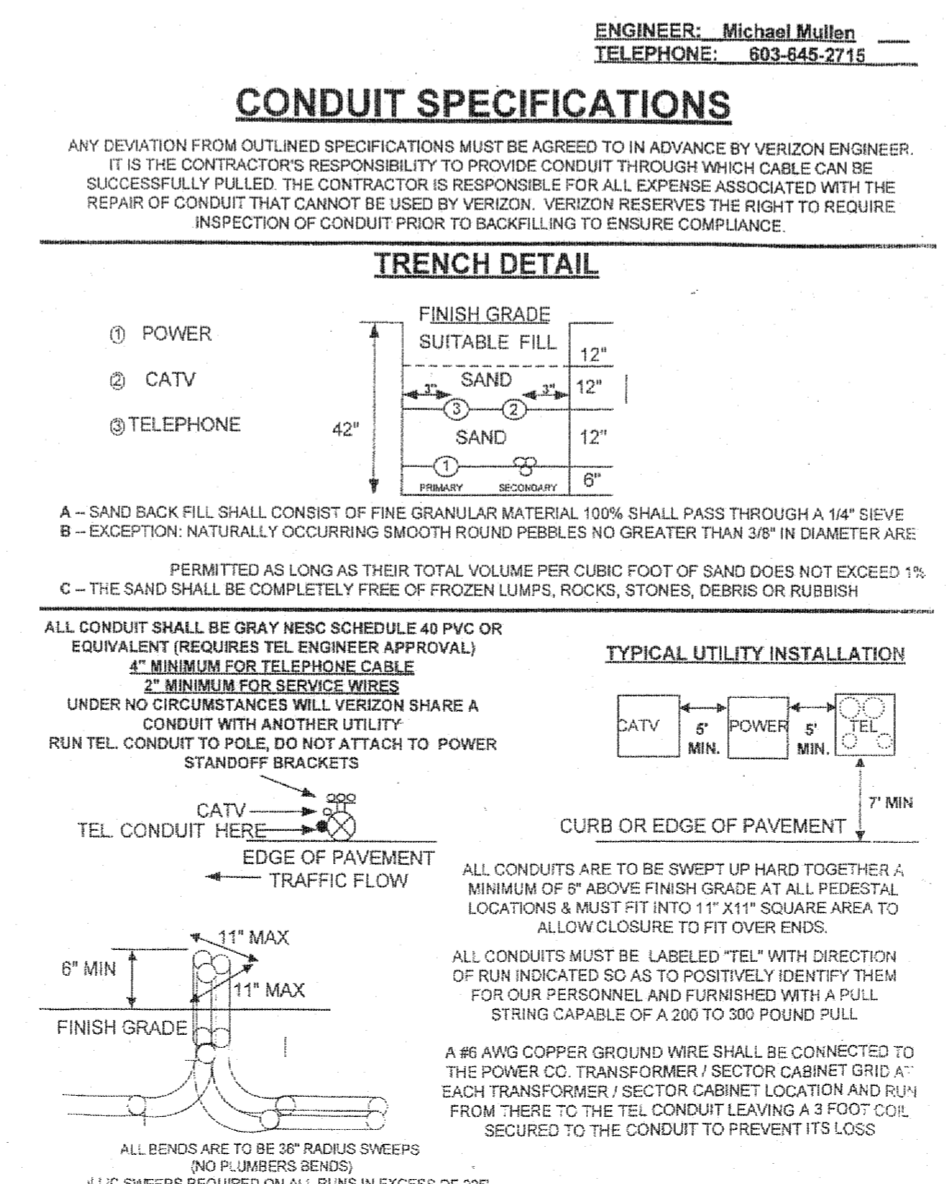
Preparation of Slab

1. Remove all organic topsoil under foundation and compact native material. Backfill, if necessary, with clean well compacted gravel.
2. Concrete shall have a minimum compressive strength of 3,500 PSI at 28 days.
3. All reinforcing bars shall meet A.S.T.M. #615 grade 60 specifications.
4. All reinforcing shall be tied as one unit.
5. Minimum concrete cover over reinforcing steel shall be 3 inches.
6. Top of slab shall be no more than 6 inches above ground level.
7. Chamfer all exposed concrete edges 1 inch.
8. Top of slab shall have a wood float finish.

Notes

1. Elbows should be cut 4 inches above bottom of concrete pad, surrounded with sand, and have a protective cap built on them.
2. A 1 inch PVC conduit sleeve shall be incorporated into concrete slab to allow ground grid leads to enter pit openings as shown on details.
3. Installation of Padmount Equipment Grounding Grid is outlined in Construction Standard DTR 58.223 (page 16 of this publication).

CONTRACT NO.	CONTRACT NAME	CONTRACT DATE
100-1000000000	NORTHEAST UTILITIES	CONSTRUCTION STANDARD
		DTR 58.311



CONDUIT SPECIFICATIONS

ANY DEVIATION FROM OUTLINED SPECIFICATIONS MUST BE AGREED TO IN ADVANCE BY VERIZON ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE CONDUIT THROUGH WHICH CABLE CAN BE SUCCESSFULLY PULLED. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXPENSE ASSOCIATED WITH THE REPAIR OF CONDUIT THAT CANNOT BE USED BY VERIZON. VERIZON RESERVES THE RIGHT TO REQUIRE INSPECTION OF CONDUIT PRIOR TO BACKFILLING TO ENSURE COMPLIANCE.

TRENCH DETAIL

FINISH GRADE
SUITABLE FILL 12"
SAND 12"
SAND 12"
6"

A - SAND BACK FILL SHALL CONSIST OF FINE GRANULAR MATERIAL 100% SHALL PASS THROUGH A #14 SIEVE
B - EXCEPTION: NATURALLY OCCURRING SMOOTH ROUND PEBBLES NO GREATER THAN 3/8" IN DIAMETER ARE PERMITTED AS LONG AS THEIR TOTAL VOLUME PER CUBIC FOOT OF SAND DOES NOT EXCEED 1%
C - THE SAND SHALL BE COMPLETELY FREE OF FROZEN LUMPS, ROCKS, STONES, DEBRIS OR RUBBISH

TYPICAL UTILITY INSTALLATION

MINIMUM FOR SERVICE WIRES
UNDER NO CIRCUMSTANCES WILL VERIZON SHARE A CONDUIT WITH ANOTHER UTILITY
RUN TEL CONDUIT TO POLE, DO NOT ATTACH TO POWER STANDOFF BRACKETS

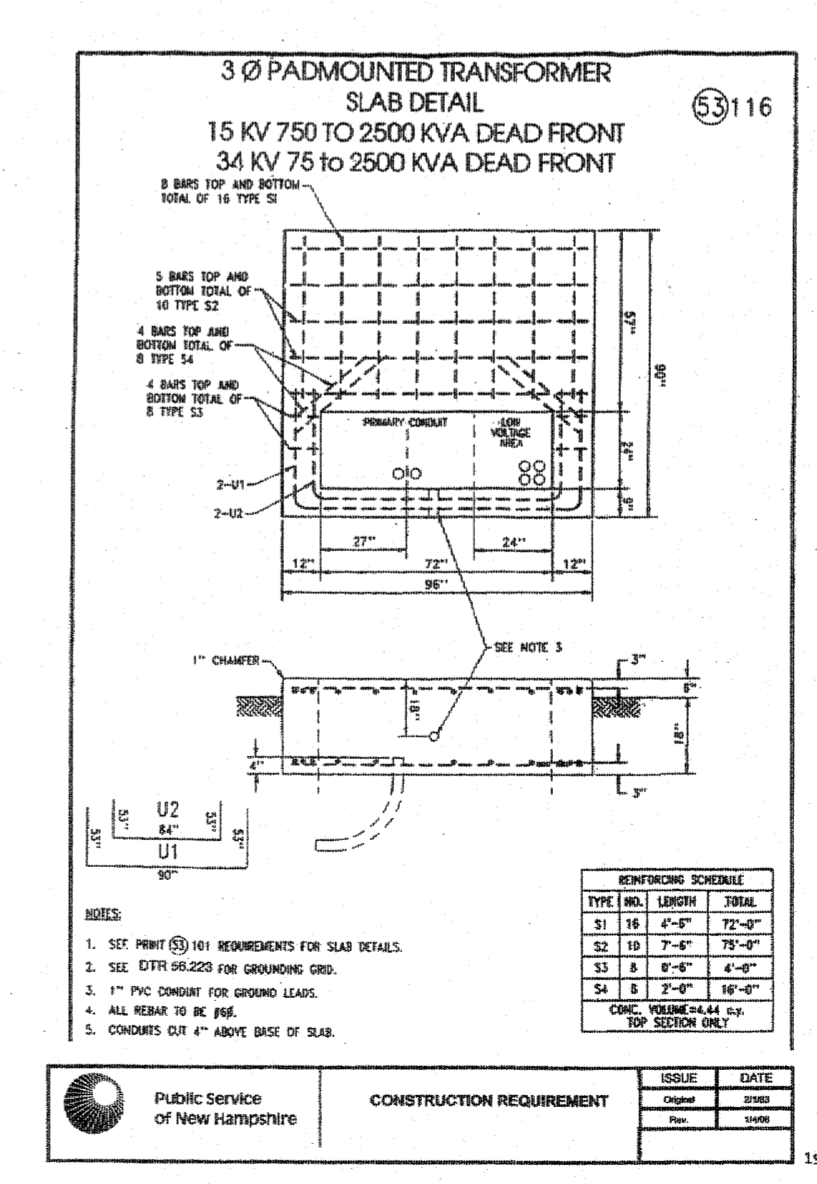
TEL CONDUIT HERE
CATV
POWER
MIN 12"
MIN 12"
MIN 12"
CURB OR EDGE OF PAVEMENT
7" MIN

ALL CONDUITS ARE TO BE SWEEPED UP HARD TOGETHER & MINIMUM OF 8" ABOVE FINISH GRADE AT ALL PERISTAL LOCATIONS & MUST FIT INTO 1" X 1" SQUARE AREA TO ALLOW CLOSURE TO FIT OVER ENDS

ALL CONDUITS MUST BE LABELED TEL WITH DIRECTION OF RUN INDICATED SO AS TO POSITIVELY IDENTIFY THEM FOR OUR PERSONNEL AND FURNISHED WITH A PULL STRING CAPABLE OF A 200 TO 300 POUND PULL

A #6 AWG COPPER GROUND WIRE SHALL BE CONNECTED TO THE POWER CO. TRANSFORMER / SECTOR CABINET GRID AT EACH TRANSFORMER / SECTOR CABINET LOCATION AND RUN FROM THERE TO THE TEL CONDUIT LEAVING A 3 FOOT COIL SECURED TO THE CONDUIT TO PREVENT ITS LOSS

ALL BENDS ARE TO BE 36" RADIUS SWEEPS (NO FLUMBERS BENDS)
ALL SWEEPS REQUIRED ON ALL RUNS IN EXCESS OF 225'



3 Ø PADMOUNTED TRANSFORMER SLAB DETAIL
15 KV 750 TO 2500 KVA DEAD FRONT
34 KV 75 TO 2500 KVA DEAD FRONT

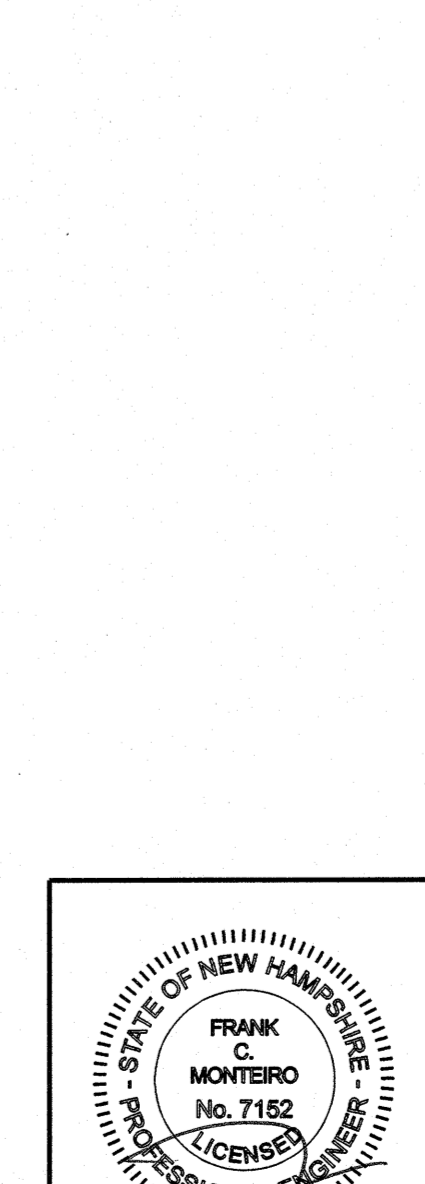
8 BARS 1/2" DIA. TOTAL OF 16 TIE BARS

1. BARS TOP AND BOTTOM TOTAL OF 16 TIE BARS
2. BARS TOP AND BOTTOM TOTAL OF 16 TIE BARS
3. BARS TOP AND BOTTOM TOTAL OF 16 TIE BARS

REINFORCING SCHEDULE

TYPE	NO.	LENGTH	TOTAL
1	18	4'-6"	72'-0"
2	10	7'-6"	72'-0"
3	8	8'-6"	68'-0"
4	1	2'-6"	2'-6"
5	1	2'-6"	2'-6"
6	1	2'-6"	2'-6"

NOTES:
1. SEE PART 01000 REVISIONS FOR SLAB DETAILS
2. SEE DTR 58.223 FOR SPACING GRID
3. ALL REBAR TO BE 60,000 PSI YIELD STRENGTH
4. ALL REBAR TO BE #6
5. CONCRETE TO BE 3,500 PSI COMPRESSIVE STRENGTH

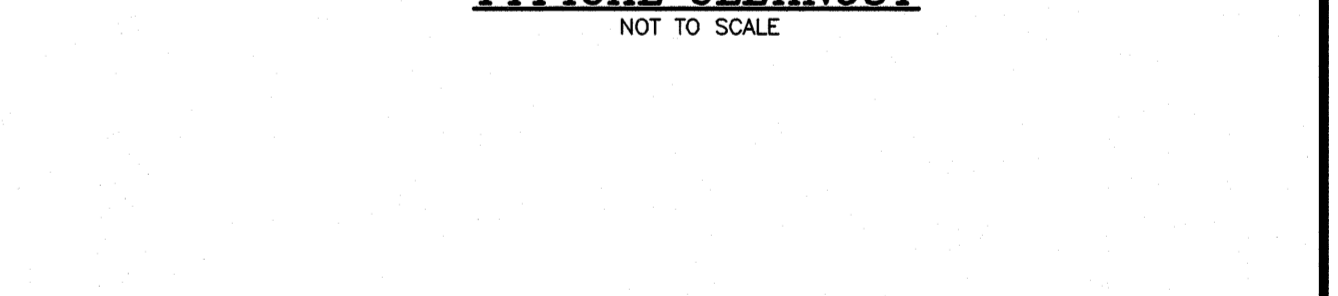
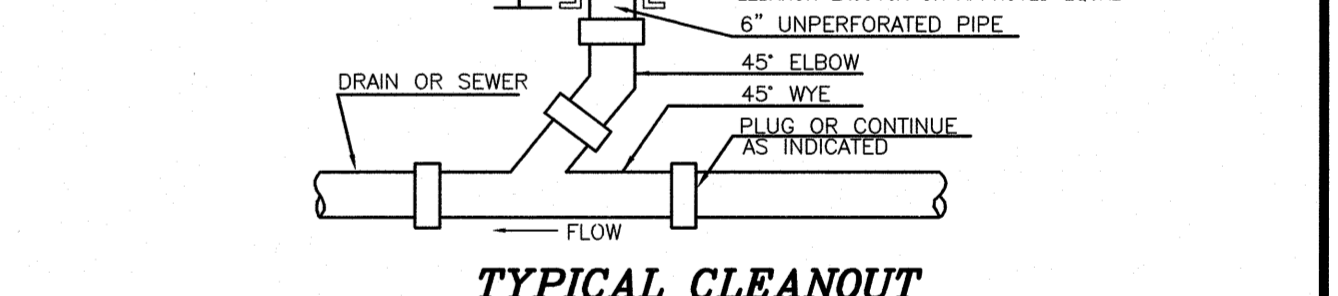
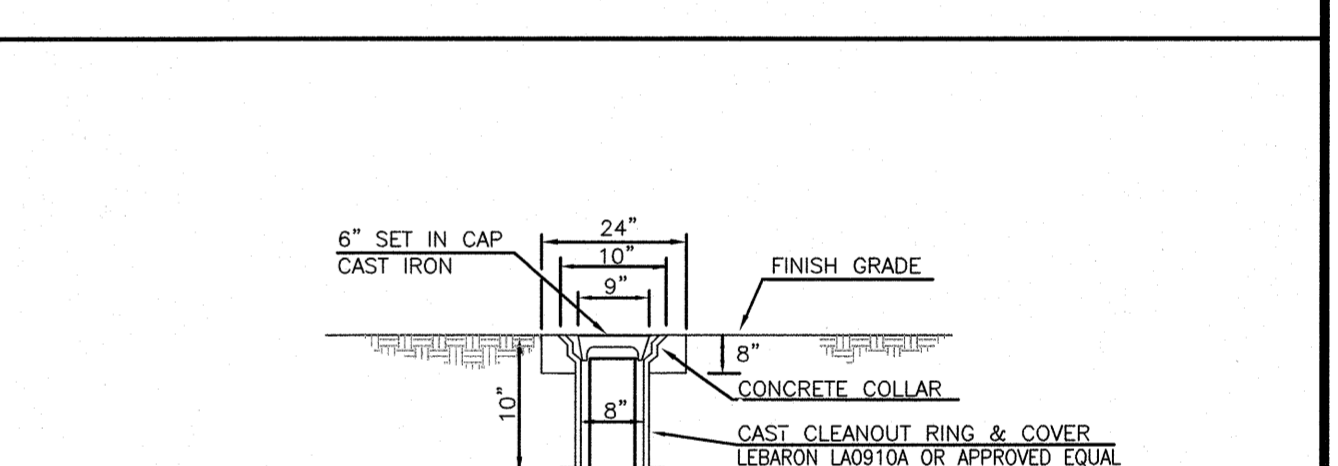
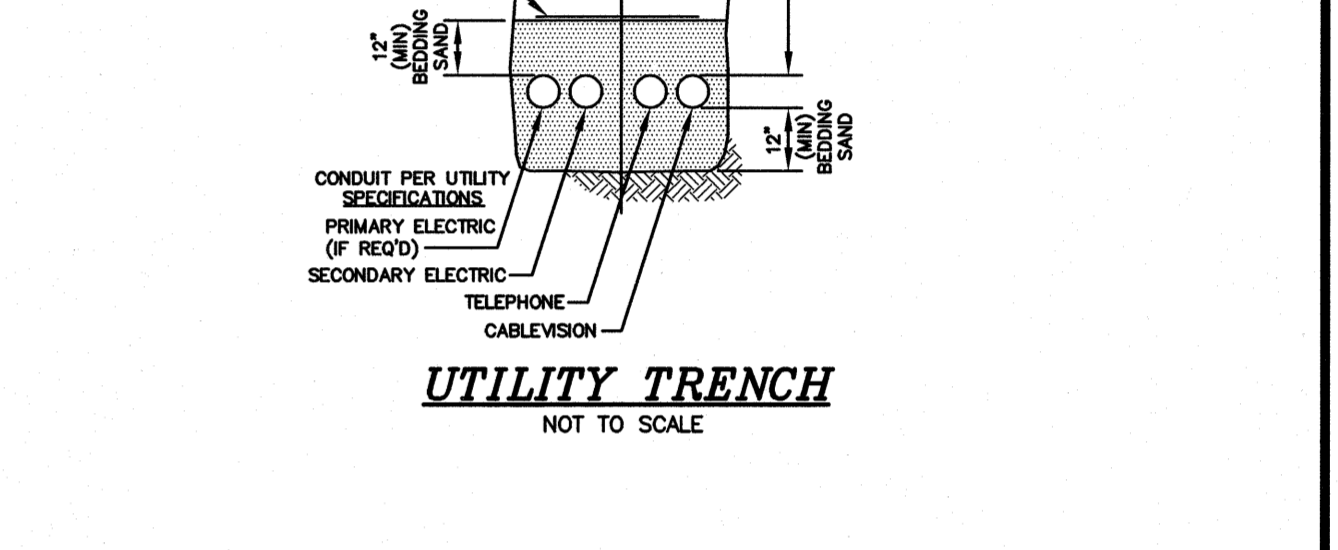
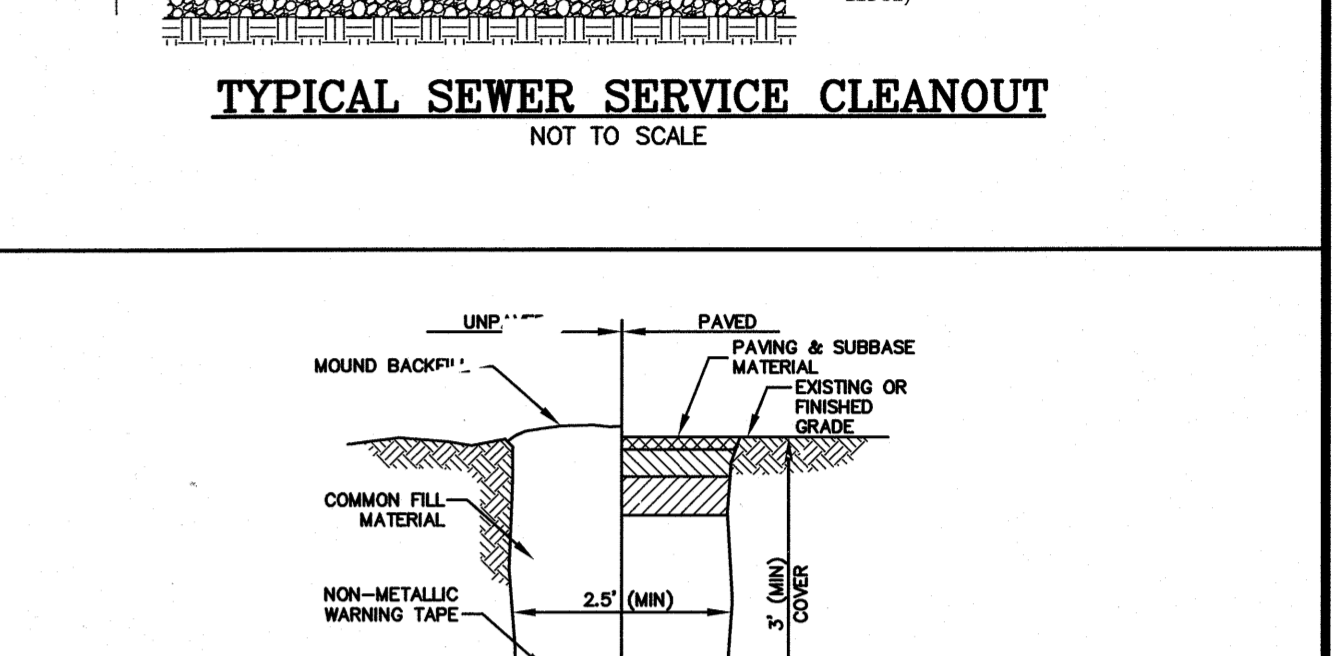
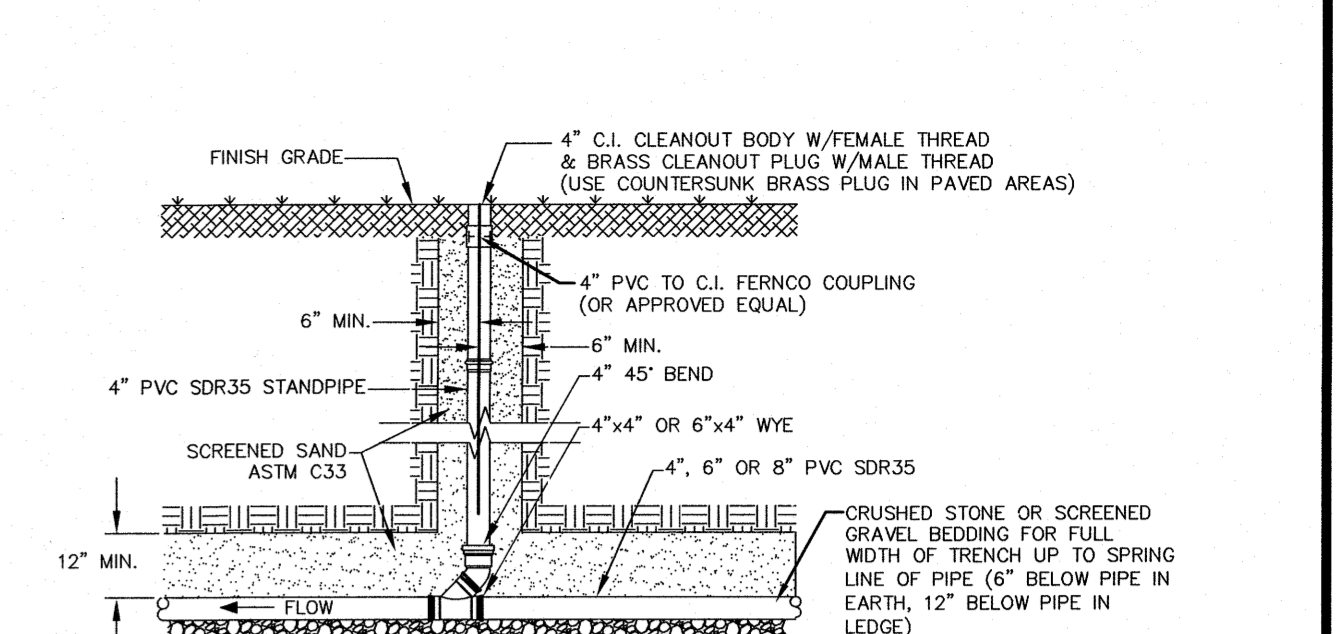
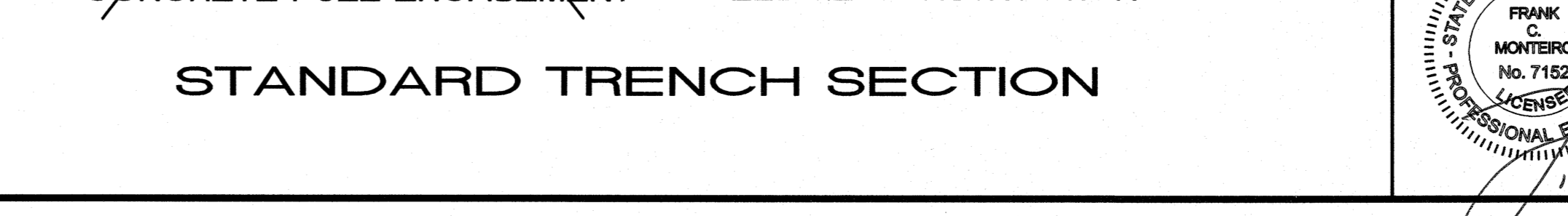
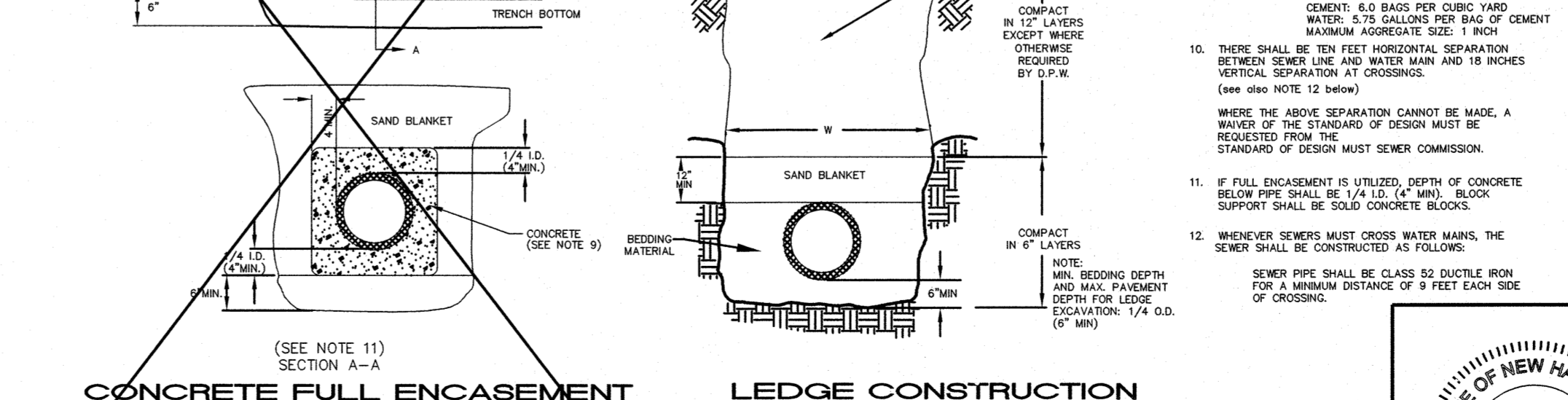
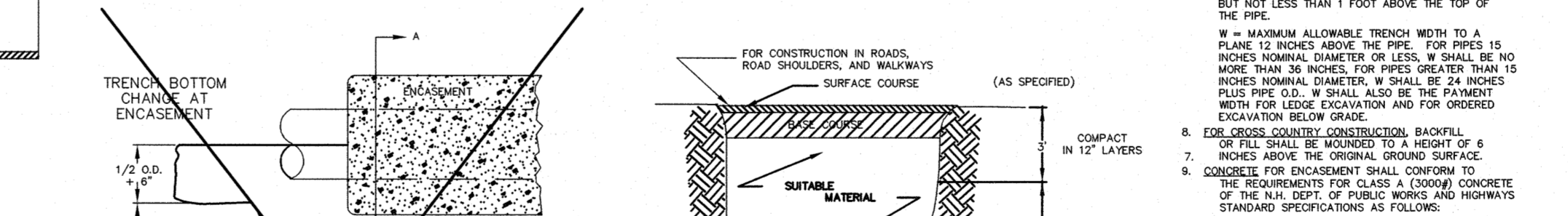
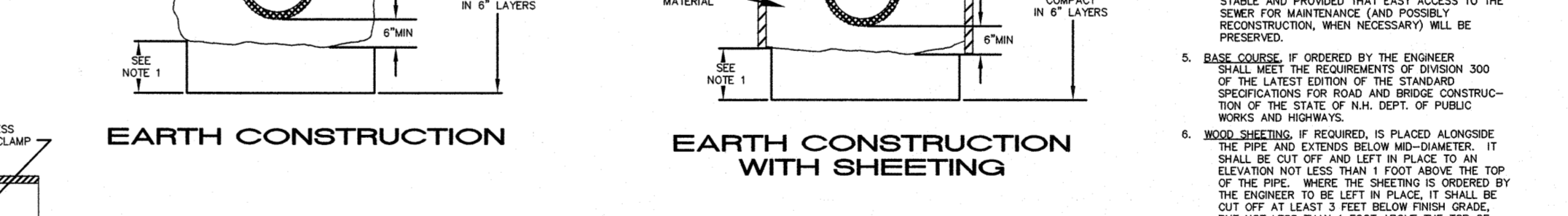
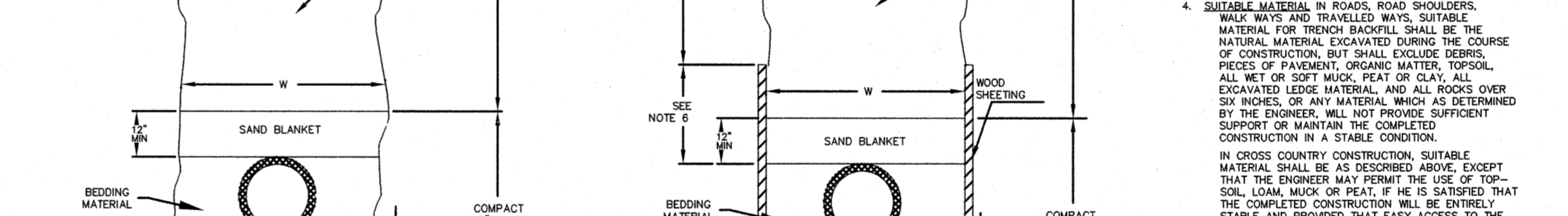
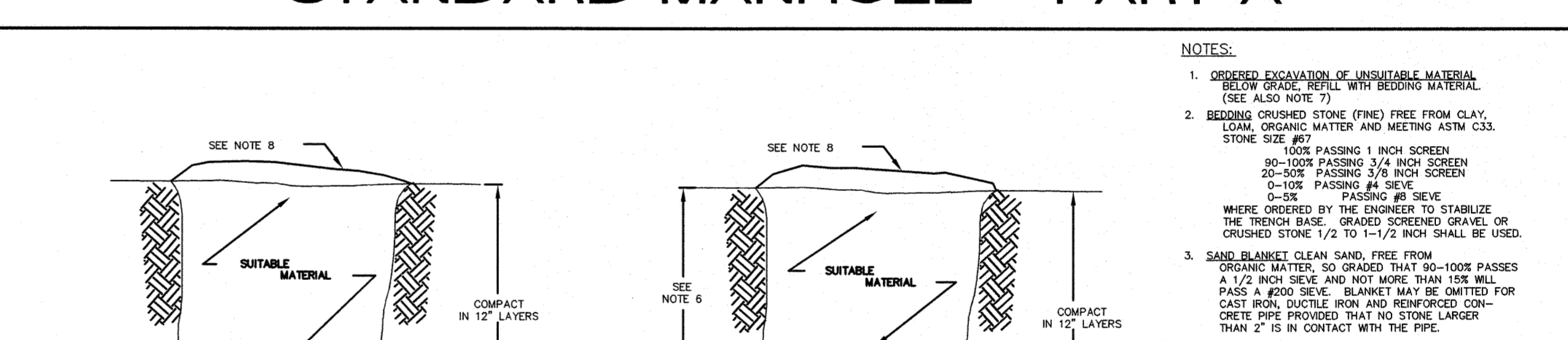
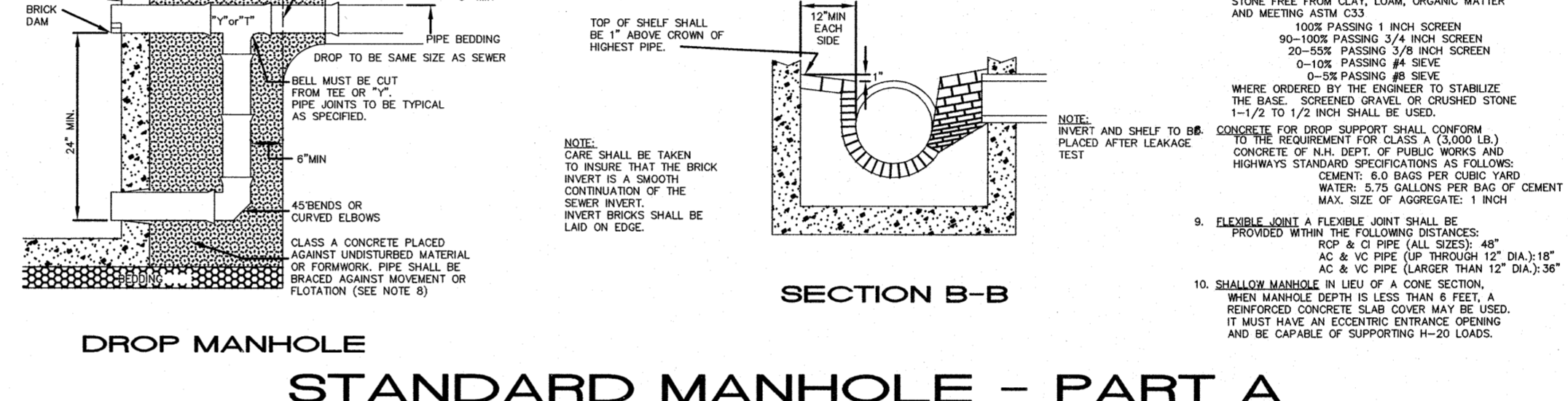
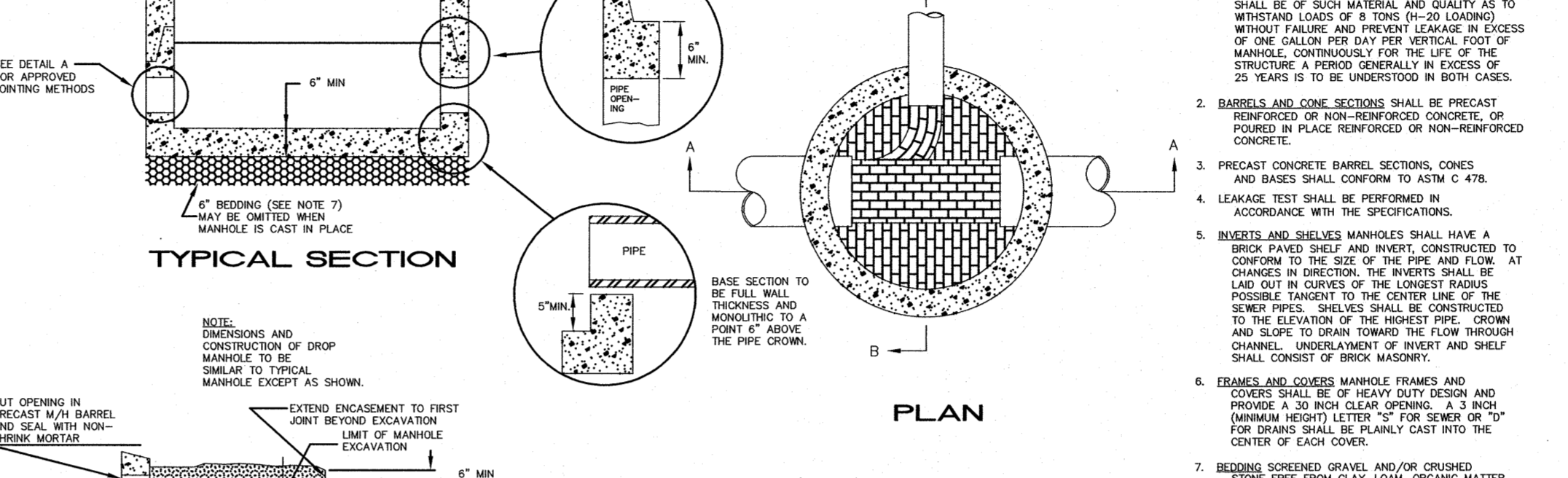
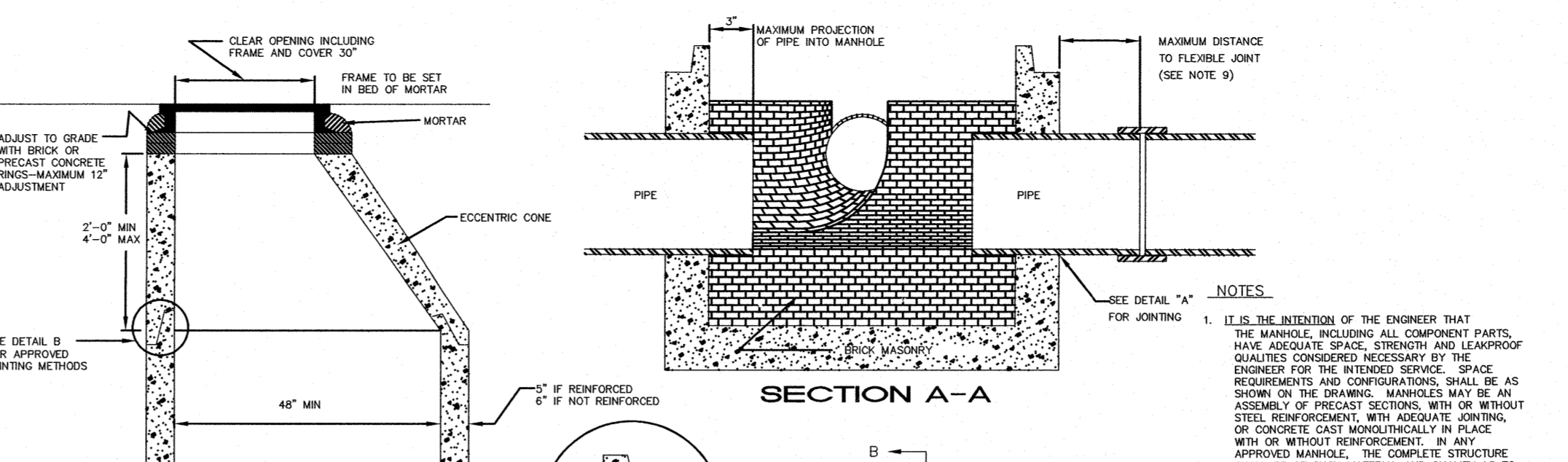
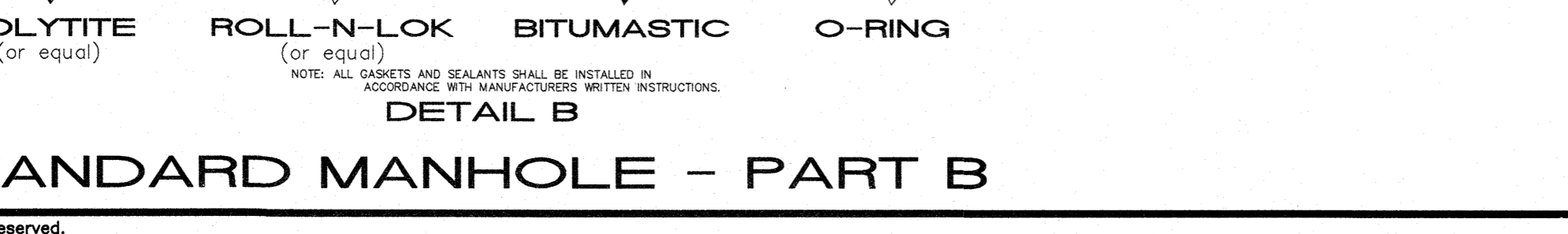
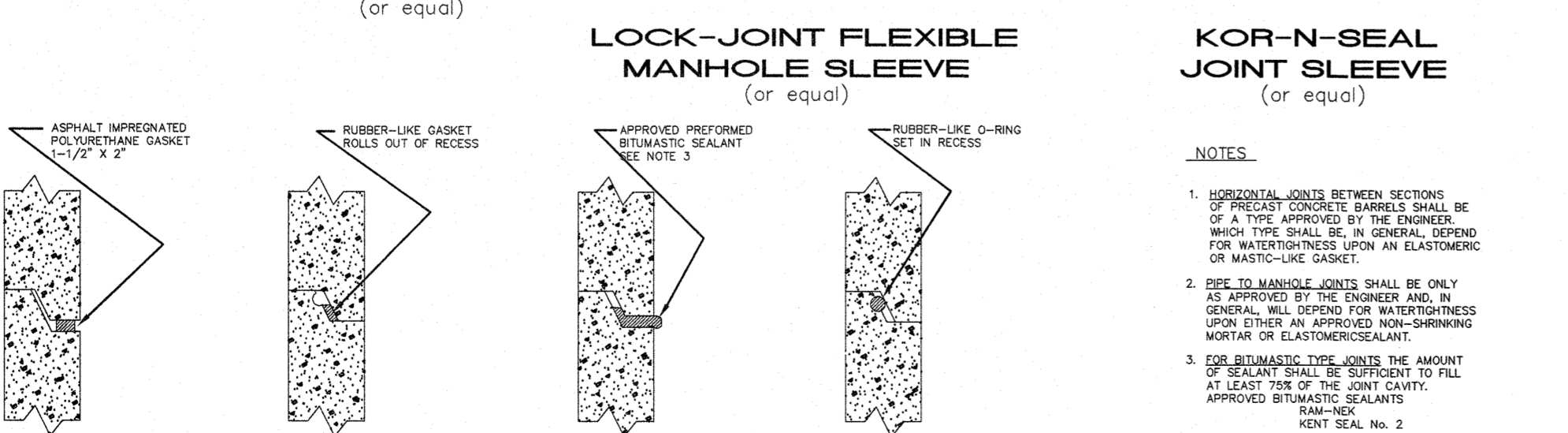
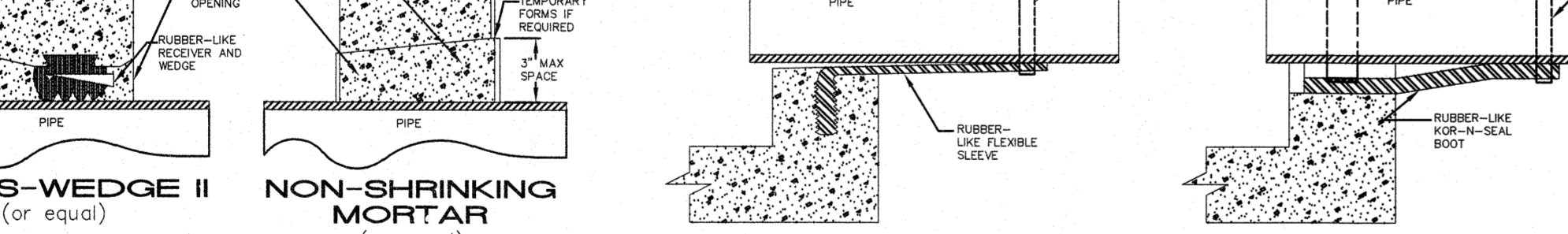
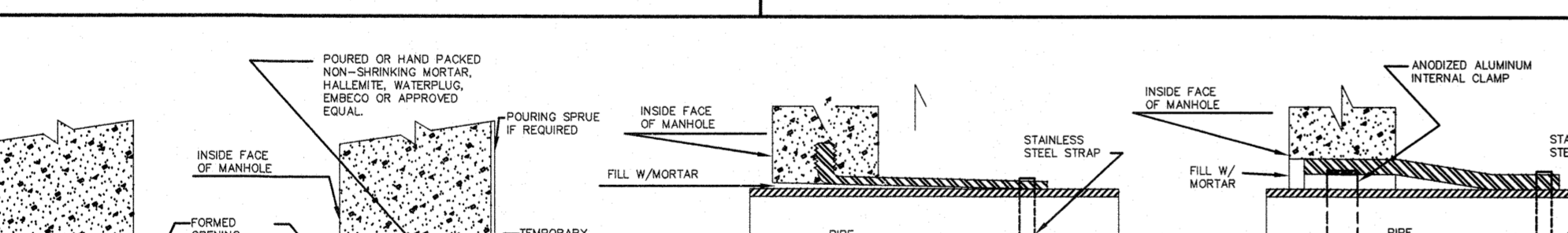
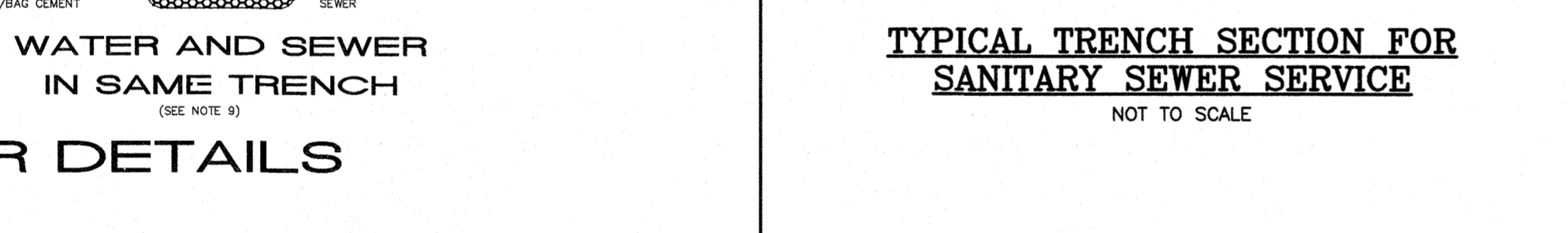
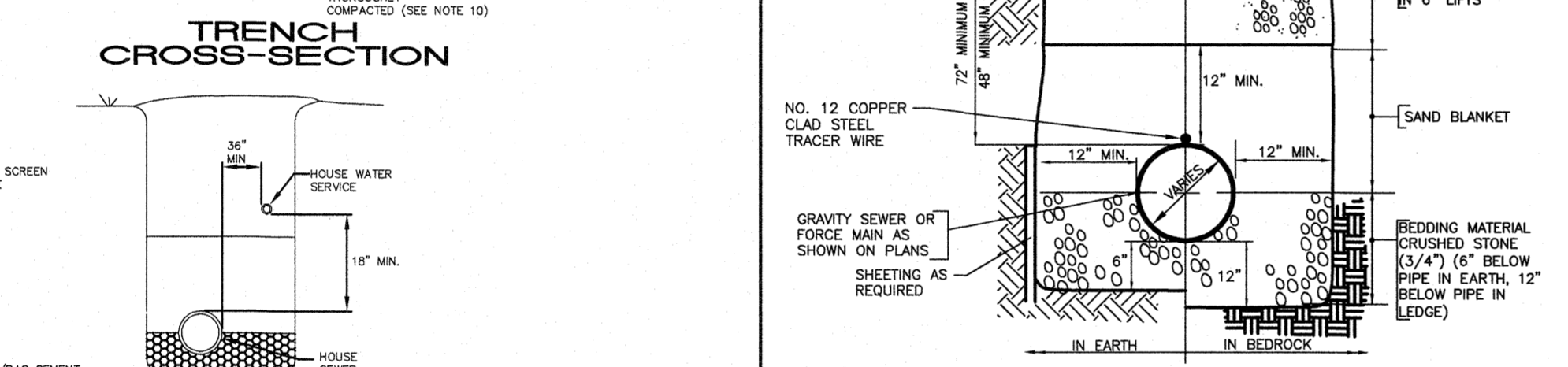
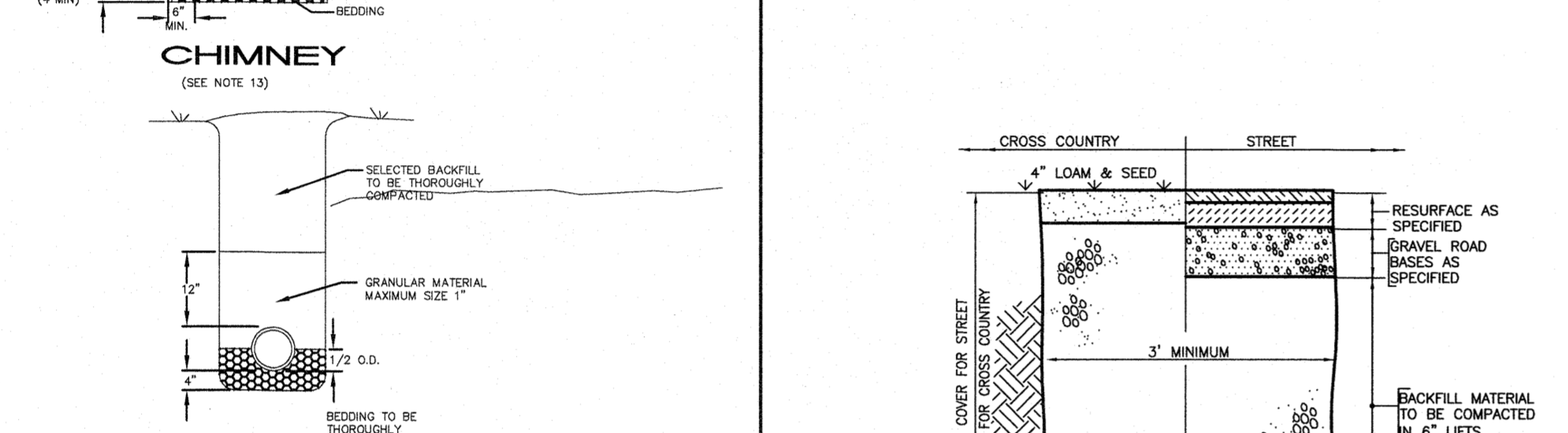
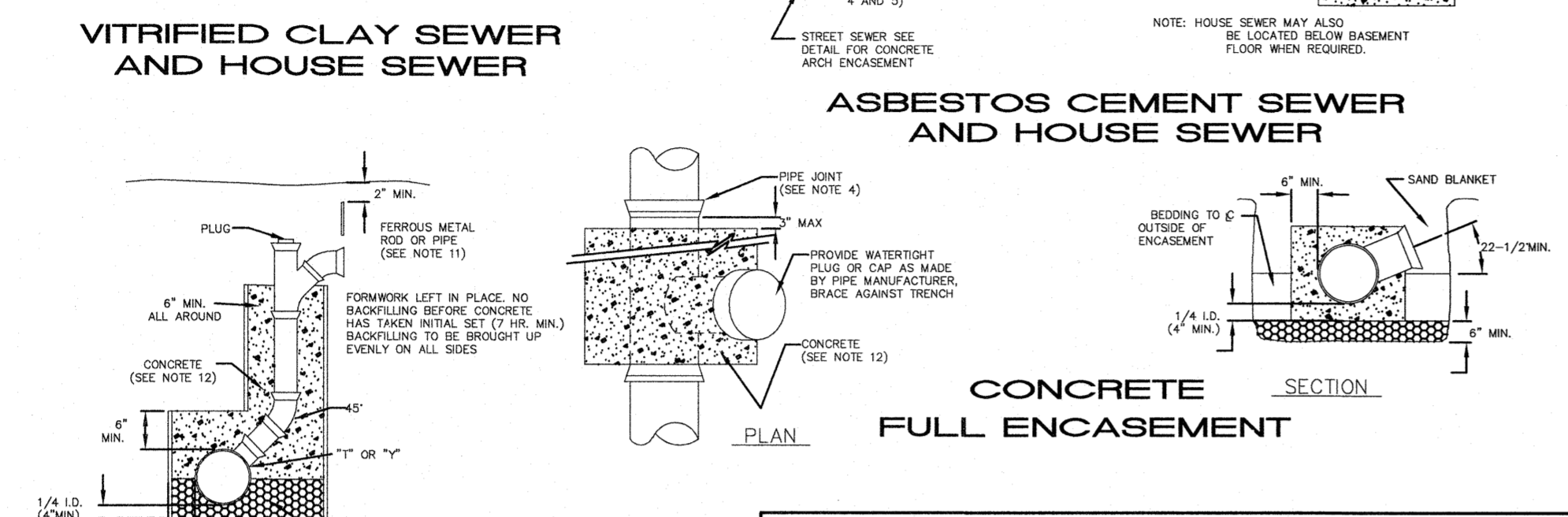
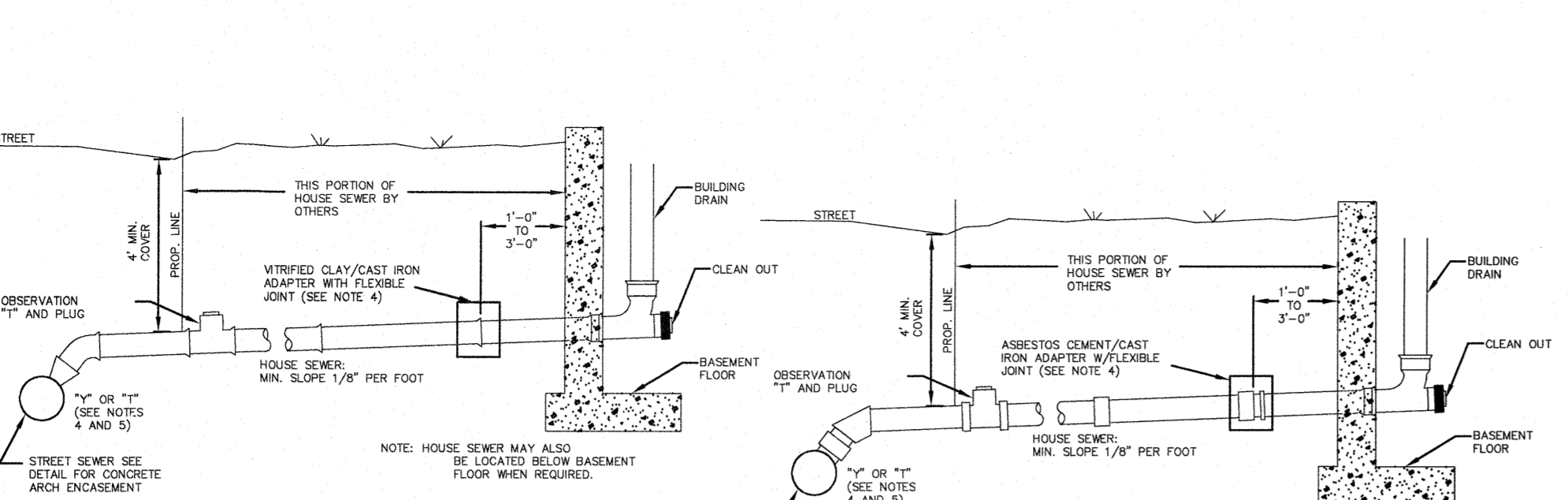


NO.	DESCRIPTION	BY	DATE
REVISIONS			
DETAIL SHEET			
ASSESSORS MAP 252 - LOTS 4,5 & 9			
1400 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE			
PREPARED FOR: 4 AMIGOS, LLC 321 LAFAYETTE ROAD UNIT D HAMPTON, NEW HAMPSHIRE 03842			
GPI		Engineering Design Planning Construction Management	Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079
603.893.0720		GPI.NET.COM	
SCALE: 1"=20'		DATE:	
DRAWN BY: CPS	CHECKED BY: CMT	PROJECT NO.: 458219	DRAWING NO.: 4582DET.DWG
			SHEET NO.: 12 OF 15

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NOTES

1. MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE 4 INCHES.
2. PIPE AND JOINT MATERIALS
- A. MISCELLANEOUS PIPE
 1. PIPE AND FITTINGS SHALL BE EXTRA STRENGTH CLAY PIPE CONFORMING TO THE REQUIREMENTS OF ASTM C-700.
 2. JOINTS SHALL BE MADE WITH OIL RESISTANT GASKETS IN ACCORDANCE WITH ASTM C-700 TYPE II MANUFACTURERS INSTRUCTIONS FOR INSTALLATION SHALL BE FOLLOWED.
- B. ASBESTOS-CEMENT-NON-PRESSURE SEWER PIPE
 1. PIPE AND FITTINGS SHALL CONFORM TO ASTM TENTATIVE SPECIFICATIONS C644 TYPE II.
 2. JOINTS SHALL BE OF THE SUEW-COUPING TYPE CONFORMING TO ASTM SPECIFICATIONS C644 TYPE I. COMPRESSION RINGS SHALL BE OF OIL RESISTANT RUBBER TYPE OR ELASTOMERIC MATERIAL AND SHALL CONFORM TO ASTM SPECIFICATIONS C644 TYPE I. MANUFACTURERS INSTRUCTIONS SHALL BE FOLLOWED FOR INSTALLATIONS.
- C. CAST IRON PIPE FITTINGS AND JOINTS
 1. CAST IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE:
 - A21.1 THICKNESS DESIGN OF CAST IRON PIPE AND FITTINGS
 - A21.4 CONCRETE MORTAR LINING FOR CAST IRON PIPE AND FITTINGS
 - A21.6 CAST IRON PIPE AND FITTINGS TO BE CAST IN METAL MOLDS FOR WATER OR OTHER LIQUIDS.
 - A21.8 CAST IRON PIPE AND FITTINGS TO BE CAST IN SAND LINED MOLDS FOR WATER OR OTHER LIQUIDS.
 - A21.10 CAST IRON FITTINGS, 2 INCHES THROUGH 48 INCHES FOR WATER AND OTHER LIQUIDS.
 2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH ON TYPE JOINTS AND SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE:
 - A21.11 RUBBER GASKET JOINTS FOR CAST IRON PRESSURE PIPE AND FITTINGS.
- D. DUCTILE IRON PIPE FITTINGS AND JOINTS
 1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
 - A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A536 DUCTILE IRON CASTINGS
 - A21.51 CAST IRON PIPE AND FITTINGS TO BE CAST IN METAL MOLDS FOR WATER OR OTHER LIQUIDS.
 2. JOINTS SHALL BE AS SPECIFIED IN C1 ABOVE, CAST IRON PIPE JOINTS.
 3. DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
 4. JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DEFENDING OR MATERIALS ARE TO BE CONNECTED, AS THE STREET SEWER AT THE FOUNDATION WALL, APPROPRIATE ADAPTERS SHALL BE USED.
 5. "T" AND "Y" WHERE A "T" OR "Y" IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE IN THE EXISTING STREET SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR GREASEY MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION AND OTHER METHODS ARE STRICTLY PROHIBITED. ANY HASTY IMPROVEMENTS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL UP TO AND INCLUDING THE 12" DIAMETER.
 6. PIPE INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE LAD AT A CONTINUOUS AND CONSTANT GRADE AT A GRADE OF NOT LESS THAN 1/8" PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DRY THE TRENCH.
 7. TESTING THE COMPLETED HOUSE SEWER SHALL BE SUBJECT TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS (PRIOR TO BACKFILLING):
 - A. AN OBSERVATION "T" SHALL BE INSTALLED AS SHOWN. WHEN READY TO TEST, AN INFLATABLE BLADDER OR PLUS SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE "T". AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PIPE TO A HEIGHT OF 3 FEET ABOVE THE LEVEL OF THE HOUSE SEWER.
 - B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER TO SIMULATE AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS. IF THE TRENCH IS IN THE GROUND, THE PIPE SHALL BE PERMITTED TO ROSE IN THE TRENCH OVER THE PIPE. INSPECTORS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.
 - C. DOES NOT APPLY TO INSTALLATIONS WHERE "T" AND "Y" ARE USED.
 - D. FLUORESCENT DYE SHALL BE SPRAWLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS IN THE GROUND, THE PIPE SHALL BE HOSED WITH WATER. IF THE TRENCH IS MET GROUND WATER, OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST MANHOLE DOWNSTREAM. LEAKS SHALL BE REPAIRED IMMEDIATELY. ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DOG UP. IF NECESSARY, RE-TEST SHALL BE MADE TO ASSURE WATER TIGHTNESS.
 8. ILLUSORY CONNECTION: NOTHING BUT SANITARY WASTE FLOW FROM THE HOUSE TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEAKS, FLOOR DRAIN, SUMP PUMPS OR ANY OTHER CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.
 9. HOUSE WATER SERVICE: SHOULD NOT BE LAD IN THE SAME TRENCH AS THE SEWER SERVICE, BUT WHEN NECESSARY, SHALL BE PLACED ABOVE AND TO ONE SIDE OF THE HOUSE SEWER AS SHOWN.
 10. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL, AND MEETING ASTM C33-47, 100-100% PASSING 3/4" INCH SCREEN, 0-100% PASSING # 8 SEIVE.
 11. WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE (1-1/2" TO 1/2" INCH) SHALL BE USED.
 12. LOCATION OF THE "T" OR "Y" SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE "T" OR "Y" AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL. IN ADD TO LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR SPRINGER.
 13. CONCRETE: CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE N.H. DEPT. OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATIONS AS FOLLOWS: CEMENT: 6.0 BAGS PER CUBIC YARD. WATER: 0.70 GALS./BAG CEMENT. AGGREGATE: 1-1/2" INCH MAX. 4 FEET. A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION.



NO.	DESCRIPTION	BY	DATE
REVISIONS			

DETAIL SHEET

ASSESSORS MAP 252 - LOTS 4, 5 & 9

1400 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

PREPARED FOR:
4 AMIGOS, LLC
321 LAFAYETTE ROAD UNIT D
HAMPTON, NEW HAMPSHIRE 03842

GPI Engineering Design Planning Construction Management

603.893.0720 GPINET.COM

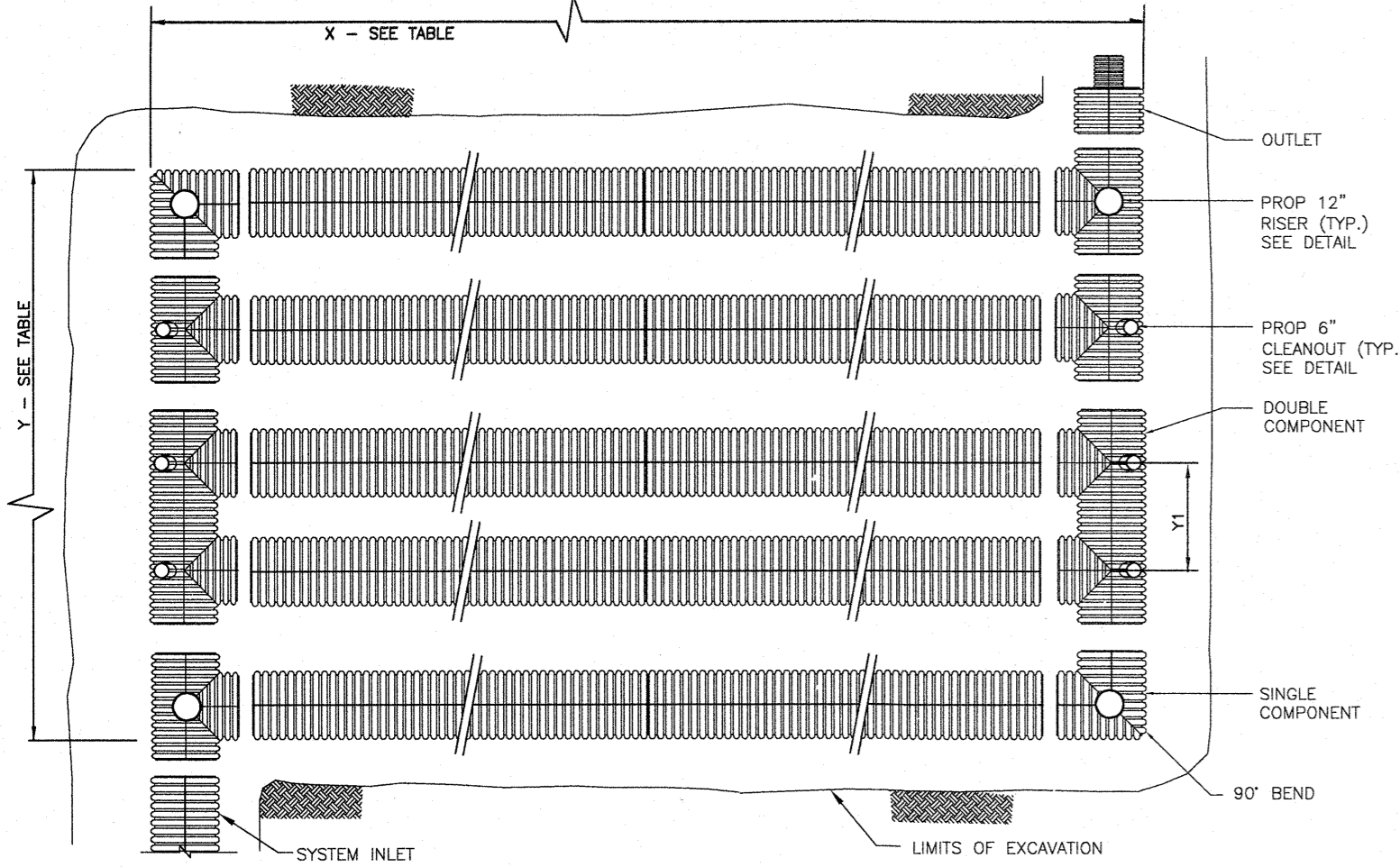
Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079

SCALE: 1"=20'	DATE:	DRAWING NO. 4582DET.DWG
DRAWN BY: CPS	CHECKED BY: CMT	PROJECT NO. 458219
		SHEET NO. 13 OF 15

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UNDERGROUND SYSTEM NOTES:

- ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE, DUAL WALL, SMOOTH INTERIOR AS MANUFACTURED BY ADS, INC., OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLAN.
- CONTRACTOR SHOULD CONFIRM SYSTEM PARTS AND PROVIDE SHOP DRAWINGS FROM MANUFACTURER. SUBSTITUTIONS AND SHOP DRAWINGS SHOULD BE APPROVED BY THE ENGINEER.
- PARTS SPECIFICATIONS SHOWN ARE AS PROVIDED BY ADS, INC., OR APPROVED EQUAL. ANY CHANGES TO THESE SPECIFICATIONS SHOULD BE APPROVED BY DESIGN ENGINEER FOR PERFORMANCE.



NOTE: FOR ADDITIONAL DETAILS, SEE ADS STD-702 & STD-703.

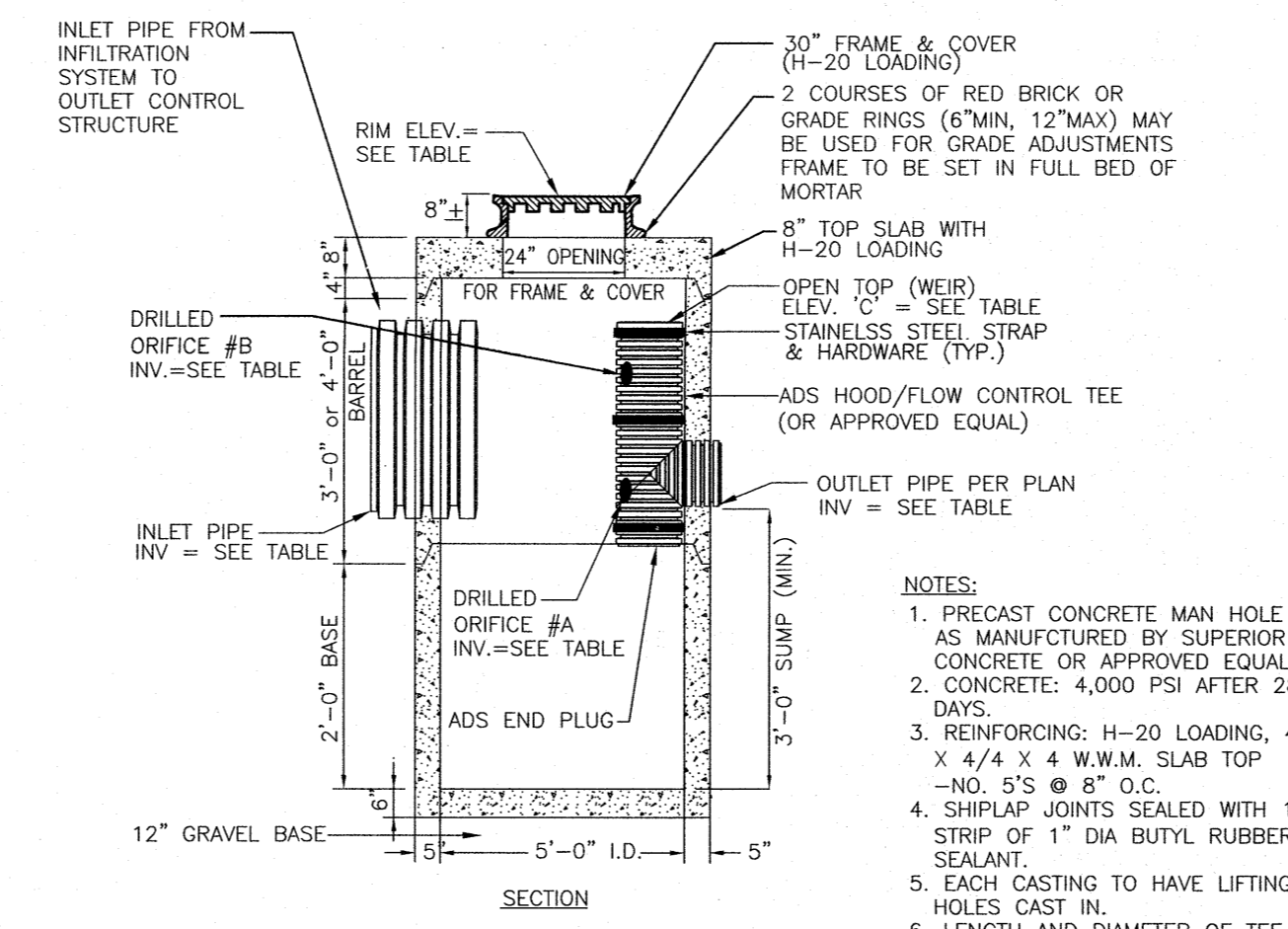
UG INFILTRATION SYSTEM	LENGTH (X)	WIDTH (Y)	SPACING (Y1)	PIPE SIZE (INCHES) PER FOOT	INVT. PIPE ELEV. (A)	# PIPE ROWS	STONE BED
INFILTRATION SYS#1	57'	24.5'	63"	36"	41.75	5	27.5'x60"
INFILTRATION SYS#2	92'	19.25'	63"	36"	40.50	4	22.25'x65"
INFILTRATION SYS#3	57'	24.5'	63"	36"	40.00	5	27.5'x60"
INFILTRATION SYS#4	32'	19.25'	63"	36"	40.50	4	22.25'x65"

*SEE TYPICAL CROSS SECTION BELOW.

Table 5-2
Classes of Embedment and Backfill Materials

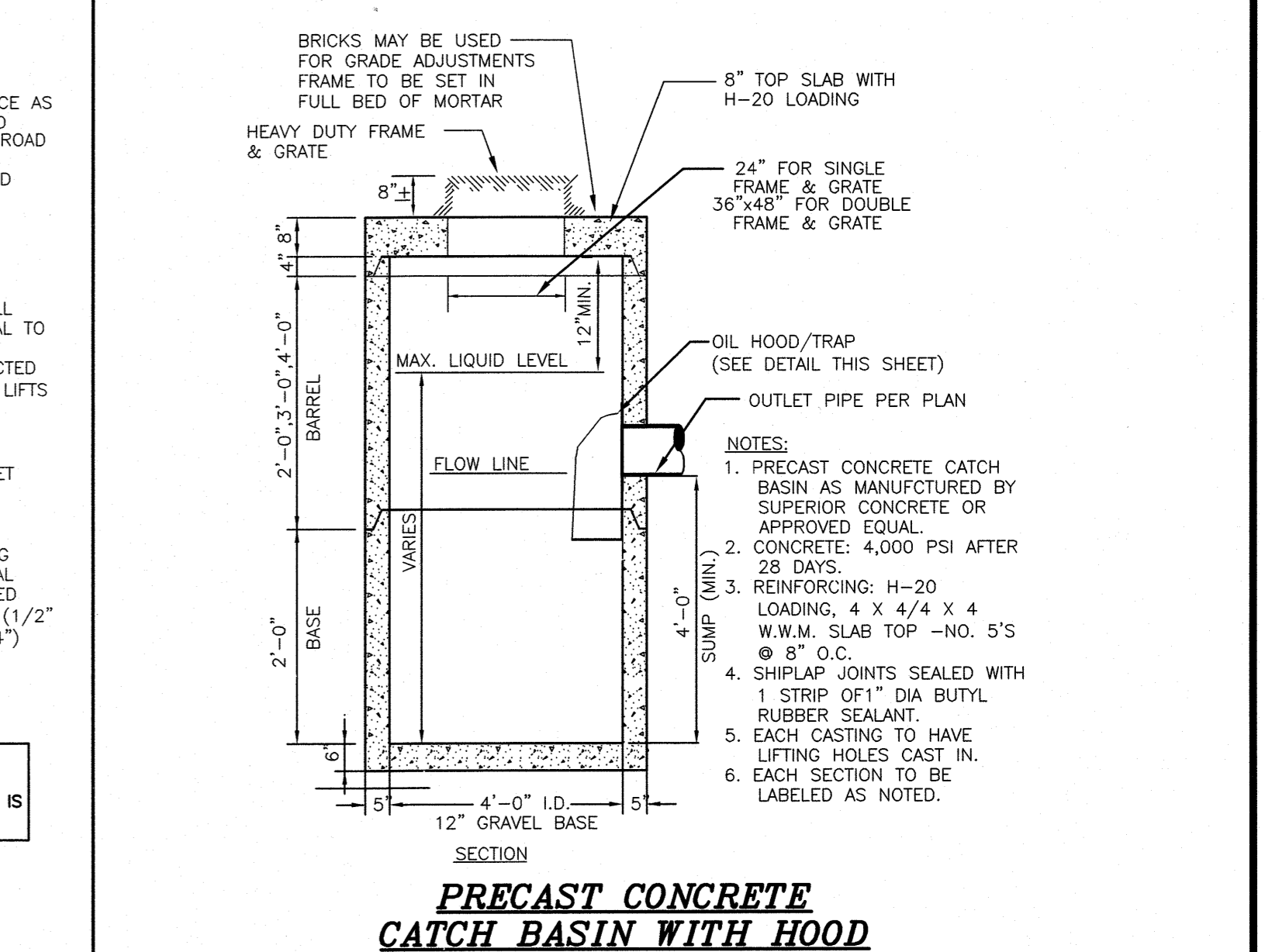
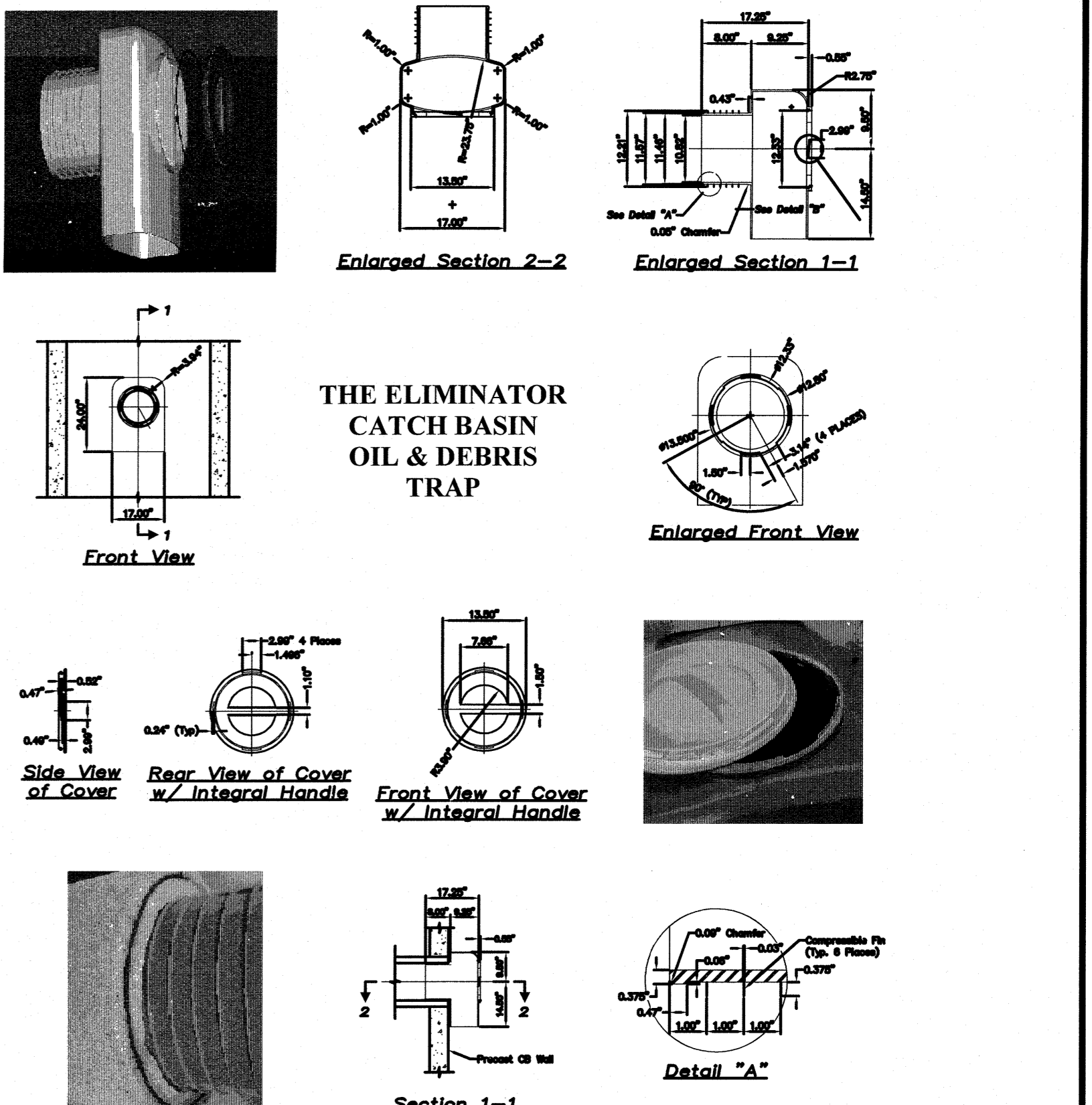
ASTM D2321 ¹⁾ Class	Description	ASTM D2447 ²⁾ Notation	ASTM D2447 ²⁾ Description	Min. Compaction Required (Per ASTM D1557)	ASTM D2321 ¹⁾ Properties				Coefficients
					1.5 in. (40mm)	No. 4 (4.75mm)	No. 20 (0.85mm)	LL	
IA ³⁾	Well-graded clean sand or rock, crushed gravel, crushed fine-grained soils with 10% or less fines	NA	Angular crushed stone or rock, crushed gravel, crushed fine-grained soils with 10% or less fines	Disaggregated	100%	±10%	<5%	Non Plastic	N/A
IB	Dense-graded clean sand or rock, crushed gravel, crushed fine-grained soils with 10% or less fines	NA	Angular crushed stone or rock, crushed gravel, crushed fine-grained soils with 10% or less fines	Disaggregated	100%	±10%	<5%	Non Plastic	N/A
II	Clean, coarse-grained soils	GW	Well-graded gravel, gravel-sand mixtures, little or no fines	Moderate (85%)	100%	<5%	<5%	Non Plastic	>4
		GP	Poorly-graded gravel, gravel-sand mixtures, little or no fines						>4
III	Clean, coarse-grained soils	GM	Well-graded gravel, gravel-sand mixtures, little or no fines	Moderate (85%)	100%	<5%	<5%	Non Plastic	>4
		SM	Well-graded sand, gravel-sand mixtures, little or no fines						>4
IV ⁴⁾	Inorganic fine-grained soils	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, silts with slight plasticity	N/A	100%	100%	<5%	<10	>7.5
		CL	Inorganic clays of low to medium plasticity, generally silty, sandy, or silty clay, lean clay						>7.5
V ⁴⁾	Organic soils of highly organic soils	MH	Inorganic silts, miscellaneous clays of high plasticity, silty clays of high plasticity	N/A	100%	100%	<5%	>10	>7.5
		OH	Organic clays of medium to high plasticity, organic silts						>7.5
VI	Peat and other high organic soils	PT	Peat and other high organic soils	N/A	N/A	N/A	N/A	N/A	N/A

- Notes:
- Refer to ASTM D2321 for more complete soil descriptions.
 - Class IV⁴⁾ material has limited applications and can be difficult to place and compact; use ONLY with the approval of a soil expert. Contact ADS for additional information regarding suitability of this backfill material.
 - N/R indicates that use of this material and/or compaction level is not recommended by ASTM D2321 for the backfill envelope.
 - When using open-graded material, additional precaution must be taken to reduce or eliminate the risk of migration of fines from adjacent material. Refer to ASTM D2321 for more complete information.

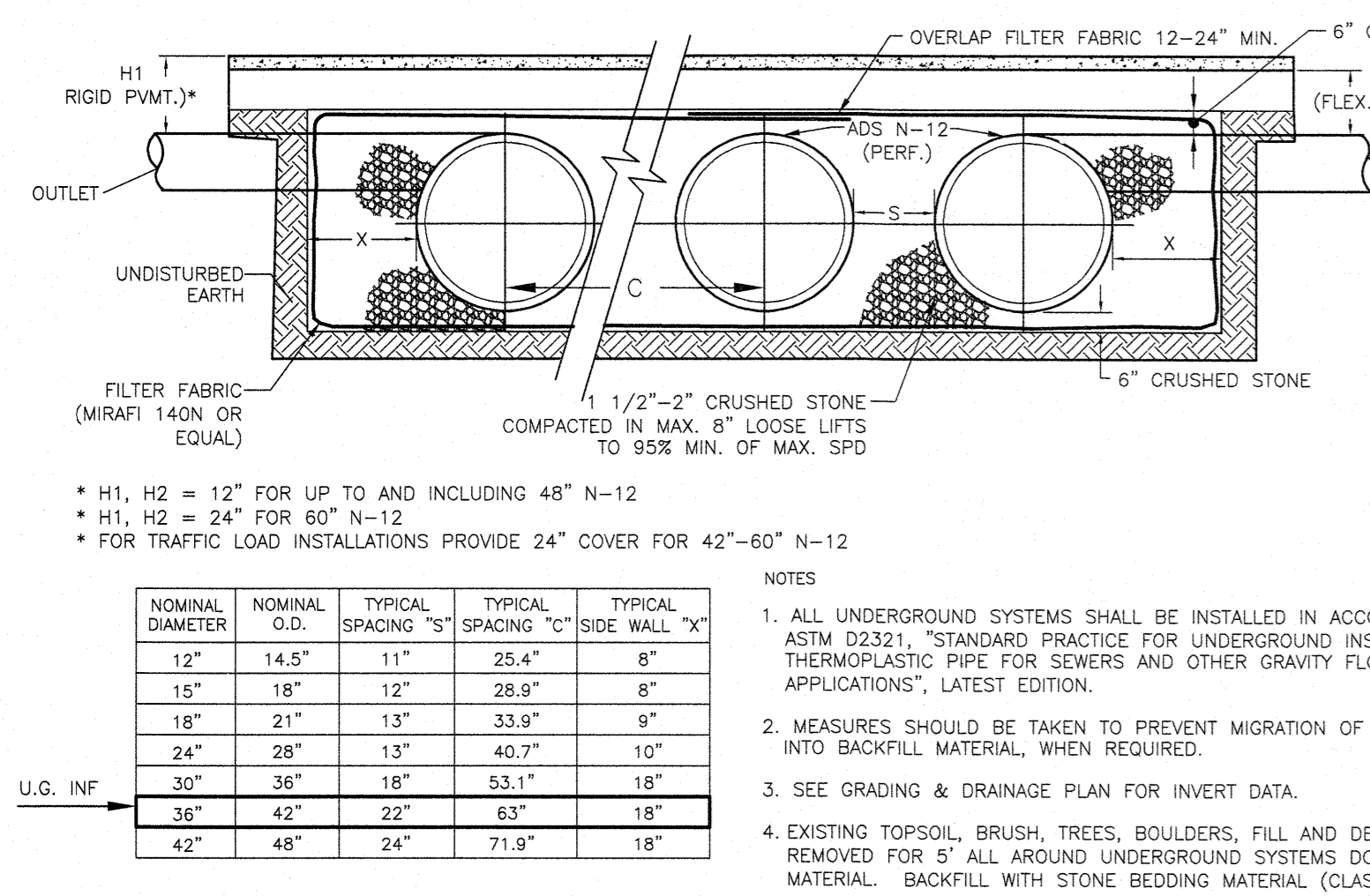


OCS	RIM	ORIFICE	SIZE (IN.)	ELEV.	IN. IN. (SIZE)	IN. IN. (ELEV.)	IN. OUT. (SIZE)	IN. OUT. (ELEV.)
#1	48.00	A	9" DIA.	42.90	24"	41.75	12"	41.75
		B	12" DIA.	45.40				
		C	6" DIA.	41.25				
#2	48.50	A	15" DIA.	44.15	24"	40.50	15"	40.30
		B	12" DIA.	41.10				
		C	12" DIA.	43.65				
#3	45.90	A	12" DIA.	43.65	24"	40.00	12"	40.00
		B	12" DIA.	43.65				
		C	12" DIA.	43.65				

PRECAST CONCRETE OUTLET CONTROL STRUCTURE (OCS) FOR UNDERGROUND INFILTRATION SYSTEM
NOT TO SCALE

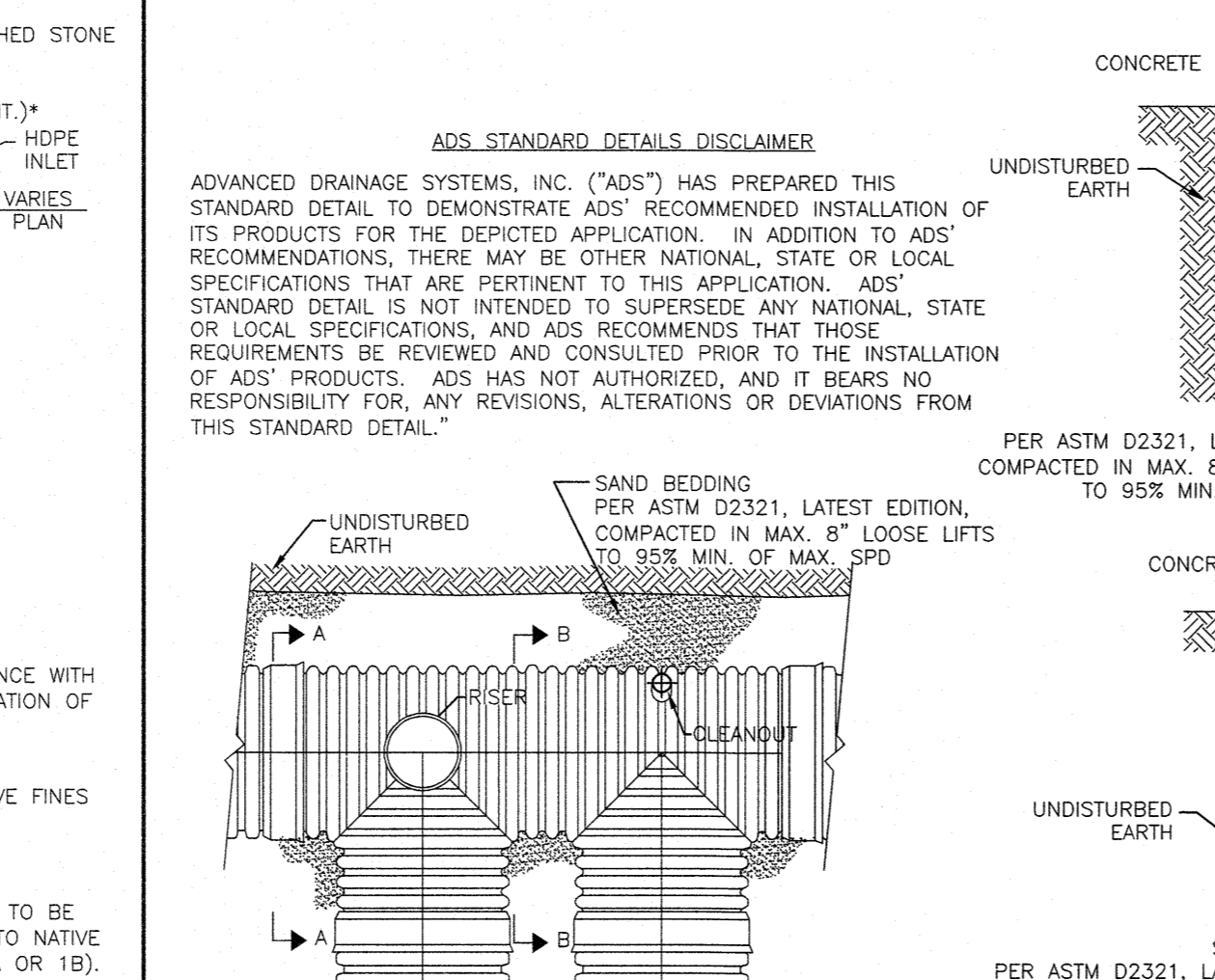
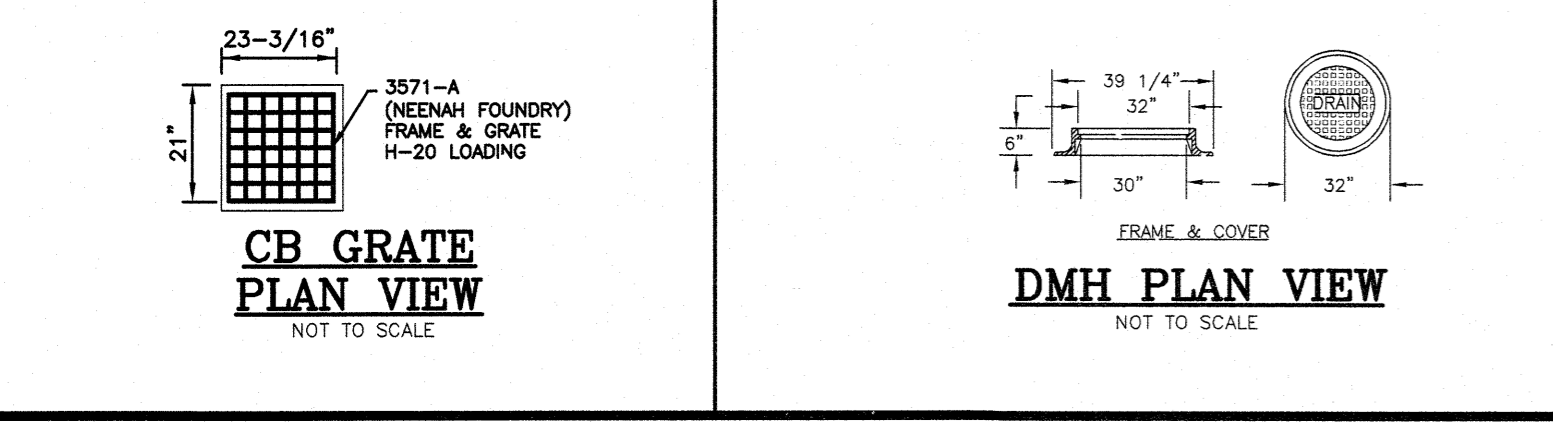


NO.	DESCRIPTION	BY	DATE
REVISIONS			
DETAIL SHEET			
ASSESSORS MAP 252 - LOTS 4,5 & 9			
1400 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE			
PREPARED FOR:			
4 AMIGOS, LLC			
321 LAFAYETTE ROAD UNIT D HAMPTON, NEW HAMPSHIRE 03842			
GPI		Engineering Design Planning Construction Management	Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079
SCALE: 1"=20'		DATE:	DRAWING NO. 4582DET.DWG
DRAWN BY: CPS	CHECKED BY: CMT	PROJECT NO. 458219	SHEET NO. 14 OF 15

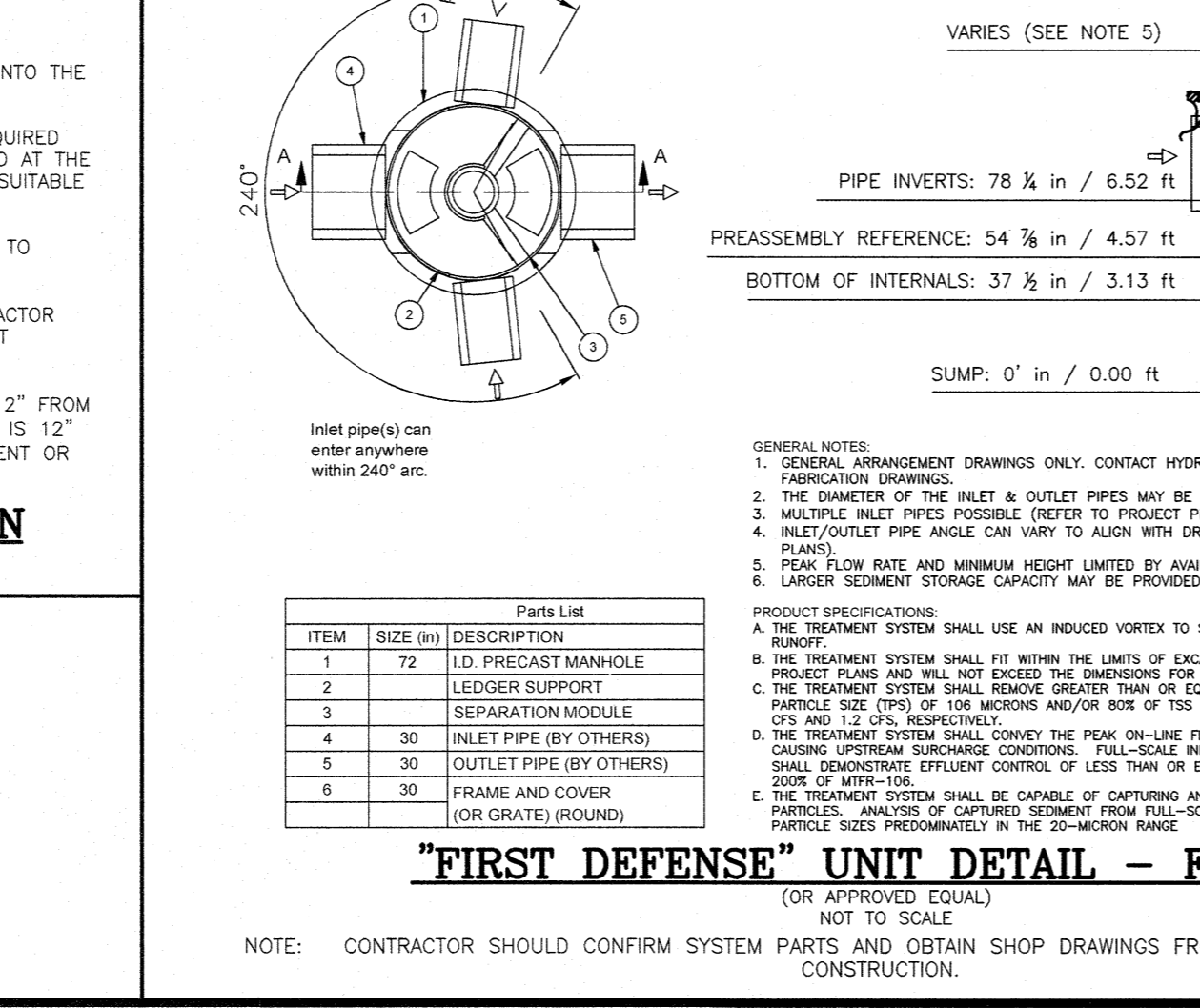


- GENERAL NOTES:**
- ALL REFERENCES TO SAND, STONE, OR GRAVEL MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
 - MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
 - NO STORMWATER FLOWS ARE TO BE DIRECTED TO THE INFILTRATION SYSTEMS UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
 - FILTER FABRIC:** GEOTEXTILE FABRIC SHALL BE MIRAFI 140N (OR APPROVED EQ.) TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
 - FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE OR UNSUITABLE FOR INFILTRATION, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE GEOTECHNICAL ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL. ALL DELETERIOUS OR UNSUITABLE FILL MATERIAL SHALL BE REMOVED BELOW THE TRENCH BOTTOM UNTIL NATIVE MATERIAL IS ENCOUNTERED.
 - BEDDING:** SUITABLE MATERIAL SHALL BE CLEAN COMPACT SAND. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER.
 - INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE PLACED IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - MINIMUM COVER:** MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION, FOR TRAFFIC APPLICATIONS. MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

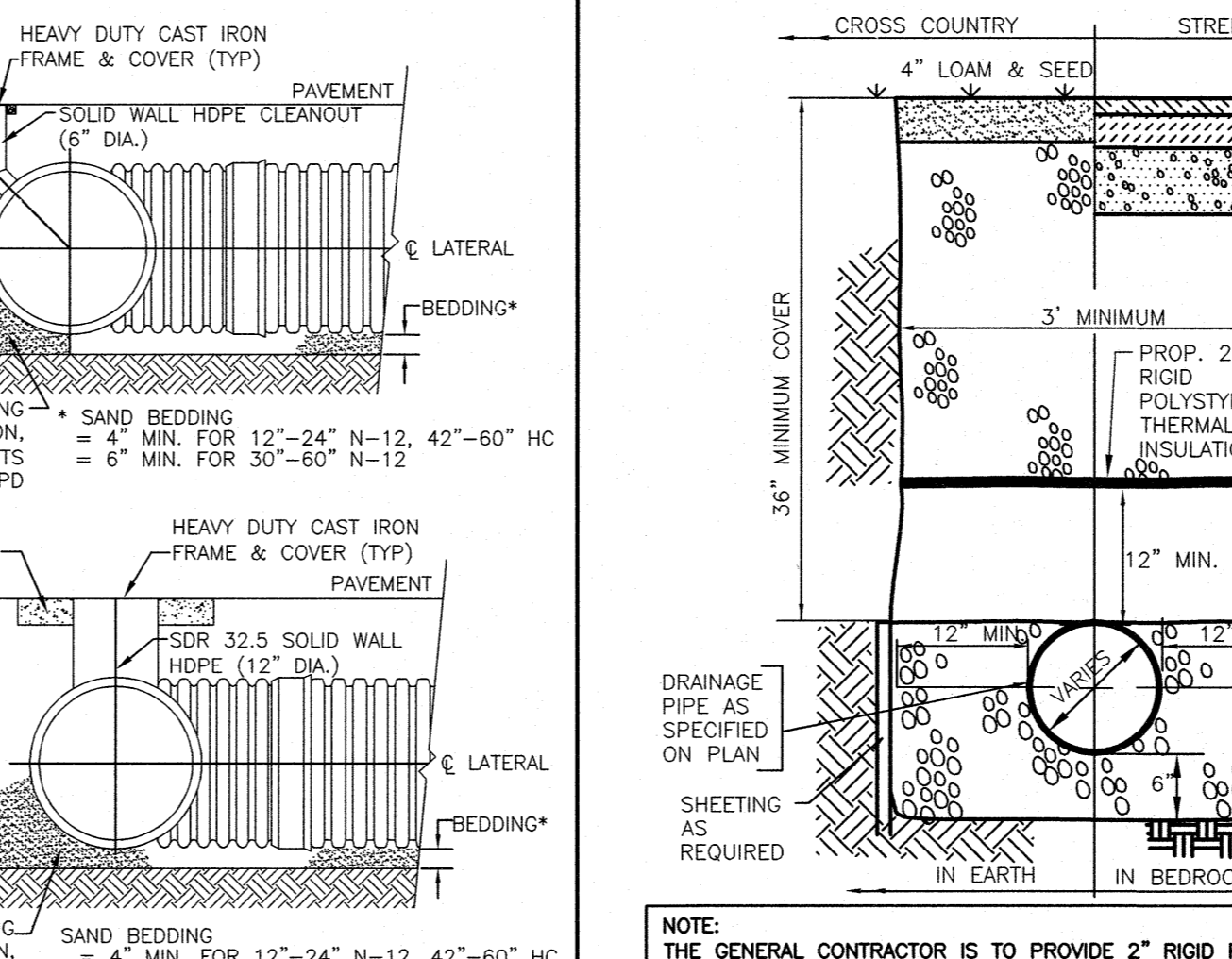
TYPICAL UNDERGROUND INFILTRATION SYSTEM CROSS SECTION
NOT TO SCALE



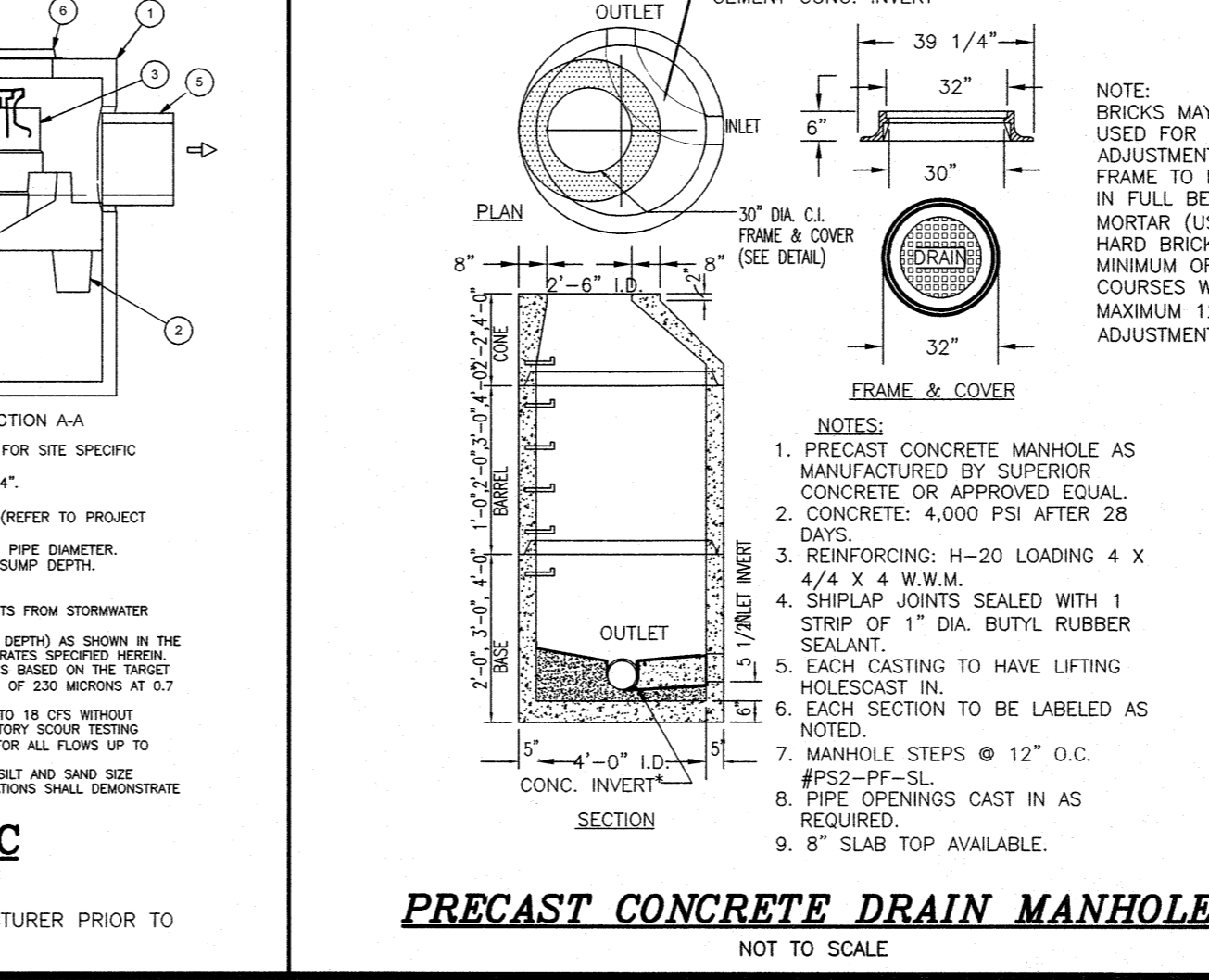
TYPICAL RISER AND CLEANOUT DETAILS
NOT TO SCALE



"FIRST DEFENSE" UNIT DETAIL - FD-6HC
(OR APPROVED EQUAL)
NOT TO SCALE
NOTE: CONTRACTOR SHOULD CONFIRM SYSTEM PARTS AND OBTAIN SHOP DRAWINGS FROM MANUFACTURER PRIOR TO CONSTRUCTION.



TYPICAL TRENCH SECTION FOR STORM DRAIN
NOT TO SCALE

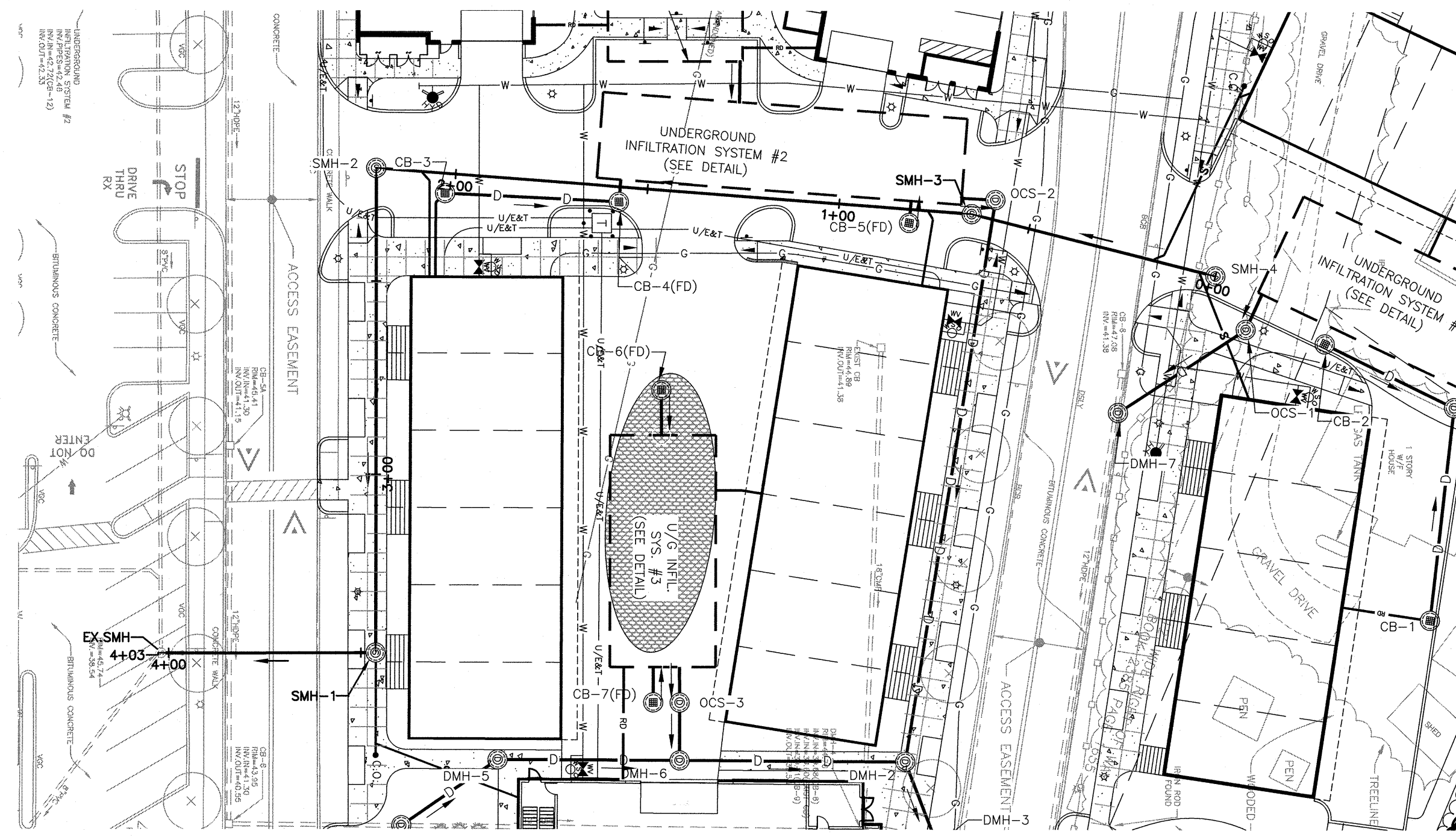


PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE

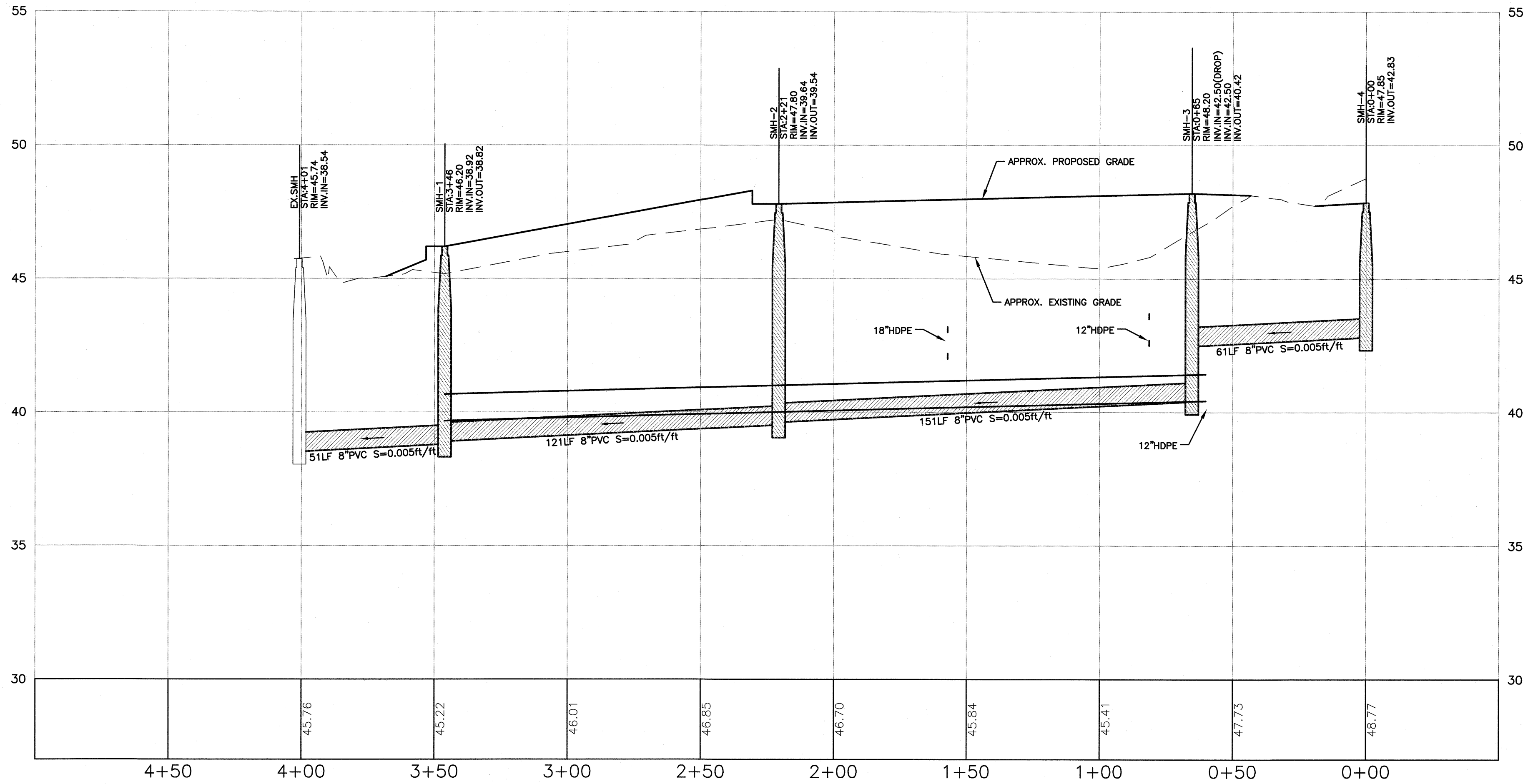
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LEGEND

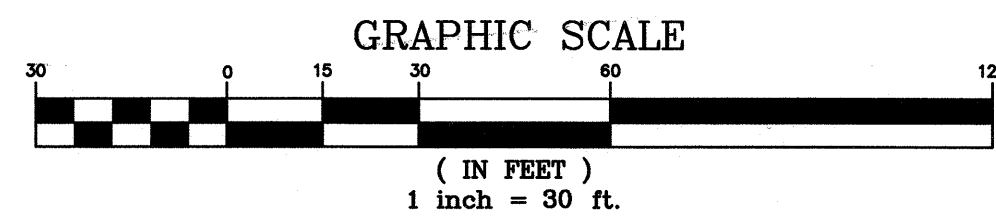
- IRON PIN FOUND
- CONCRETE BOUND FOUND
- △ RAILROAD SPIKE FOUND
- DRILL HOLE FOUND
- SGC EXIST. SLOPED GRANITE CURB
- VGC EXIST. VERTICAL GRANITE CURB
- BCC EXIST. BITUMINOUS CONC. LIP CURBING
- VCC EXIST. VERTICAL CONCRETE CURB
- OSWL OVERHEAD SERVICE WIRES
- DSYL DOUBLE SOLID YELLOW LINE
- SSWL SINGLE SOLID WHITE LINE
- BWL BROKEN WHITE LINE
- SIGN SIGN
- C.O. PROP. CLEANOUT
- CB-1 PROP. CATCH BASIN
- DMH-1 PROP. DRAIN MANHOLE
- SMH-1 PROP. SEWER MANHOLE
- PROP. GATE VALVE
- UTILITY POLE
- DRAIN MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC AND TELEPHONE
- WETLAND LINE
- TREELINE



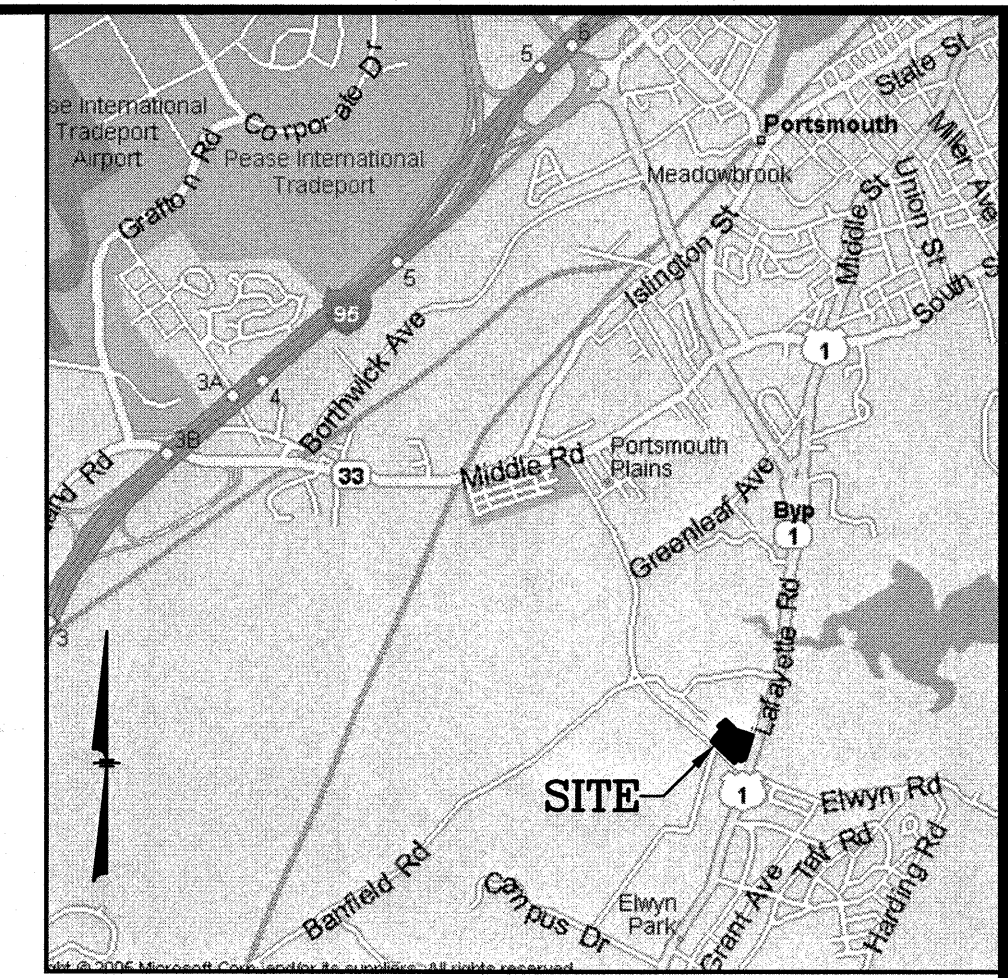
PLAN
SCALE: 1"=30'



PROFILE
SCALE: 1"=30'H/3'V



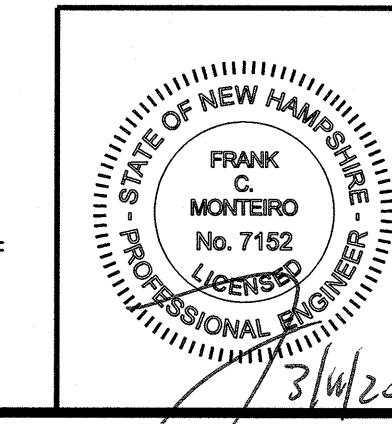
OWNER OF RECORD:
MAP 252 LOTS 4, 5 & 9
4 AMIGOS LLC
321 LAFAYETTE ROAD, UNIT D
HAMPTON, NH 03842



LOCATION MAP
(NOT TO SCALE)

NO.	DESCRIPTION	BY	DATE
2	MISC. REVISIONS PER TAC	CMT	3/9/20
1	MISC. REVISIONS PER TAC	CMT	2/20/20

SEWER PLAN/PROFILE
ASSESSORS MAP 252 - LOTS 4, 5 & 9
1400 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
PREPARED FOR:
4 AMIGOS, LLC
321 LAFAYETTE ROAD UNIT D
HAMPTON, NEW HAMPSHIRE 03842

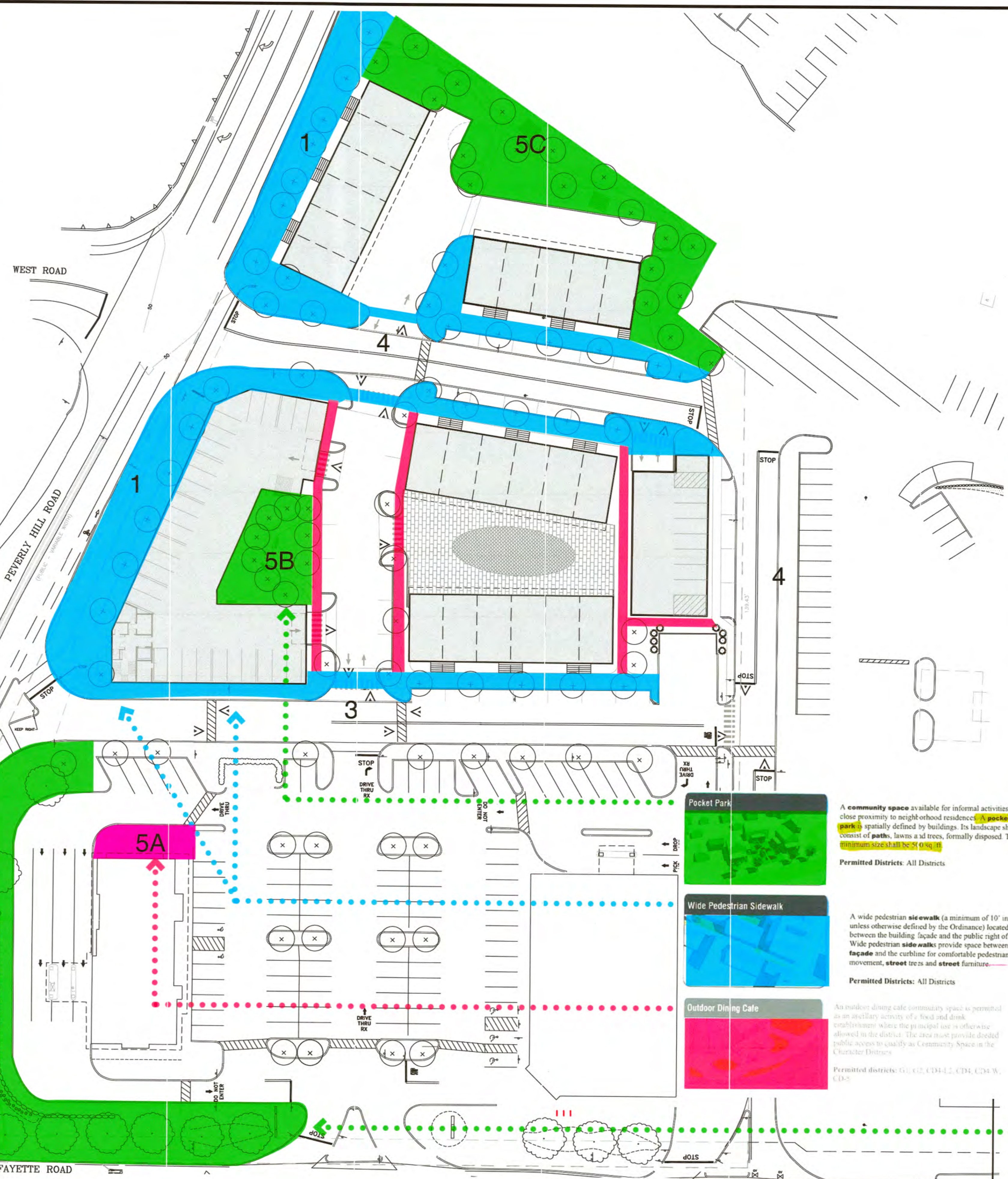


GPI Engineering Design Planning Construction Management
603.893.0720 GPINET.COM

Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079

SCALE: 1"=30'	DATE: JANUARY 20, 2020	DRAWING NO. 4582SP.DWG
DRAWN BY: CCC	CHECKED BY: CMT	PROJECT NO. 458219
		SHEET NO. 1 OF 1

1	MISC. REVISIONS	CMT	3/9/20
NO.	DESCRIPTION	BY	DATE
REVISIONS			
COMMUNITY SPACE OVERVIEW PLAN			
ASSESSORS MAP 252 - LOTS 4, 5 & 9			
1400 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE			
PREPARED FOR: 4 AMIGOS, LLC 321 LAFAYETTE ROAD UNIT D HAMPTON, NEW HAMPSHIRE 03842			
GPI	Engineering	Greenman-Pedersen, Inc.	
	Design Planning Construction Management	44 Stiles Road Suite One Salem, NH 03079	
603.893.0720	GPINET.COM		
SCALE: NTS	DATE: JANUARY 20, 2020	DRAWING NO. 4582COM-SPACE.DWG	
DRAWN BY: CCC	CHECKED BY: CMT	PROJECT NO. 458219	SHEET NO. 1 OF 1



Defining Community Space:

The gateway zoning district requires a clear definition of community space area as well as the typology of community space, based upon defined types in the Gateway Zoning District in the project's design. There is an overall requirement of 20% open space - which the project complies with a calculation at 21.3% of the total site is proposed as non-paved and non-building space, but there is not an actual numerical value required for community space. At the same time, the community space requirements mandates an acceptable percentage of open space must have a viable function for the aesthetic and social life of the project. The Planning process will make a determination on the appropriateness of the community space, but the objective of the projects design is to maximize that opportunity in balance with the projects density and development pattern.

The approach for community space in the project design is first to make all public street frontages community space in the form of 'widened sidewalks with street trees and sidewalk amenities and street furniture. Additional landscaped areas can have added Community Space values in smaller discrete locales.

1. Frontage on Peverly Hill Road:
We initially considered that we could use this frontage as a Greenway designation, but we perceived that the Greenway typology in the community space assumed something greater in width. Therefore we have used the **Wide Pedestrian Sidewalk**. The current plan shows 25 feet from the right of way to the face of the building, so the 10 foot sidewalk and landscaping along the building more than adequately fits. Entrances to the building doorways are shown on each of the corners. Wide Pedestrian Sidewalks can have parallel garden spaces as linear rain gardens to capture, detain, and treat roof runoff from the buildings and the sidewalks. Street tree plantings in the 10 foot sidewalk can use Flexi pave, a pervious surfacing material that also functions to protect the tree roots.

The city has planned a sidewalk and striped bicycle lanes along this whole frontage. It's assumed that the city will basically require the project to build this sidewalk and it is proposed to be done at 10'. There are questions if the widened sidewalk should be within or outside of the city right of way.

2. Frontage on Lafayette Road to Rite Aid / Five Guys and Newburyport Bank property:
We are not anxious to make major changes to the parking areas because of lease requirements for Rite Aid. The percentage of building and parking is at somewhat a disadvantage except for the frontage along Lafayette Road because of the high percentage of building and parking coverage and the layout. Nevertheless, the project must integrate the entire property area for open space and community space.

The landscape frontage on Lafayette Road around the corner onto Peverly Hill Road has opportunities for landscaping to activate the space for social uses. The plan shows the corner area incorporating the attractive stone wall with a patio and walkway for seating areas. Designated as a **Pocket Park** the prominent street frontage location is a landmark public space location.

3. Frontage Road facing Rite Aid and Five Guys:
This is the project's principal view from Lafayette Road and represents the transition from the commercial frontage to the residential neighborhood development as proposed. The previous project layout had 10 feet from the curb to the face of the buildings. In recognition that the entrance stairs for each of the townhouse unit pairs are not public space - the plan has been revised to set the bottom stair at the 10' edge, and to position the frontage gardens as 3' of additional streetscape space. Parallel on - street parking has also been located along this frontage for visitor parking.

The most appropriate community space for this street frontage is the **Wide Pedestrian Sidewalk**. That requires a minimum 10 foot space for widened paved sidewalk with street trees and street furniture. It's kind of a downtown street like experience and there are plenty of examples of this scale and character throughout the city in attractive neighborhoods. Wide Pedestrian Sidewalks can have parallel garden spaces as linear rain gardens to capture, detain, and treat roof runoff from the buildings and the sidewalks. Street tree plantings in the 10 foot sidewalk can use Flexi pave, a pervious surfacing material that also functions to protect the tree roots.

4. Side connecting streets:
The street frontage connecting to the estate lot and the frontage to the hotel have a similar condition of being a pre - existing condition to which we must adapt the neighborhood design. On the Estate frontage the use of the **Wide Pedestrian Sidewalk** is the best and most efficient community space because it is the front door to all the new housing and a public streetscape. The hotel facing directional only has room for a 5' sidewalk but it is a lesser perspective.

- 5. Within the project itself there are also some additional community spaces:**
- A. Outdoor dining patio for Five Guys fits into a community space category of **Outdoor Dining cafe**.
 - B. The interior space of the larger condominium building is a **Pocket Park** due to its building enclosure
 - C. The western corner and boundary area of Peverly Hill Road is a natural woodland area of native trees and ground covers - is also best designated as a **Pocket Park**.

	Pocket Park A community space available for informal activities in close proximity to neighborhood residence. A pocket park is spatially defined by buildings. Its landscape shall consist of paths, lawns and trees, formally disposed. The minimum size shall be 30,000 sq. ft. Permitted Districts: All Districts
	Wide Pedestrian Sidewalk A wide pedestrian sidewalk (a minimum of 10' in width unless otherwise defined by the Ordinance) located between the building facade and the public right of way. Wide pedestrian sidewalks provide space between the facade and the curbline for comfortable pedestrian movement, street trees and street furniture. Permitted Districts: All Districts
	Outdoor Dining Cafe An outdoor dining cafe community space is permitted as an ancillary activity of a food and drink establishment where the principal use is otherwise allowed in the district. The area must provide direct public access to qualify as Community Space in the Character Districts. Permitted districts: G1, G2, CD4-1.2, CD4, CD4-W, CD-5



A Portsmouth street scene that is comparable to the **Wide Sidewalk** community space - 10' wide sidewalk with street trees, the front gardens are set back 6' more.

Cross - block walkways offer pedestrian connectivity and can have attractive gardens.



Portsmouth Pocket Park

Outdoor cafe space in Portsmouth.

F:\Projects\CAD\458219\4582COM-SPACE.DWG_SP_3/11/20_2:05pm.ccall

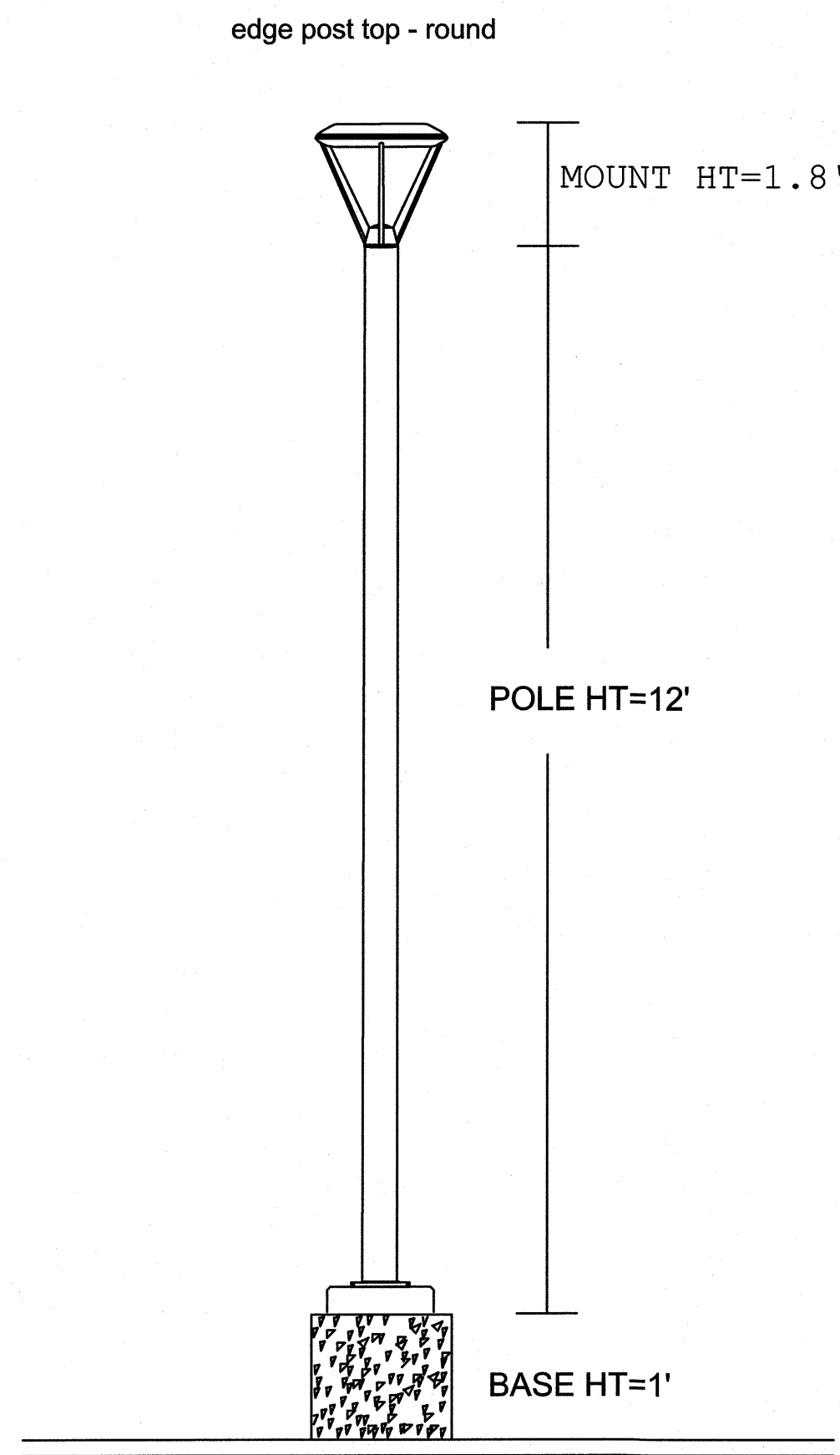
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	20	2MB	SINGLE	0.990	5348	70	ARE-EDR-2MB-R3-04-E-UL-xx-525-40K

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	0.60	3.9	0.0	N.A.	N.A.
Building A Walkway	Fc	0.63	2.2	0.0	N.A.	N.A.
Buildings B, C, & D Walkway	Fc	0.97	2.2	0.2	4.85	11.00
Buildings E & F Walkway	Fc	0.60	3.0	0.0	N.A.	N.A.

Pole Schedule
 (20) SRS-5-11-12-SW-BS-OT-N-xx (12' X 5" X 11ga STEEL ROUND POLE)
 Proposed poles meet 140 MPH sustained winds.

Additional Equipment:
 (20) PB-1R5.00 - Single (Adapter Tenon connector)

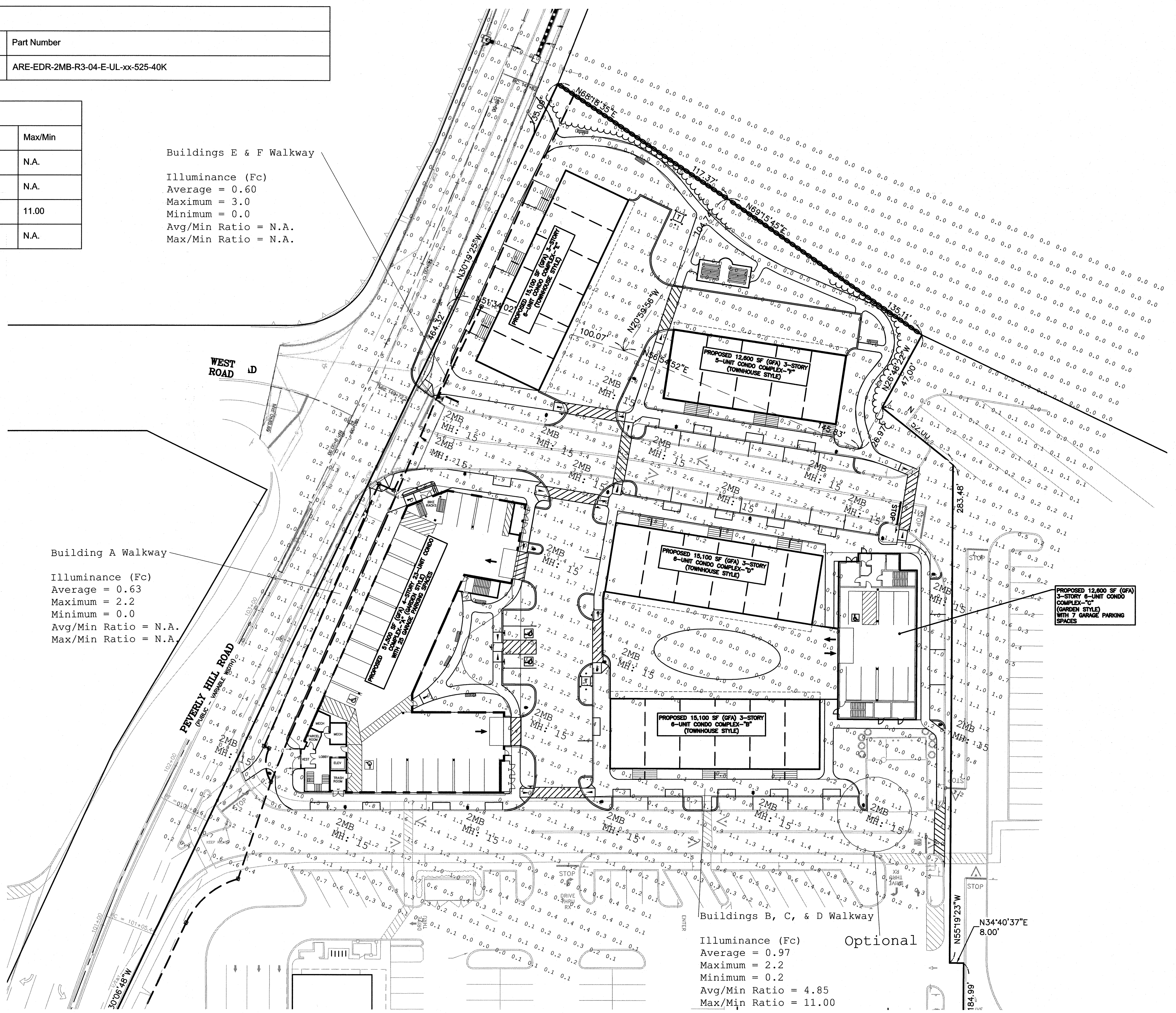
*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



Buildings E & F Walkway
 Illuminance (Fc)
 Average = 0.60
 Maximum = 3.0
 Minimum = 0.0
 Avg/Min Ratio = N.A.
 Max/Min Ratio = N.A.

Building A Walkway
 Illuminance (Fc)
 Average = 0.63
 Maximum = 2.2
 Minimum = 0.0
 Avg/Min Ratio = N.A.
 Max/Min Ratio = N.A.

Buildings B, C, & D Walkway
 Illuminance (Fc)
 Average = 0.97
 Maximum = 2.2
 Minimum = 0.2
 Avg/Min Ratio = 4.85
 Max/Min Ratio = 11.00





WEST ELEVATION
SCALE: 1" = 10'-0"



NORTH ELEVATION
SCALE: 1" = 10'-0"



EAST ELEVATION
SCALE: 1" = 10'-0"



EAST ELEVATION DIMENSIONED
SCALE: 1" = 10'-0"



SOUTH ELEVATION [SKEWED]
SCALE: 1" = 10'-0"

OPEN PARKING GARAGE COMPUTATION

PARKING GARAGE PERIMETER
548 L.F. X 0.40 = 219.2 L.F. REQUIRED OPENING LENGTH
221.0 L.F. PROPOSED

PARKING GARAGE WALL AREA
5,207 S.F. X 0.20 = 1,041.5 S.F. REQUIRED OPENING
1,390.0 S.F. PROPOSED

FACADE MODULATION WHERE REQUIRED IS
PROPOSED TO BE ACHIEVED BY MATERIAL CHANGES
ROOF, DORMERS AND FENESTRATION VARIATIONS

SOUTH SIDE FIRST FLOOR FACADE OPENINGS			
SOUTH SIDE FIRST FLOOR 1	273.13 S.F.	149.00 S.F.	50.4%
SOUTH SIDE FIRST FLOOR 2	1,657.50 S.F.	433.0 S.F.	26.0%
	273.13 S.F.	0 S.F.	0%

GROSS SOUTH SIDE FIRST FLOOR FACADE OPENINGS	1,930.62 S.F.	582 S.F.	30.1%
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REVISIONS

NO.	DATE	DESCRIPTION

APPROVALS

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3/9/2020

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PROJECT

MAP 252-LOTS 4, 5 & 9
1400 LAFAYETTE ROAD
PORTSMOUTH NH

FOR

4 AMIGOS, LLC
321 LAFAYETTE ROAD
HAMPTON, NH 03842,

TITLE

BUILDING A CONCEPT

DRAWN BY:

CHECKED BY:

DATE:

SCALE: AS NOTED

DRAWING NO.

A-1.A

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 1400 LAFAYETTE ROAD
 PORTSMOUTH NH

FOR

4 AMIGOS, LLC
 321 LAFAYETTE ROAD
 HAMPTON, NH 03842,

TITLE

BUILDING A PLANS

DRAWN BY:

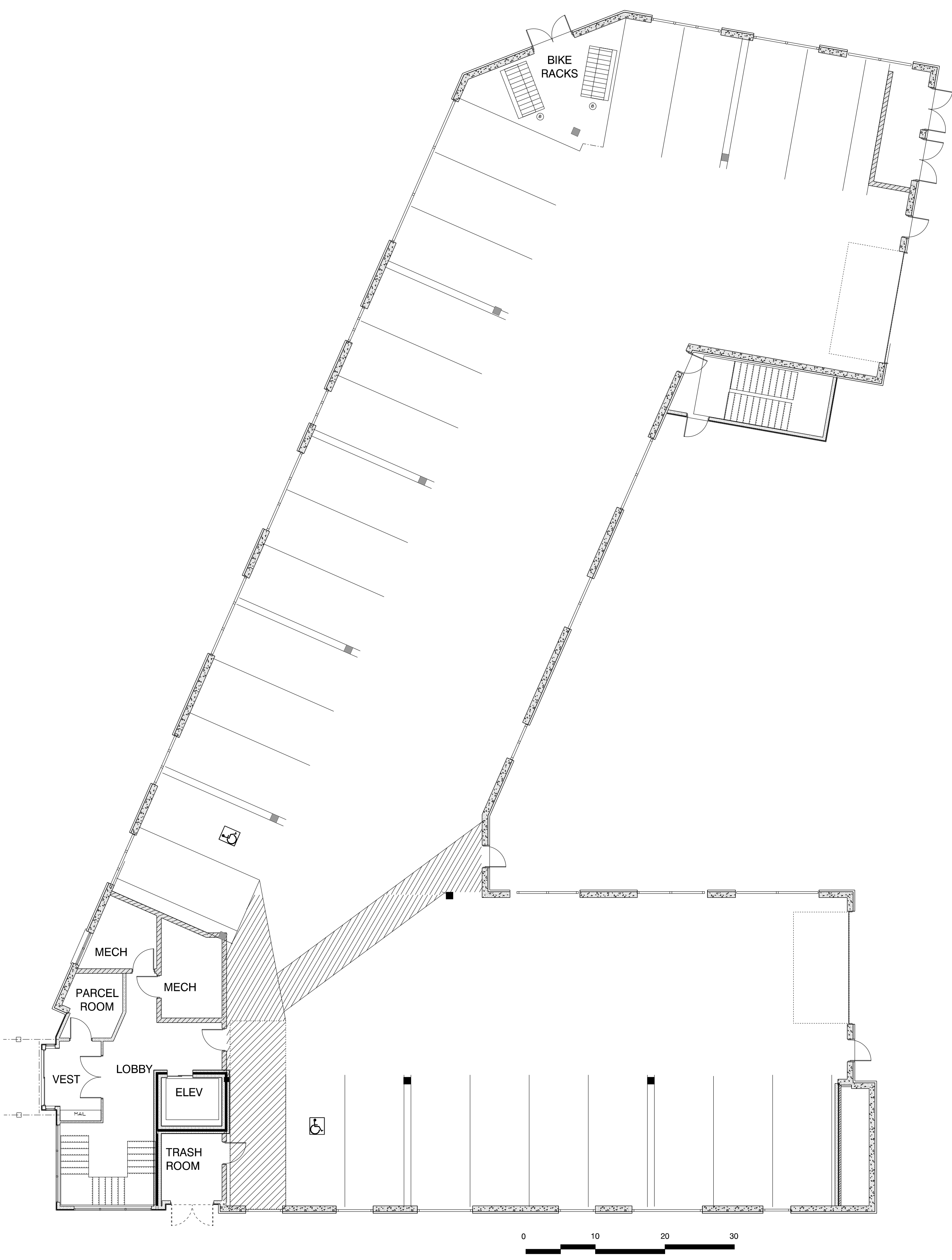
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1400 LAFAYETTE ROAD
PORTSMOUTH NH

FOR

4 AMIGOS, LLC
321 LAFAYETTE ROAD
HAMPTON NH 03842,

TITLE

BUILDING B TYPICAL UNIT

DRAWN BY:

CHECKED BY:

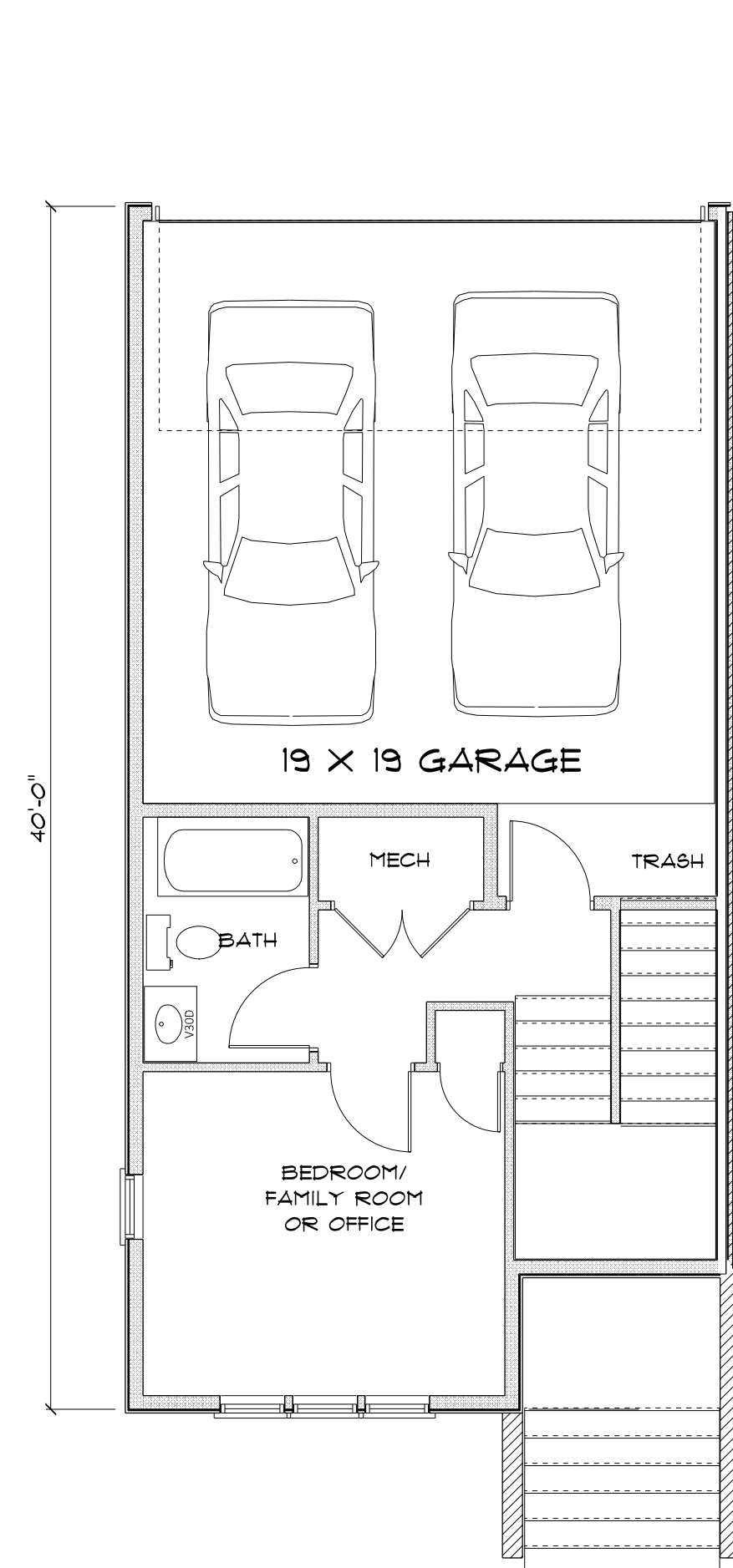
DATE:

SCALE: AS NOTED

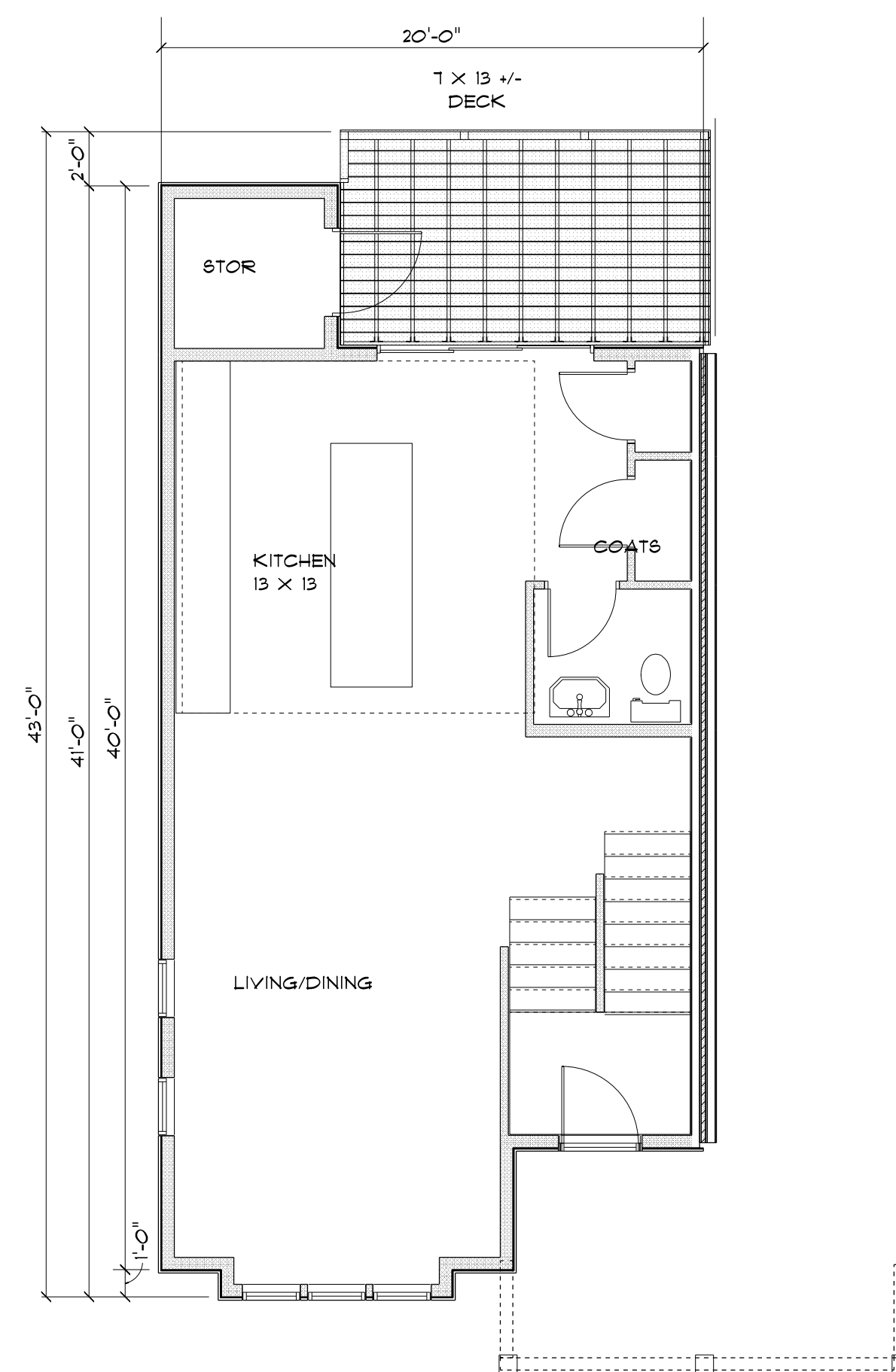
DRAWING NO.

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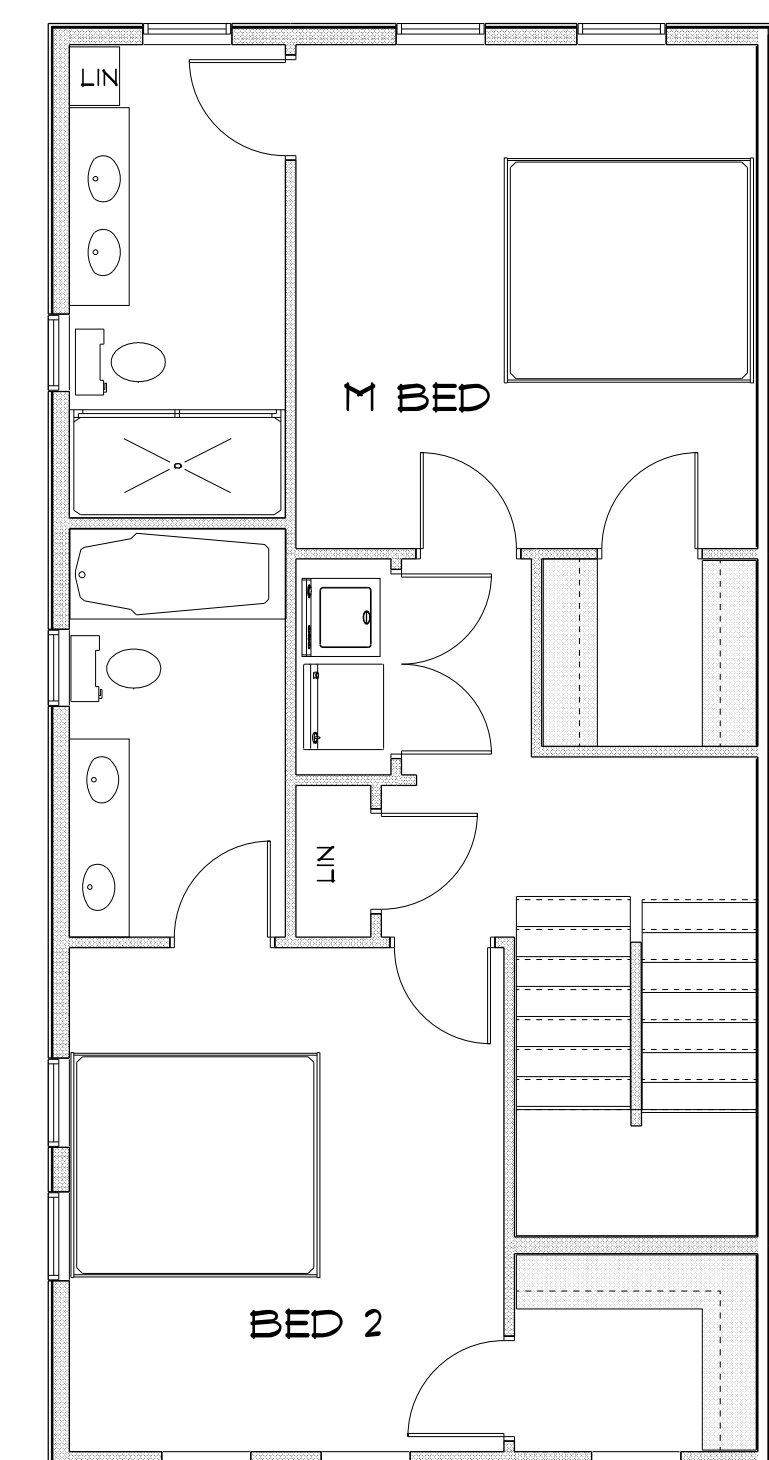
A-1.B



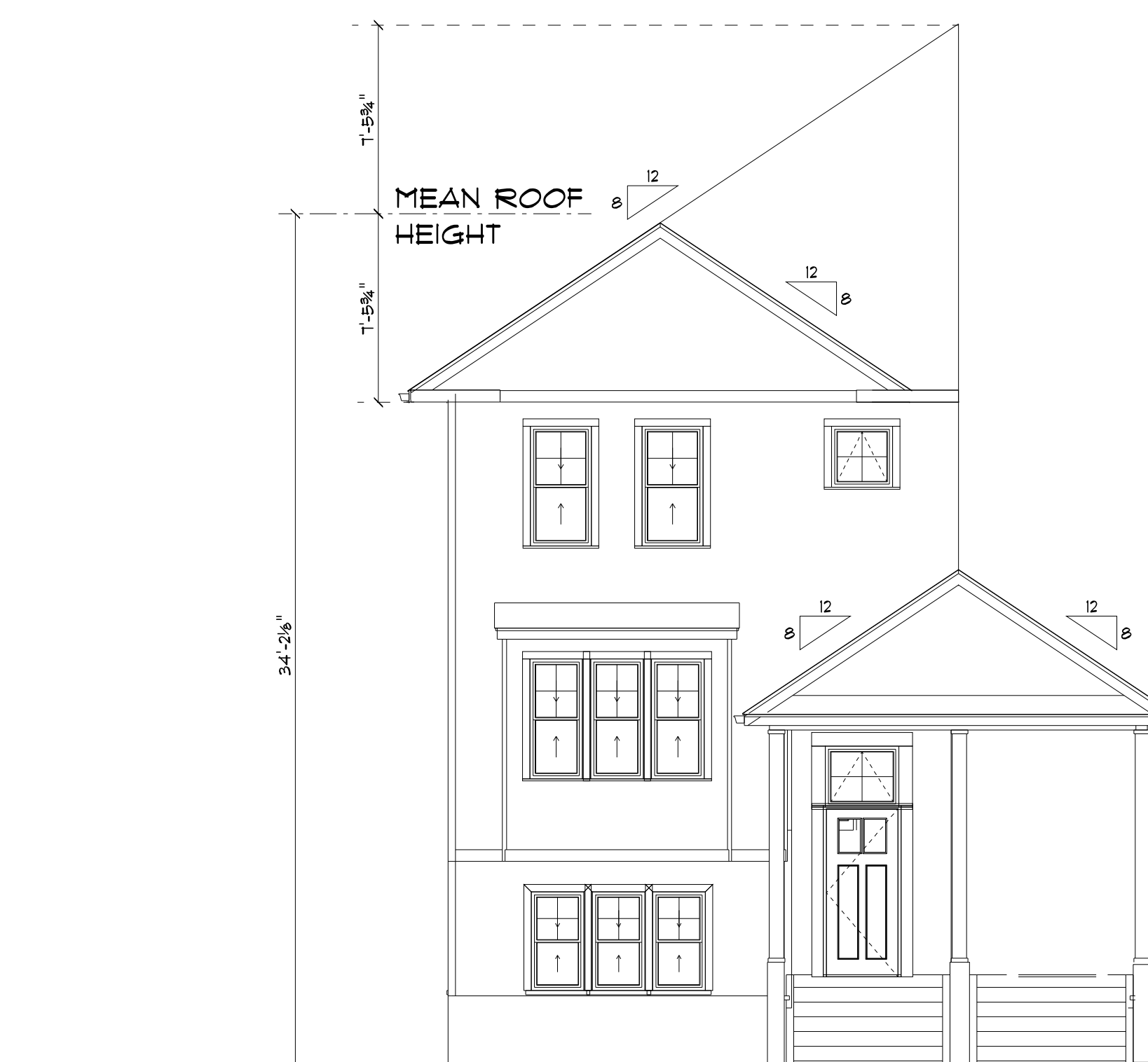
TYPICAL GARAGE LEVEL PLAN
SCALE: 3/16" = 1'-0"



TYPICAL SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



TYPICAL THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



ASSUMED AVERAGE GRADE TO BE VERIFIED
FACADE MODULATION WHERE REQUIRED IS
PROPOSED TO BE ACHIEVED BY MATERIAL CHANGES,
ROOF VARIATIONS AND PROJECTED BAY VARIATIONS
GROUND LEVEL FENSTRATION RATIO (20%) WHERE REQUIRED IS
35 S.F REQUIRED AND 35 S.F PROPOSED

FRONT ELEVATION DIMENSION
SCALE: 3/16" = 1'-0"

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1400 LAFAYETTE ROAD
PORTSMOUTH NH

FOR

4 AMIGOS, LLC
321 LAFAYETTE ROAD
HAMPTON NH 03842,

TITLE

BUILDING B PLANS AND ELEV

DRAWN BY:

CHECKED BY:

DATE:

SCALE: AS NOTED

DRAWING NO.

DO NOT SCALE PRINTS

A-2.B



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



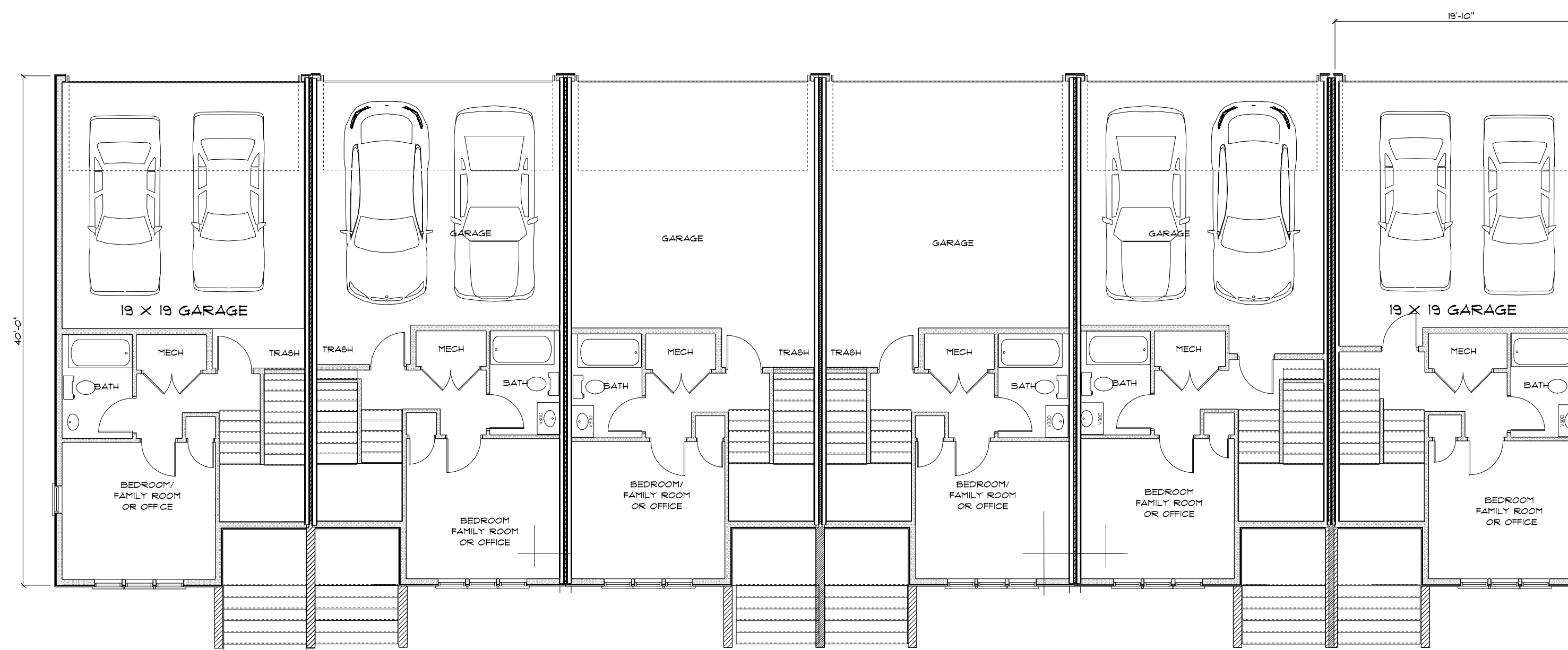
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



GARAGE LEVEL PLAN

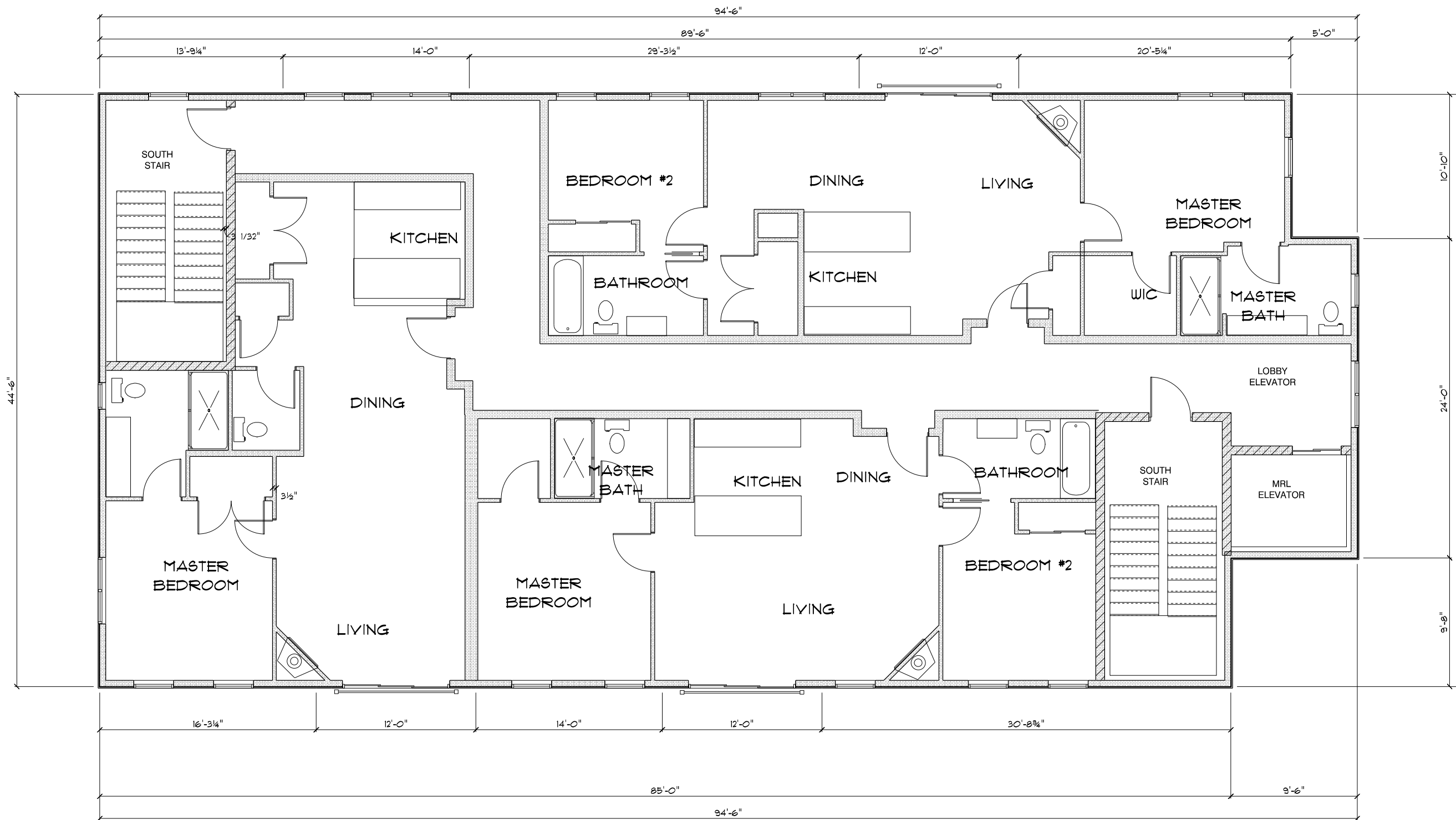
SCALE: 1/8" = 1'-0"



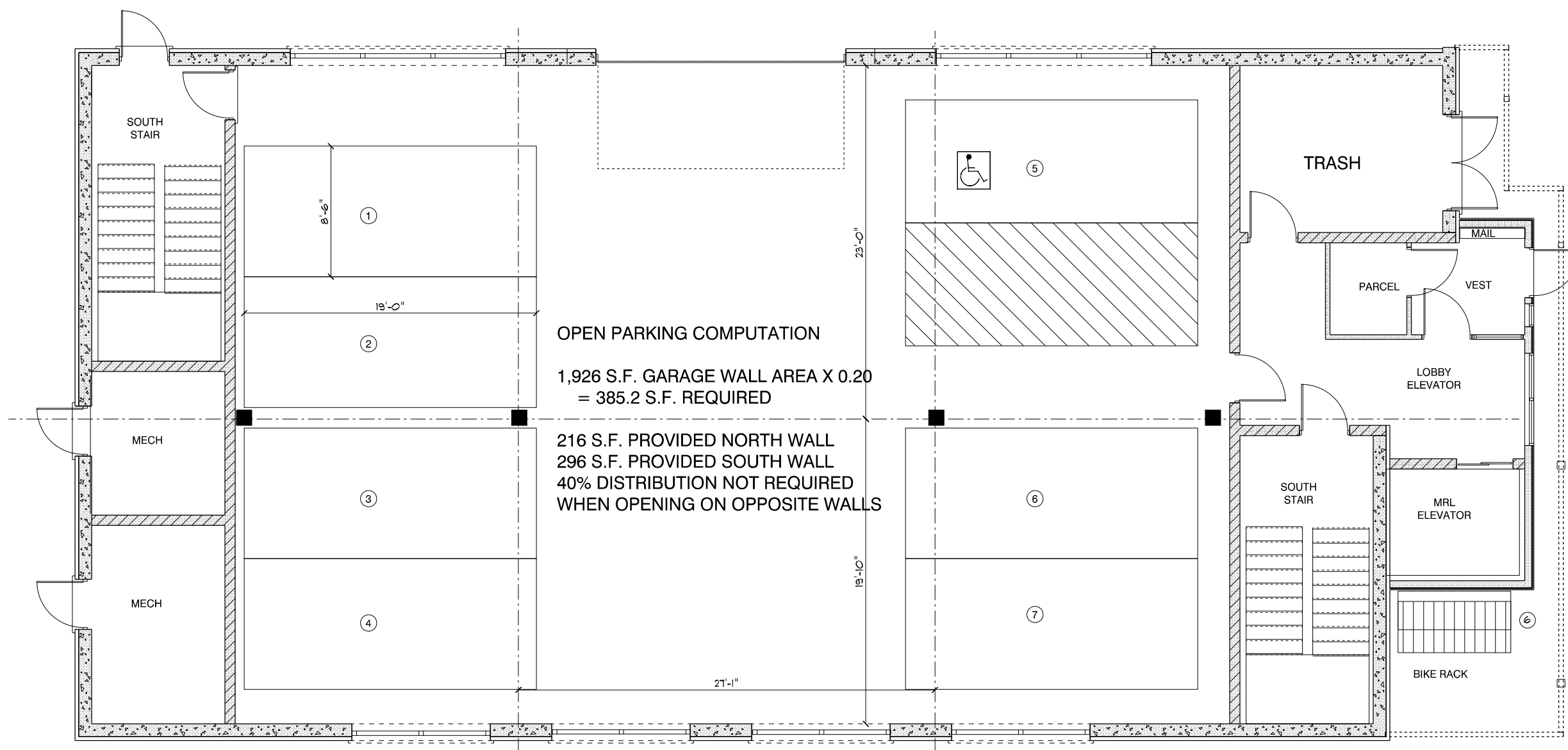
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



TYPICAL SECOND AND THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



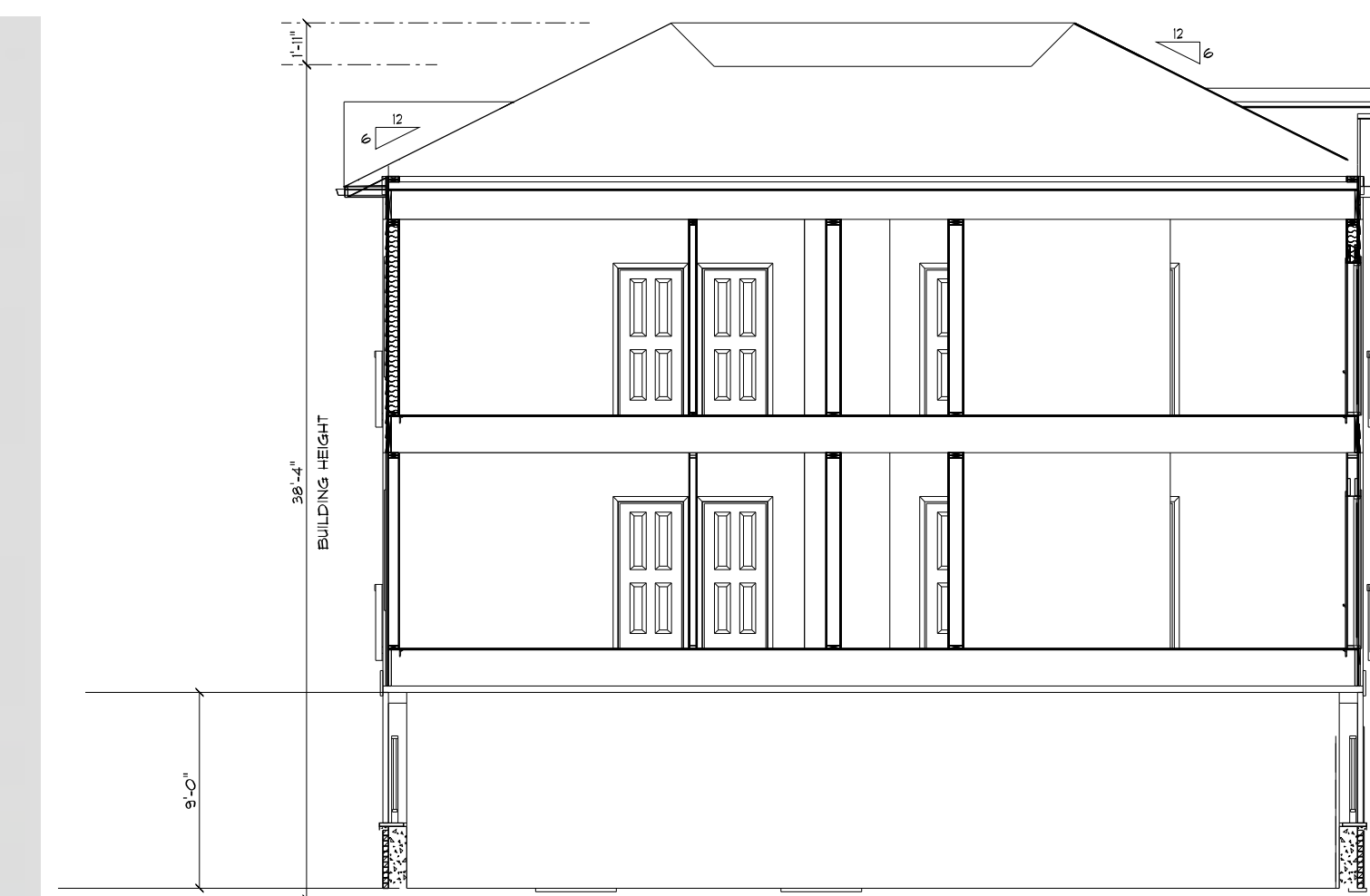
CONCEPT PARKING LEVEL PLAN
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



CONCEPT SECTION
SCALE: 1/8" = 1'-0"

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1400 LAFAYETTE ROAD
PORTSMOUTH NH

FOR

4 AMIGOS, LLC
321 LAFAYETTE ROAD
HAMPTON, NH 03842,

TITLE

BUILDING C
CONCEPT PLANS

DRAWN BY:

CHECKED BY:

DATE:

SCALE: AS NOTED

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PROJECT

MAP 252-LOTS 4, 5 & 9
140 LAFAYETTE ROAD
PORTSMOUTH NH

FOR

4 AMIGOS, LLC
321 LAFAYETTE ROAD
HAMPTON, NH 03842,

TITLE

BUILDING C
RENDER CONCEPTS

DRAWN BY:

CHECKED BY:

DATE:

SCALE: AS NOTED

DRAWING NO.

A-2.C

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TRIP GENERATION COMPARISON – PROPOSED RESIDENTIAL VS. APPROVED RETAIL

Time Period / Direction	Currently Proposed Residential Development	Previously Approved Retail	Difference
Weekday Daily	290	868	-578
Weekday PM Peak Hour			
Enter	15	37	-22
<u>Exit</u>	<u>10</u>	<u>38</u>	<u>-28</u>
Total	25	75	-50
Saturday Daily	270	1,010	-740
Saturday Midday Peak Hour			
Enter	15	51	-36
<u>Exit</u>	<u>15</u>	<u>48</u>	<u>-33</u>
Total	30	99	-69

TRIP GENERATION COMPARISON – APPROVED TRIPS VS. CURRENT TRIPS

Time Period / Direction	Previously Approved Trips	Current Site Trips	Difference
Weekday PM Peak Hour			
Enter	124	77	-47
<u>Exit</u>	<u>118</u>	<u>67</u>	<u>-51</u>
Total	242	144	-98
Saturday Midday Peak Hour			
Enter	114	93	-21
<u>Exit</u>	<u>108</u>	<u>101</u>	<u>-7</u>
Total	222	194	-28

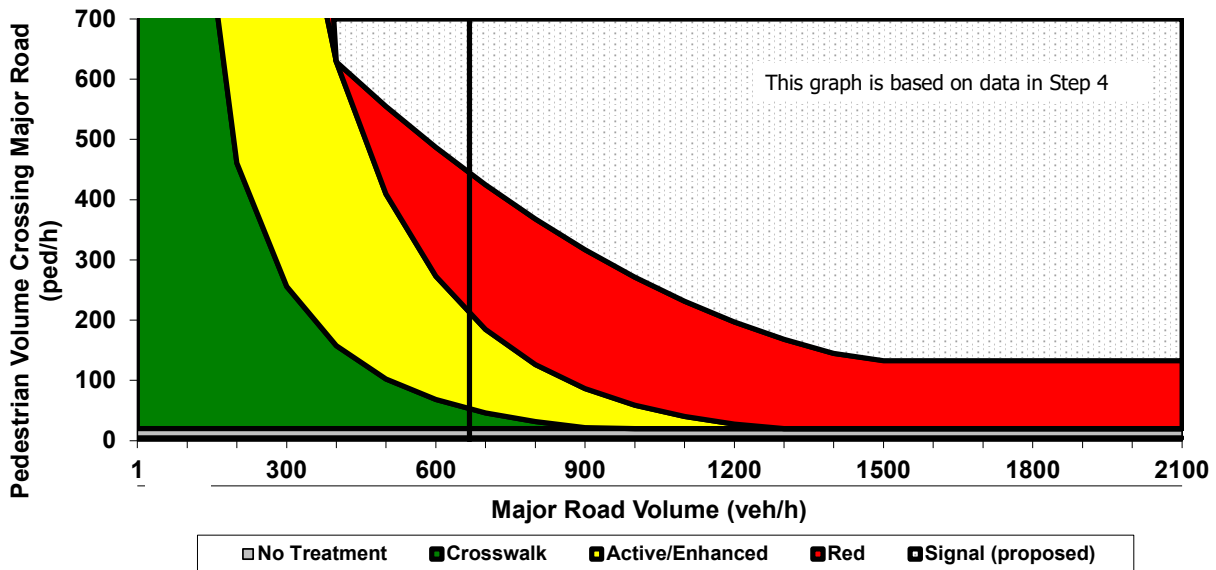
GUIDELINES FOR PEDESTRIAN CROSSING TREATMENTS

This spreadsheet combines Worksheet 1 and Worksheet 2 (Appendix A, pages 69-70) of TCRP Report 112/NCHRP Report 562 (*Improving Pedestrian Safety at Unsignalized Intersections*) into an electronic format. This spreadsheet should be used in conjunction with, and not independent of, Appendix A documentation.

Blue fields contain descriptive information.
Green fields are required and must be completed.
Tan fields are adjustments that are filled out only under certain conditions (follow instructions to the left of the cell).
Gray fields are automatically calculated and should not be edited.

This spreadsheet is still under development, please inform TTI if errors are identified.

Analyst and Site Information		
Analyst	RLB	Major Street: Peverly Hill Road
Analysis Date	March 3, 2020	Minor Street or Location: West Street
Data Collection Date	January 23, 2020	Peak Hour: 4:45 PM to 5:45 PM
Step 1: Select worksheet:		
Posted or statutory speed limit (or 85th percentile speed) on the major street (mph)	1a	30
Is the population of the surrounding area <10,000? (enter YES or NO)	1b	NO
Step 2: Does the crossing meet minimum pedestrian volumes to be considered for a traffic control device?		
Peak-hour pedestrian volume (ped/h), V_p	2a	5
Result: Consider raised median islands, curb extensions, traffic calming, etc. as feasible.		
Step 3: Does the crossing meet the pedestrian warrant for a traffic signal?		
Major road volume, total of both approaches during peak hour (veh/h), V_{maj-s}	3a	668
[Calculated automatically] Preliminary (before min. threshold) peak hour pedestrian volume to meet warrant	3b	444
[Calculated automatically] Minimum required peak hour pedestrian volume to meet traffic signal warrant	3c	444
Is 15th percentile crossing speed of pedestrians less than 3.5 ft/s (1.1 m/s)? (enter YES or NO)	3d	NO
If 15th percentile crossing speed of pedestrians is less than 3.5 ft/s (1.1 m/s), then reduce 3c by up to 50%.	3e	% rate of reduction for 3c (up to 50%)
	3f	Reduced value or 3c
Result:		
Step 4: Estimate pedestrian delay.		
Pedestrian crossing distance, curb to curb (ft), L	4a	47
Pedestrian walking speed (ft/s), S_p (suggested speed = 3.5 ft/s)	4b	3.5
Pedestrian start-up time and end clearance time (s), t_s (suggested start-up time = 3 sec)	4c	3
[Calculated automatically] Critical gap required for crossing pedestrian (s), t_c	4d	16
Major road volume, total both approaches OR approach being crossed if raised median island is present, during peak hour (veh/h), V_{maj-d}	4e	668
Major road flow rate (veh/s), v	4f	0.19
Average pedestrian delay (s/person), d_p	4g	98
Total pedestrian delay (h), D_p The value in 4h is the calculated estimated delay for all pedestrians crossing the major roadway without a crossing treatment (assumes 0% compliance). If the actual total pedestrian delay has been measured at the site, that value can be entered in 4i to replace the calculated value in 4h.	4h	0.1
	4i	
Step 5: Select treatment based up on total pedestrian delay and expected motorist compliance.		
Expected motorist compliance at pedestrian crossings in region: enter HIGH for High Compliance or LOW for Low Compliance	5a	low
Treatment Category:	Consider raised median islands, curb extensions, traffic calming, etc. as feasible.	



This worksheet provides general recommendations on pedestrian crossing treatments to consider at unsignalized intersections; in all cases, engineering judgment should be used in selecting a specific treatment for installation. This worksheet does not apply to school crossings. In addition to the results provided by this worksheet, users should consider whether a pedestrian treatment could present an increased

safety risk to pedestrians, such as where there is poor sight distance, complex geometrics, or nearby traffic signals.