

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:

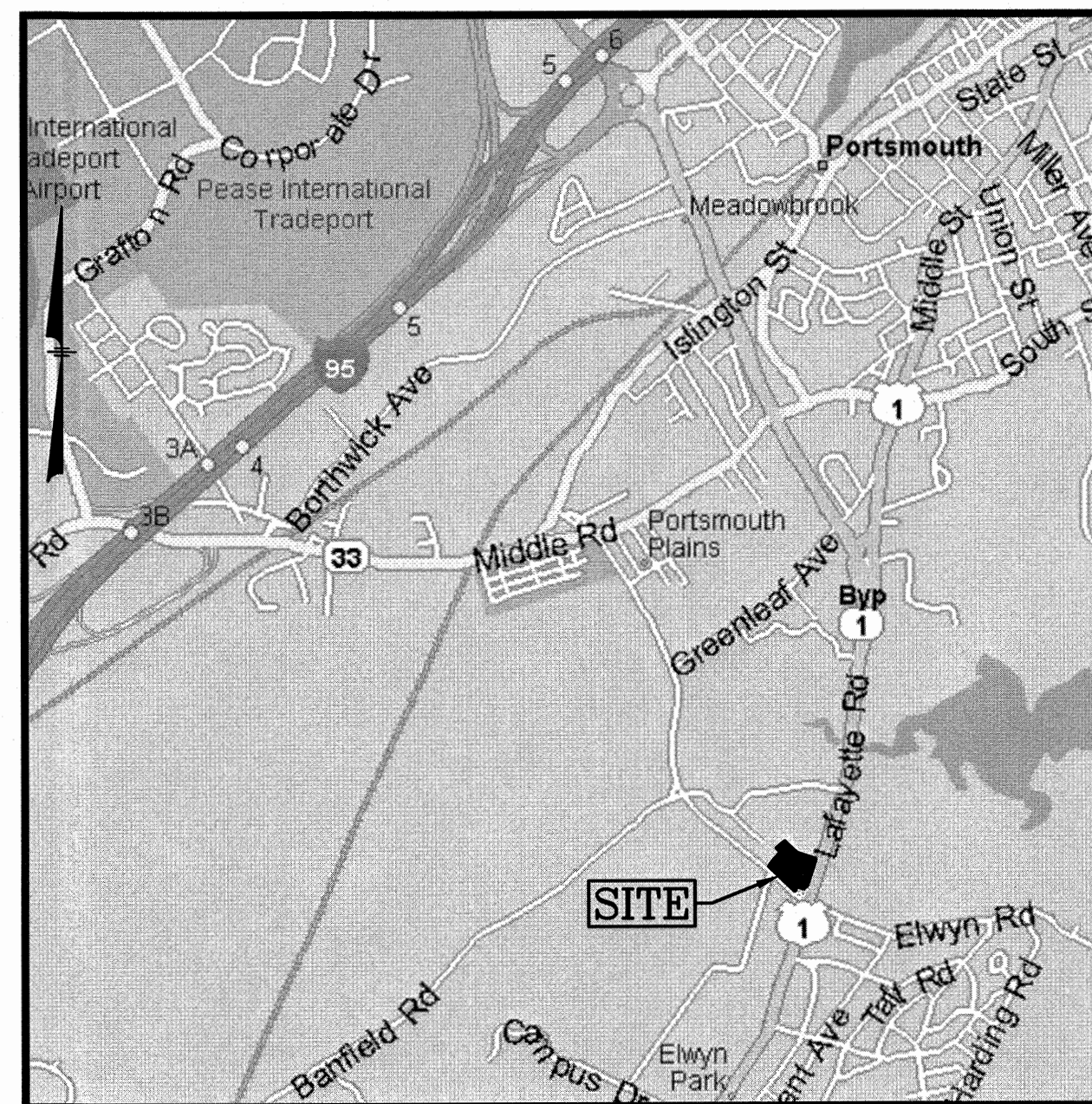
GREENMAN-PEDERSEN, INC. (GPI)
FRANK C. MONTEIRO, PE
44 STILES ROAD, SUITE ONE
SALEM, NH 03079
(603) 893-0720

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

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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

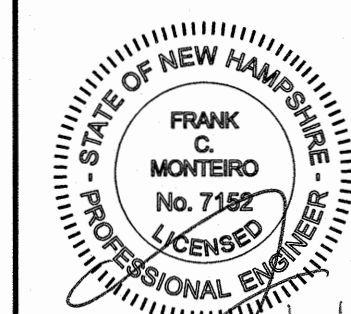
TITLE SHEET

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		

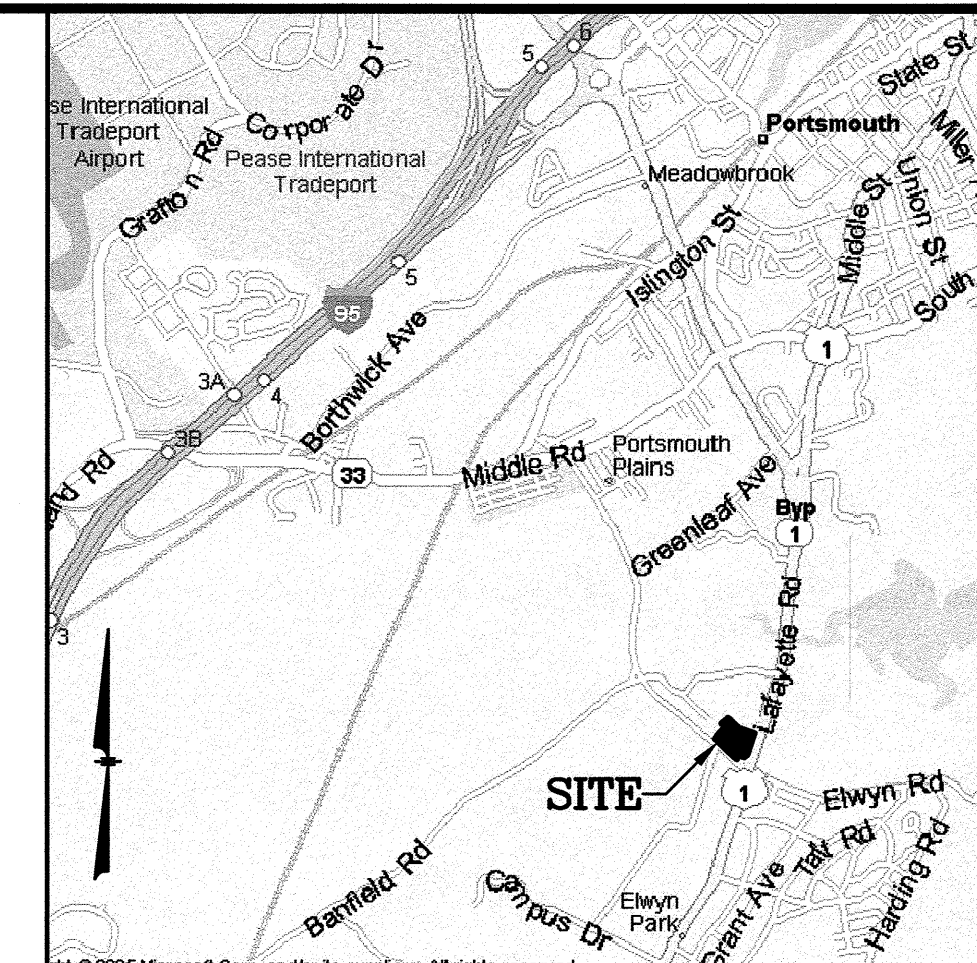
LEGEND

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



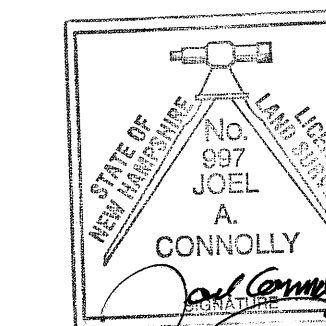
LOCATION MAP
(NOT TO SCALE)

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.



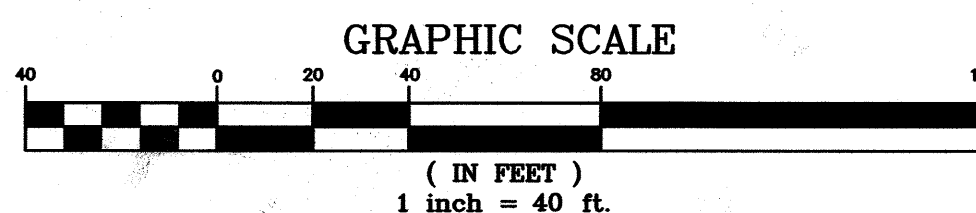
1/21/2020

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



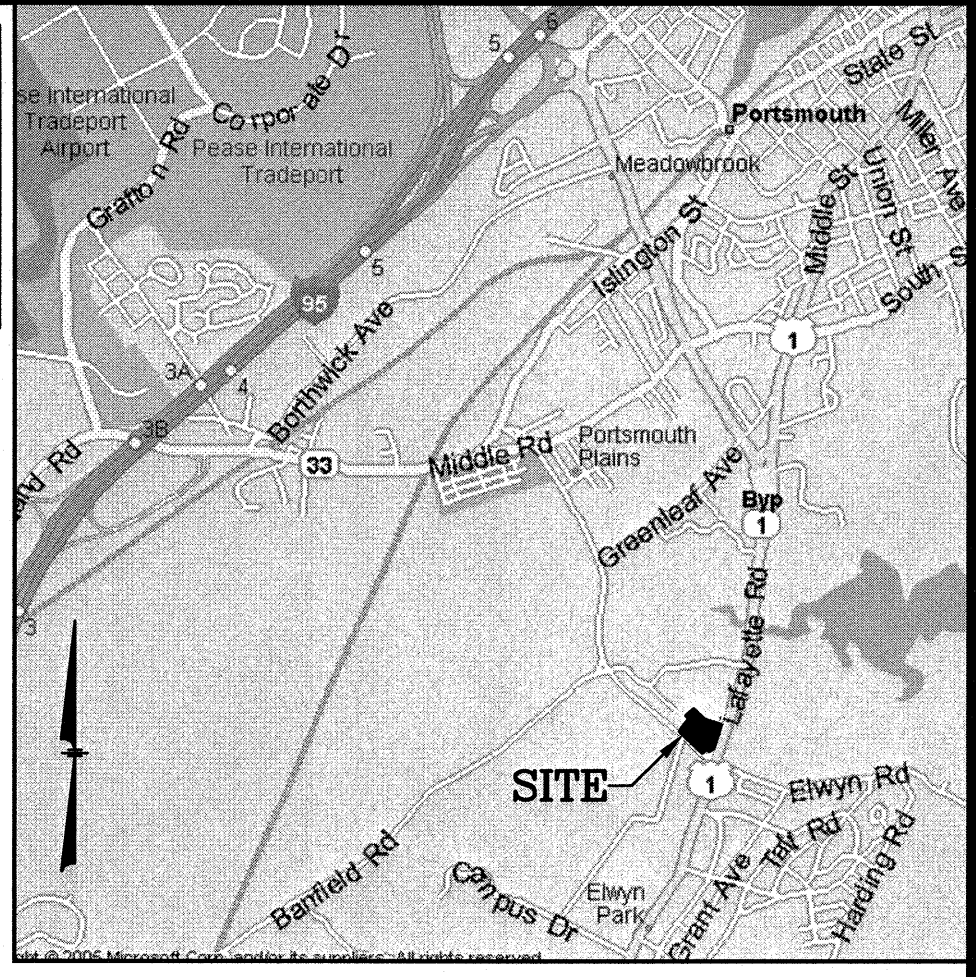
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LEGEND

○	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		

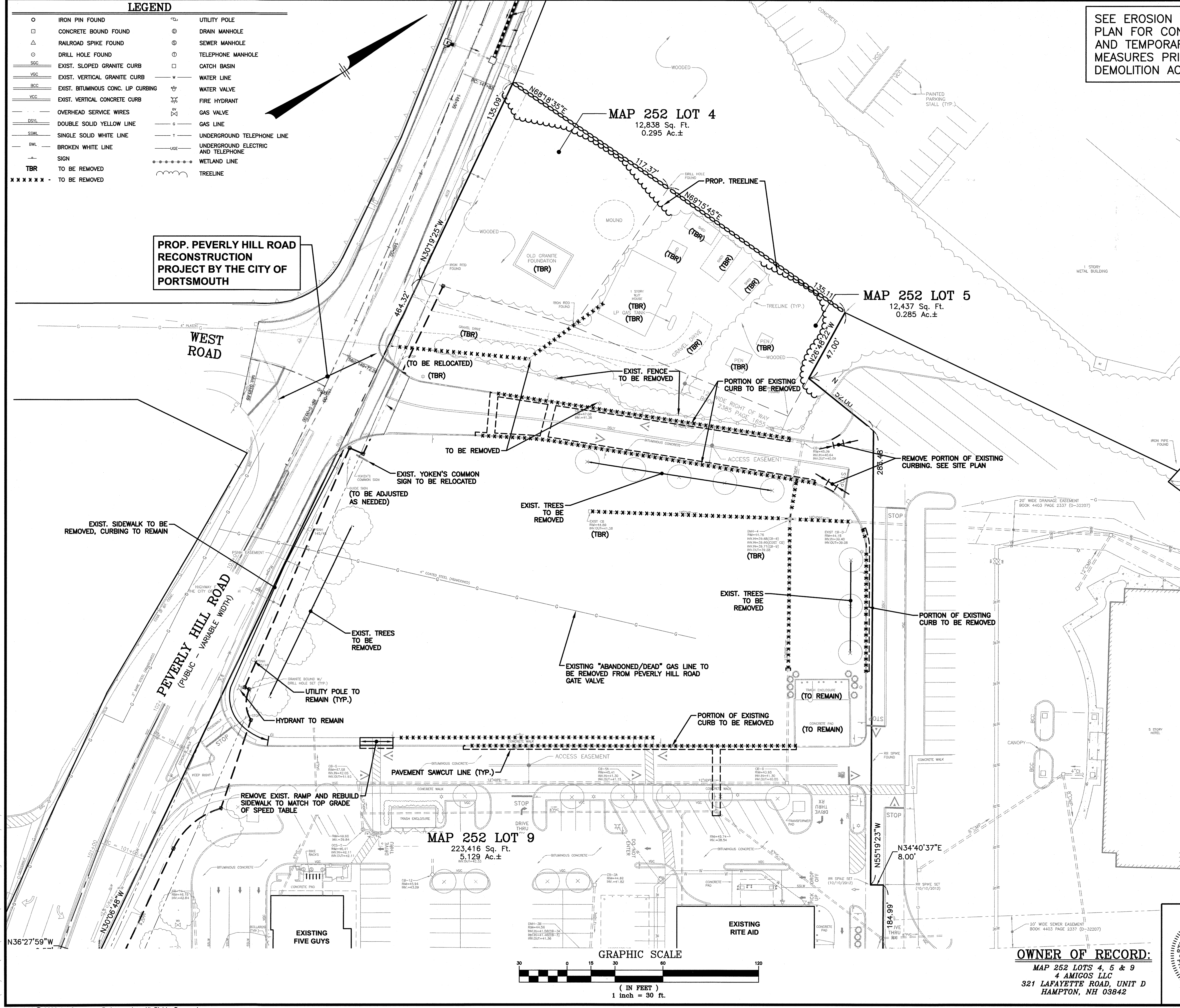
PROP. PEVERLY HILL ROAD RECONSTRUCTION PROJECT BY THE CITY OF PORTSMOUTH

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



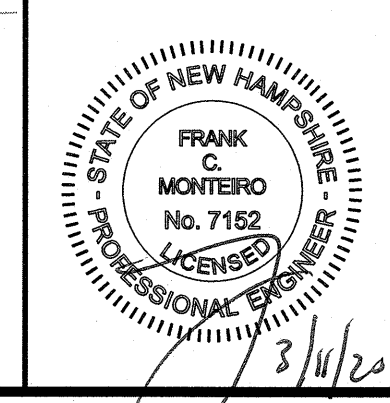
NOTES:

- 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

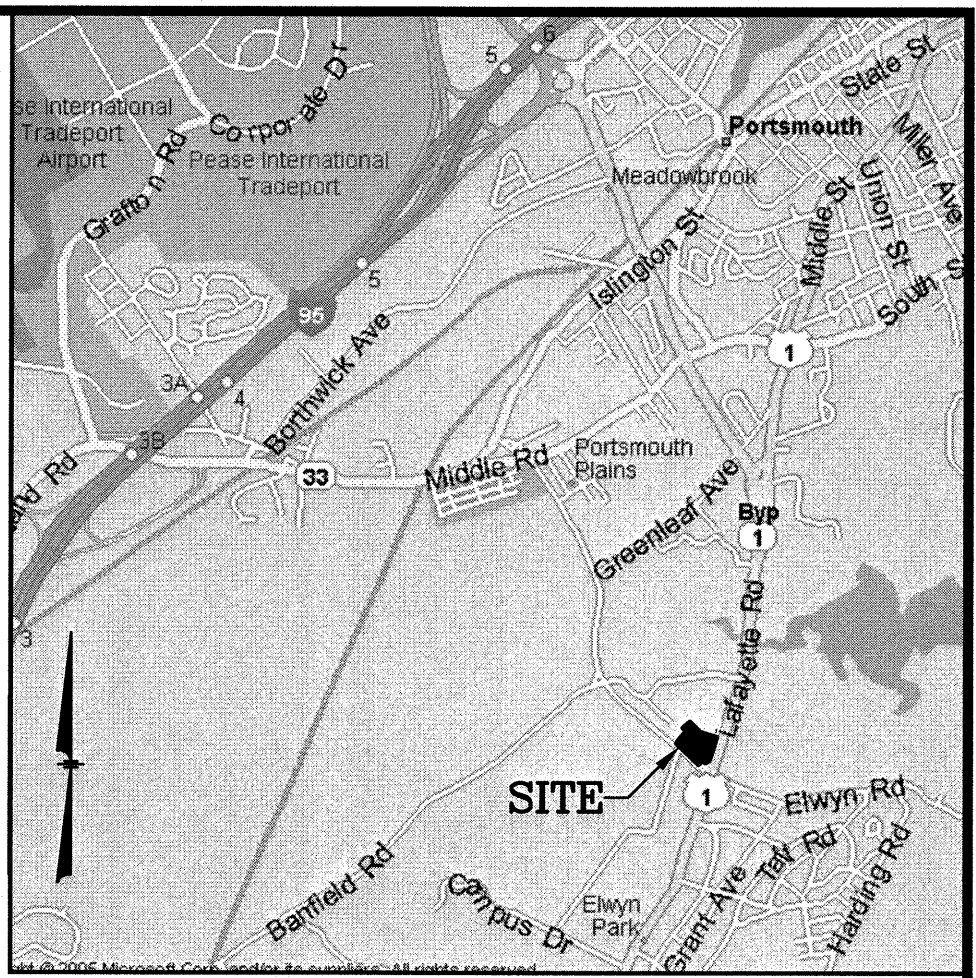
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PROP. PEVERLY HILL ROAD RECONSTRUCTION PROJECT BY THE CITY OF PORTSMOUTH

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

DESCRIPTION	ZONE: GATEWAY NEIGHBORHOOD MIXED USE CENTER (G2)					
	REQUIRED	RETAIL DEVELOPMENT (PROVIDED)	GATEWAY TOWNHOUSE (REQUIRED) (PROVIDED)	APARTMENT BUILDING (REQUIRED) (PROVIDED)	APARTMENT BUILDING (REQUIRED) (PROVIDED)	APARTMENT BUILDING (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
MINIMUM LOT FRONTAGE	50'	>200'	20'	>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'
MINIMUM REAR YARD SETBACK	50'	> 50'	15'	32.1'	20'	58.3'
MINIMUM SIDE YARD SETBACK	30'	> 30'	10'	24.5'	15'	20'
MINIMUM FRONT YARD PAVEMENT SETBACK	30' FROM LOT LINE	> 30'	> 30'	> 30'	> 30'	> 30'
PARKING SPACE DIMENSIONS	8.5' x 19'	9' x 19'	8.5' x 19'	8.5' x 19'	8.5' x 19'	8.5' 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
MINIMUM OPEN SPACE	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'
MAXIMUM BUILDING COVERAGE	50%	17,186/248,691 = 6.9%	50%	20,875/248,691=8.4%	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
WALL SIGN AREA	UP TO 200 SF, CANNOT EXCEED AGGREGATE	EXISTING SIGNAGE TO REMAIN	N/A	N/A	N/A	N/A

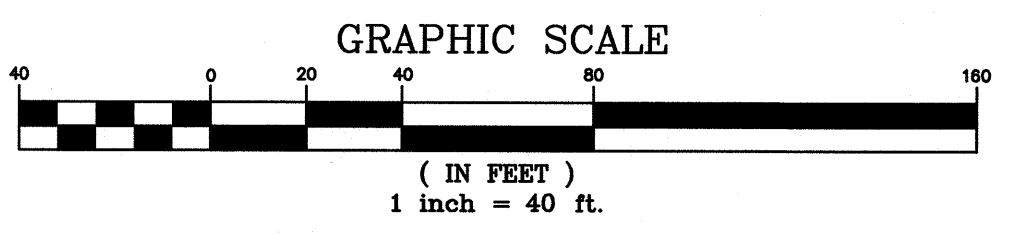
ORIGINAL 2013 APPROVALS

EXISTING FIVE GUYS

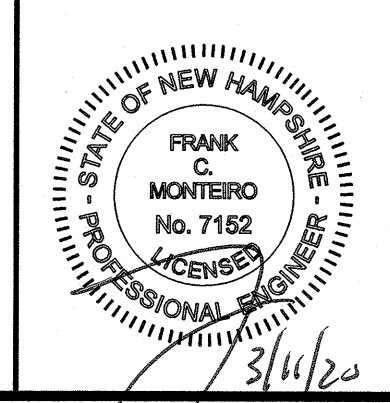
EXISTING NEWBURYPORT FIVE CENTS BANK

EXISTING RITE AID

LAFAYETTE ROAD - ROUTE 1
(PUBLIC - VARIABLE WIDTH)



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.BWG
DRAWN BY: CCC	CHECKED BY: CMT	PROJECT NO. 458219
		SHEET NO. 4 OF 15



09/15/2019

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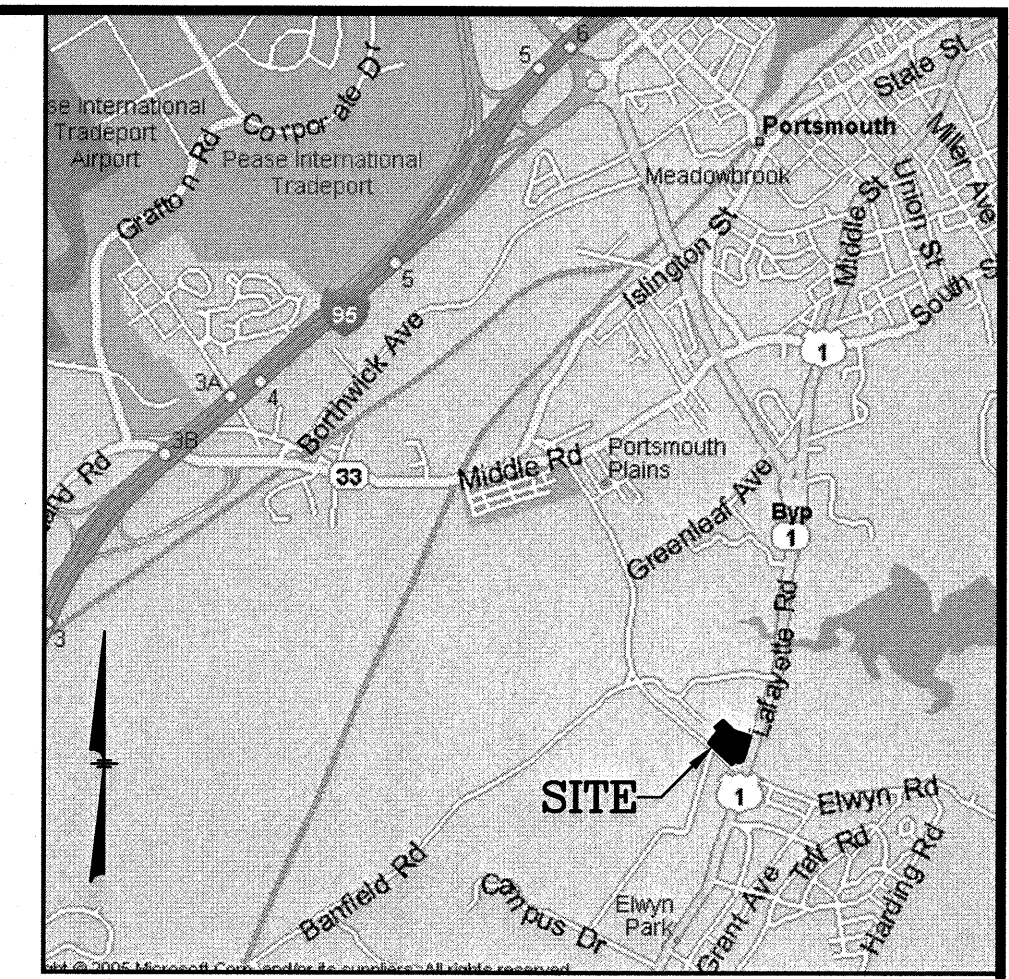
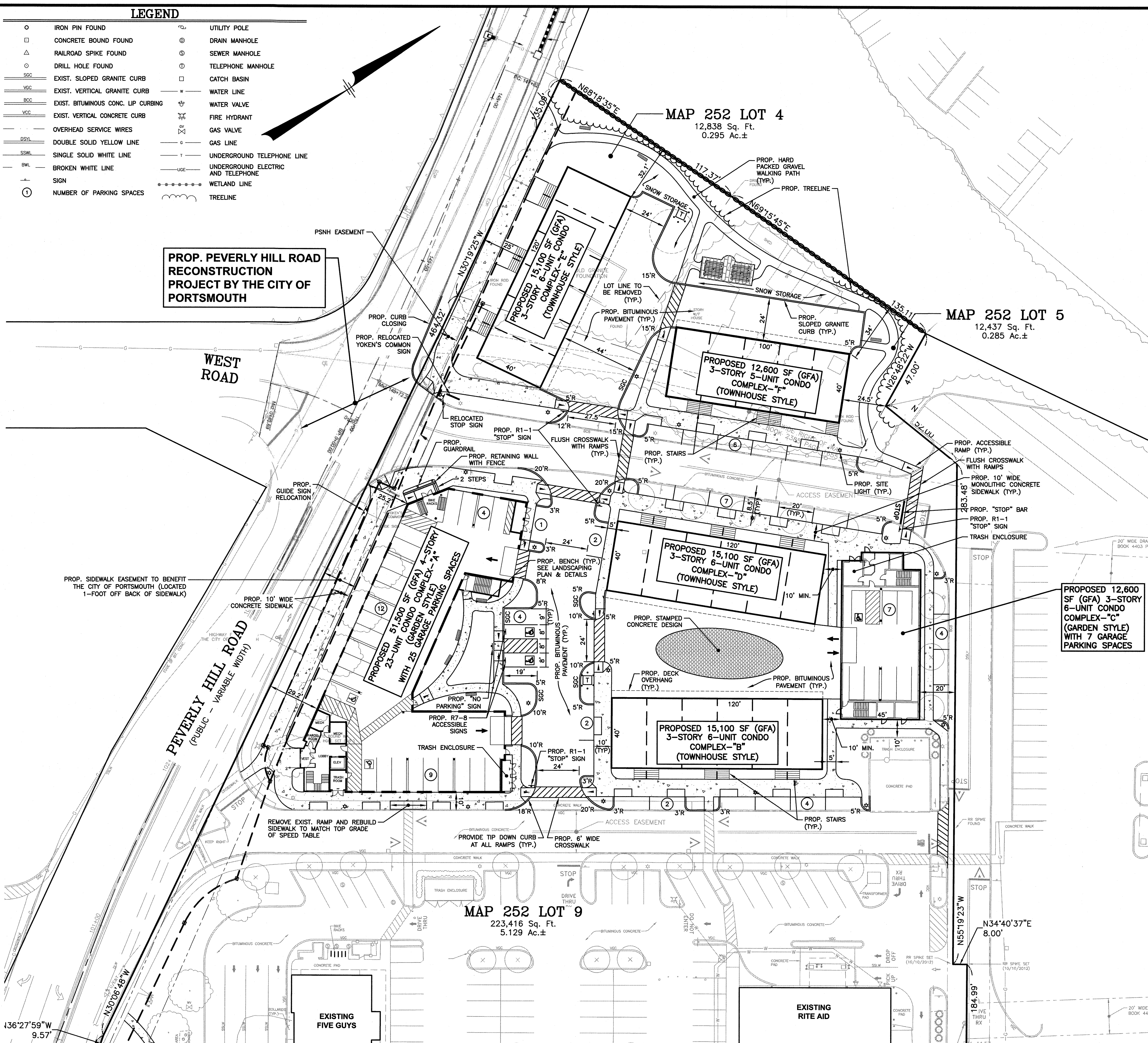




LEGEND

- 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

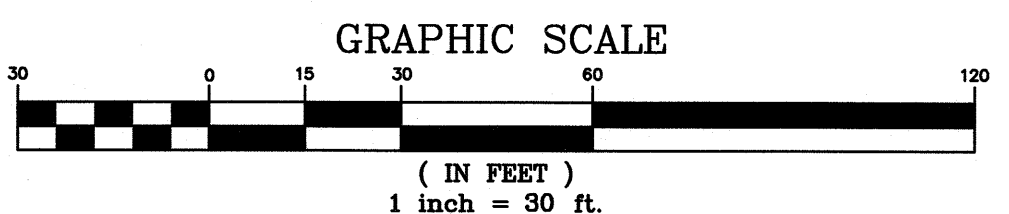
PROP. PEVERLY HILL ROAD RECONSTRUCTION PROJECT BY THE CITY OF PORTSMOUTH



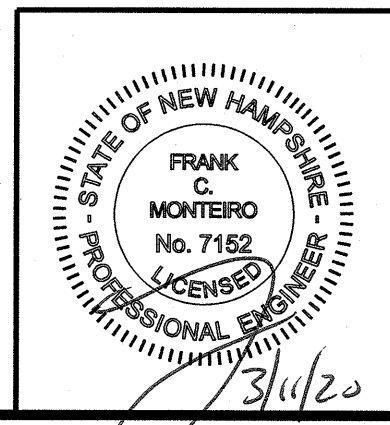
LOCATION MAP
(NOT TO SCALE)

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 9. 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



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

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

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LEGEND

- IRON PIN FOUND
- CONCRETE BOUND FOUND
- △ RAILROAD SPIKE FOUND
- DRILL HOLE FOUND
- SGC EXIST. SLOPED GRANITE CURB
- BCC EXIST. VERTICAL GRANITE CURB
- YCC EXIST. BITUMINOUS CONC. LIP CURBING
- VCC EXIST. VERTICAL CONCRETE CURB
- OSW 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
- MEG MEET EXISTING GRADE
- 47.50 PROP. SPOT ELEVATION
- 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
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PROP. PEVERLY HILL ROAD RECONSTRUCTION PROJECT BY THE CITY OF PORTSMOUTH

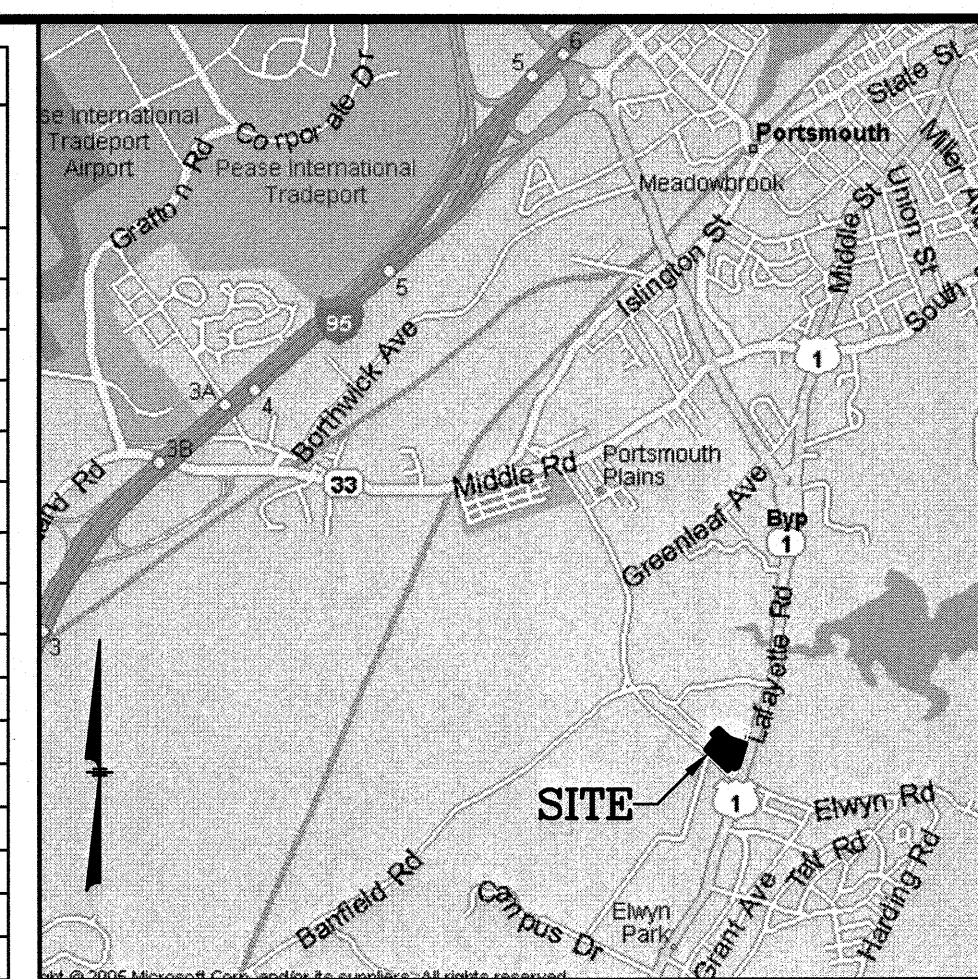
DRAINAGE STRUCTURES

- 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-1) INV.IN=42.25(CB-2) INV.OUT=42.00
- CB-5(FD) RIM=47.70 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.IN=42.25(CB-2) INV.OUT=42.00
- DMH-2 RIM=46.55 INV.IN=39.55(OCS-2) INV.IN=39.55(DMH-7) 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.IN=40.05 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.IN=41.32 INV.OUT=41.32
- EX.DMH RIM=44.18 INV.IN=39.20(DMH-4) INV.IN=41.32
- OUTLET CONTROL STRUCTURE #1 (OCS-1) RIM=48.50 INV.IN=41.75(INF-1 OUTLET) INV.OUT=41.75 (SEE DETAIL)
- OUTLET CONTROL STRUCTURE #2 (OCS-2) RIM=48.50 INV.IN=40.50(INF-2 OUTLET) INV.IN=40.30 INV.OUT=40.30 (SEE DETAIL)
- OUTLET CONTROL STRUCTURE #3 (OCS-3) RIM=45.90 INV.IN=40.00(INF-3 OUTLET) INV.IN=40.00 INV.OUT=40.00 (SEE DETAIL)
- PROPOSED UNDERGROUND INFILTRATION SYSTEM #1 (INF-1) (5) 36" PERF. HDPE PIPE 57LF, S=0.000 FT/FT INV.PIPES=41.75 INV.IN=42.00(DMH-1) INV.OUT=41.25(24") (SEE DETAIL SHEET)
- PROPOSED UNDERGROUND INFILTRATION SYSTEM #2 (INF-2) (4) 36" PERF. HDPE PIPE 52LF, S=0.000 FT/FT INV.PIPES=40.50 INV.IN=42.00(CB-5) INV.IN=42.00(CB-4/INF-4) INV.IN=42.00(24") INV.OUT=40.00(24") (SEE DETAIL SHEET)
- PROPOSED UNDERGROUND INFILTRATION SYSTEM #3 (INF-3) (5) 36" PERF. HDPE PIPE 57LF, S=0.000 FT/FT INV.PIPES=40.00 INV.IN=42.00(CB-6/CB-7) INV.OUT=40.00(24") (SEE DETAIL SHEET)
- PROPOSED UNDERGROUND INFILTRATION SYSTEM #4 (INF-4) (4) 36" PERF. HDPE PIPE 32LF, S=0.000 FT/FT INV.PIPES=40.50 INV.OUT=42.35(12") (SEE DETAIL SHEET)

(FD) DENOTES FIRST DEFENSE UNIT OR APPROVED EQUAL (SEE DETAIL)

DRAINAGE PIPE SCHEDULE

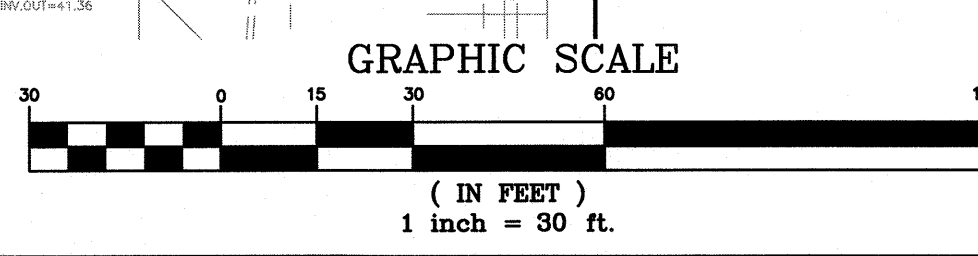
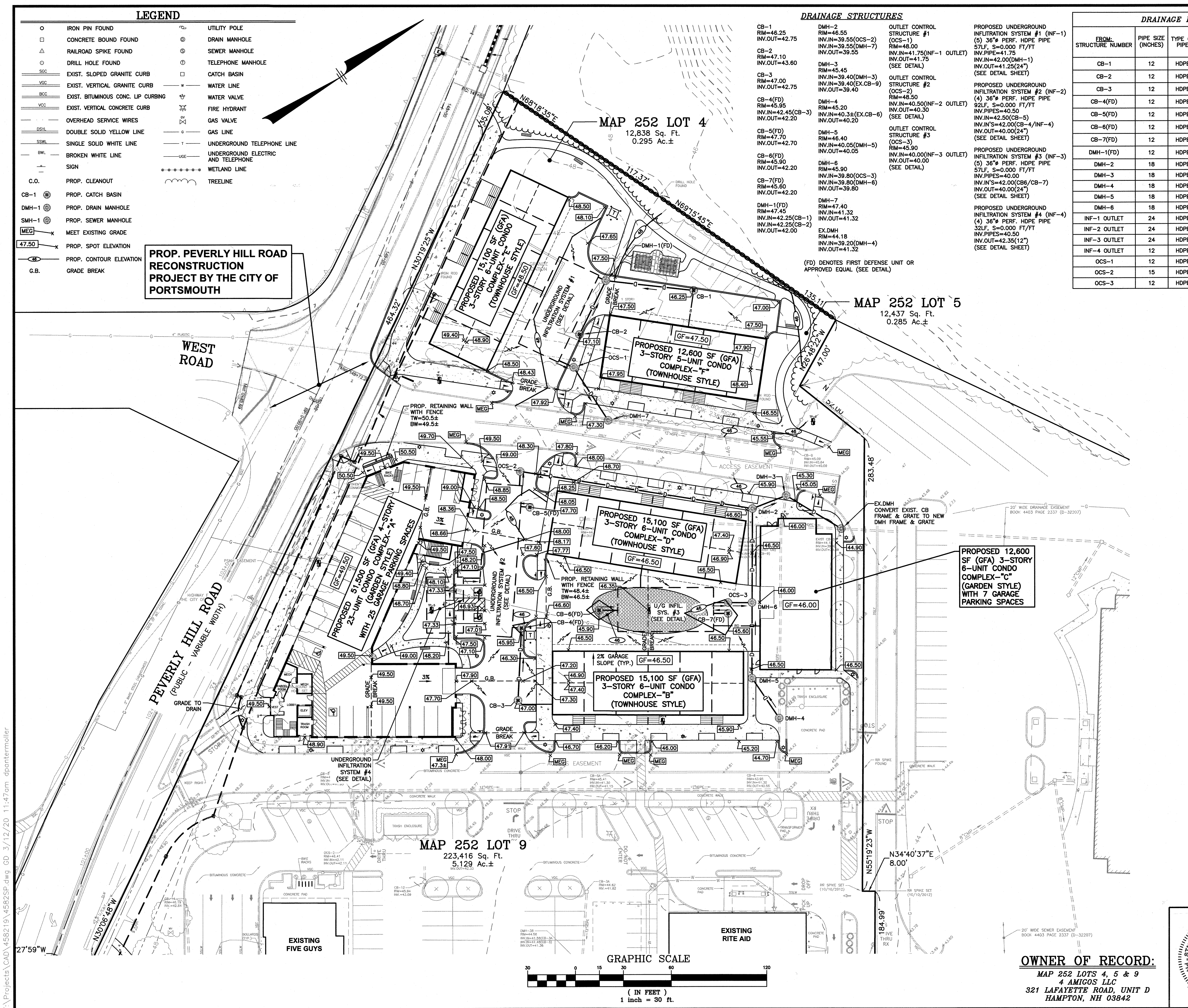
FROM STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO STRUCTURE NUMBER
CB-1	12	HDPE	55	0.009	DMH-1(FD)
CB-2	12	HDPE	37	0.036	DMH-1(FD)
CB-3	12	HDPE	45	0.007	CB-4(FD)
CB-4(FD)	12	HDPE	6	0.034	INF-2 INLET-1
CB-5(FD)	12	HDPE	6	0.035	INF-2 INLET-2
CB-6(FD)	12	HDPE	12	0.017	INF-3 INLET-1
CB-7(FD)	12	HDPE	9	0.022	INF-3 INLET-2
DMH-1(FD)	12	HDPE	5	0.047	INF-1 INLET
DMH-2	18	HDPE	23	0.007	DMH-3
DMH-3	18	HDPE	40	0.005	EX.DMH
DMH-4	18	HDPE	30	0.005	DMH-5
DMH-5	18	HDPE	47	0.005	DMH-6
DMH-6	18	HDPE	59	0.004	DMH-2
INF-1 OUTLET	24	HDPE	10	0.000	OCS-1
INF-2 OUTLET	24	HDPE	9	0.000	OCS-2
INF-3 OUTLET	24	HDPE	9	0.000	OCS-3
INF-4 OUTLET	12	HDPE	10	0.033	INF-2 INLET 3
OCS-1	12	HDPE	40	0.011	DMH-7
OCS-2	15	HDPE	147	0.005	DMH-2
OCS-3	12	HDPE	15	0.013	DMH-6



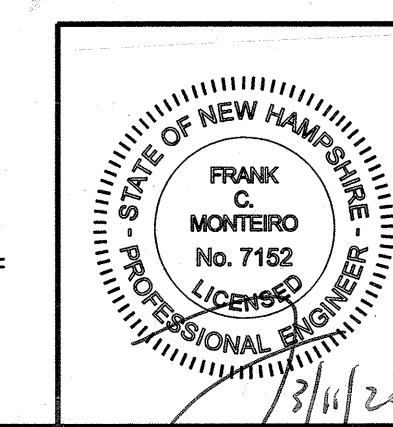
LOCATION MAP
(NOT TO SCALE)

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



2	MISC. REVISIONS PER TAC	CMT	3/9/20
1	MISC. REVISIONS PER TAC	CMT	2/20/20
NO.	DESCRIPTION	BY	DATE
REVISIONS			
GRADING & DRAINAGE 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 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. 6 OF 15

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LEGEND

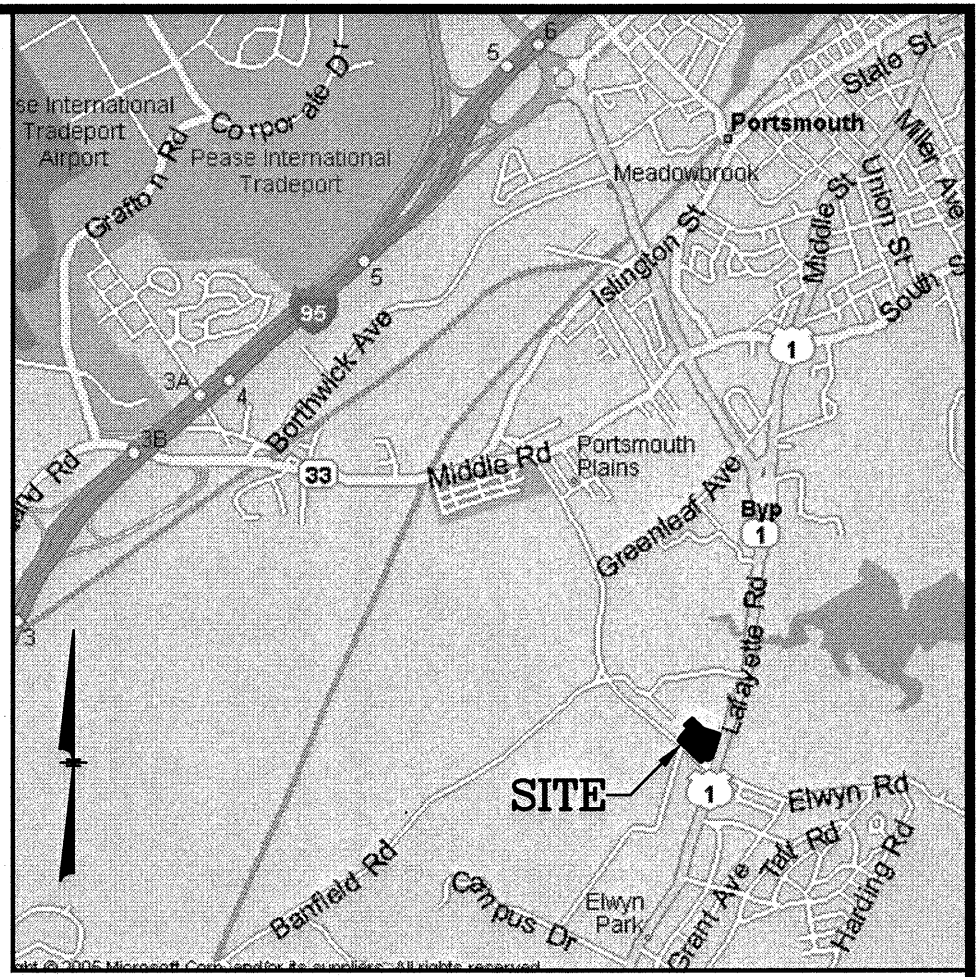
- IRON PIN FOUND
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- DRILL HOLE FOUND
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- PROP. GATE VALVE
- UTILITY POLE
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PROP. PEVERLY HILL ROAD RECONSTRUCTION PROJECT BY THE CITY OF PORTSMOUTH

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.

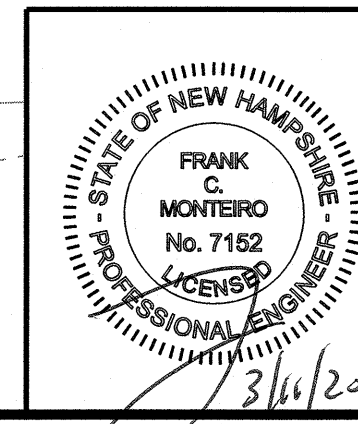
PUBLIC UTILITIES

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

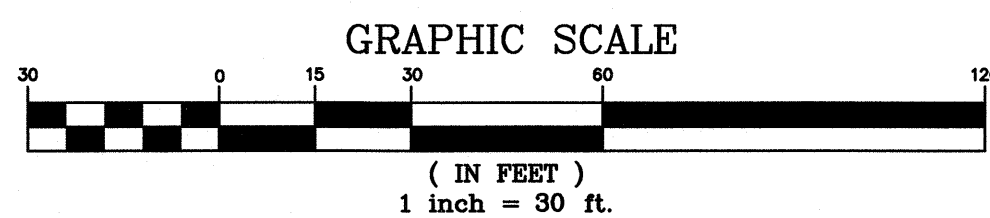
UTILITY PLAN

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:

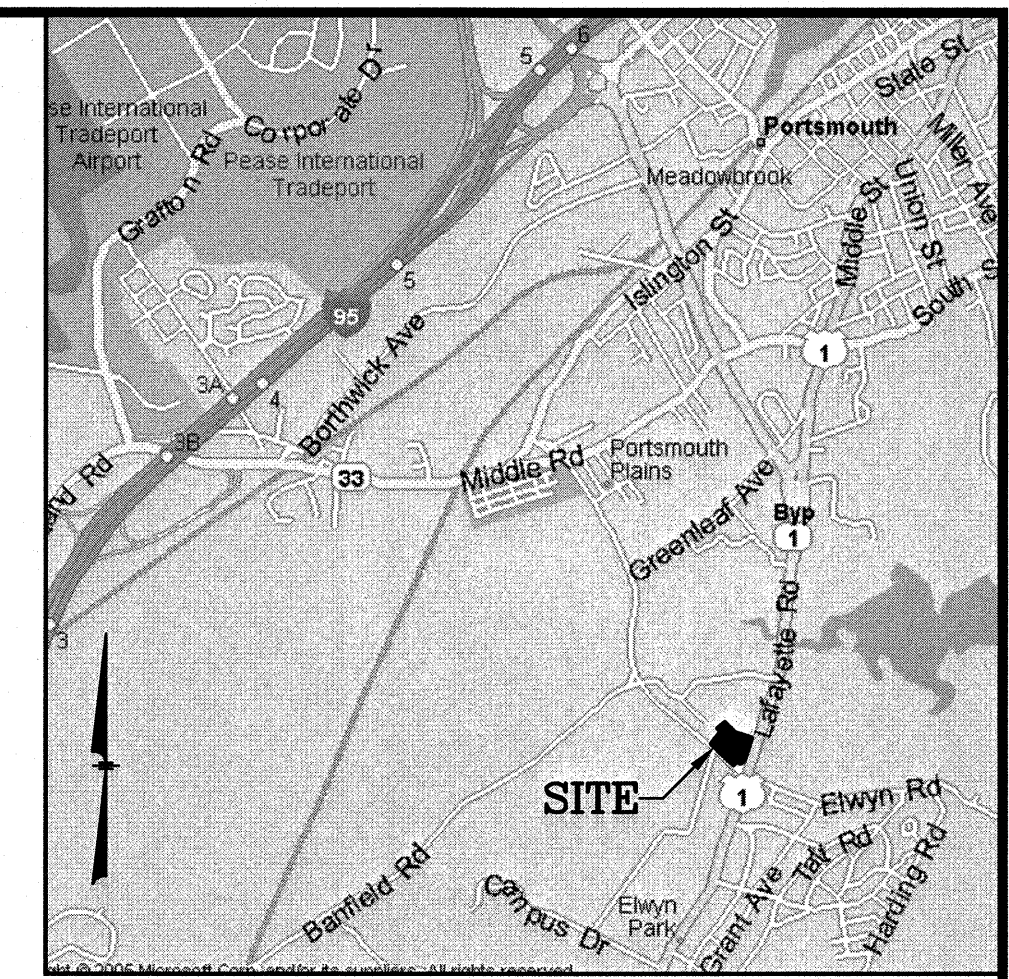
MAP 252 LOTS 4, 5 & 9
4 AMIGOS LLC
321 LAFAYETTE ROAD, UNIT D
HAMPTON, NH 03842



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

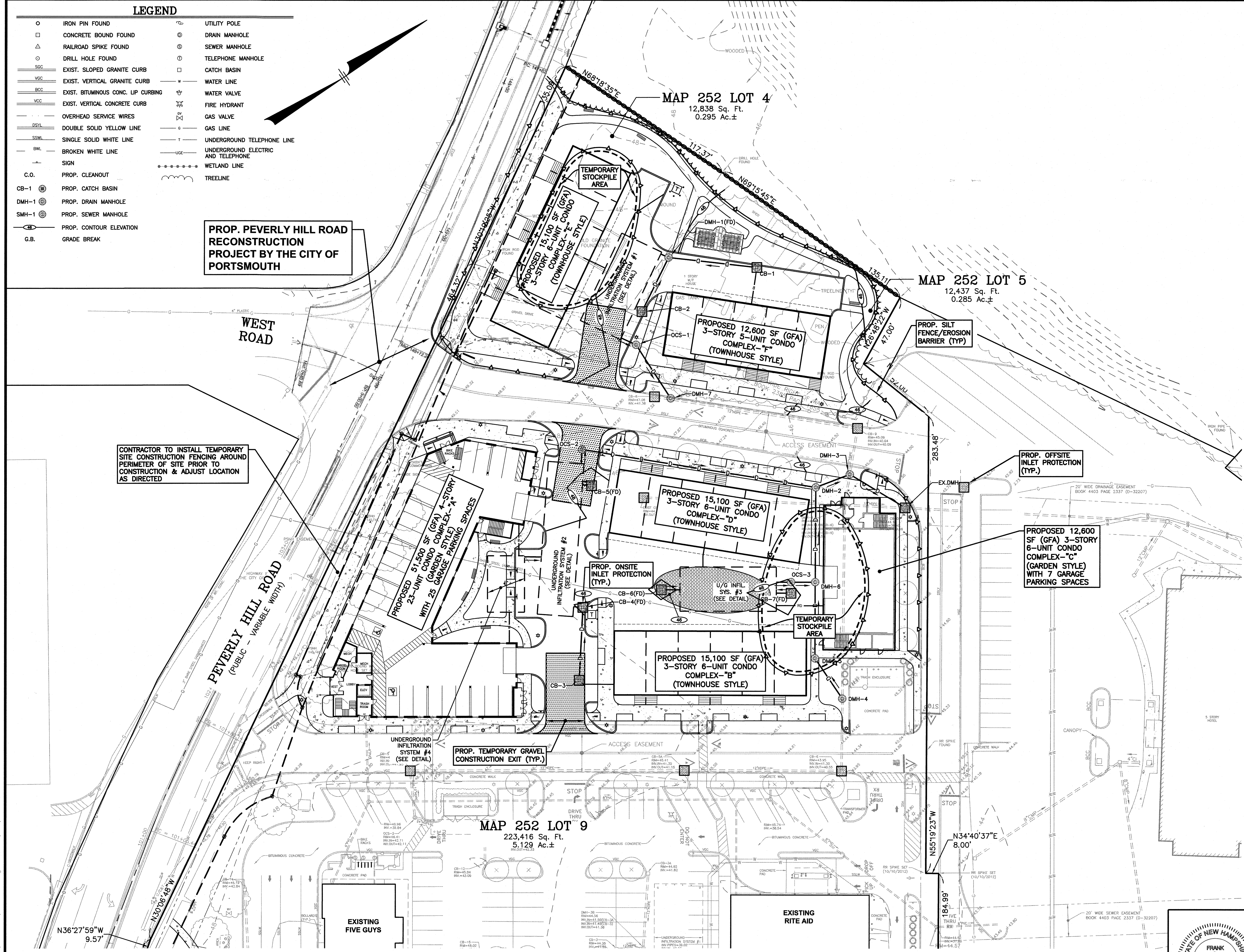
PROP. PEVERLY HILL ROAD RECONSTRUCTION PROJECT BY THE CITY OF PORTSMOUTH



LOCATION MAP
(NOT TO SCALE)

NOTES:

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



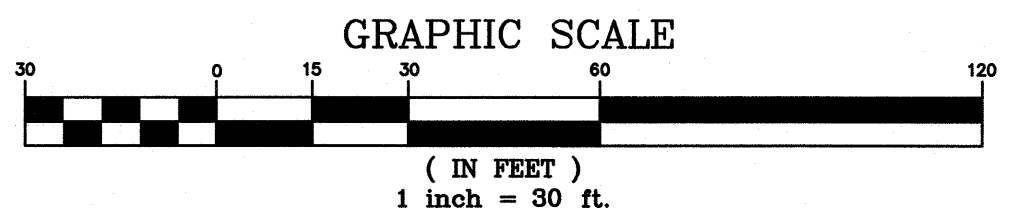
CONTRACTOR TO INSTALL TEMPORARY SITE CONSTRUCTION FENCING AROUND PERIMETER OF SITE PRIOR TO CONSTRUCTION & ADJUST LOCATION AS DIRECTED

PEVERLY HILL ROAD
(PUBLIC - VARIABLE WIDTH)

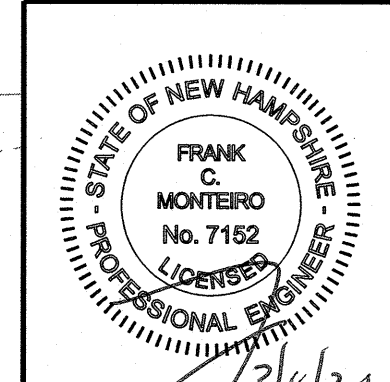
MAP 252 LOT 9
223,416 Sq. Ft.
5.129 Ac.±

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	⊕	UTILITY POLE
□	CONCRETE BOUND FOUND	⊗	DRAIN MANHOLE
△	RAILROAD SPIKE FOUND	⊙	SEWER MANHOLE
○	DRILL HOLE FOUND	⊕	TELEPHONE MANHOLE
SGC	EXIST. SLOPED GRANITE CURB	□	CATCH BASIN
VGC	EXIST. VERTICAL GRANITE CURB	—	WATER LINE
BCC	EXIST. BITUMINOUS CONC. LIP CURBING	⊕	WATER VALVE
VCC	EXIST. VERTICAL CONCRETE CURB	⊕	FIRE HYDRANT
OSWL	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
		—	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

WEST ROAD

PEVERLY HILL ROAD (PUBLIC VARIABLE WIDTH)

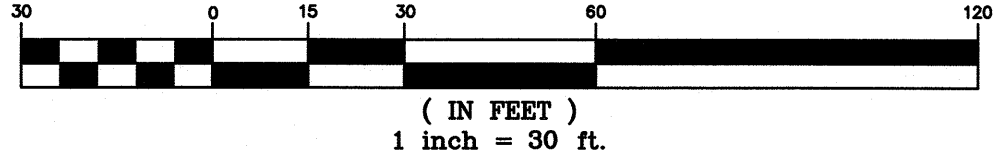
MAP 252 LOT 9
223,416 Sq. Ft.
5.129 Ac.±

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

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

ORIGINAL 2013 APPROVALS

GRAPHIC SCALE



COMPLEX 'A' COURTYARD PLANTING SCHEDULE

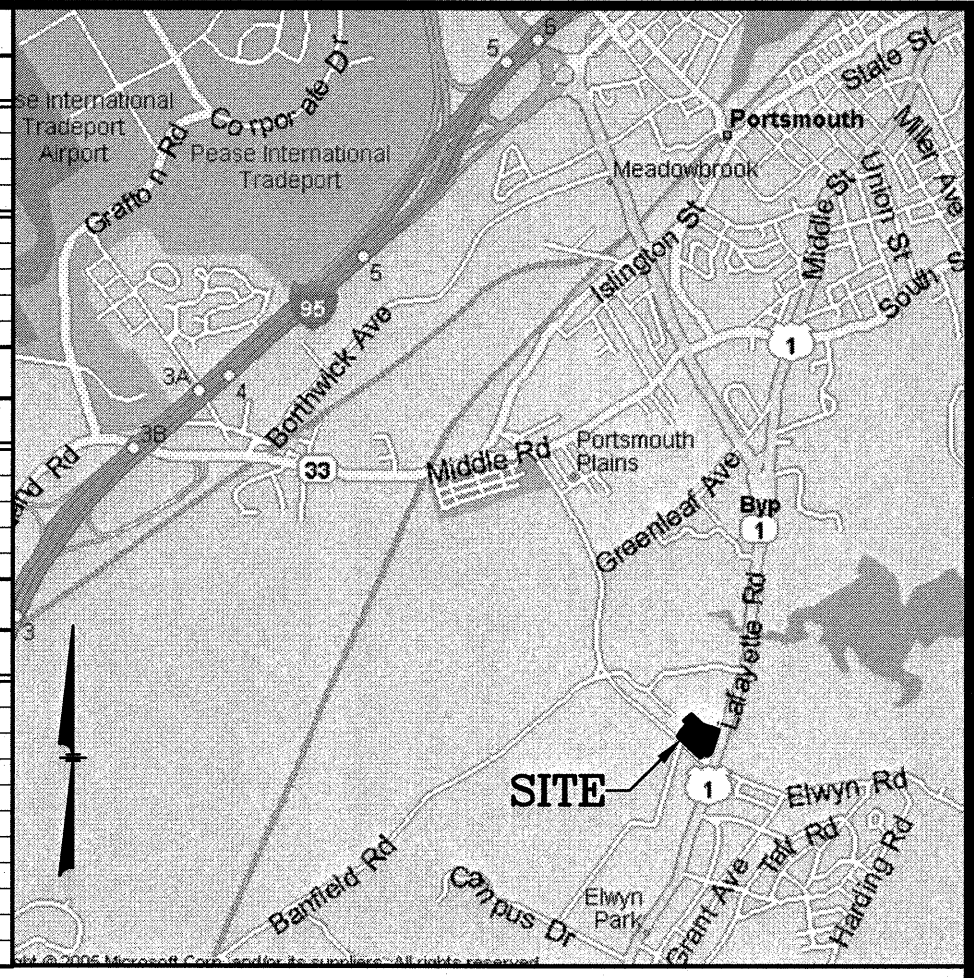
PLANT	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS					
AD	10	AZALEA 'STEWARTSONIAN'	STEWARTSONIAN AZALEA	#5 CONTAINER	MIN. SIZE 30" HT.
RN	6	RHODODENDRON 'CUNNINGHAM WHITE'	CUNNINGHAM'S WHITE RHODODENDRON	2 1/2-3" HT.	MIN. SIZE 30" HT.
IG	9	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#7 CONTAINER	MIN. SIZE 30" HT.
PERENNIALS & GRASSES					
HS	24	HOSTA SIEBOLDIANA 'ELEGANS'	BLUE-LEAF HOSTA	#1 CONTAINER	
HF	24	HOSTA 'FRANCE'	FRANCEE HOSTA	#1 CONTAINER	
OC	24	OSMUNDASTRUM CINNAMOMEUM	CINNAMON FERN	#1 CONTAINER	
AN	24	ANTHYRUM NIPONICUM 'PICTUM'	JAPANESE PAINTED FREN	#1 CONTAINER	

COMPLEX 'A' STREET SIDE PLANTING SCHEDULE

PLANT	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
PERENNIALS & GRASSES					
RG	50	RUDBECKIA 'GOLDSTURM'	GOLDSTURM BLACK-EYED SUSAN	#1 CONTAINER	
EP	35	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1 CONTAINER	
ES	35	ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	#1 CONTAINER	
SS	34	SCHIZACHYRIUM S. 'PRAIRIE BLUES'	LITTLE BLUESTEM PRAIRIE BLUES	#1 CONTAINER	

TREE PLANTING SCHEDULE

PLANT	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
ABS	4	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2" - 2 1/2" CAL.	
AG	5	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6" - 7" HT.	MULTI-STEM
AF	7	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3" CAL.	
GT	3	GLEDITSIA TRIACANTHOS 'HALKA'	HALKA HONEYLOCUST	2" - 2 1/2" CAL.	
GE	13	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2" - 2 1/2" CAL.	
NS	10	NYSSA SYLVATICA	BLACK GUM TREE	2 1/2" - 3" CAL.	
QB	1	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" - 3" CAL.	
AR	7	ACER RUBRUM	RED MAPLE	3" CAL.	
QR	6	QUERCUS RUBRA	RED OAK	2" - 2 1/2" CAL.	
AC	7	AMELANCHIER CANADENSIS	SERVICEBERRY	6" - 7" HT.	MULTI-STEM



LOCATION MAP (NOT TO SCALE)

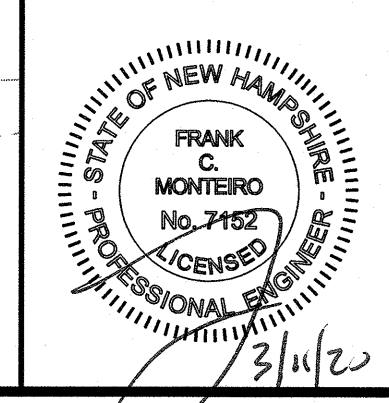
NOTES:

- 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 CLODS, 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)
CREEPING RED FESCUE 20 LBS./ACRE
TALL FESCUE 15 LBS./ACRE
PERENNIAL RYEGRASS 5 LBS./ACRE
REDTOP 4 LBS./ACRE
- 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.

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



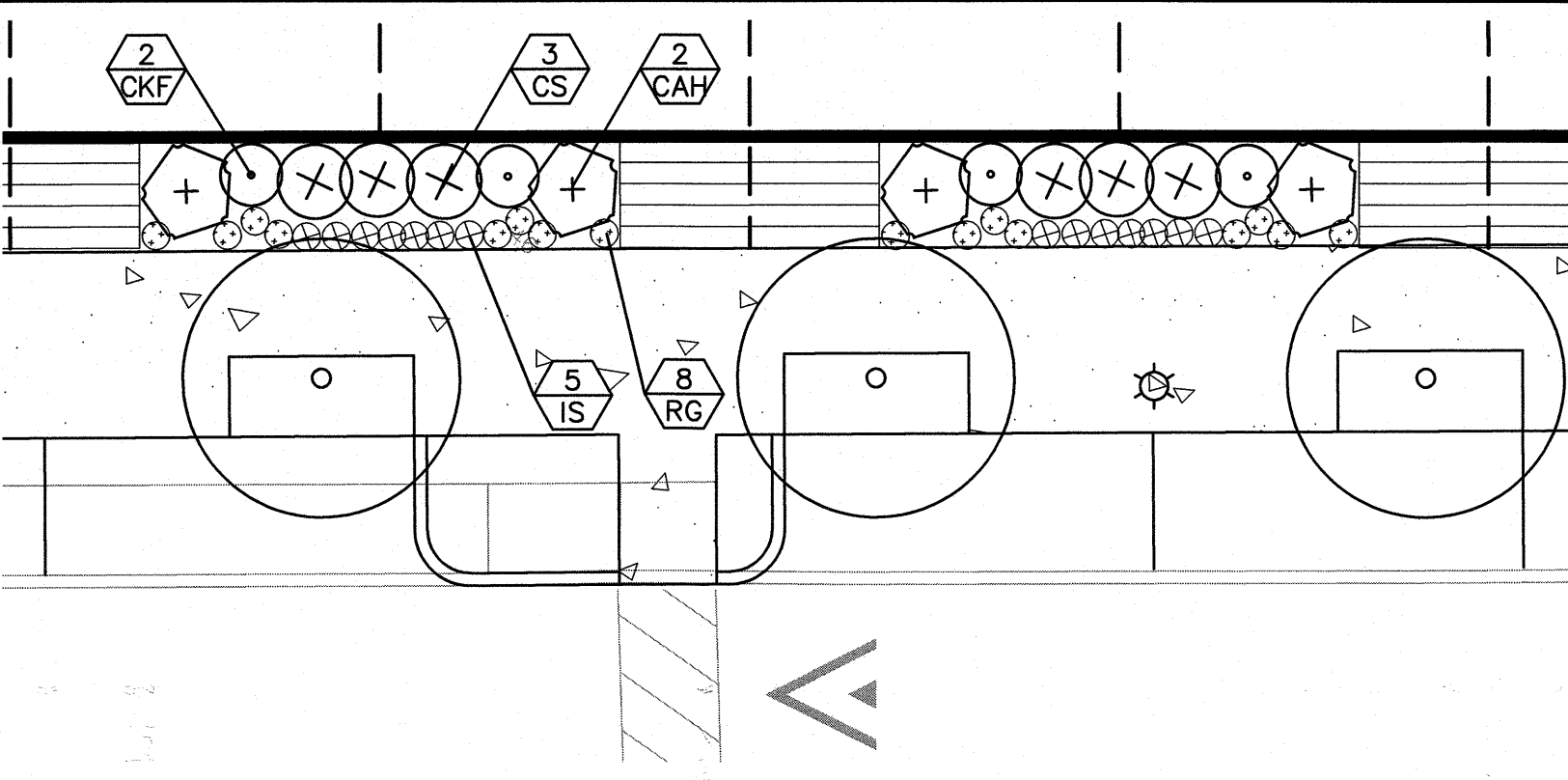
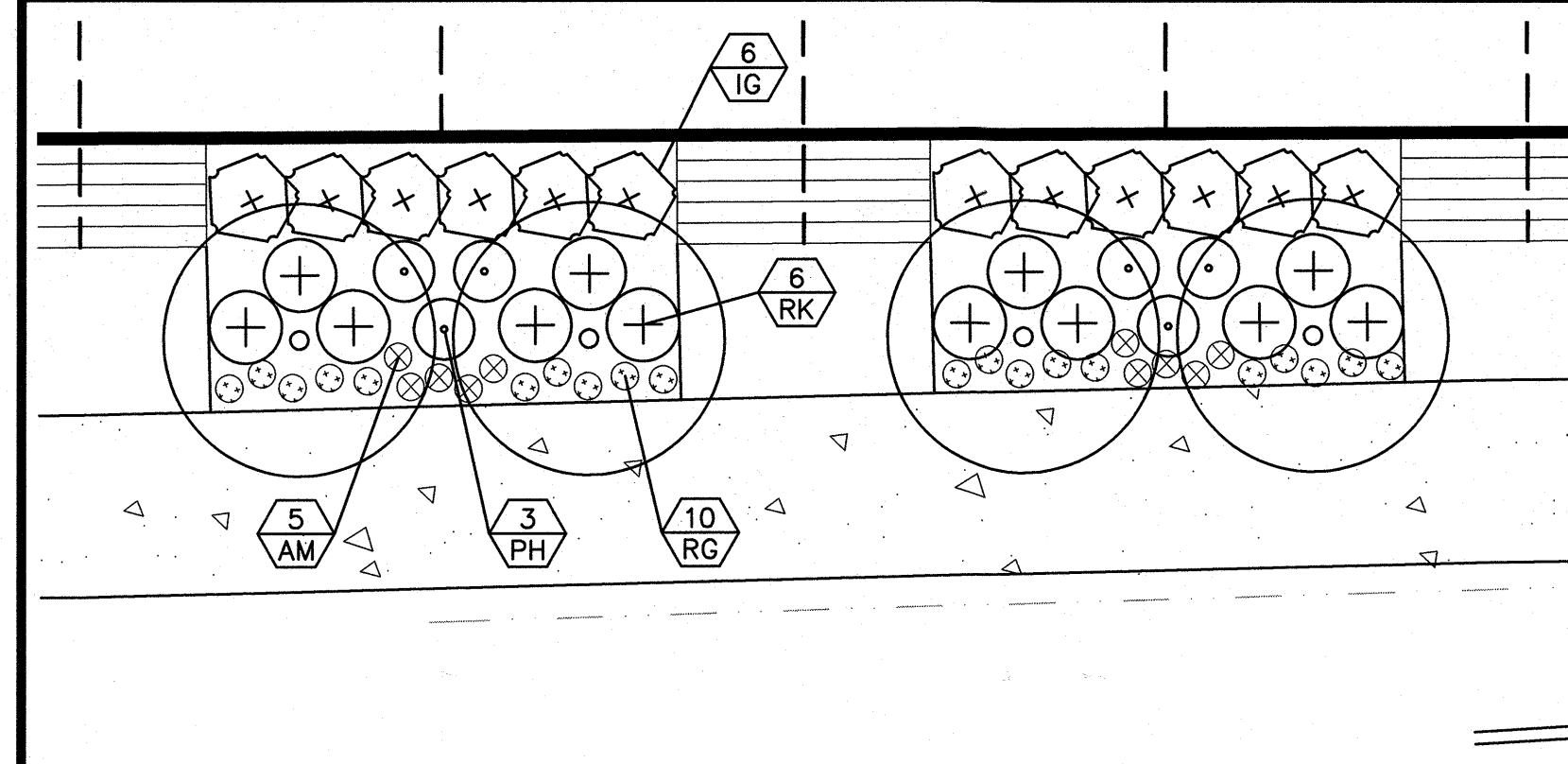
OWNER OF RECORD:

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

GPI Engineering Design Planning Construction Management 603.893.0720 GPINET.COM	Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079
SCALE: 1"=30'	DATE: JANUARY 20, 2020
DRAWN BY: CCC	CHECKED BY: CMT
PROJECT NO. 458219	SHEET NO. 9 OF 15





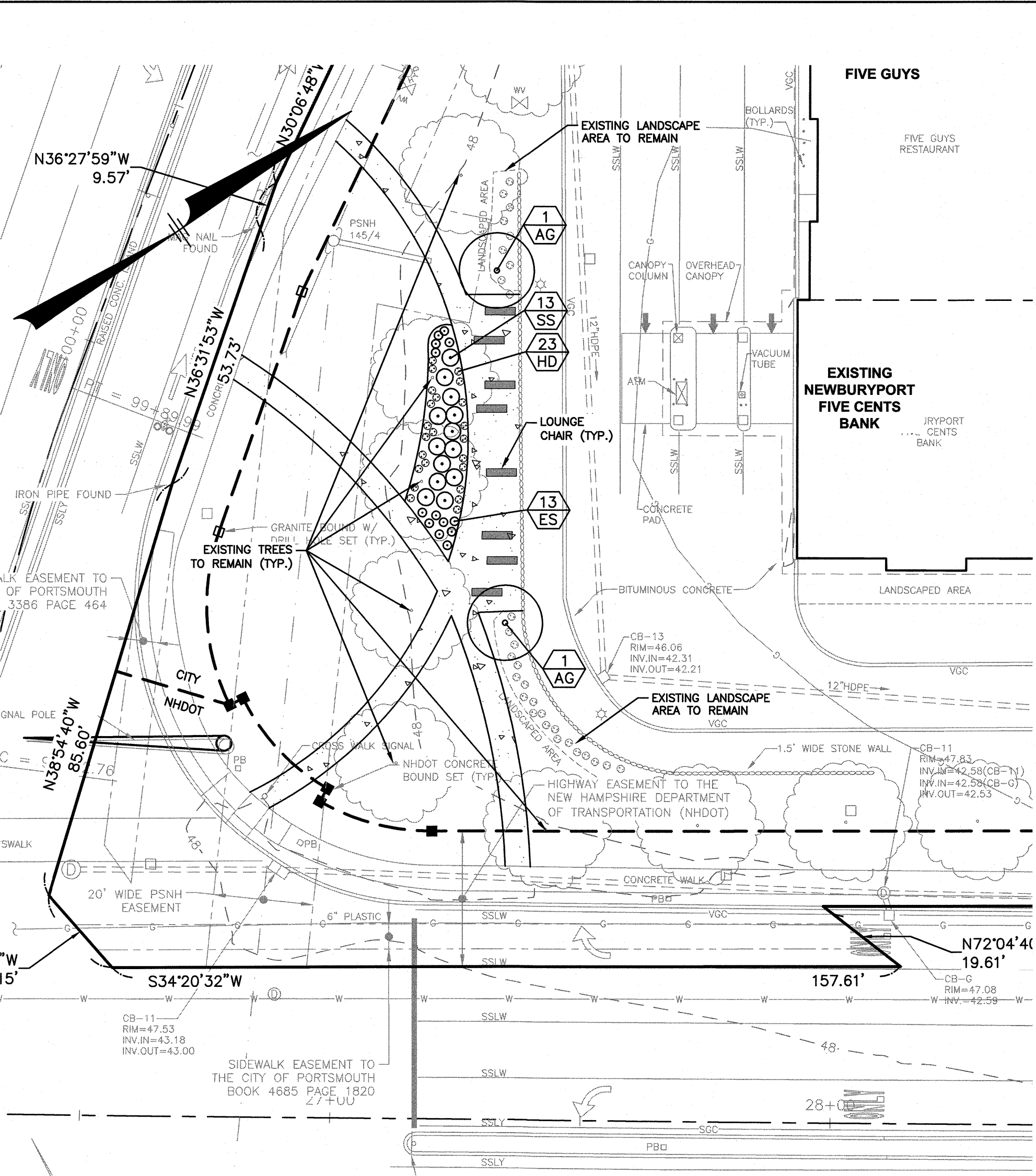
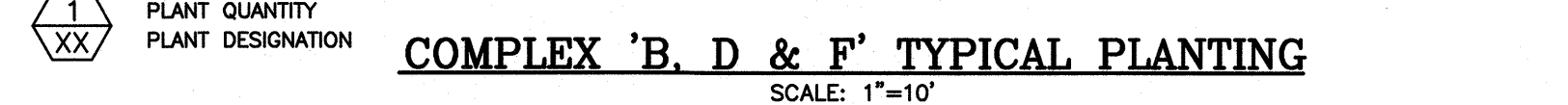
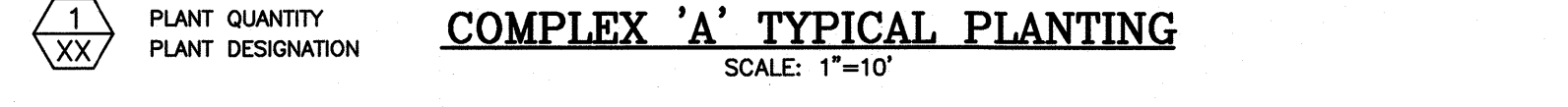


COMPLEX 'E' TYPICAL PLANTING SCHEDULE

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	

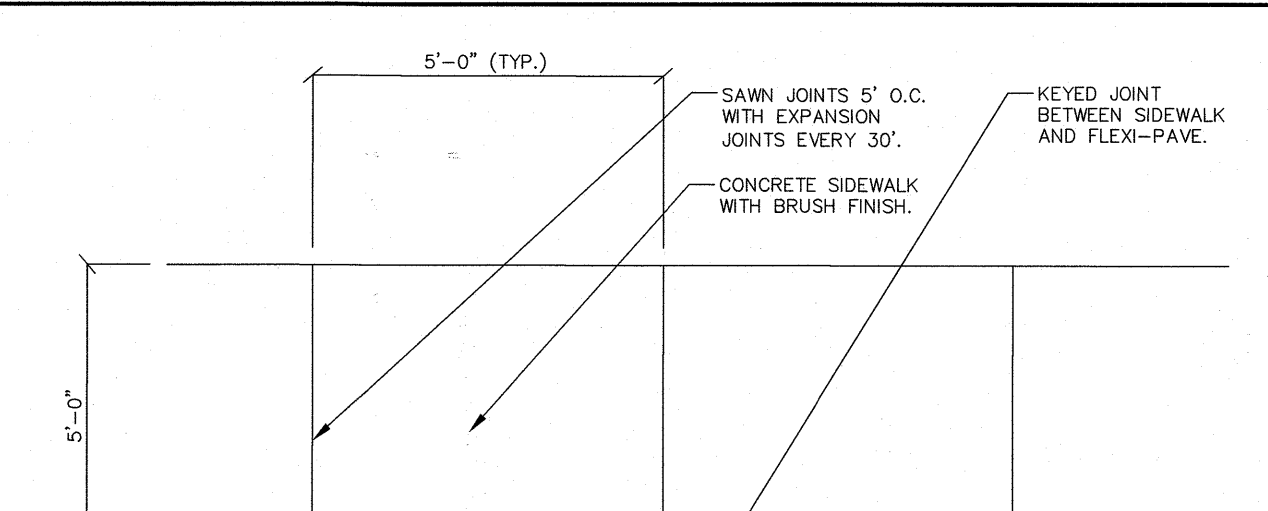
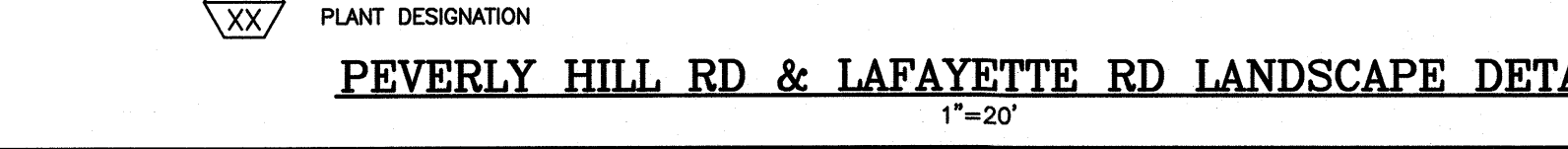
COMPLEX 'B, D & F' TYPICAL PLANTING SCHEDULE

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	

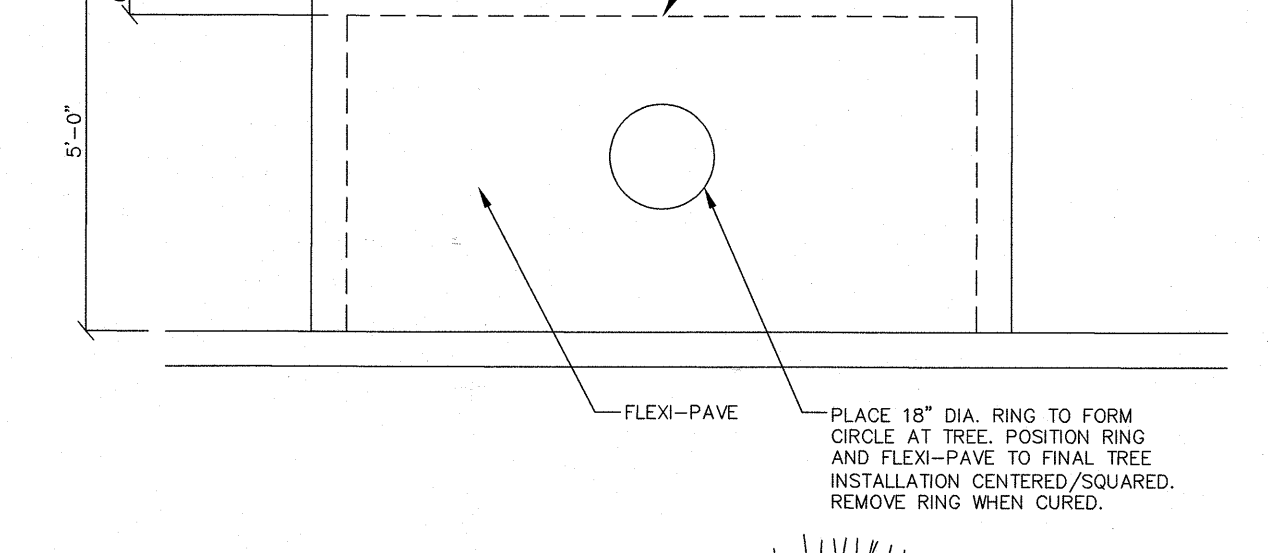


PLANTING SCHEDULE

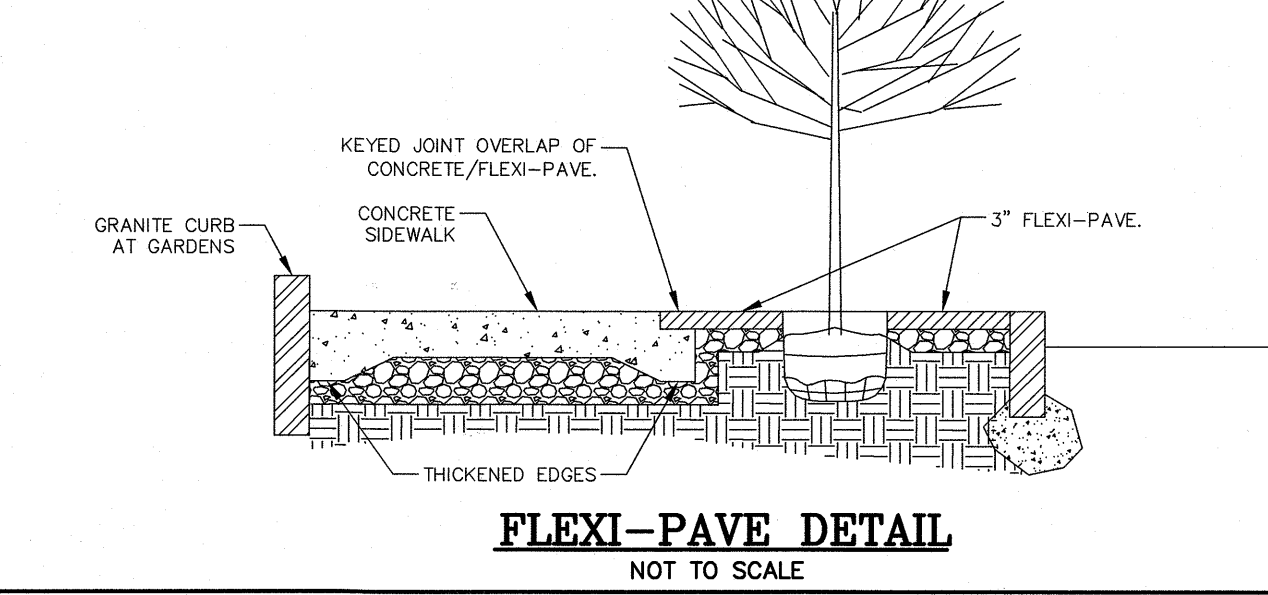
PLANT	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
AG	2	AMELANCHER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6' - 7' HT.	MULTI-STEM
PERENNIALS & GRASSES					
HD	23	HEMEROCALLIS 'STELLA DE ORO'	DWARF YELLOW DAYLILY	#1 CONTAINER	
ES	13	ERAGROSTIS SPECTABILIS	PURPLE LOVE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



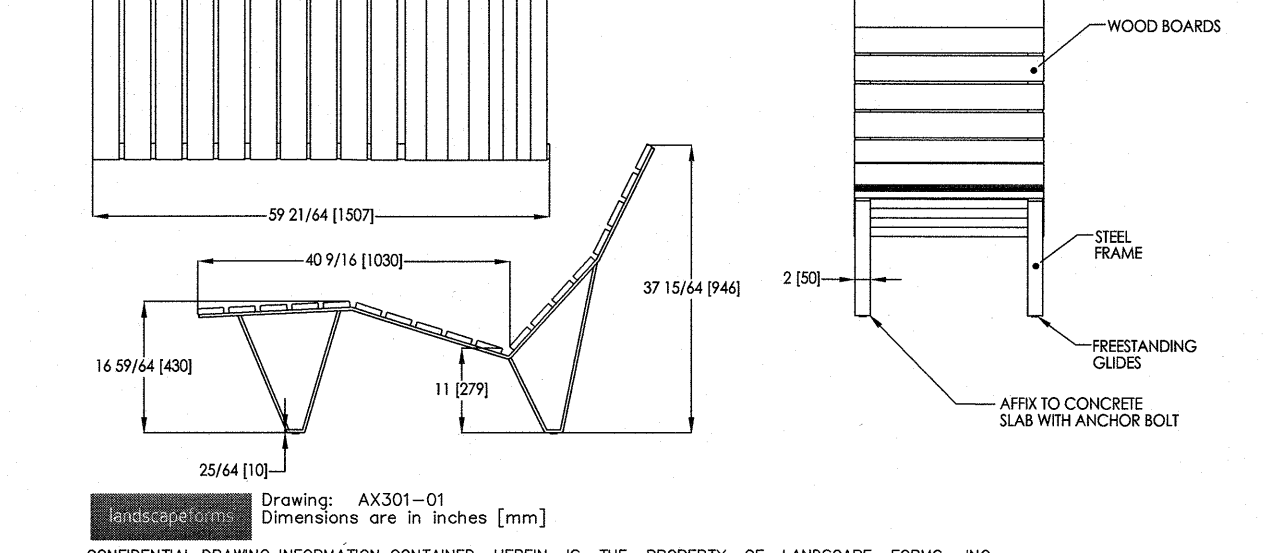
STANDARD DETAIL OF TREE PLANTING
NOT TO SCALE



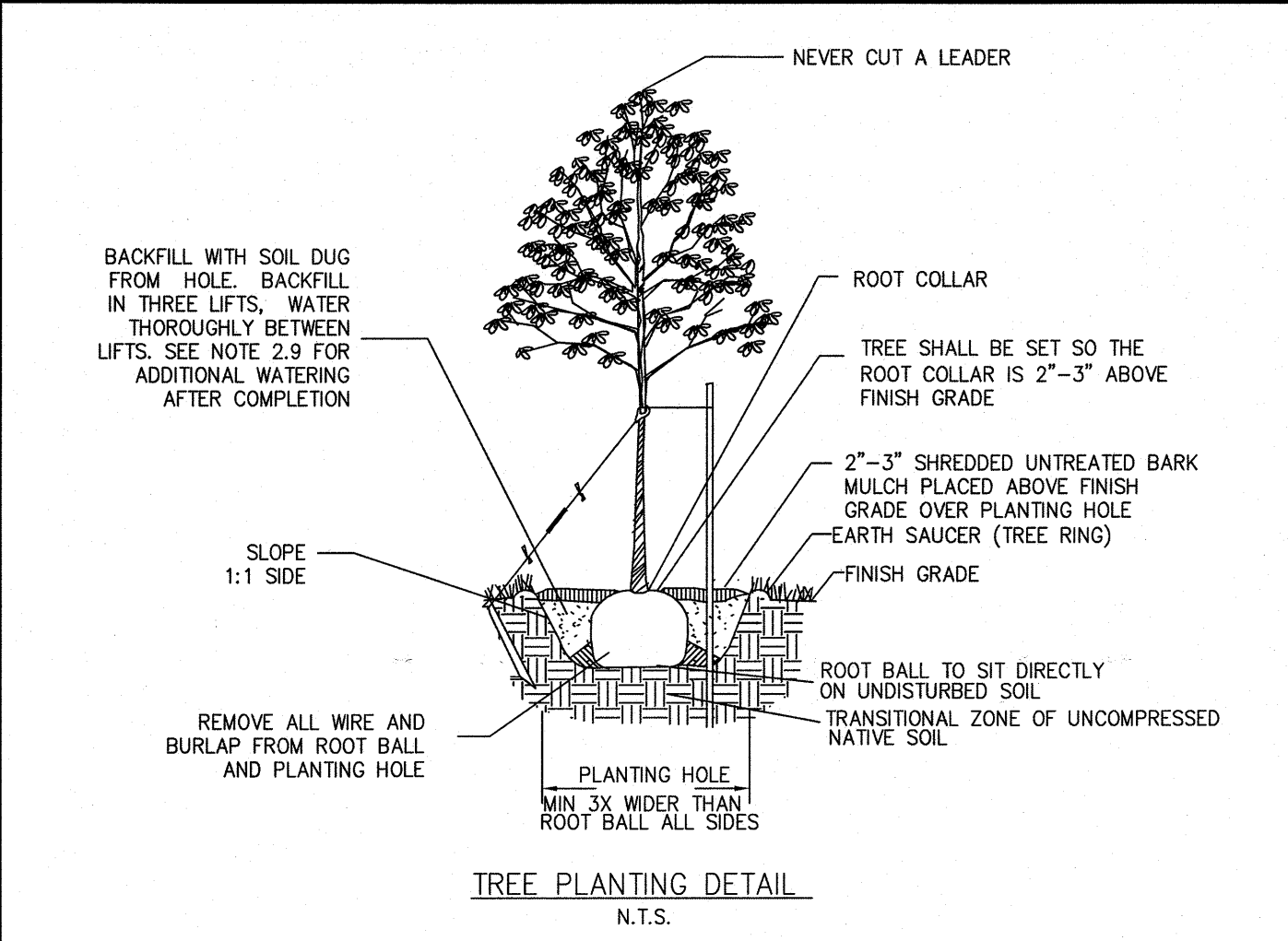
FLEXI-PAVE DETAIL
NOT TO SCALE



TYPICAL SHRUB PLANTING
NOT TO SCALE



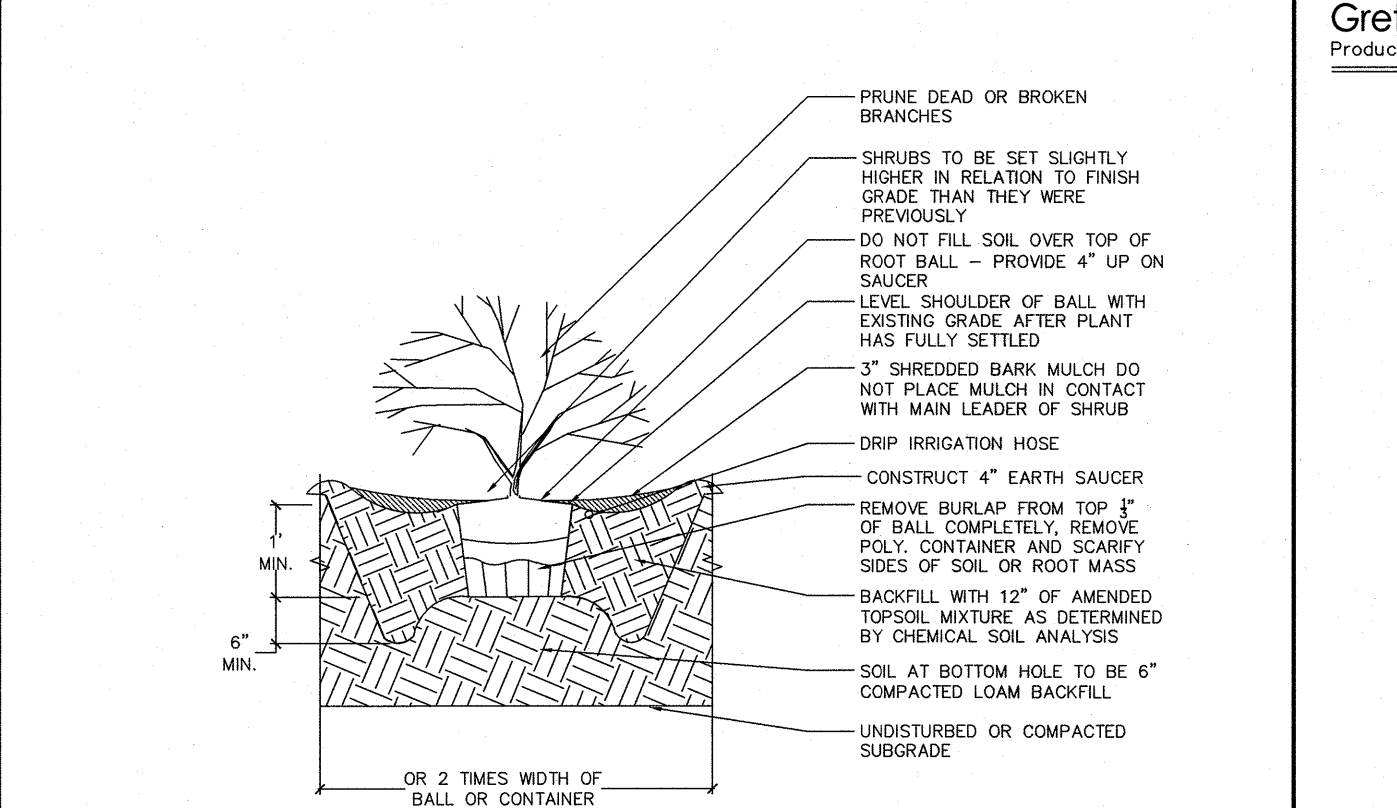
TYPICAL RAIN GARDEN PLANTING
NOT TO SCALE



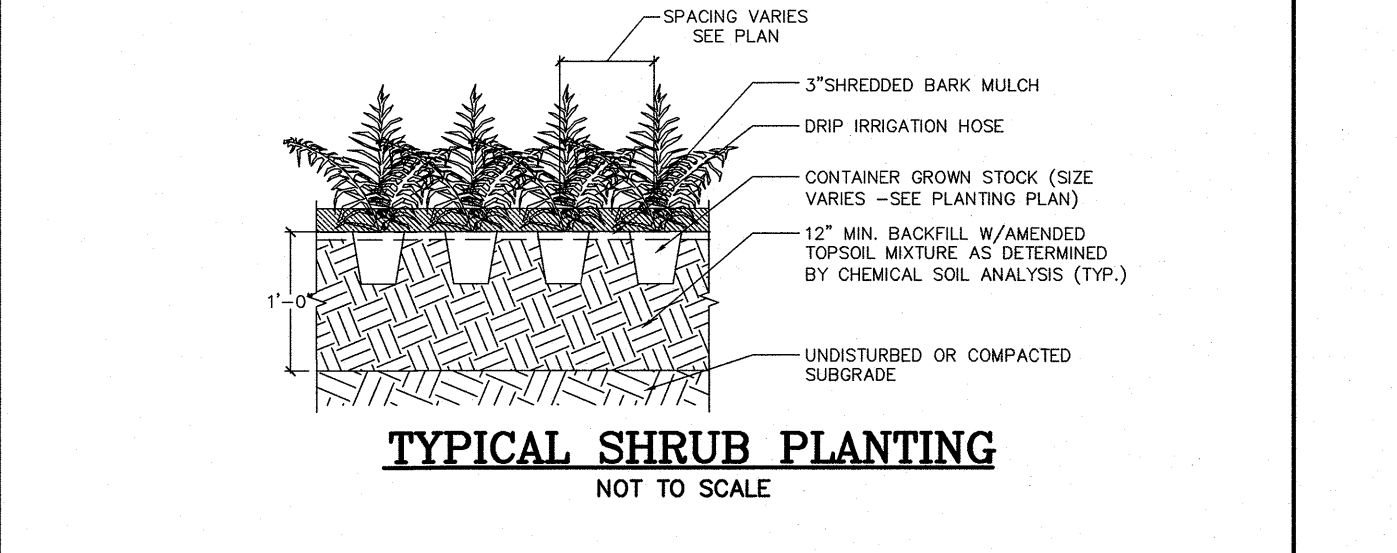
TREE PLANTING DETAIL
N.T.S.

- 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.
 - 2.1 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.
 - 2.2 ALL WIRE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL AND PLANTING HOLE.
 - 2.3 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.
 - 2.4 THE ROOT COLLAR OF THE TREE SHALL BE 2"-3" ABOVE GRADE OF PLANTING HOLE FOR FINISHING DEPTH.
 - 2.5 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:**
- 2.6 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.
 - 2.7 AN EARTH BERM SHALL BE PLACED AROUND THE PERIMETER OF THE PLANTING HOLE EXCEPT WHERE CURBED PLANTING BEDS OR PITS ARE BEING USED.
 - 2.8 2"-3" OF MULCH SHALL BE PLACED OVER THE PLANTING AREA.
 - 2.9 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.
 - 2.10 STAKES AND GUYS SHALL BE USED WHERE APPROPRIATE AND/OR NECESSARY. GUY MATERIAL SHALL BE NON-DAMAGING TO THE TREE.
 - 2.11 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.

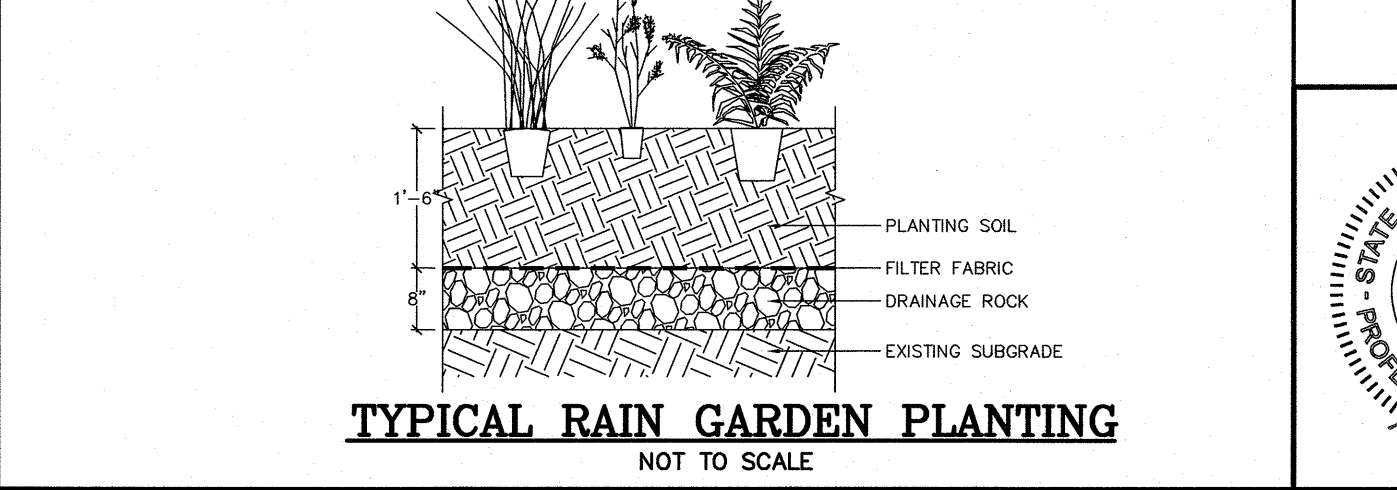
STANDARD DETAIL OF TREE PLANTING
NOT TO SCALE



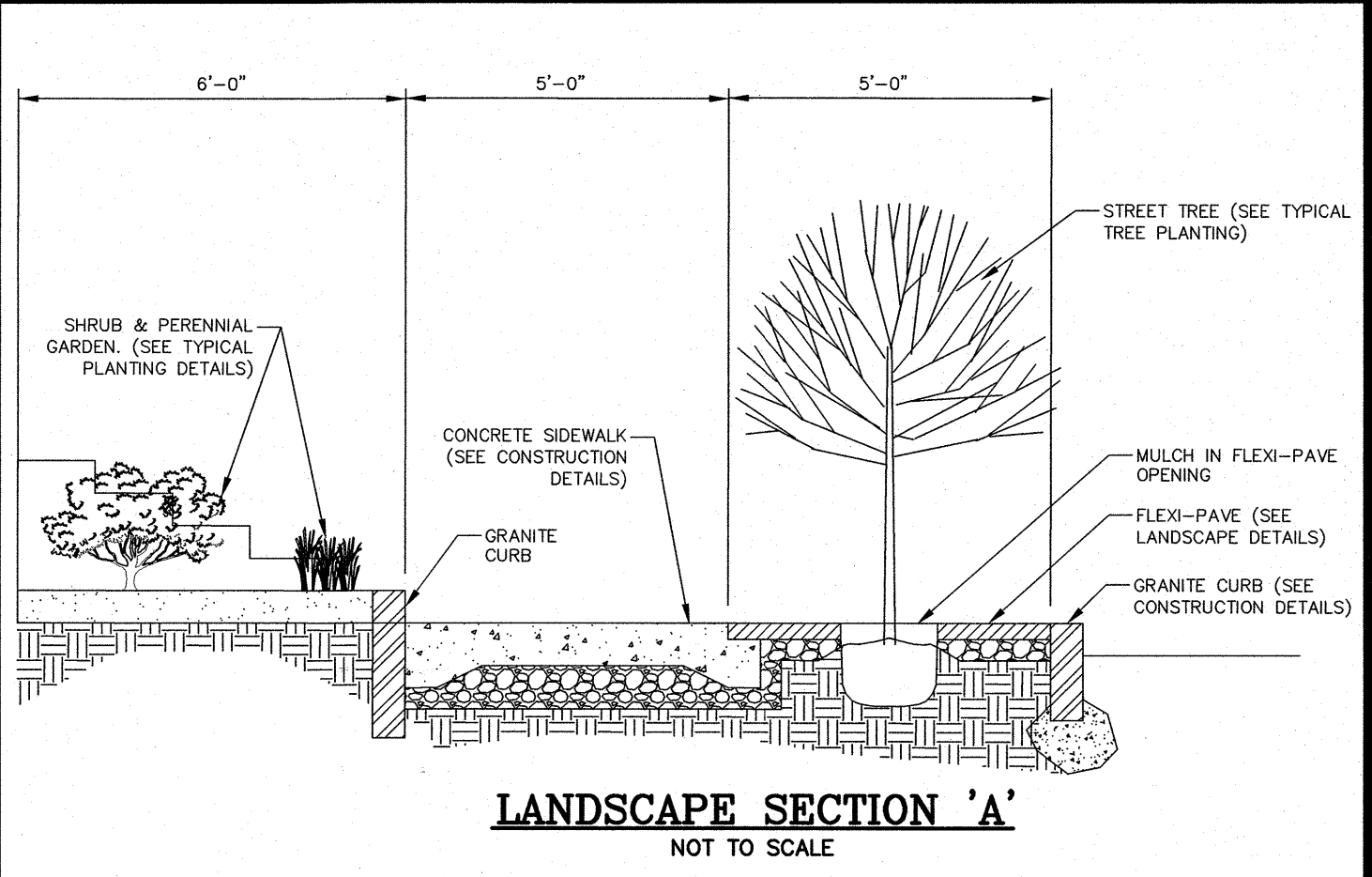
TYPICAL SHRUB PLANTING
NOT TO SCALE



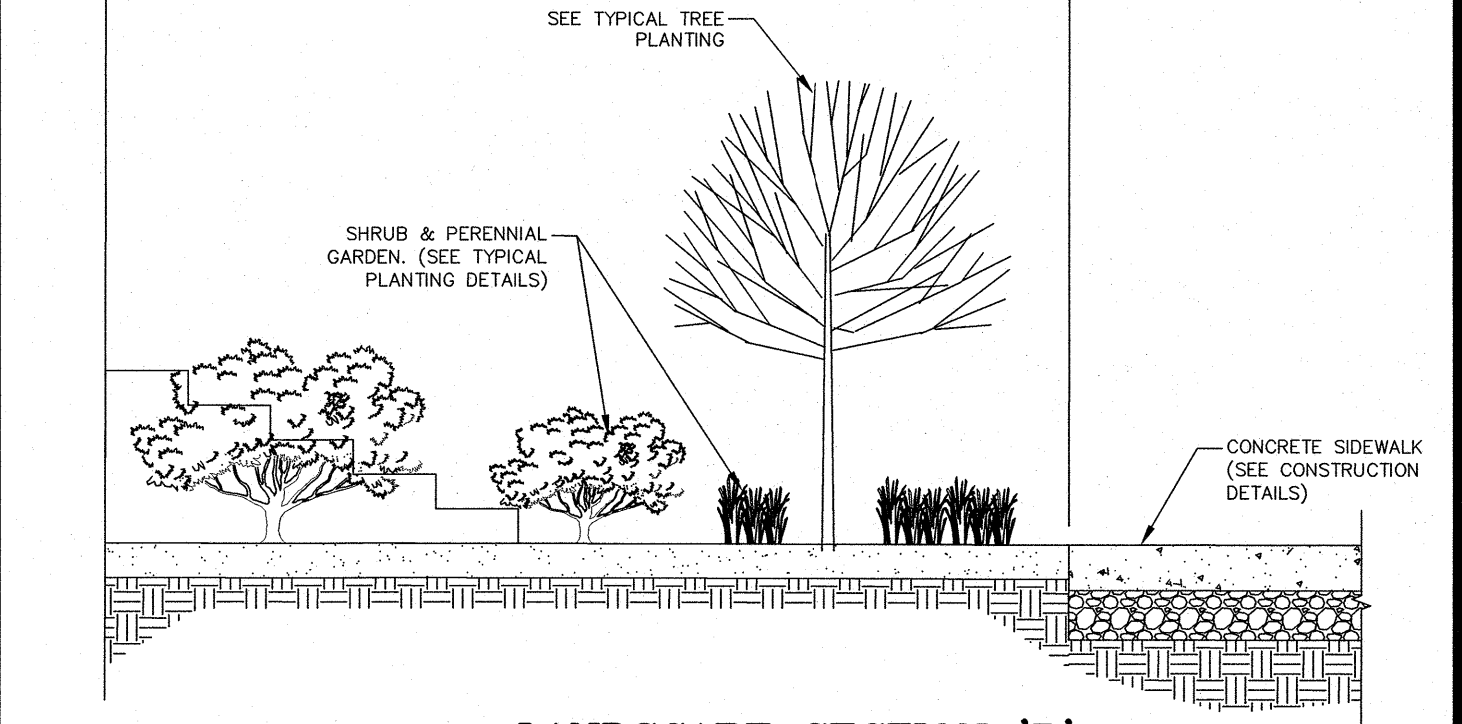
TYPICAL SHRUB PLANTING
NOT TO SCALE



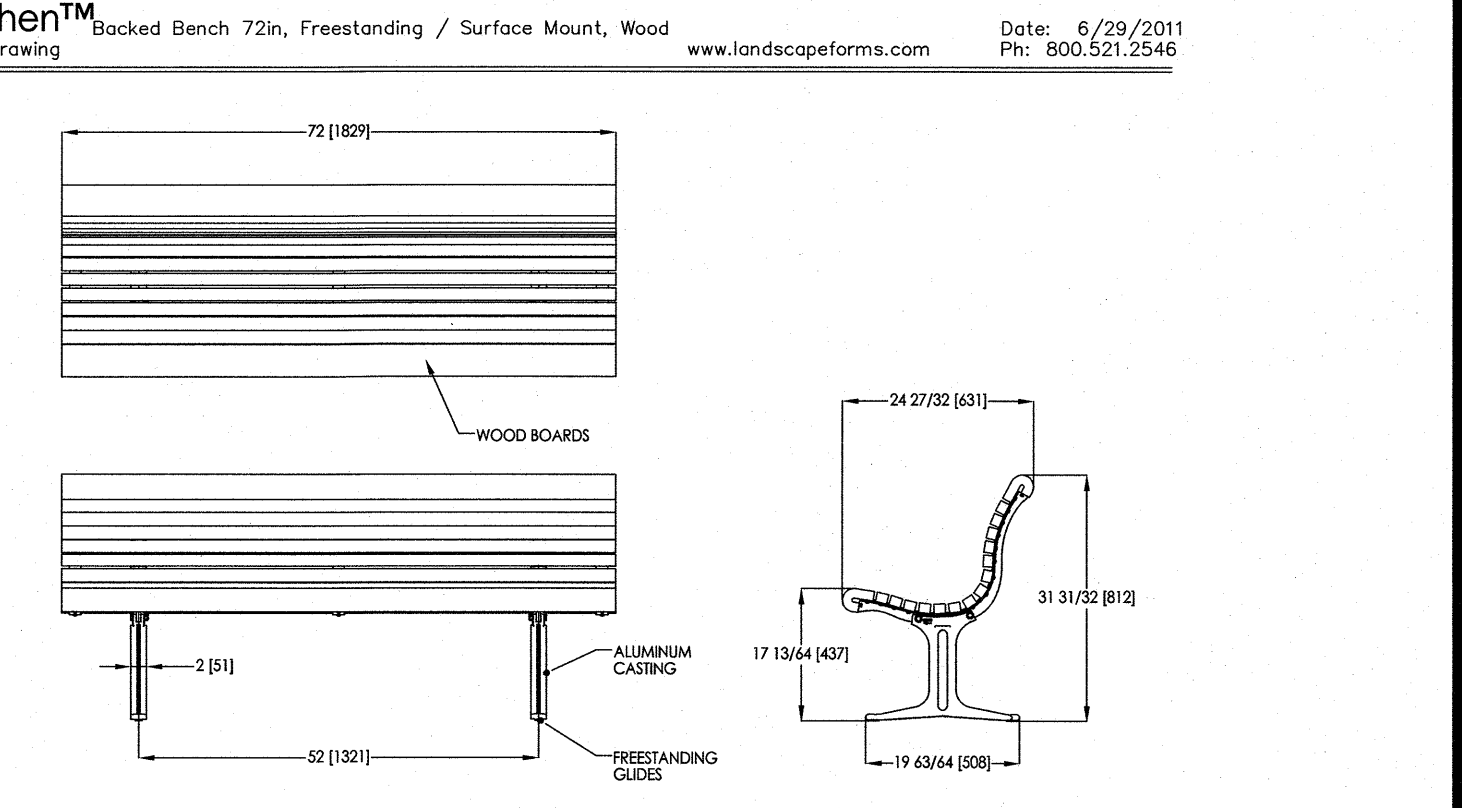
TYPICAL RAIN GARDEN PLANTING
NOT TO SCALE



LANDSCAPE SECTION 'A'
NOT TO SCALE



LANDSCAPE SECTION 'B'
NOT TO SCALE



TYPICAL BENCH DETAIL
NOT TO SCALE

TYPICAL BENCH DETAIL
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

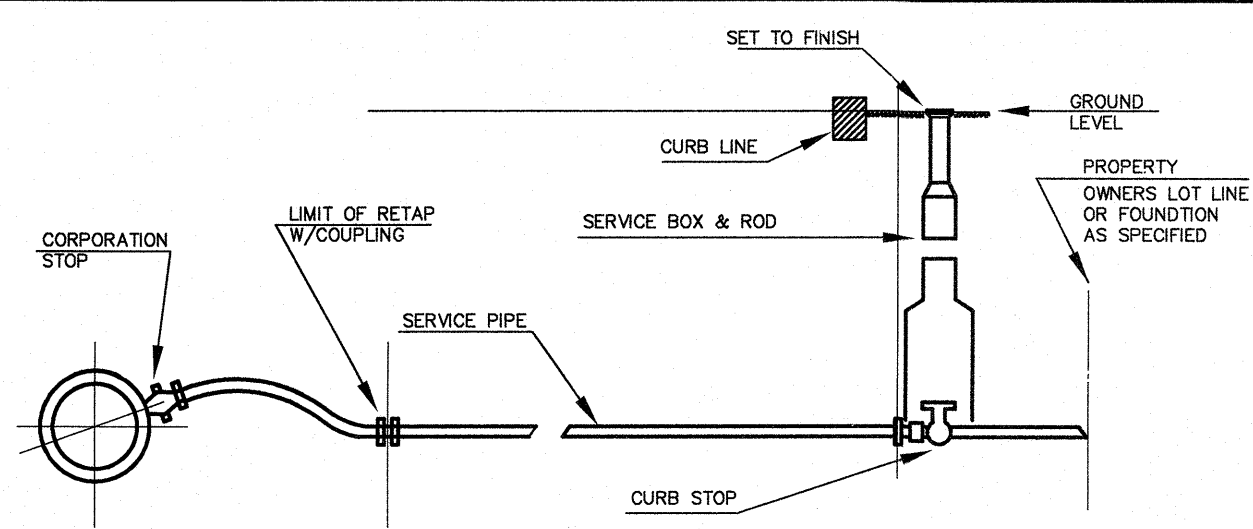
LANDSCAPE DETAILS
ASSESSORS MAP 252 - LOTS 4, 5 & 9
1400 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
PREPARED FOR:
4 AMIGOS, LLC
321 LAFAYETTE ROAD UNIT D
HAMPTON, NEW HAMPSHIRE 03842

GPI Engineering Design Planning Construction Management
603.893.0720 GPINET.COM

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

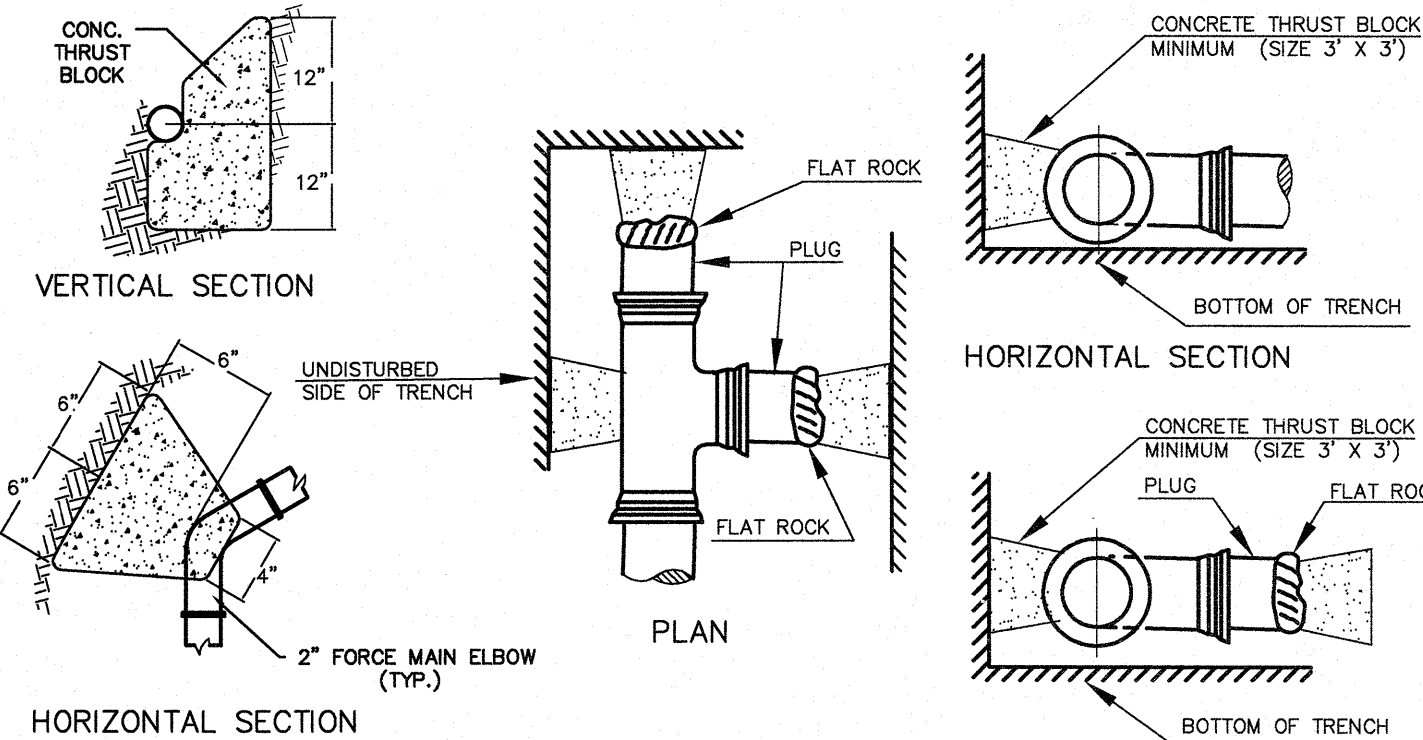
SCALE:	DATE:	DRAWING NO.:
AS SHOWN	JANUARY 20, 2020	4582SP.DWG
DRAWN BY:	CHECKED BY:	PROJECT NO.:
CCC	CMT	458219
SHEET NO.:		
10 OF 15		

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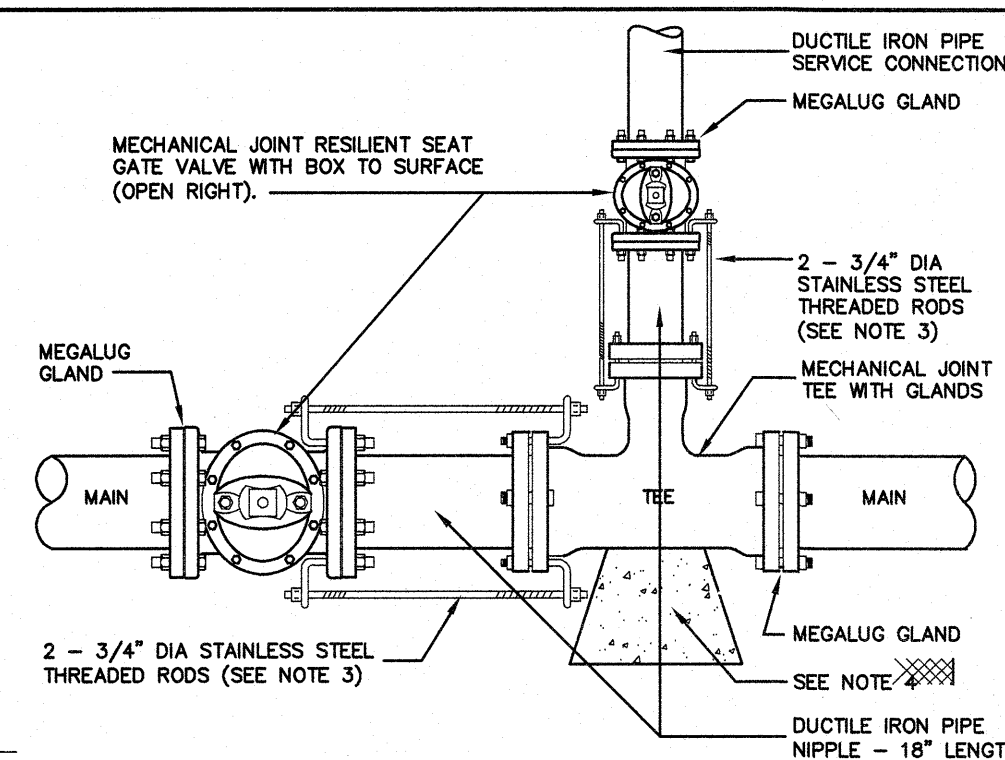


TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE

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

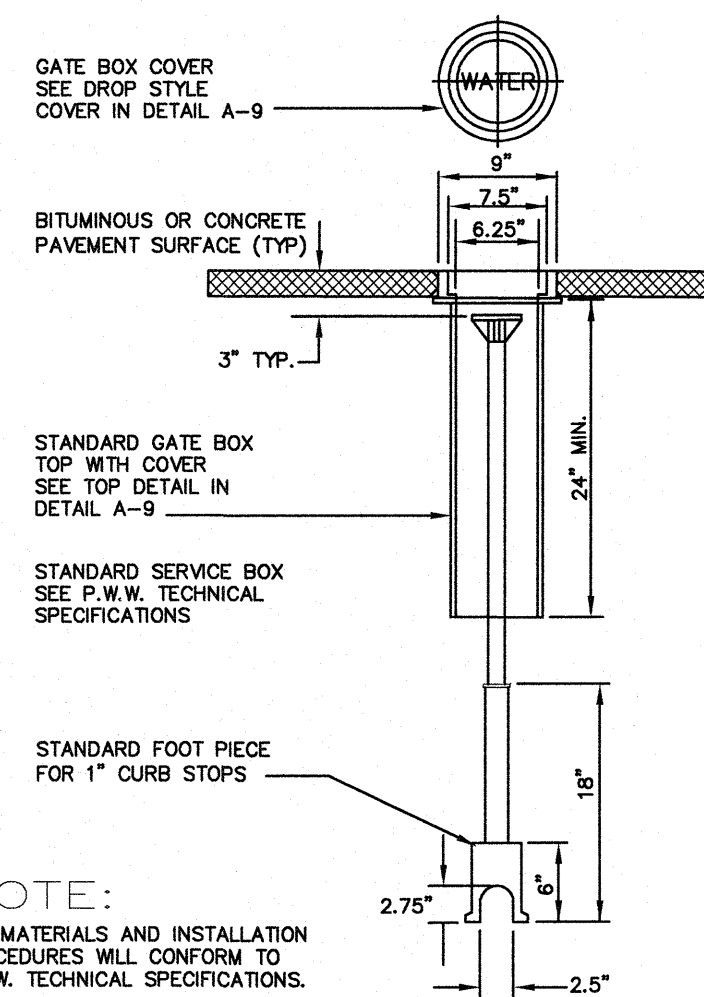


THRUST BLOCK DETAILS
NOT TO SCALE

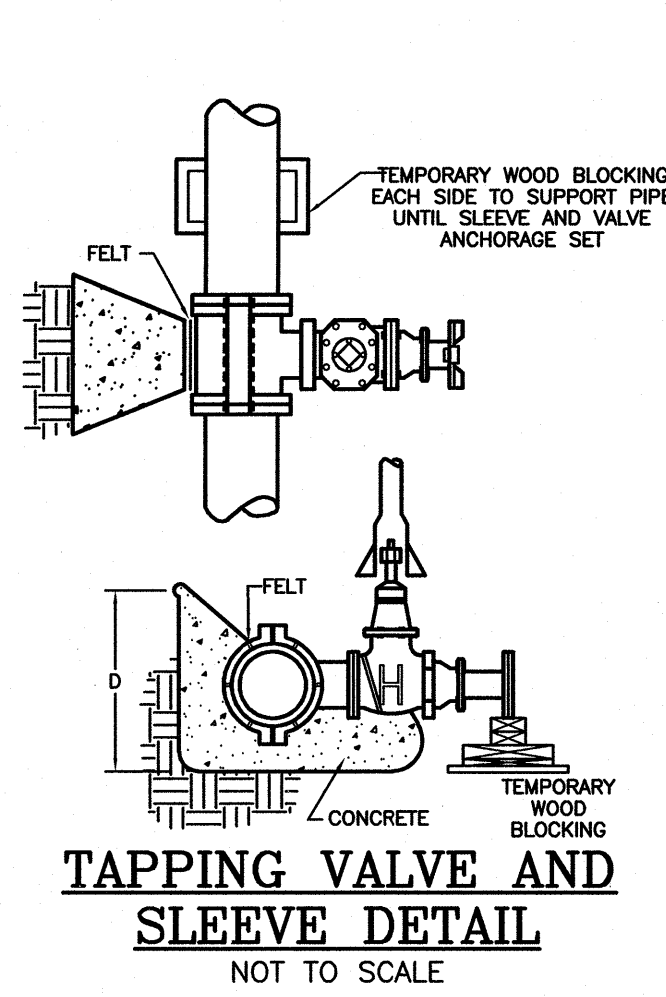


NOTE:
1) ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO D.P.W. TECHNICAL SPECIFICATIONS.
2) ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3) ALL THREADED RODS AND NUTS MUST BE STAINLESS STEEL.
4) MIN 2'x2'x4" PRECAST CONCRETE THRUST BLOCK MAY BE USED WITH D.P.W.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

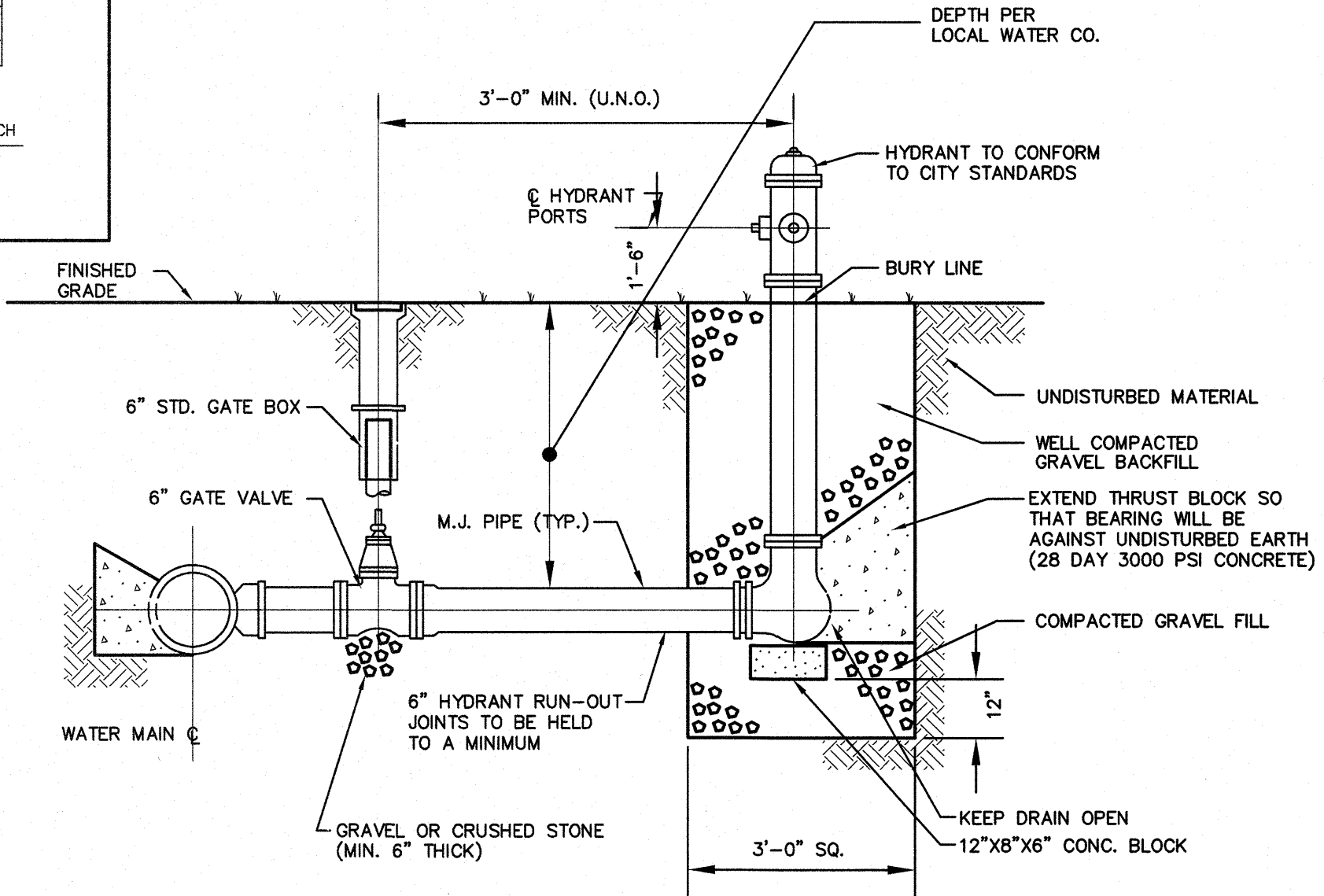
TEE INSTALLATION
NOT TO SCALE



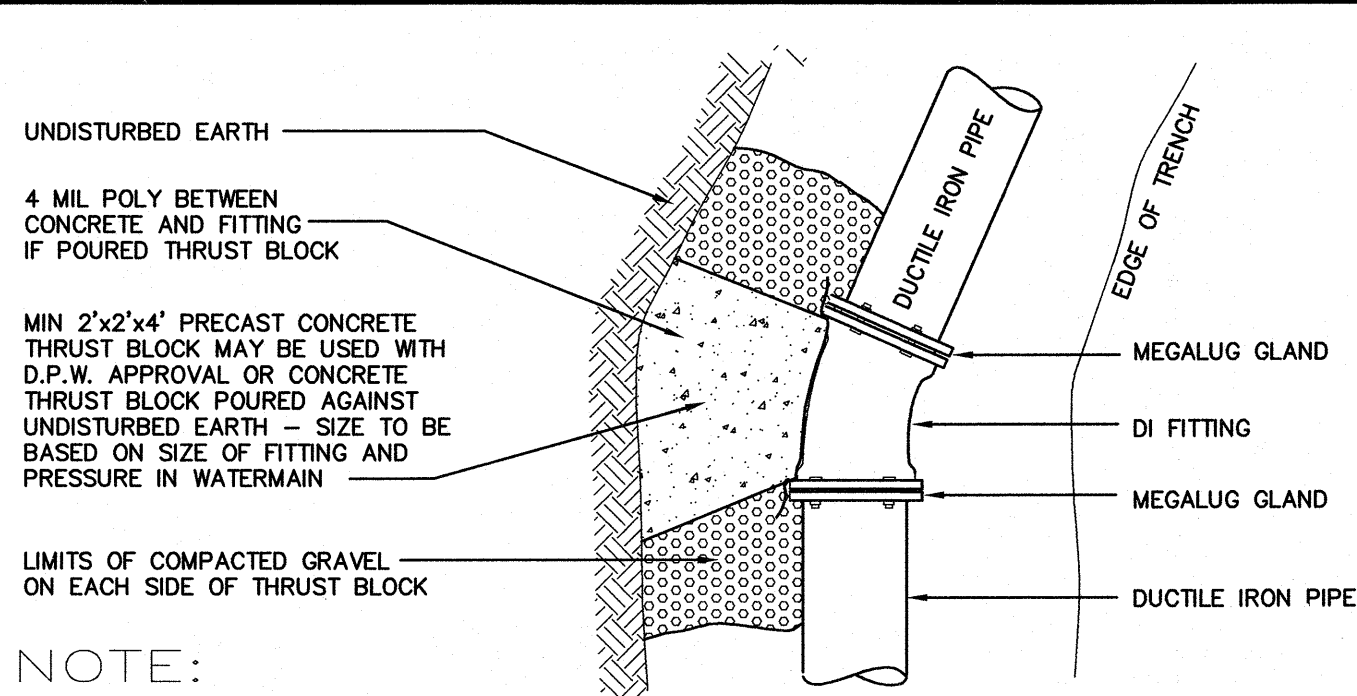
SERVICE BOX INSTALLATION IN PAVEMENT
NOT TO SCALE



TAPPING VALVE AND SLEEVE DETAIL
NOT TO SCALE



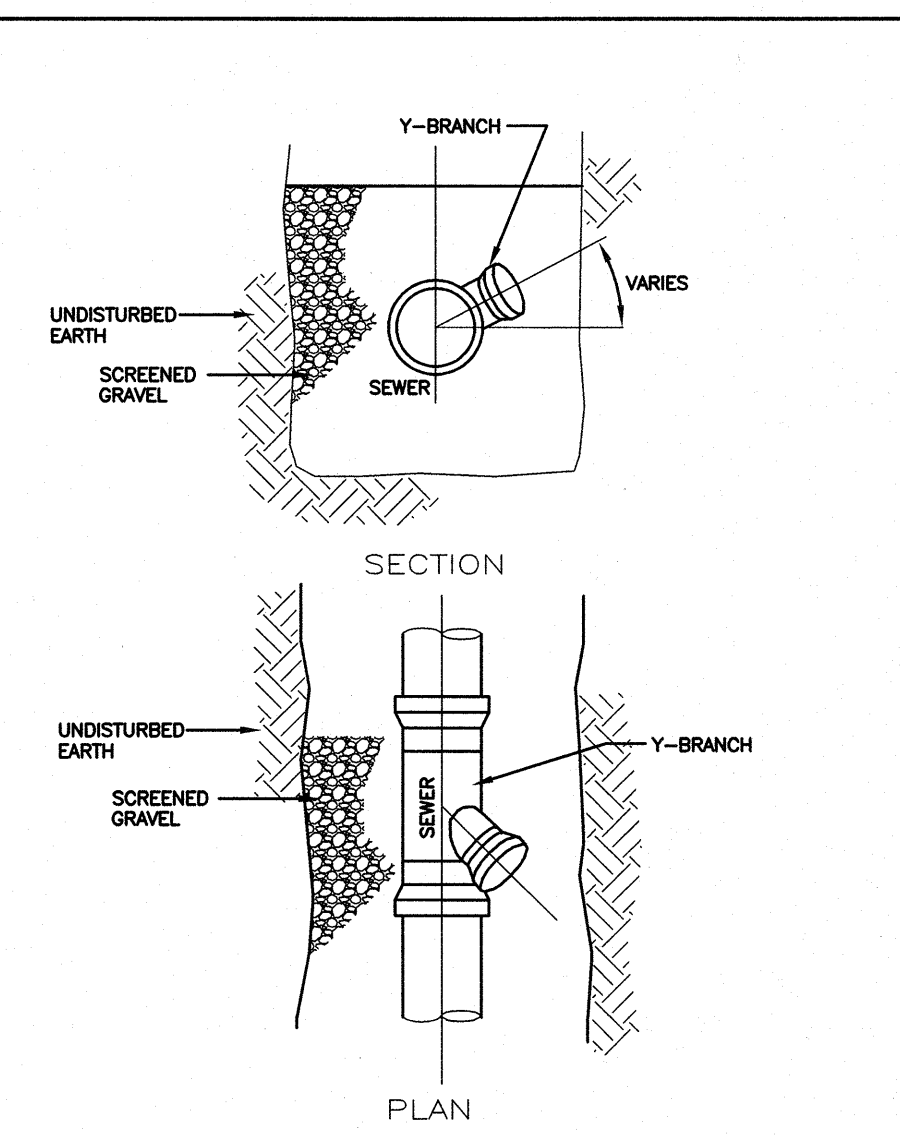
HYDRANT WITH GATE BOX DETAIL
NOT TO SCALE



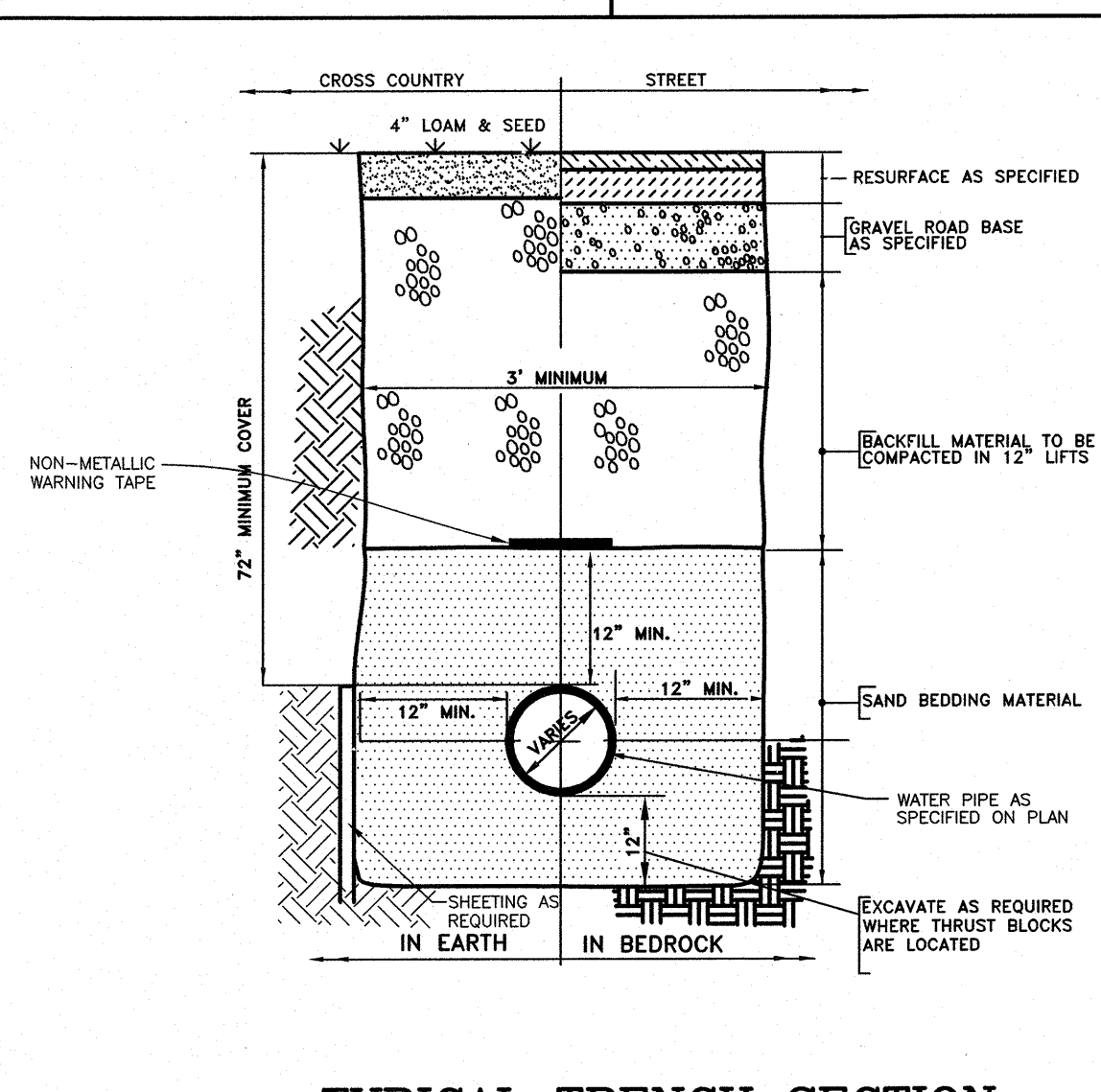
NOTE:
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO D.P.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.

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"

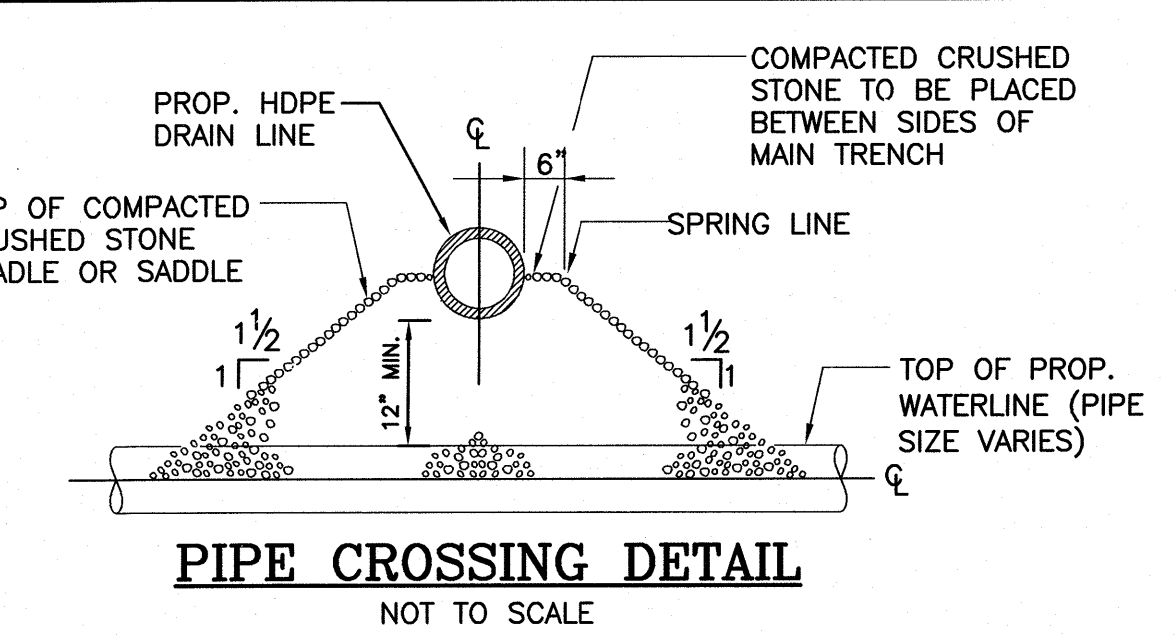
THRUST BLOCKING BEHIND FITTINGS INSTALLATION
NOT TO SCALE



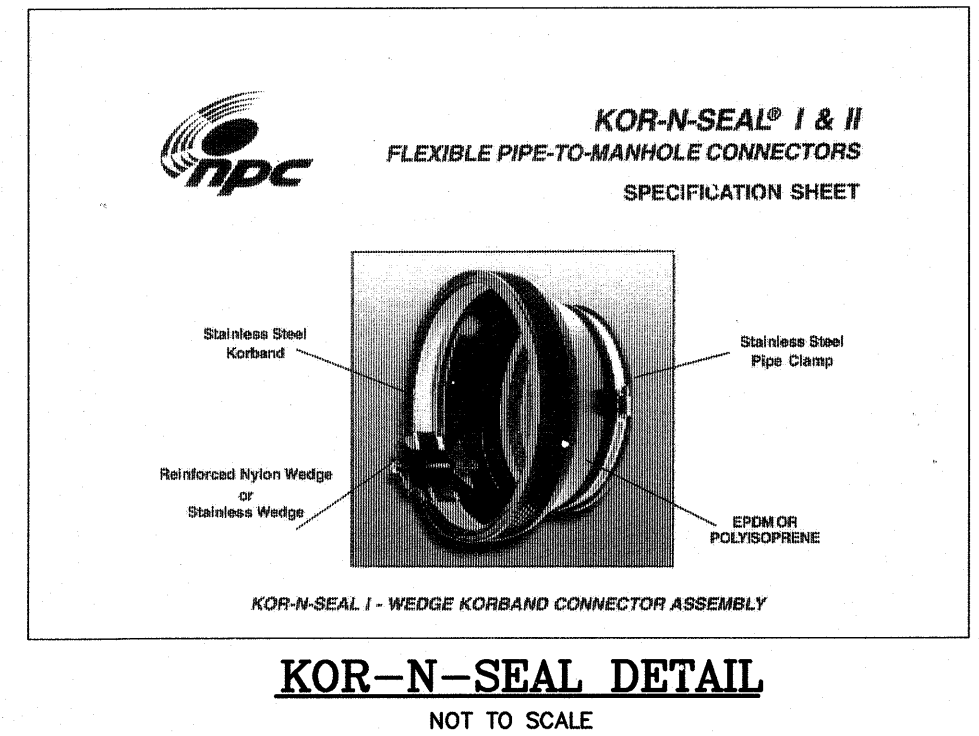
PVC WYE BRANCH
NOT TO SCALE



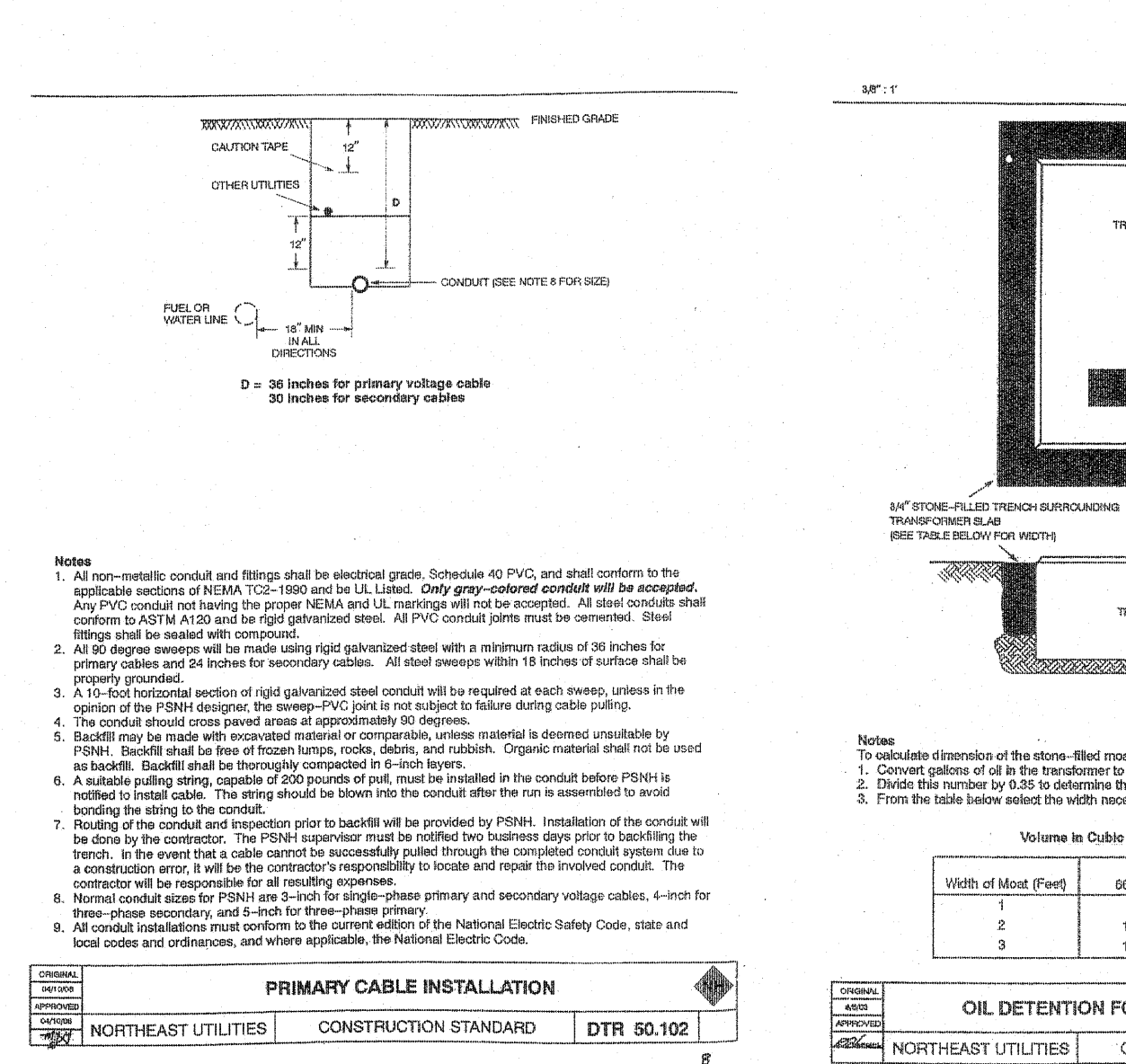
TYPICAL TRENCH SECTION FOR WATER SERVICE
NOT TO SCALE



PIPE CROSSING DETAIL
NOT TO SCALE

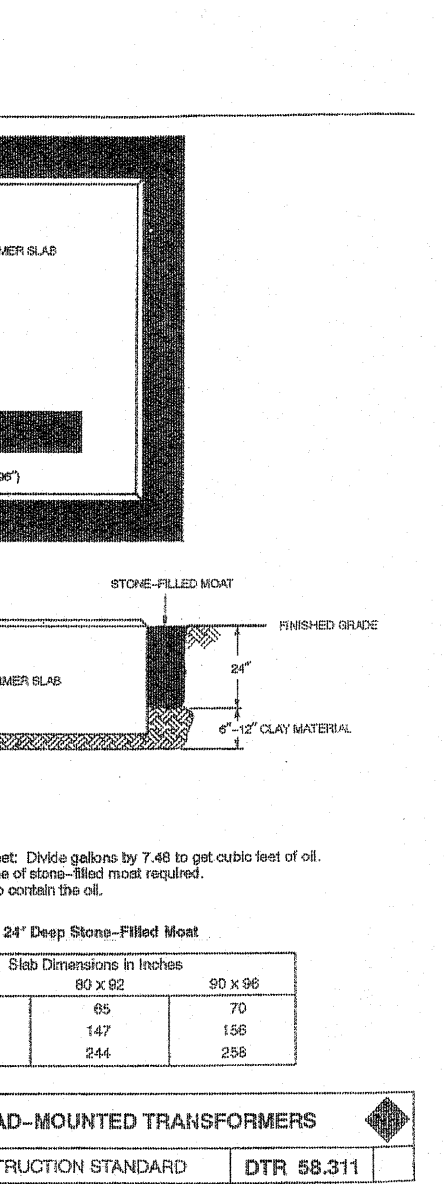


KOR-N-SEAL DETAIL
NOT TO SCALE



Notes:
1. All non-metallic conduit and fittings shall be electrical grade, Schedule 40 PVC, and shall conform to the applicable sections of NFPA 70-1990 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 cemented with epoxy.
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 curve 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 joint 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 material 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 expenses.
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.

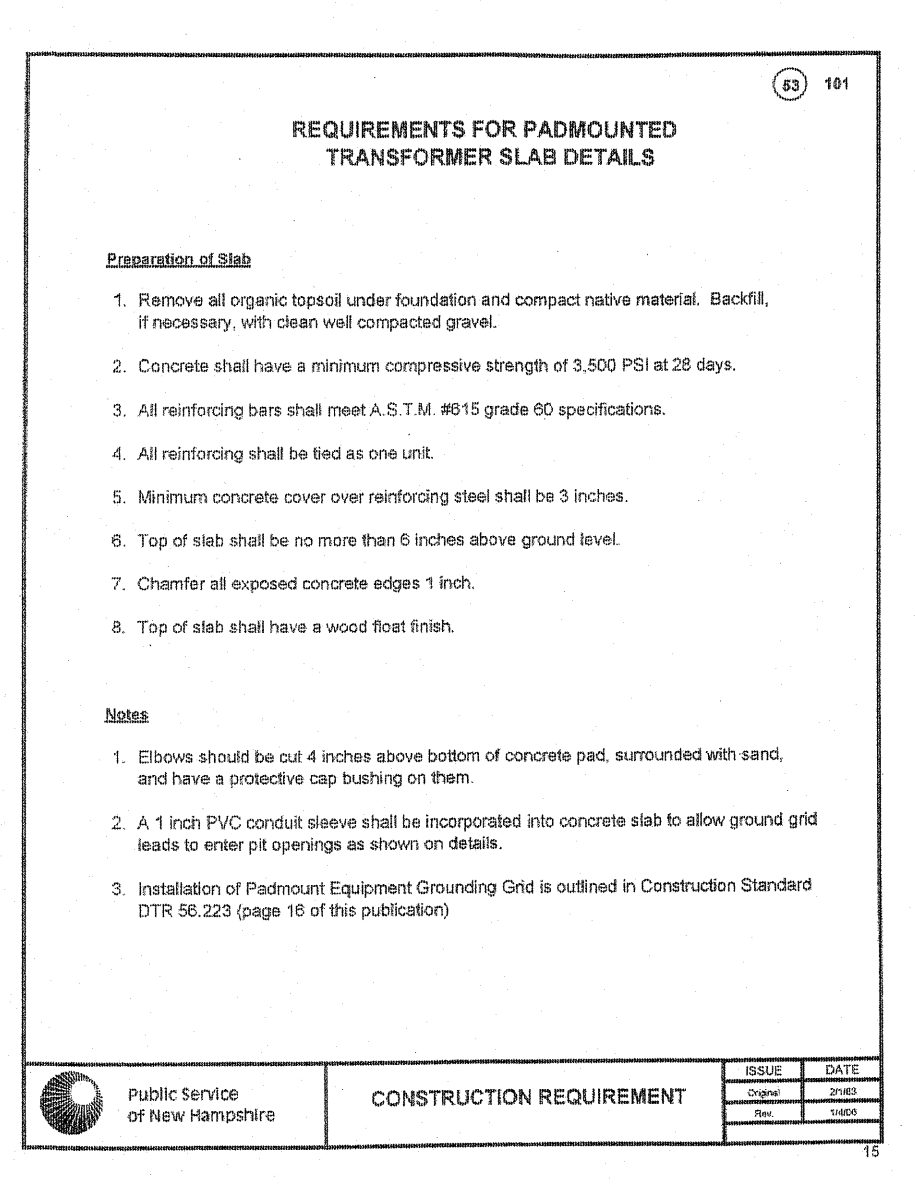
CONTRACT NO.	CONTRACT DESCRIPTION	CONTRACT DATE
0000000000	NORTHEAST UTILITIES	CONSTRUCTION STANDARD
		DTR 50.102



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.

Volume in Cubic Feet of 24" Deep Stone-Filled Hoist	Slab Dimensions in Inches		
Width of Hoist (feet)	60 x 50	60 x 60	60 x 96
47	65	70	
2	109	147	156
3	188	244	258



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"
SAND 6"
42"

A - SAND BACK FILL SHALL CONSIST OF FINE GRANULAR MATERIAL 100% SHALL PASS THROUGH A 1/4" 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

ALL CONDUIT SHALL BE GRAY NEC SCHEDULE 40 PVC OR EQUIVALENT (REQUIRES TELE ENGINEER APPROVAL)
4" MINIMUM FOR TELEPHONE CABLE
2" 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

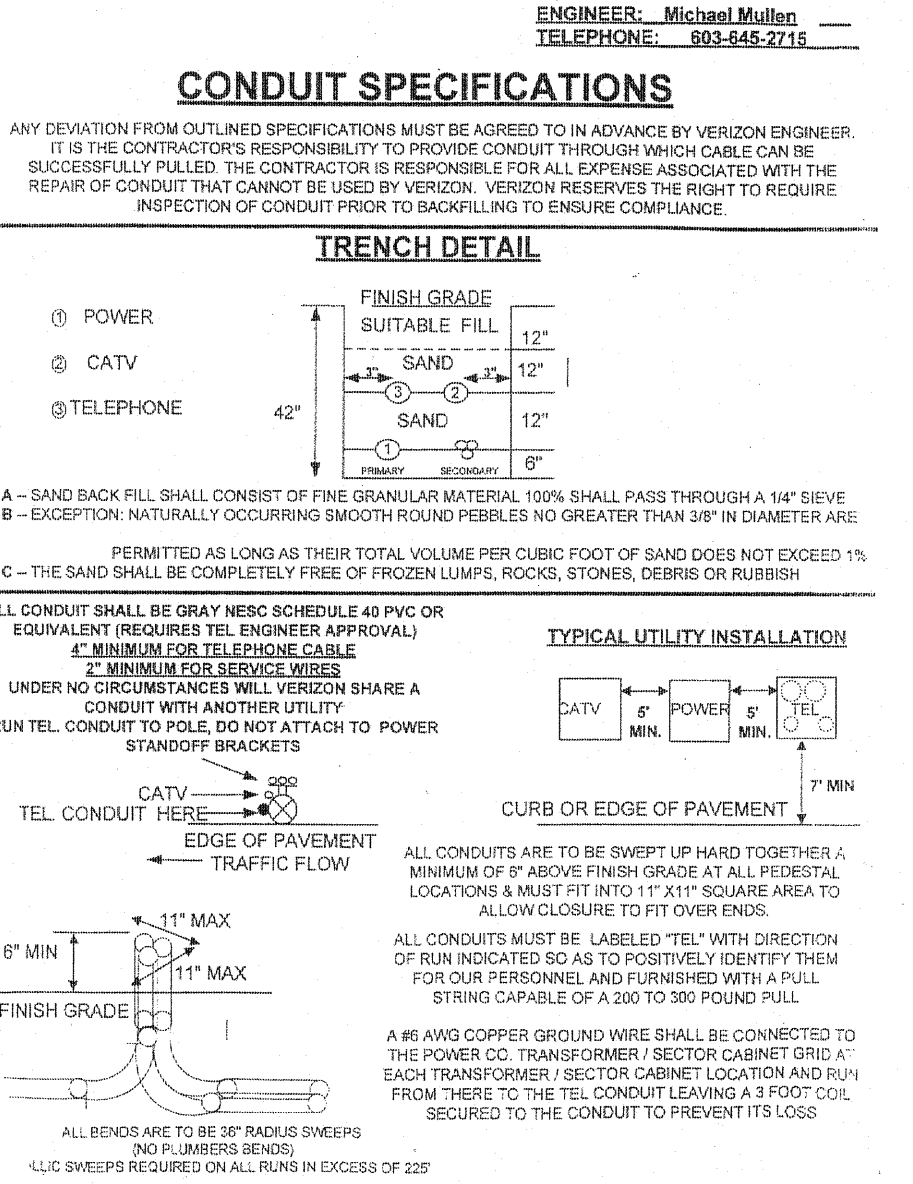
TYPICAL UTILITY INSTALLATION
CATV
POWER
MIN
MIN
CURB OR EDGE OF PAVEMENT
7" MIN

ALL CONDUITS ARE TO BE SWEEP UP HARD TOGETHER A MINIMUM OF 8' ABOVE FINISH GRADE AT ALL PERISTAL LOCATIONS & MUST FIT INTO 1" X 11" SQUARE AREA TO ALLOW CLOSURE TO FIT OVER BARS

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)
4" I.D. SWEEPS REQUIRED ON ALL RUNS IN EXCESS OF 225'

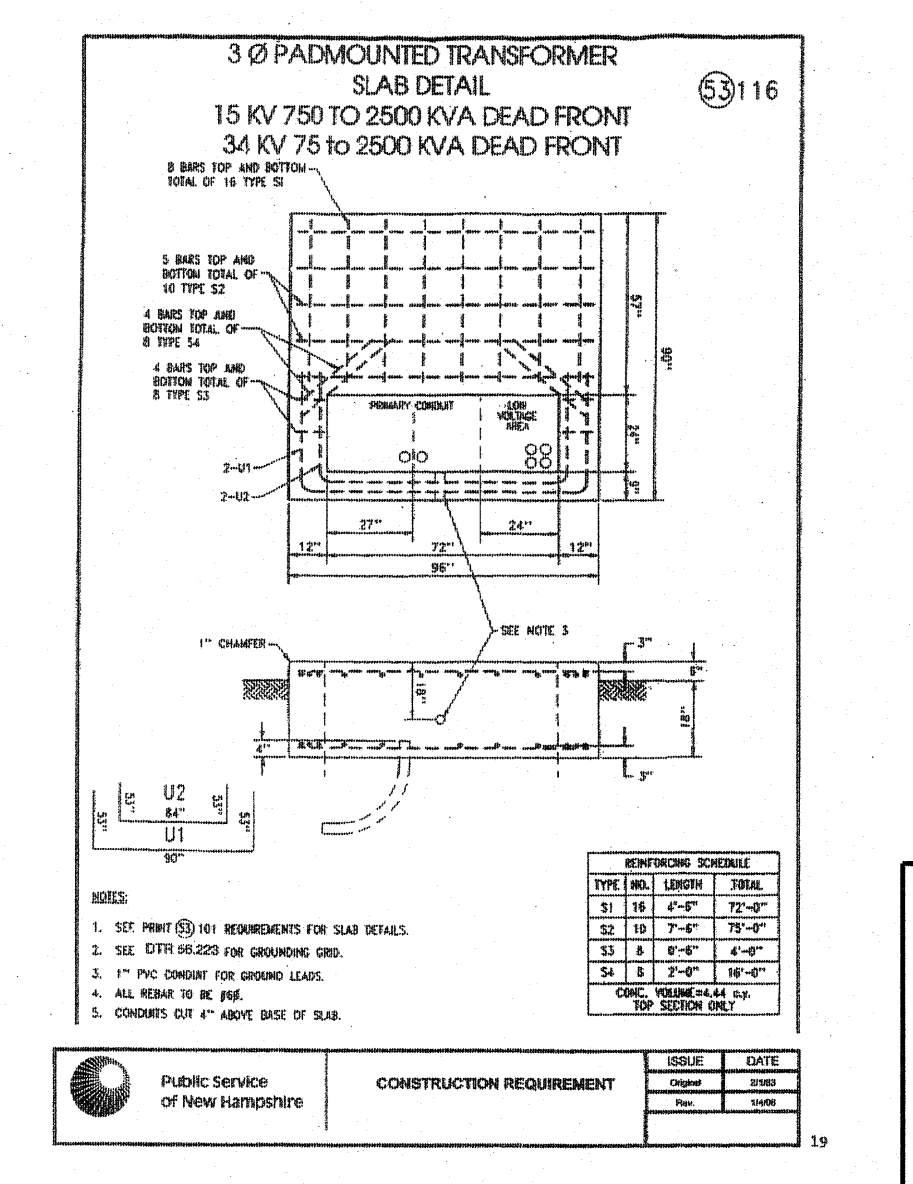


3 Ø PADMOUNTED TRANSFORMER SLAB DETAIL

15 KV 750 TO 2500 KVA DEAD FRONT
34 KV 75 TO 2500 KVA DEAD FRONT
8 BARS 1/2" x 4" x 12" TOTAL OF 16 BARS
1" COVER
1" MINIMUM FOR SERVICE WIRES
2" MINIMUM FOR TELEPHONE CABLE
4" MINIMUM FOR TELEPHONE CABLE
2" 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

REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION
1	11/14/11	ISSUE FOR PERMIT
2	11/14/11	ISSUE FOR PERMIT
3	11/14/11	ISSUE FOR PERMIT
4	11/14/11	ISSUE FOR PERMIT
5	11/14/11	ISSUE FOR PERMIT



TYPICAL TRENCH SECTION FOR WATER SERVICE

Notes:
1. SEE PERMIT FOR REVISIONS FOR SLAB DETAILS
2. SEE DTR 50.102 FOR SPACING AND
3. ALL REVISIONS TO BE MADE
4. ALL REVISIONS TO BE MADE
5. CONCRETE 4" x 4" x 4" ABOUT SIZE OF SLAB

ENGINEER: Michael Mullin
TELEPHONE: 603-448-2713

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

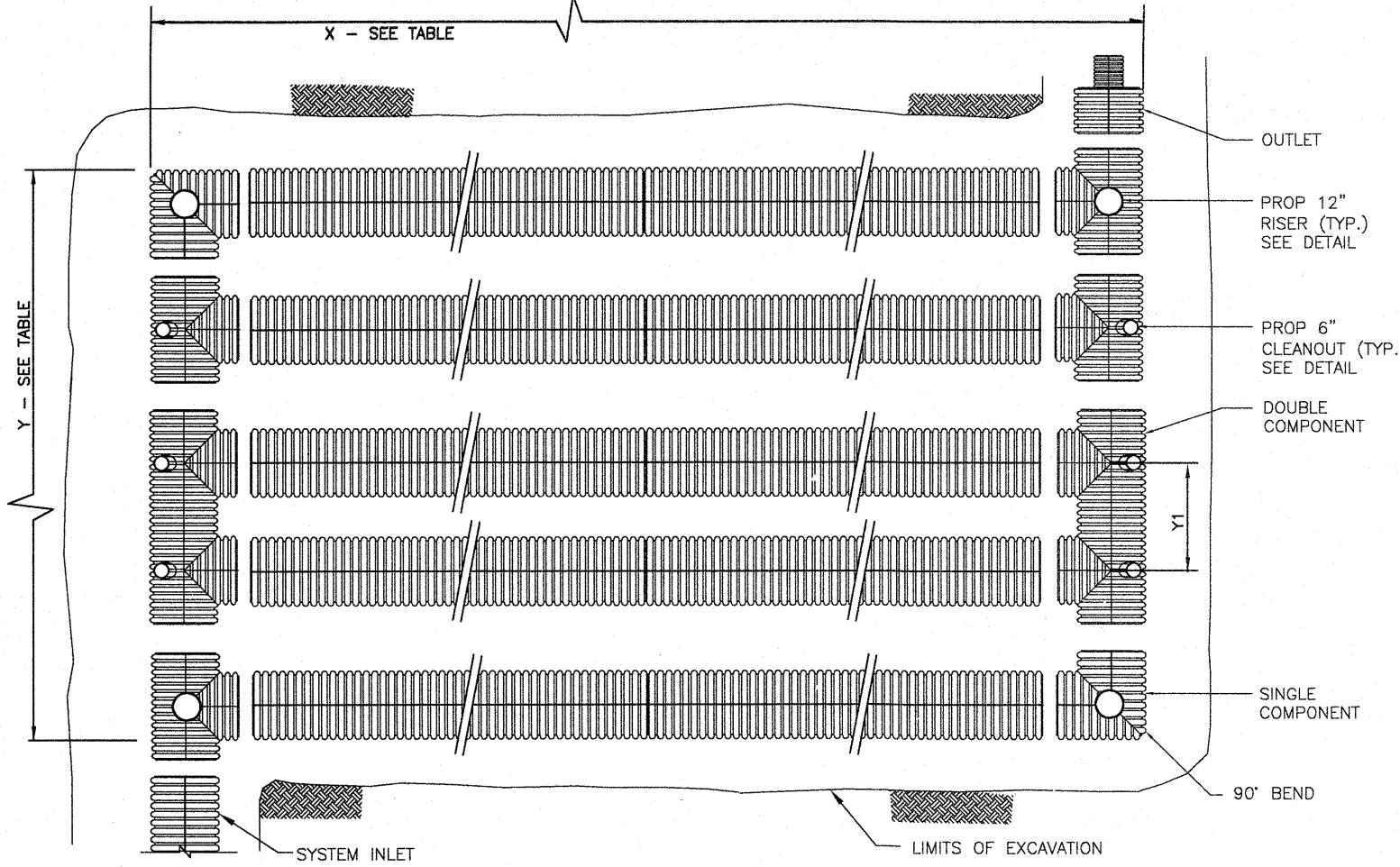
GPI Engineering Design Planning Construction Management
603.893.0720 GPINET.COM

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. 12 OF 15

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.



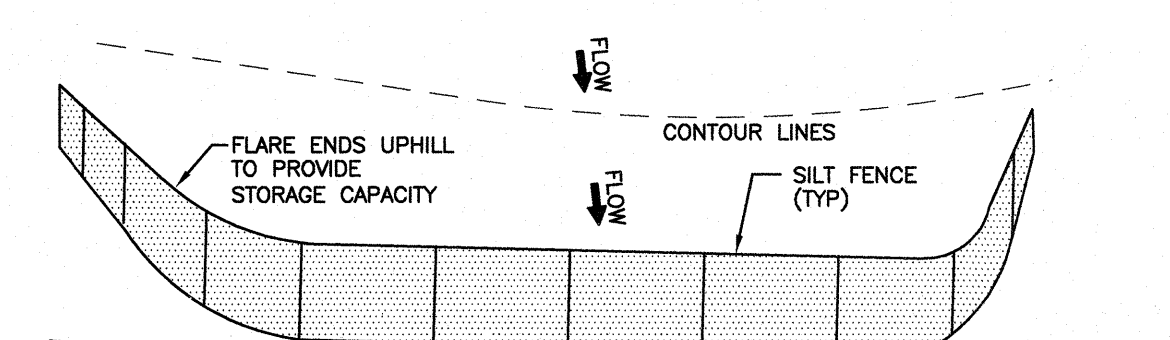
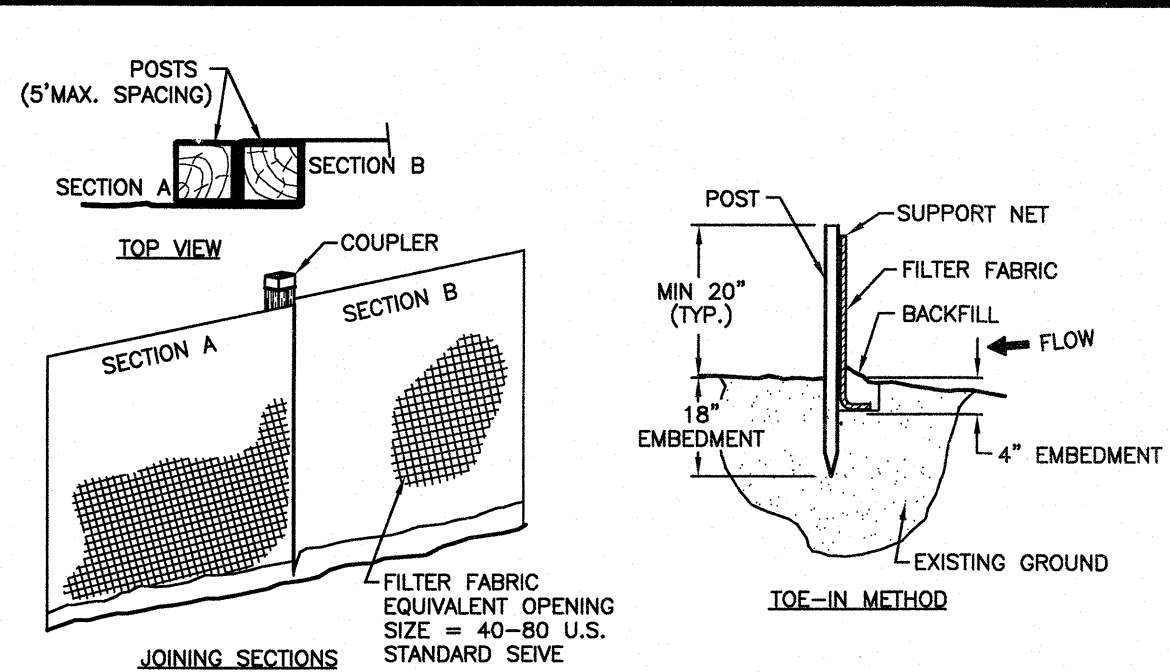
NOTE: FOR ADDITIONAL DETAILS, SEE ADS STD-702 & STD-703.

UNDERGROUND STORMWATER INFILTRATION SYSTEM TABLE							
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 Notation	ASTM M281 ²⁾ M3 ³⁾ M4 ⁴⁾ M5 ⁵⁾ M6 ⁶⁾ M7 ⁷⁾ M8 ⁸⁾ M9 ⁹⁾ M10 ¹⁰⁾ M11 ¹¹⁾ M12 ¹²⁾ M13 ¹³⁾ M14 ¹⁴⁾ M15 ¹⁵⁾ M16 ¹⁶⁾ M17 ¹⁷⁾ M18 ¹⁸⁾ M19 ¹⁹⁾ M20 ²⁰⁾ M21 ²¹⁾ M22 ²²⁾ M23 ²³⁾ M24 ²⁴⁾ M25 ²⁵⁾ M26 ²⁶⁾ M27 ²⁷⁾ M28 ²⁸⁾ M29 ²⁹⁾ M30 ³⁰⁾ M31 ³¹⁾ M32 ³²⁾ M33 ³³⁾ M34 ³⁴⁾ M35 ³⁵⁾ M36 ³⁶⁾ M37 ³⁷⁾ M38 ³⁸⁾ M39 ³⁹⁾ M40 ⁴⁰⁾ M41 ⁴¹⁾ M42 ⁴²⁾ M43 ⁴³⁾ M44 ⁴⁴⁾ M45 ⁴⁵⁾ M46 ⁴⁶⁾ M47 ⁴⁷⁾ M48 ⁴⁸⁾ M49 ⁴⁹⁾ M50 ⁵⁰⁾ M51 ⁵¹⁾ M52 ⁵²⁾ M53 ⁵³⁾ M54 ⁵⁴⁾ M55 ⁵⁵⁾ M56 ⁵⁶⁾ M57 ⁵⁷⁾ M58 ⁵⁸⁾ M59 ⁵⁹⁾ M60 ⁶⁰⁾ M61 ⁶¹⁾ M62 ⁶²⁾ M63 ⁶³⁾ M64 ⁶⁴⁾ M65 ⁶⁵⁾ M66 ⁶⁶⁾ M67 ⁶⁷⁾ M68 ⁶⁸⁾ M69 ⁶⁹⁾ M70 ⁷⁰⁾ M71 ⁷¹⁾ M72 ⁷²⁾ M73 ⁷³⁾ M74 ⁷⁴⁾ M75 ⁷⁵⁾ M76 ⁷⁶⁾ M77 ⁷⁷⁾ M78 ⁷⁸⁾ M79 ⁷⁹⁾ M80 ⁸⁰⁾ M81 ⁸¹⁾ M82 ⁸²⁾ M83 ⁸³⁾ M84 ⁸⁴⁾ M85 ⁸⁵⁾ M86 ⁸⁶⁾ M87 ⁸⁷⁾ M88 ⁸⁸⁾ M89 ⁸⁹⁾ M90 ⁹⁰⁾ M91 ⁹¹⁾ M92 ⁹²⁾ M93 ⁹³⁾ M94 ⁹⁴⁾ M95 ⁹⁵⁾ M96 ⁹⁶⁾ M97 ⁹⁷⁾ M98 ⁹⁸⁾ M99 ⁹⁹⁾ M100 ¹⁰⁰⁾ M101 ¹⁰¹⁾ M102 ¹⁰²⁾ M103 ¹⁰³⁾ M104 ¹⁰⁴⁾ M105 ¹⁰⁵⁾ M106 ¹⁰⁶⁾ M107 ¹⁰⁷⁾ M108 ¹⁰⁸⁾ M109 ¹⁰⁹⁾ M110 ¹¹⁰⁾ M111 ¹¹¹⁾ M112 ¹¹²⁾ M113 ¹¹³⁾ M114 ¹¹⁴⁾ M115 ¹¹⁵⁾ M116 ¹¹⁶⁾ 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M817 ⁸¹⁷⁾ M818 ⁸¹⁸⁾ M819 ⁸¹⁹⁾ M820 ⁸²⁰⁾ M821 ⁸²¹⁾ M822 ⁸²²⁾ M823 ⁸²³⁾ M824 ⁸²⁴⁾ M825 ⁸²⁵⁾ M826 ⁸²⁶⁾ M827 ⁸²⁷⁾ M828 ⁸²⁸⁾ M829 ⁸²⁹⁾ M830 ⁸³⁰⁾ M831 ⁸³¹⁾ M832 ⁸³²⁾ M833 ⁸³³⁾ M834 ⁸³⁴⁾ M835 ⁸³⁵⁾ M836 ⁸³⁶⁾ M837 ⁸³⁷⁾ M838 ⁸³⁸⁾ M839 ⁸³⁹⁾ M840 ⁸⁴⁰⁾ M841 ⁸⁴¹⁾ M842 ⁸⁴²⁾ M843 ⁸⁴³⁾ M844 ⁸⁴⁴⁾ M845 ⁸⁴⁵⁾ M846 ⁸⁴⁶⁾ M847 ⁸⁴⁷⁾ M848 ⁸⁴⁸⁾ M849 ⁸⁴⁹⁾ M850 ⁸⁵⁰⁾ M851 ⁸⁵¹⁾ M852 ⁸⁵²⁾ M853 ⁸⁵³⁾ M854 ⁸⁵⁴⁾ M855 ⁸⁵⁵⁾ M856 ⁸⁵⁶⁾ M857 ⁸⁵⁷⁾ M858 ⁸⁵⁸⁾ M859 ⁸⁵⁹⁾ M860 ⁸⁶⁰⁾ M861 ⁸⁶¹⁾ M862 ⁸⁶²⁾ M863 ⁸⁶³⁾ M864 ⁸⁶⁴⁾ M865 ⁸⁶⁵⁾ M866 ⁸⁶⁶⁾ M867 ⁸⁶⁷⁾ M868 ⁸⁶⁸⁾ M869 ⁸⁶⁹⁾ M870 ⁸⁷⁰⁾ M871 ⁸⁷¹⁾ M872 ⁸⁷²⁾ M873 ⁸⁷³⁾ M874 ⁸⁷⁴⁾ M875 ⁸⁷⁵⁾ M876 ⁸⁷⁶⁾ M877 ⁸⁷⁷⁾ M878 ⁸⁷⁸⁾ M879 ⁸⁷⁹⁾ M880 ⁸⁸⁰⁾ M881 ⁸⁸¹⁾ M882 ⁸⁸²⁾ M883 ⁸⁸³⁾ M884 ⁸⁸⁴⁾ M885 ⁸⁸⁵⁾ M886 ⁸⁸
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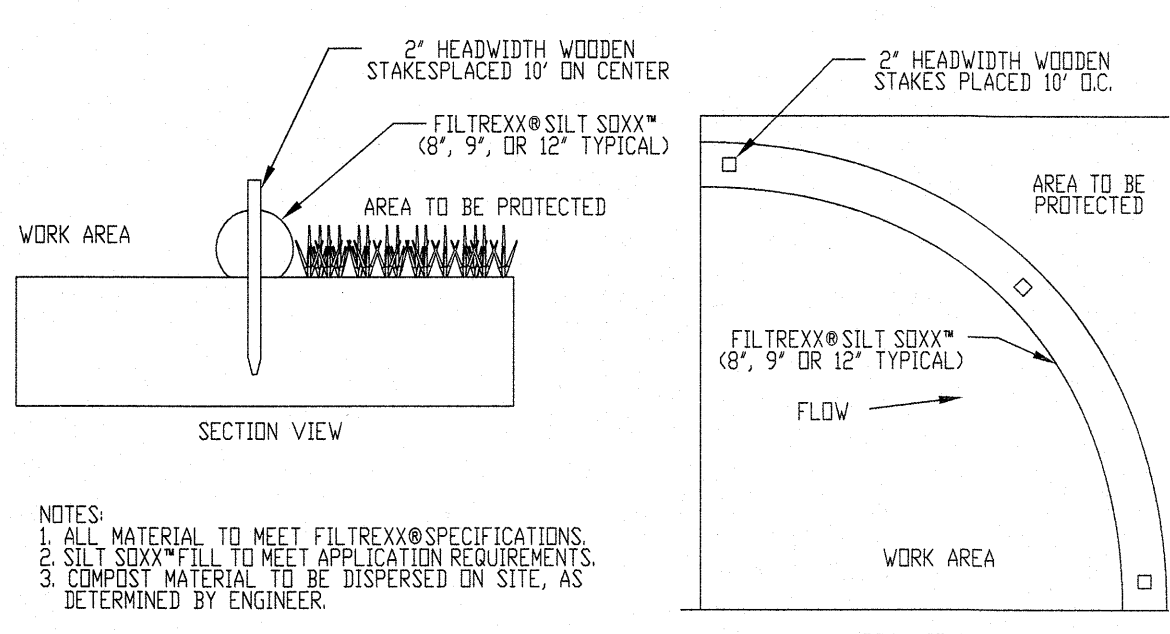
- CRITERIA FOR SILT FENCES:**
- SILT FENCE FILTER CLOTH: THE FABRIC FOR THE SILT FENCE SHALL MEET THE FOLLOWING SPECIFICATIONS:

MINIMUM ACCEPTABLE VALUES	TEST METHOD
90	ASTM D1682
50	ASTM D1682
190	ASTM D3786
40	ASTM D751
40-80	US STD SIEVE
 - FENCE POSTS (FOR FABRICATED UNITS) - THE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG, WOOD POSTS WILL BE OF SOUND QUALITY HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES. STEEL POSTS WILL BE STANDARD T OR U SECTIONS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT. MAXIMUM SPACING SHALL BE 6 LINEAR FEET.
 - WIRE FENCE (FOR FABRICATED UNITS) - WIRE FENCING SHALL BE A MINIMUM 14.5 GAUGE WITH A MAXIMUM 6 INCH MESH OPENING.
 - PRE-FABRICATED UNITS - PRE-FABRICATED UNITS MAY BE USED IN LIEU OF THE ABOVE METHOD PROVIDING: (1) THE FILTER CLOTH AND FENCE POSTS MEET THE ABOVE CRITERIA; AND (2) THE UNIT IS INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

- MAINTENANCE:**
- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
 - IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT, THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 - SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.
- CONSTRUCTION SPECIFICATIONS:**
- THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
 - THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND (4\"/>

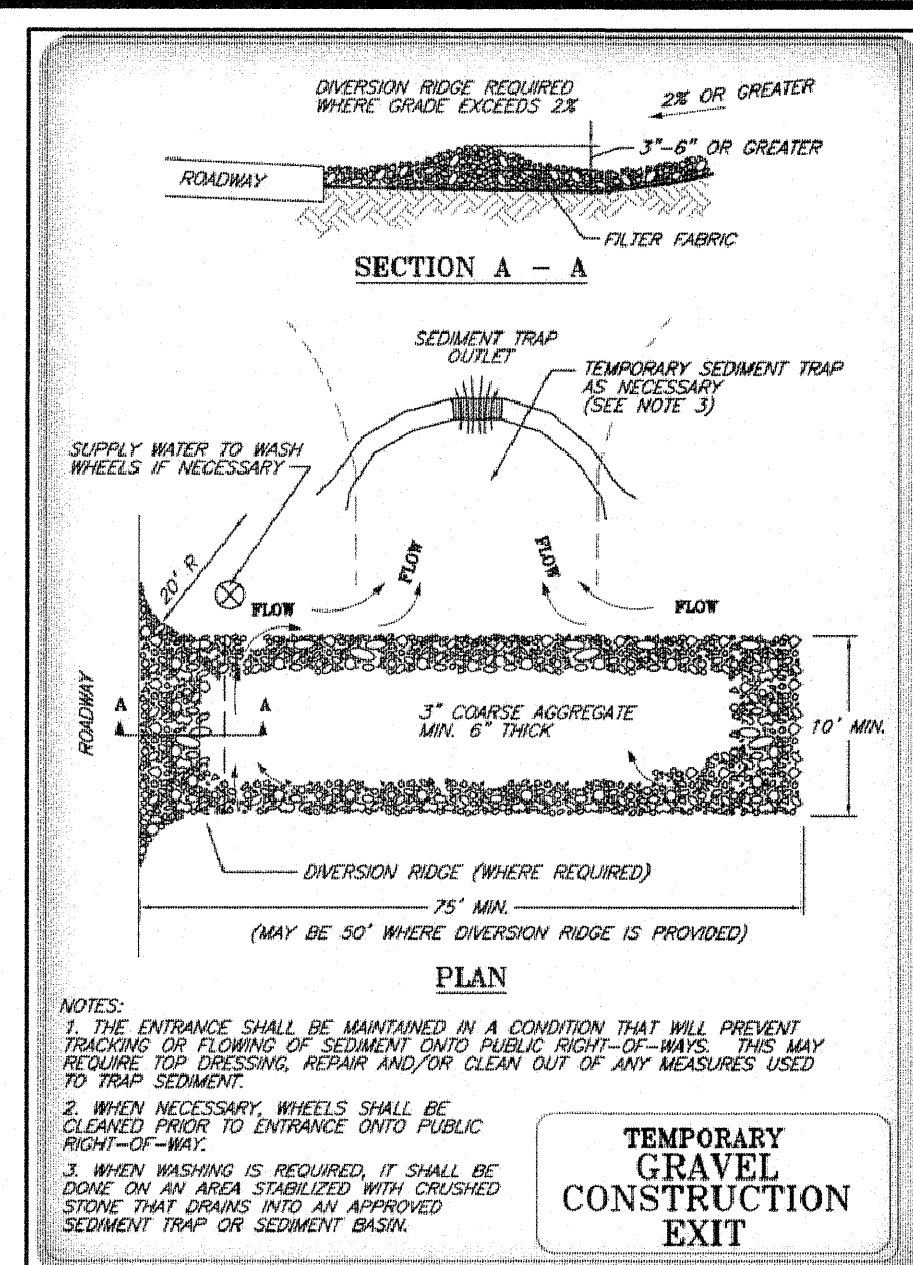
SEDIMENT CONTROL FENCE

NOT TO SCALE



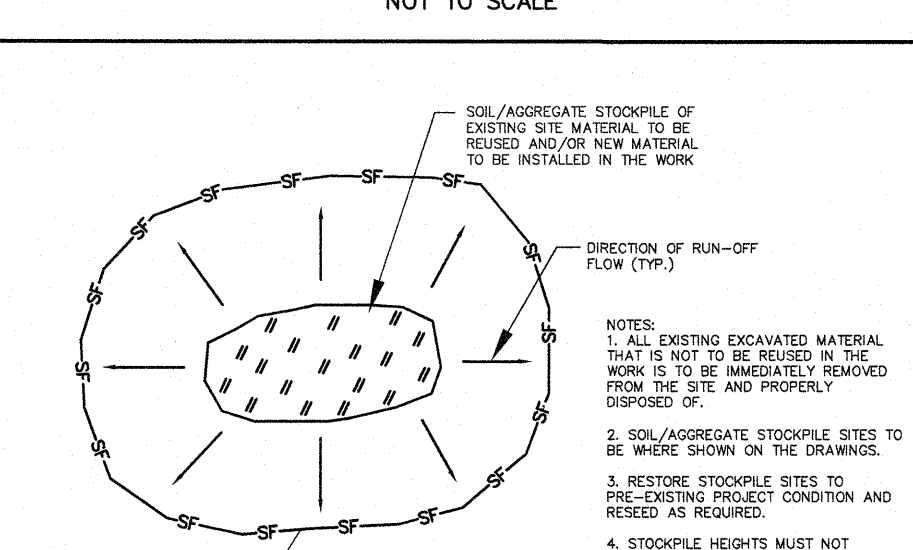
- NOTES:**
- FILL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
 - SILT SOXX® FILL TO MEET APPLICATION REQUIREMENTS.
 - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
- The Contractor shall remove sediment at the base of the upslope side of the Sediment control when accumulation has reached 1/2 of the effective height of the Sediment control, or as directed by the Engineer. Alternatively, a new Sediment control can be placed on top of and slightly behind the original one creating more sediment storage capacity without soil disturbance.
 - Sediment control shall be maintained until disturbed area above the device has been permanently stabilized and construction activity has ceased.
 - The FilterMedia™ will be dispersed on site once disturbed area has been permanently stabilized, construction activity has ceased, or as determined by the Engineer.
 - For long-term sediment and pollution control applications, Sediment control can be seeded at the time of installation to create a vegetative filtering system for prolonged and increased filtration of sediment and soluble pollutants (contained negative filter strip). The appropriate seed mix shall be determined by the Engineer.

FIL TREXX® SILT SOXX™



GRAVEL CONSTRUCTION EXIT

NOT TO SCALE



MATERIALS STOCKPILE DETAIL

NOT TO SCALE

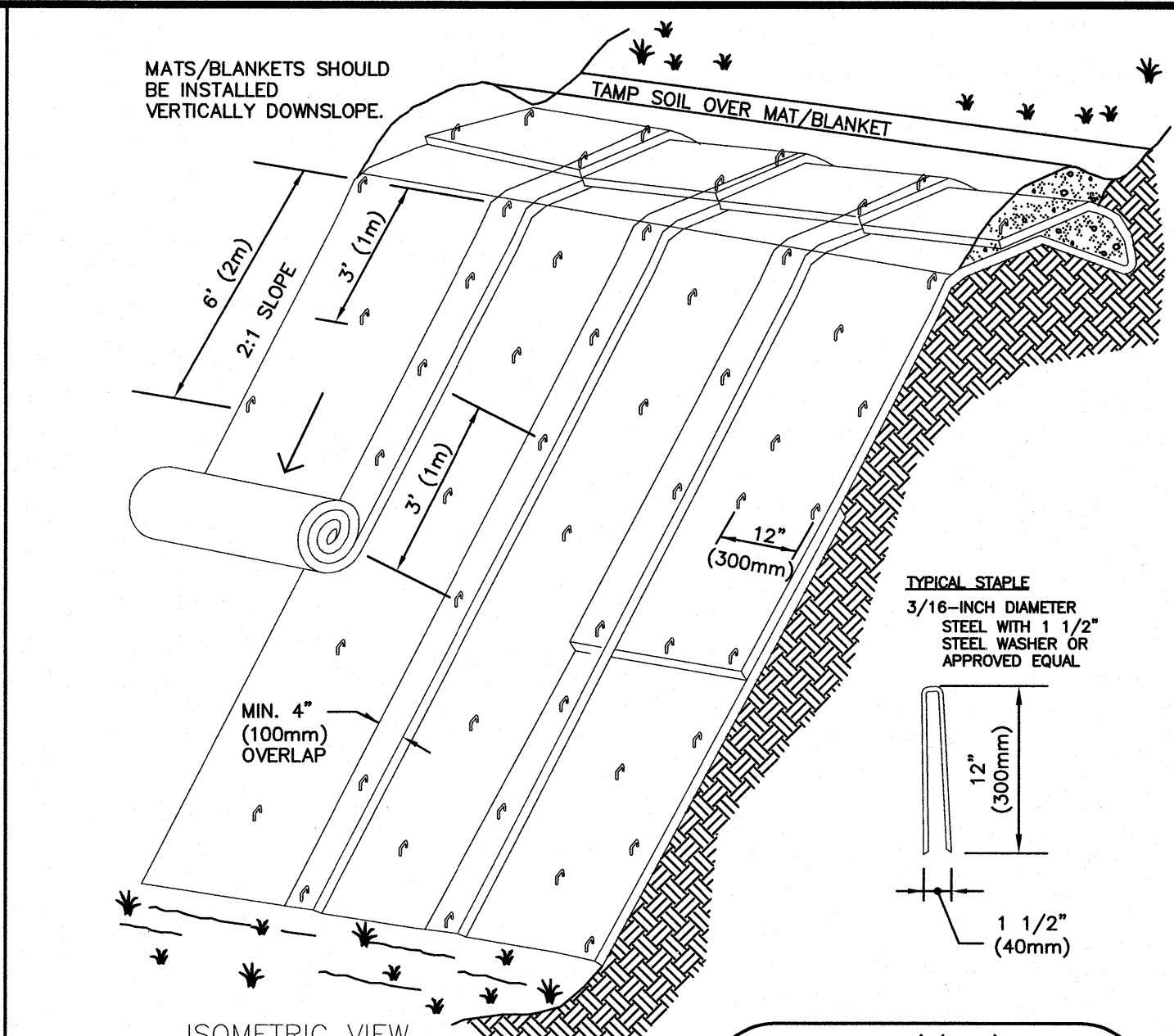
GPI Engineering | Design | Planning | Construction Management

TEST PIT DATA

Client: 4 Amigos LLC
 Project Address: 1400 Lafayette Road
 Town, State: Portsmouth, NH
 Job Number: 458219
 Date: December 16, 2019
 Performed by: Diane Pantemoller

Test Pit No.	ESHWI:	Refusal:	Depth	Horizon	Soil Texture	Color	Consistence	SCS Soil:	Standing Water:	Roots:	Mottles; Quantity/Contrast
12-1	>54"	54"	0-48"	A	Loamy Sand	10yr 3/2	FR	Chatfield-Hollis-Canton	None	None	None visible
12-2	>120"	>120"	0-9"	A	Loamy Sand	10yr 3/2	FR	Chatfield-Hollis-Canton	None	54"	None visible
			9-18"	B	Loamy Sand	10yr 5/6	FR				
			18-120"	C	Loamy Sand	7.5yr 4/3	FR				20% Gravel
12-3	>122"	>122"	0-30"	Fill	Mixed Soils/pavement	Loamy Sand	7.5yr 4/3	FR			20% Gravel
12-4	>120"	>120"	0-120"	Fill	Mixed Soils			Chatfield-Hollis-Canton	None	None	Bricks, Urban Fill
12-5	>120"	>120"	0-36"	Fill	Mixed Soils			Chatfield-Hollis-Canton	None	None	Bricks, Urban Fill
			36-120"	C	Loamy Sand	7.5yr 4/3	FR				20% Gravel

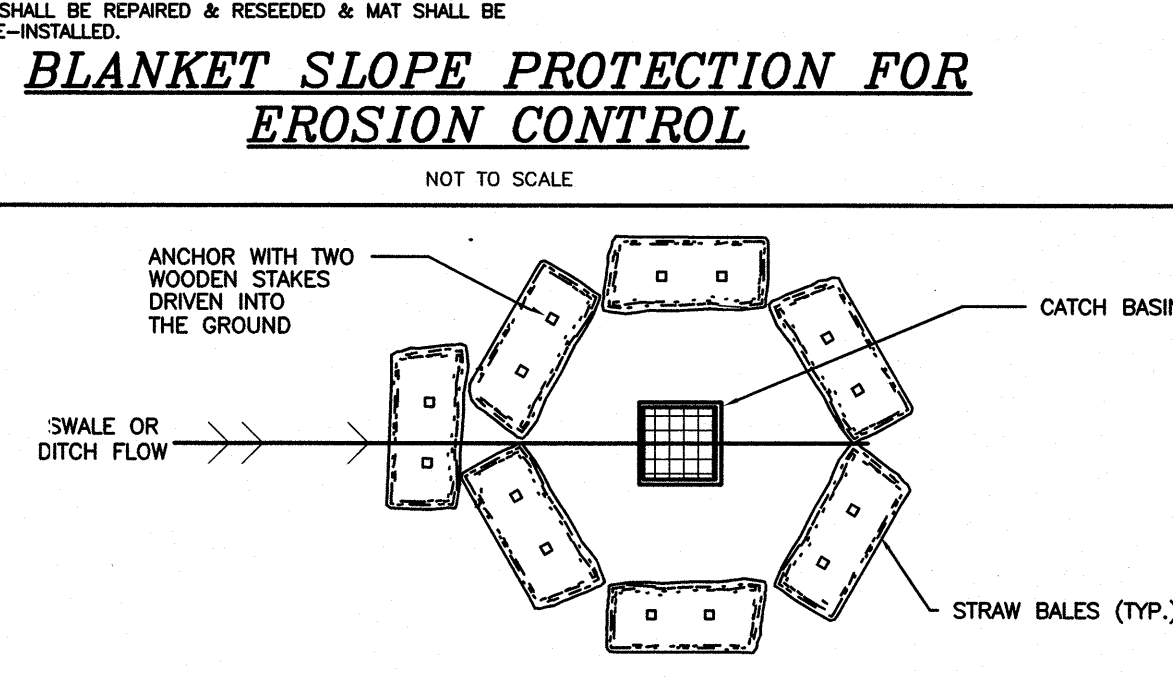
Greenman-Pedersen, Inc. 44 Stiles Road, Suite One Salem, NH 03079 p 603-893-0720 An Equal Opportunity Employer



BLANKET SLOPE PROTECTION FOR EROSION CONTROL

NOT TO SCALE

- NOTES:**
- BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6\"/>



LOW POINT SEDIMENTATION CONTROL BARRIER

NOT TO SCALE

- CONSTRUCTION SEQUENCE:**
- A WIRE MESH SHOULD BE PLACED OVER THE DROP INLET OR CURB OPENING SO THAT THE ENTIRE OPENING AND A MINIMUM OF 12 INCHES AROUND THE OPENING ARE COVERED BY THE MESH. THE MESH MAY BE ORDINARY HARDWARE CLOTH OR WIRE MESH WITH OPENINGS UP TO 1/2 INCH.
 - THE WIRE MESH SHOULD BE COVERED WITH CLEAN COARSE AGGREGATE SUCH AS SEWER STONE FOR A MINIMUM DEPTH OF 12 INCHES.
 - THE COARSE AGGREGATE SHOULD EXTEND AT LEAST 18 INCHES ON ALL SIDES OF THE DRAIN OPENING.
- MAINTENANCE:** ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM THE TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE-HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURAL OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

ON-SITE INLET PROTECTION DETAIL

NOT TO SCALE

WINTER STABILIZATION NOTES:

- MAINTENANCE REQUIREMENTS:**
- MAINTENANCE MEASURES SHOULD CONTINUE AS NEEDED THROUGHOUT CONSTRUCTION, INCLUDING THE OVER-WINTER PERIOD. AFTER EACH RAINFALL, SNOWSTORM, OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHOULD CONDUCT AN INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND REPAIR REPAIRS AS NEEDED TO INSURE THEIR CONTINUING FUNCTION.
- FOR ANY AREA STABILIZED BY TEMPORARY OR PERMANENT SEEDING PRIOR TO THE ONSET OF THE WINTER SEASON, THE CONTRACTOR SHOULD CONDUCT AN INSPECTION IN THE SPRING TO ASCERTAIN THE CONDITION OF VEGETATION COVER, AND REPAIR ANY DAMAGE AREAS OR BARE SPOTS AND RESEED AS REQUIRED TO ACHIEVE AN ESTABLISHED VEGETATIVE COVER (AT LEAST 85% OF AREA VEGETATED WITH HEALTHY, VIGOROUS GROWTH). SPECIFICATIONS:
- TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE FOLLOWING STABILIZATION TECHNIQUES SHOULD BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15TH THROUGH MAY 15TH.
- THE AREA OF EXPOSED, UNSTABILIZED SOIL SHOULD BE LIMITED TO ONE ACRE AND SHOULD BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT. SUBJECT TO APPLICABLE REGULATIONS, THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF ACTIVITIES ARE CONDUCTED ACCORDING TO A WINTER CONSTRUCTION PLAN, DEVELOPED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF NEW HAMPSHIRE OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AS CERTIFIED BY THE CSPESC COUNCIL OF ENVIROCERT INTERNATIONAL, INC.
 - STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS:
 - ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING, OR 2 INCHES OF EROSION CONTROL MIX (SEE DESCRIPTION OF EROSION CONTROL MIX BERMS FOR MATERIAL SPECIFICATIONS).
 - ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL MIX BLANKET OR WITH A MINIMUM 4 INCH THICKNESS OF EROSION CONTROL MIX, UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. NOTE THAT COMPOST BLANKETS SHOULD NOT EXCEED 2 INCHES IN THICKNESS OR THEY MAY OVERHEAT.
 - ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
 - INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH.
 - ALL MULCH APPLIED DURING WINTER SHOULD BE ANCHORED (E.G., BY NETTING, TRACKING, WOOD CELLULOSE FIBER).
 - STOCKPILES OF SOIL MATERIALS SHOULD BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. MULCHING SHOULD BE DONE WITHIN 24 HOURS OF STOCKING, AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. NO SOIL STOCKPILE SHOULD BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100 FEET FROM ANY WETLAND OR OTHER WATER RESOURCE AREA.
 - FROZEN MATERIALS, (E.G., FROST LAYER THAT IS REMOVED DURING WINTER CONSTRUCTION), SHOULD BE STOCKPILED SEPARATELY AND IN A LOCATION THAT IS AWAY FROM ANY AREA NEEDING TO BE PROTECTED. STOCKPILES OF FROZEN MATERIAL CAN MELT IN THE SPRING AND BECOME UNWORKABLE AND DIFFICULT TO TRANSPORT DUE TO THE HIGH MOISTURE CONTENT IN THE SOIL.
 - INSTALLATION OF EROSION CONTROL BLANKETS SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.
 - ALL GRASS-LINED DITCHES AND CHANNELS SHOULD BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL MIX BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY A QUALIFIED PROFESSIONAL ENGINEER OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AS CERTIFIED BY THE CSPESC COUNCIL OF ENVIROCERT INTERNATIONAL, INC. IF A STONE LINING IS NECESSARY, THE CONTRACTOR MAY NEED TO REGRADE THE DITCH AS REQUIRED TO PROVIDE ADEQUATE CROSS-SECTION AFTER ALLOWING FOR PLACEMENT OF THE STONE.
 - ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
 - AFTER NOVEMBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
 - SEDIMENT BARRIERS THAT ARE INSTALLED DURING FROZEN CONDITIONS SHOULD CONSIST OF EROSION CONTROL MIX BERMS, OR CONTINUOUS CONCENTRATED BERMS. SILT FENCES AND HAY BALES SHOULD NOT BE INSTALLED WHEN FROZEN CONDITIONS PREVENT PROPER EMBEDMENT OF THESE BARRIERS.

CONSTRUCTION SEQUENCE NOTES:

- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY ON-SITE CONSTRUCTION AS SHOWN. ADDITIONAL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL.
- CONSTRUCT TEMPORARY STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THIS SHEET.
- CUT AND STUMP AREAS OF PROPOSED CONSTRUCTION.
- REMOVE AND STOCKPILE TOPSOIL. STOCKPILE SHALL BE SEED TO PREVENT EROSION.
- CONSTRUCT PONDS, SWALES & LEVEL SPREADERS & STABILIZE PRIOR TO DIRECTING ANY RUNOFF TO THEM.
- CONSTRUCT ROADWAYS AND PERFORM SITE GRADING, PLACING HAY BALES AND SILTATION FENCES AS REQUIRED TO CONTROL SOIL EROSION, STABILIZE ROADS, PARKING LOTS AND CUT/FILL SLOPES WITHIN 72-HOURS OF ACHIEVING FINISH GRADES.
- CONSTRUCT RELOCATED DRAINAGE LINE PRIOR TO REMOVING THE EXISTING DRAINAGE LINE AS SHOWN ON DEMOLITION PLAN AND CONNECT RELOCATED DRAINAGE LINE.
- INSTALL UNDERGROUND UTILITIES AND DRAINAGE SYSTEM.
- BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEED OR MULCHED WITHIN 72-HOURS OF ACHIEVING FINISHED GRADES.
- DAILY OR AS REQUIRED, CONSTRUCT, INSPECT AND IF NECESSARY, RECONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDING. AT A MINIMUM, INSPECT EROSION CONTROLS WEEKLY AND AFTER EVERY 1/2\"/>

Permanent Seed Mix	lbs./acre
Creeping Red Fescue	20
Tall Fescue	20
Redtop	2
TOTAL	42

Temporary Seed Mix:	lbs./acre
Winter Rye (Aug. 15-Sept. 15)	112
Oats (No later than May 15)	80

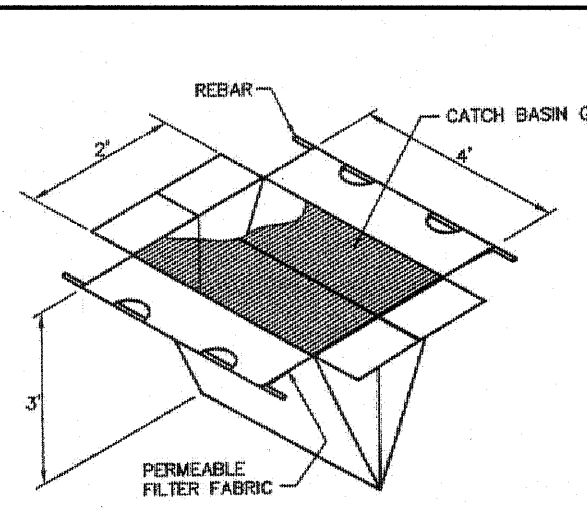
- NEWLY GRADED AREAS REQUIRING SLOPE PROTECTION OUTSIDE OF NORMAL SEEDING SEASON SHALL RECEIVE HAY MULCH AT THE APPROXIMATE RATE OF NO MORE THAN 2 TONS PER ACRE.
- THE CONTRACTOR AND DEVELOPER MUST MANAGE THE PROJECT TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- FUGITIVE DUST MUST BE CONTROLLED IN ACCORDANCE WITH ENV-A-1000.

EROSION CONTROL NOTES:

- THE EROSION CONTROL PROCEDURES SHALL CONFORM TO THE NH STORMWATER MANUAL, VOLUME 3, EROSION & SEDIMENT CONTROLS DURING CONSTRUCTION, DECEMBER 2008.
- DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED; THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME AS APPROVED BY THE ENGINEER. LAND SHOULD NOT BE LEFT EXPOSED DURING THE WINTER MONTHS.
- LIMIT OF MAXIMUM AREA OF EXPOSED SOIL AT ANY ONE TIME TO LESS THAN 5 ACRES. THE EXPOSED AREA THAT IS BEING ACTIVELY WORKED DURING WINTER IS TO BE LESS THAN 3 ACRES DURING THE WINTER SEASON.
- ALL PERMANENT STORM WATER STRUCTURES SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
 - OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- SILT FENCE SHALL BE INSTALLED AND MAINTAINED DURING AND AFTER DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER AND FROM LAND UNDERGOING DEVELOPMENT. WHERE POSSIBLE, NATURAL DRAINAGE WAYS SHOULD BE UTILIZED AND LEFT OPEN TO REMOVE EXCESS SURFACE WATER. SILT FENCE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
- ALL DISTURBED AREAS AND SIDE SLOPES WHICH ARE FINISHED GRADED, WITH NO FURTHER CONSTRUCTION TO TAKE PLACE, SHALL BE MULCHED AND SEEDED WITHIN 72 HOURS AFTER FINAL GRADING. A MINIMUM OF 4\"/>

TEMPORARY EROSION CONTROL MEASURES:

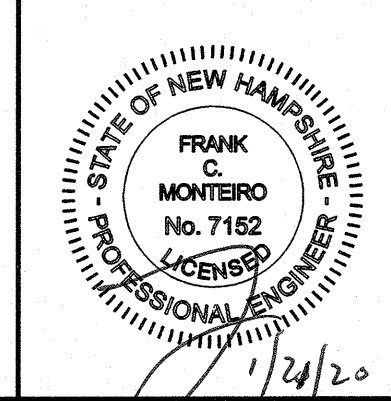
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- HAY BALE BARRIERS AND SEDIMENT TRAPS SHALL BE INSTALLED AS REQUIRED. BARRIERS AND TRAPS ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
- BALED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.
- FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC.
- STOCKPILED MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SILTATION FENCE AND SEED TO PREVENT EROSION. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.
- ALL DISTURBED AREAS SHALL BE LOADED AND SEED. A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED AND SEEDING AS SPECIFIED.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- ALL CATCH BASIN INLETS WILL BE PROTECTED WITH LOW POINT SEDIMENTATION BARRIER.
- ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AND CLEANED AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- ALL DEMOLITION OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA.
- JUTE MATTING OR APPROVED EQUIVALENT SHALL BE PROVIDED ON ALL SLOPES GREATER THAN 3:1.



INLET PROTECTION DETAIL

NOT TO SCALE

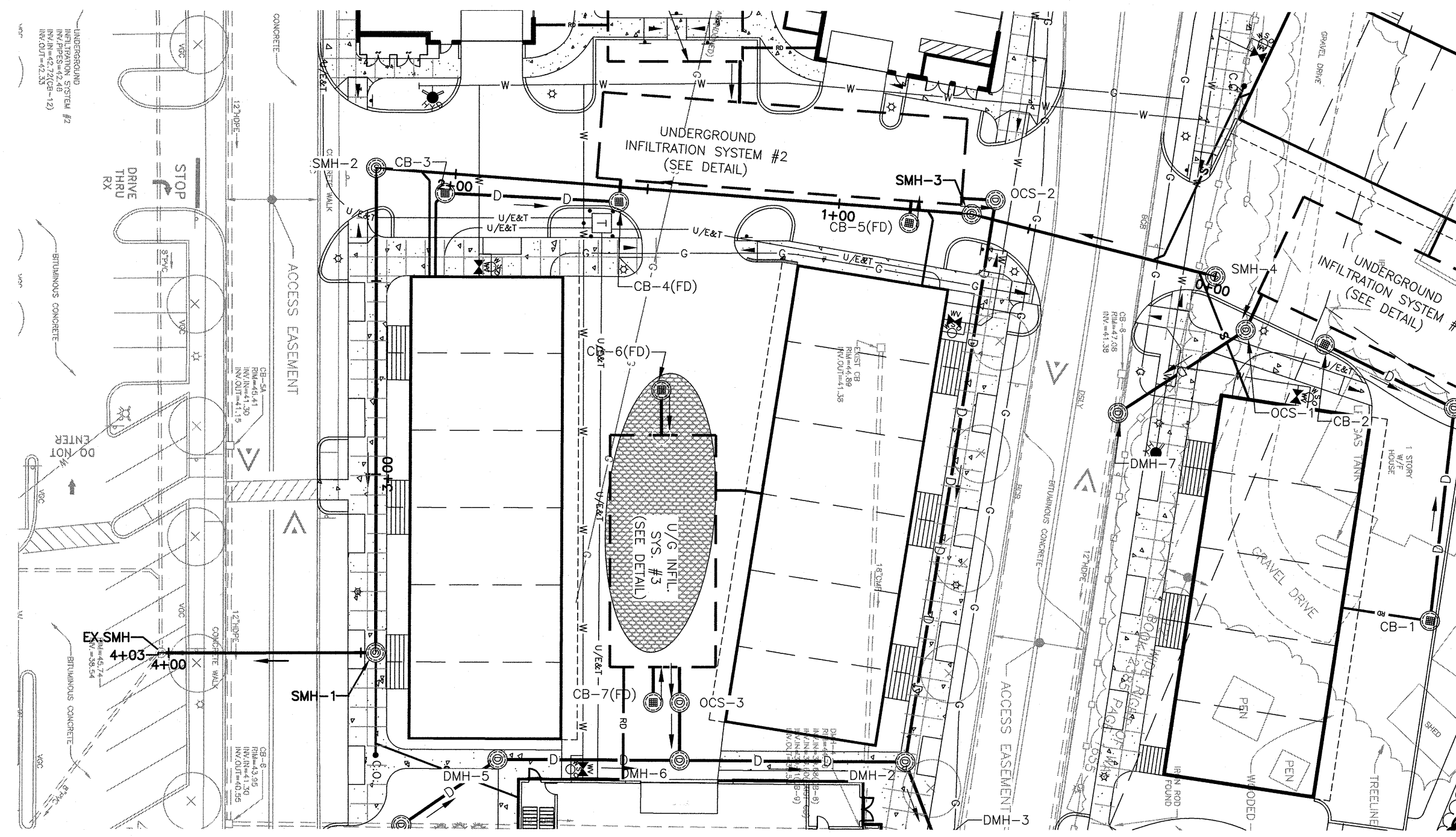
NO.	DESCRIPTION	BY	DATE
REVISIONS			
DETAIL SHEET			
ASSESSORS MAP 252 - LOTS 4,5 & 9			
1400 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE			
PREPARED FOR: 4 AMIGOS, LLC 321 LAFAYETTE ROAD UNIT D HAMPTON, NEW HAMPSHIRE 03842			
GPI Engineering Design Planning Construction Management		Greenman-Pedersen, Inc.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



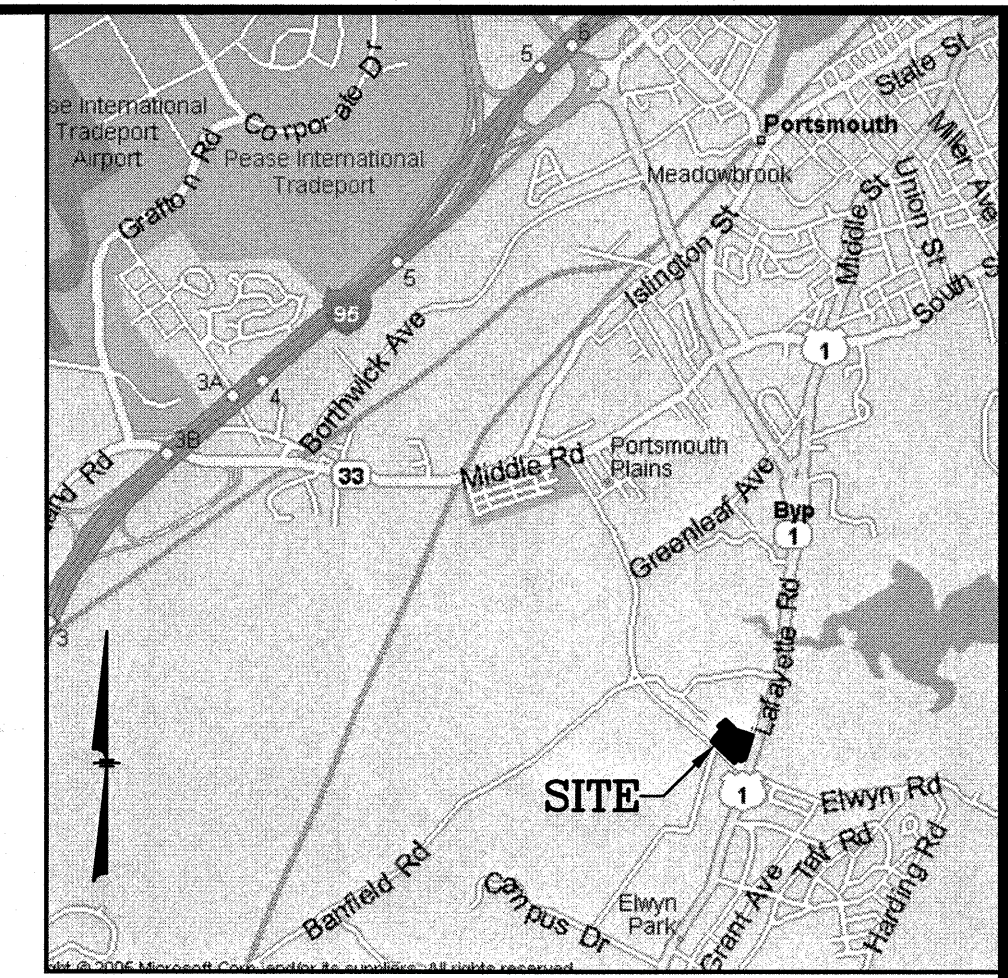
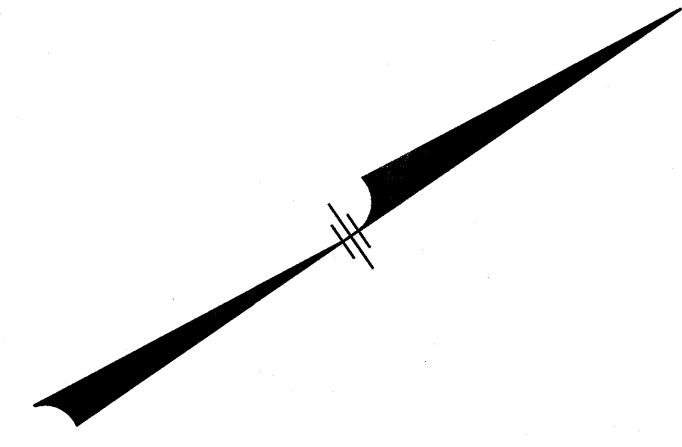
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LEGEND

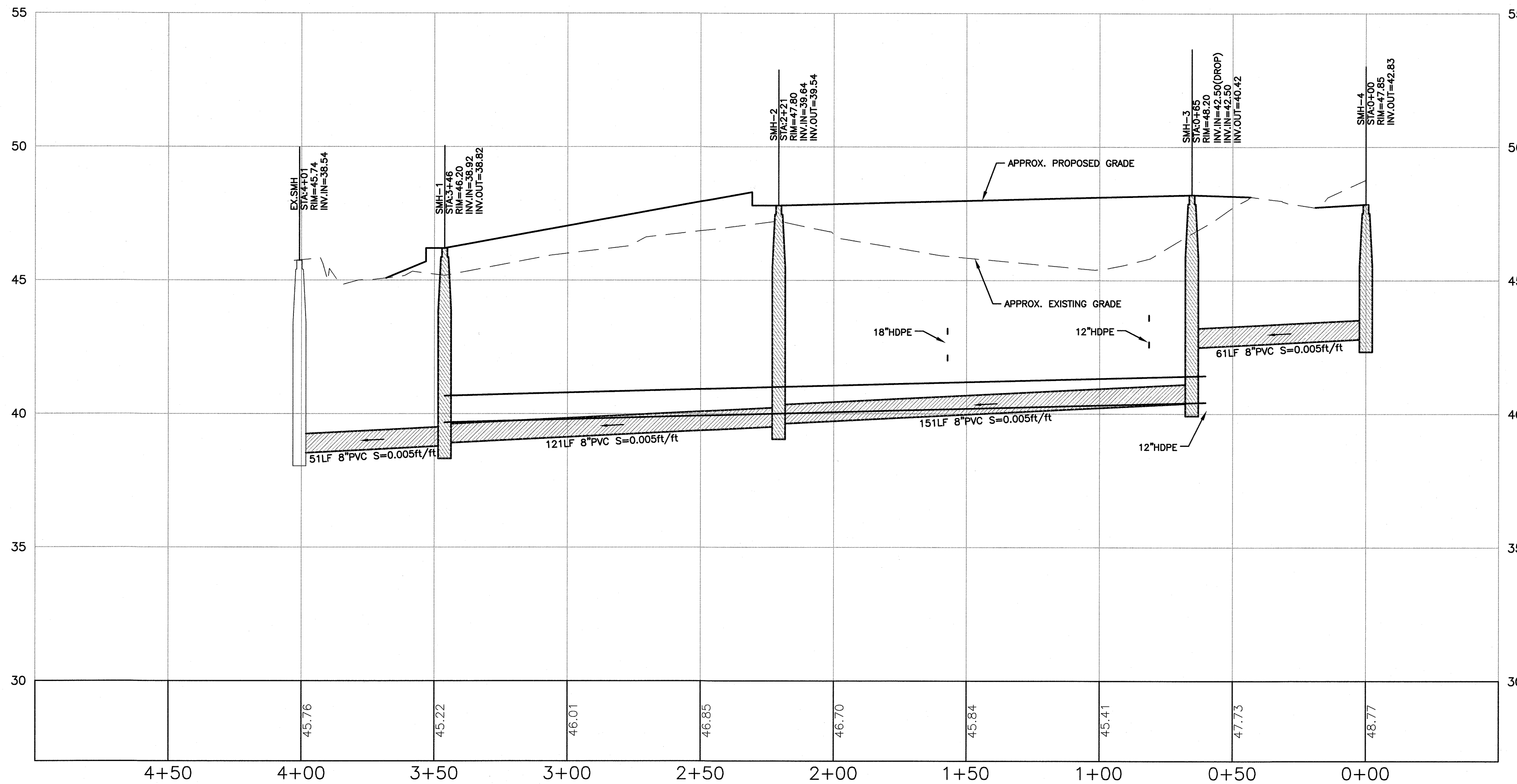
- IRON PIN FOUND
- CONCRETE BOUND FOUND
- △ RAILROAD SPIKE FOUND
- DRILL HOLE FOUND
- SGC EXIST. SLOPED GRANITE CURB
- VGC EXIST. VERTICAL GRANITE CURB
- BCC EXIST. BITUMINOUS CONC. LIP CURBING
- VCC EXIST. VERTICAL CONCRETE CURB
- OSWL OVERHEAD SERVICE WIRES
- DSYL DOUBLE SOLID YELLOW LINE
- SSWL SINGLE 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



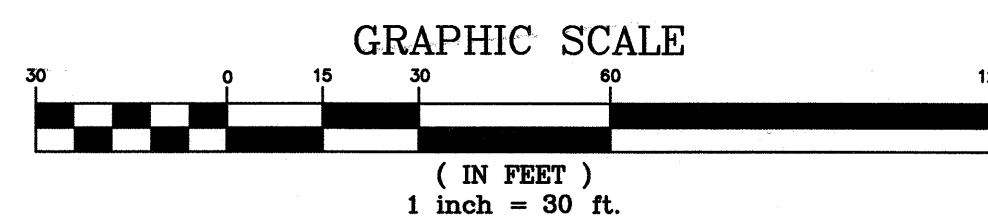
PLAN
SCALE: 1"=30'



LOCATION MAP
(NOT TO SCALE)



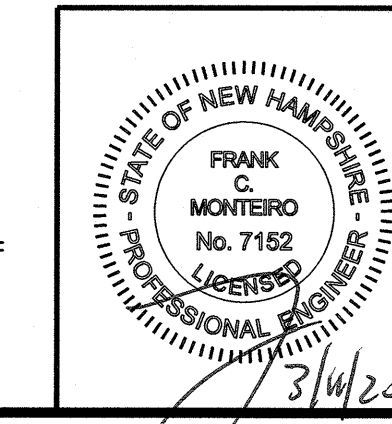
PROFILE
SCALE: 1"=30'H/3'V



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



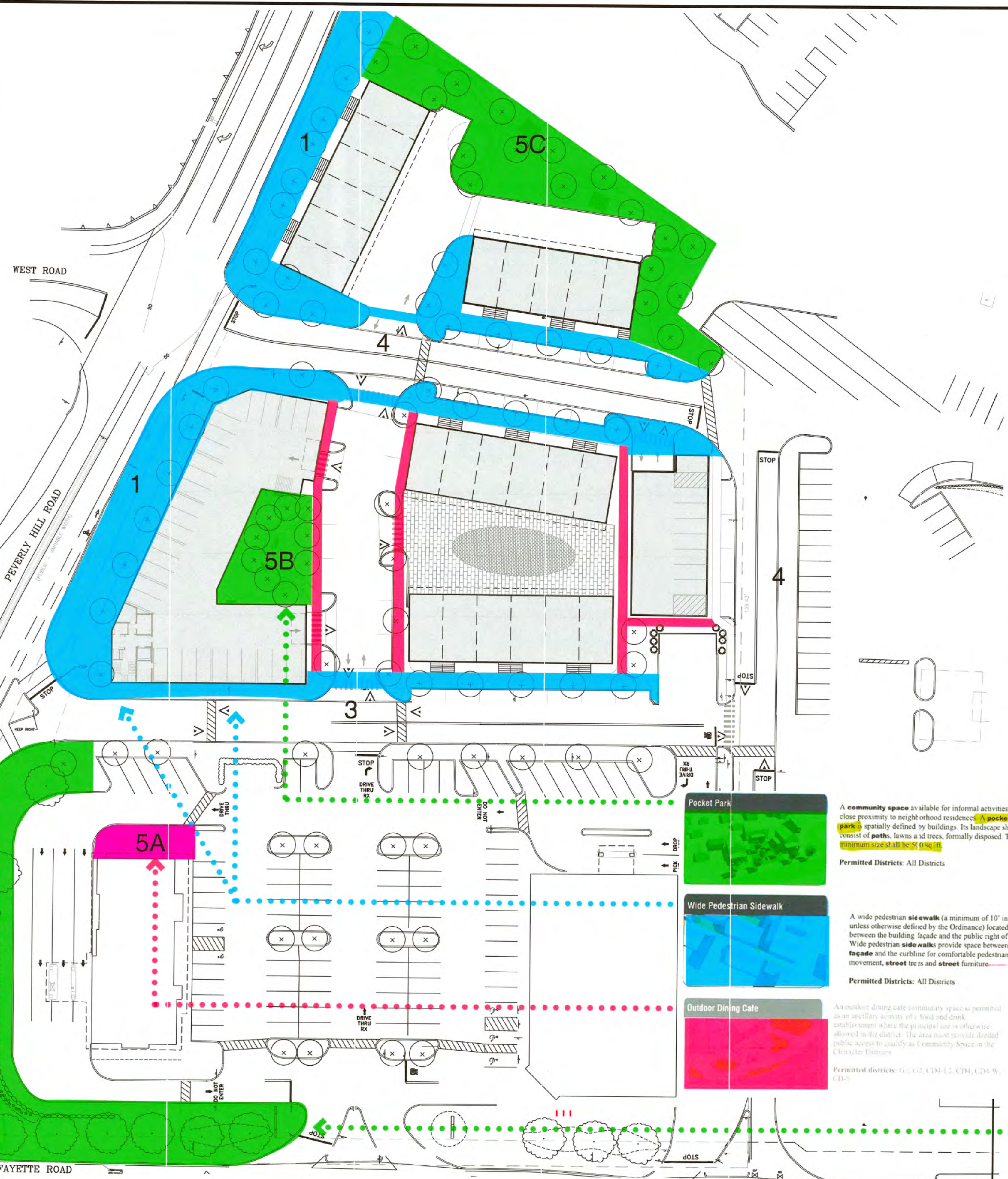
OWNER OF RECORD:
MAP 252 LOTS 4, 5 & 9
4 AMIGOS LLC
321 LAFAYETTE ROAD, UNIT D
HAMPTON, NH 03842

GPI Engineering Design Planning Construction Management
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	44 Stiles Road	
Planning	Suite One		
Construction Management	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 fills. 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.

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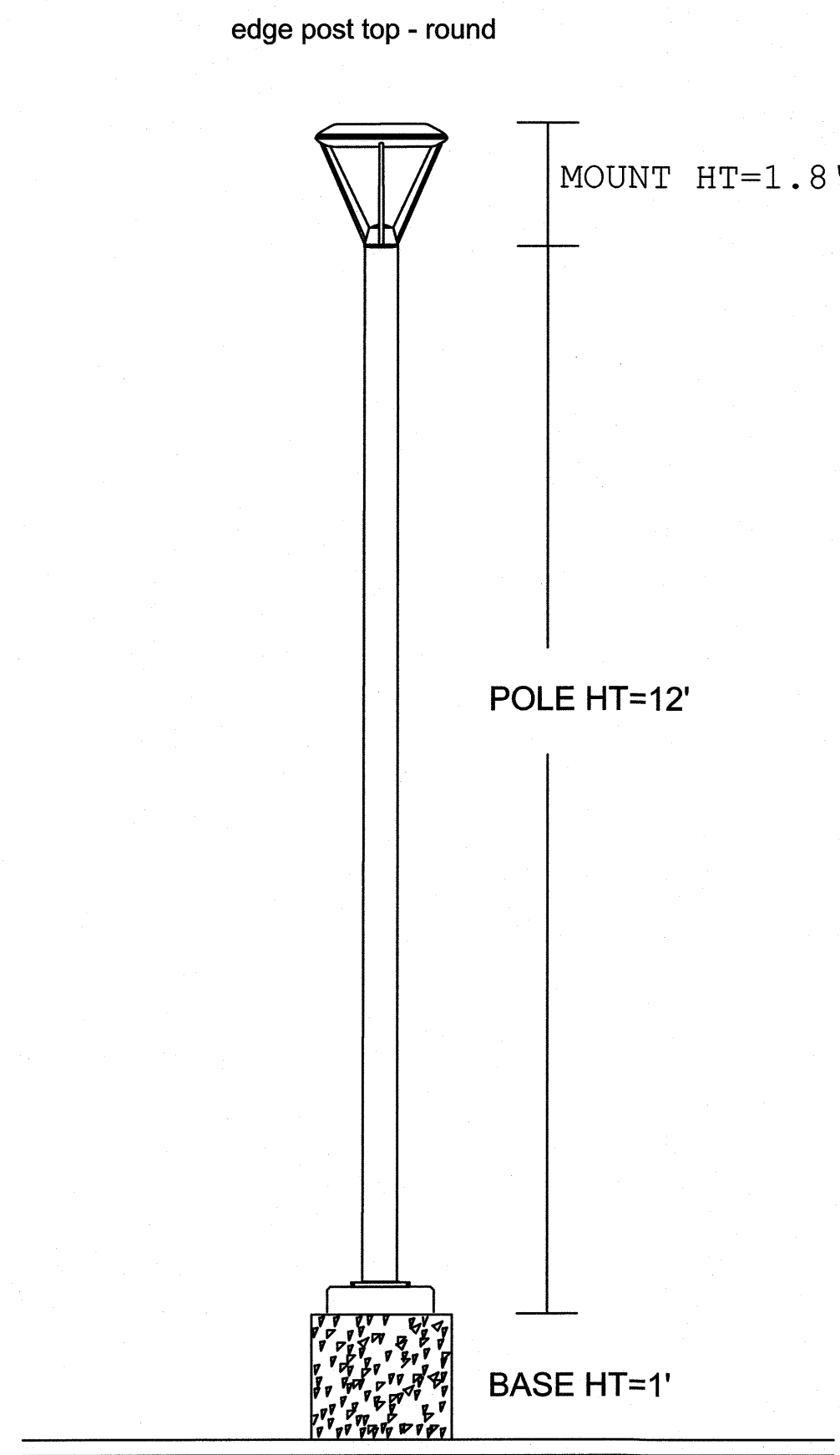
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	20	2MB	SINGLE	0.990	5348	70	ARE-EDR-2MB-R3-04-E-UL-xx-525-40K

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)

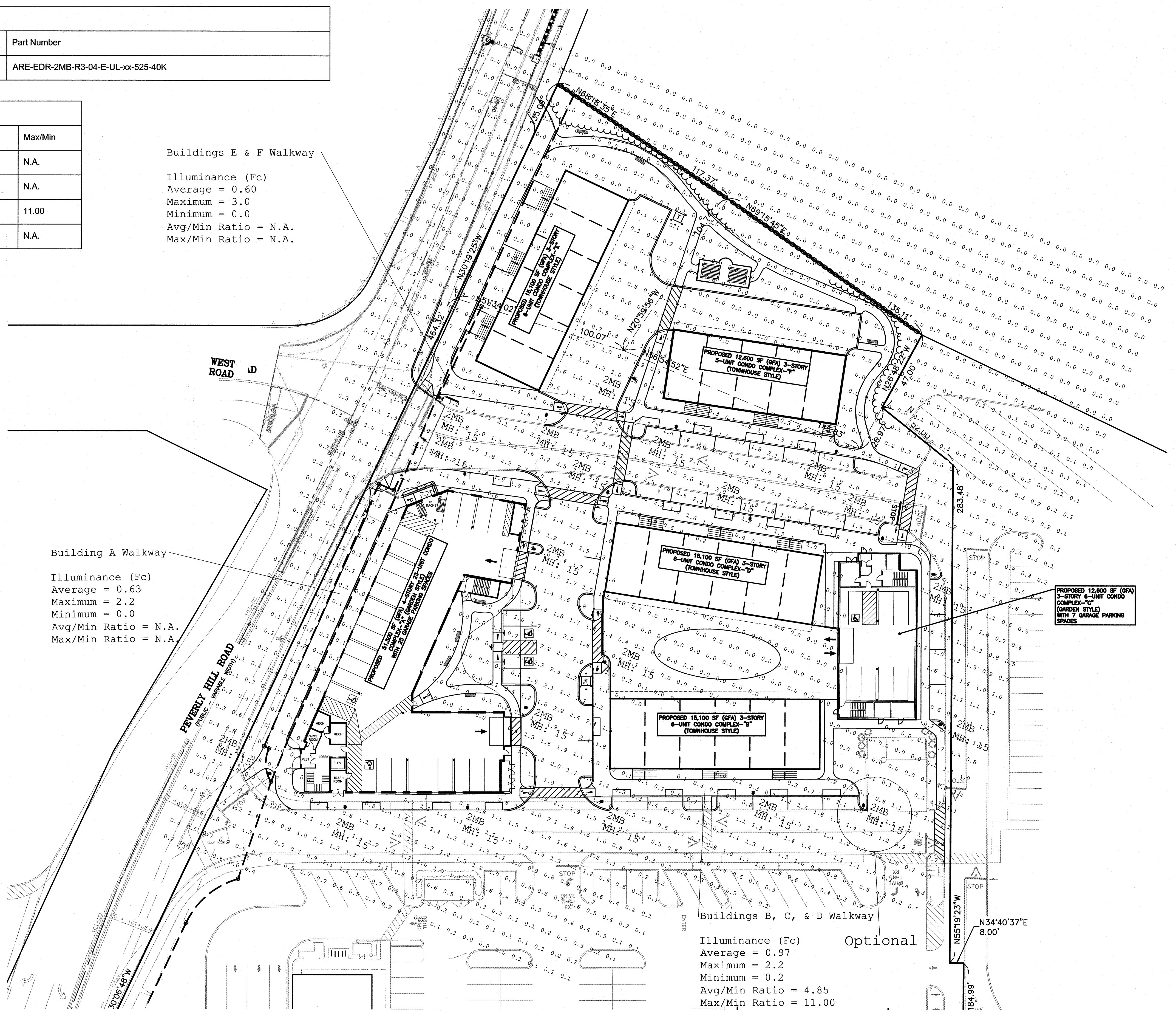
*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



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







09/15/2019

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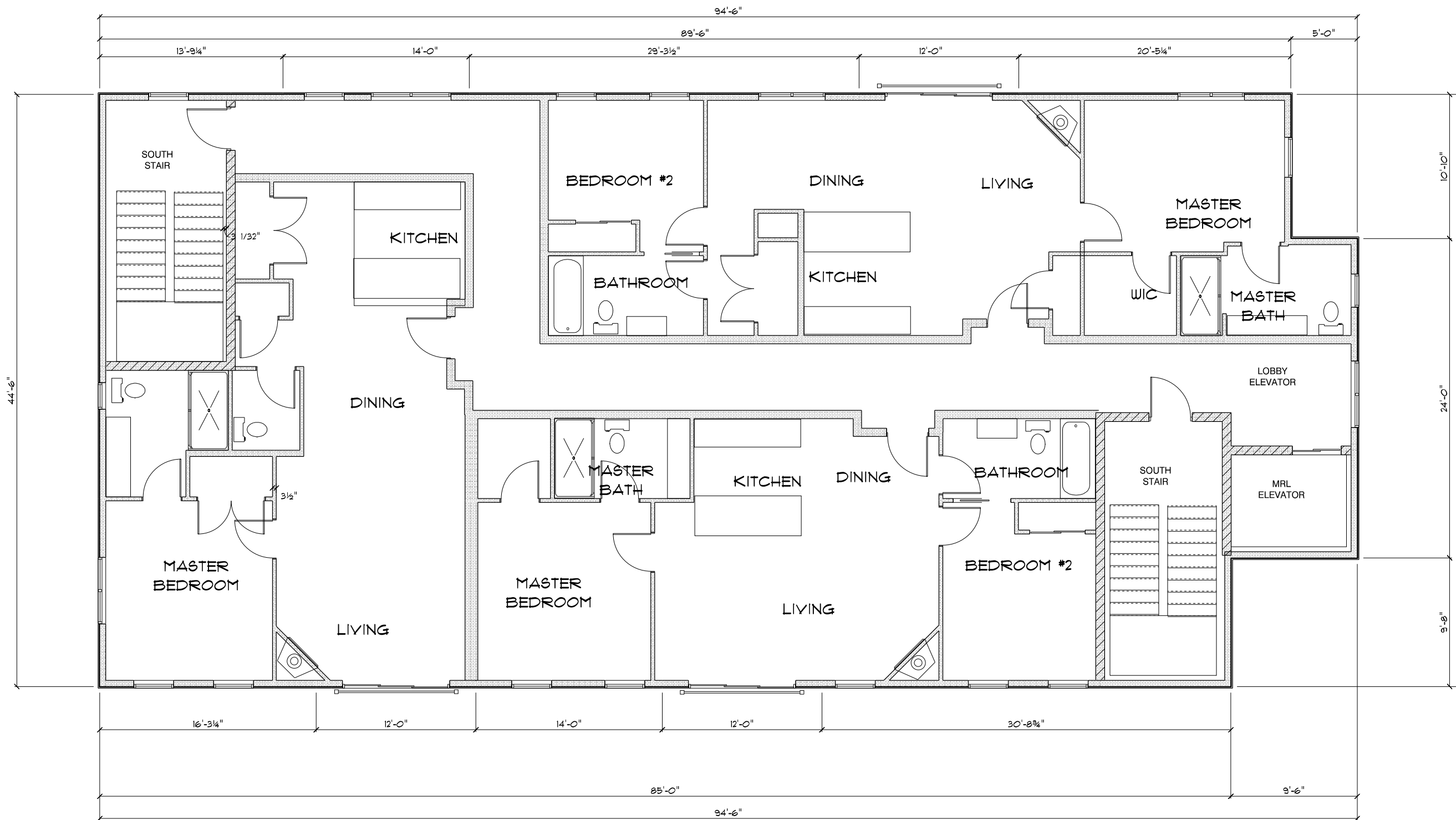




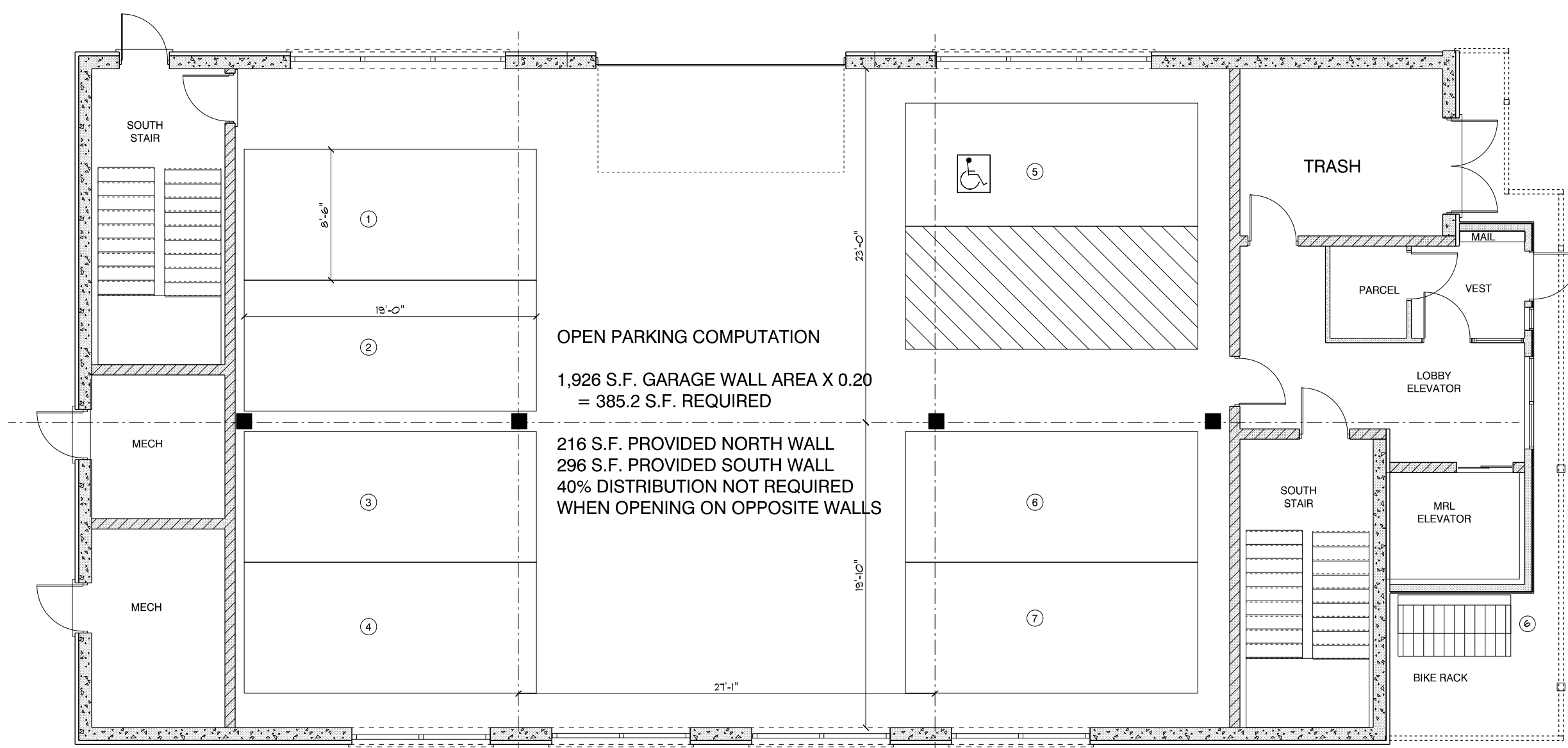
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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"

mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

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Newmarket, NH
03857

603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

APPROVALS

CONCEPT NOT FOR CONSTRUCTION
3/9/2020

Accept only original stamp and signature
copies may contain unauthorized modifications

PROJECT

MAP 252-LOTS 4, 5 & 9
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

DRAWING NO.

A-1.C

DO NOT SCALE PRINTS

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

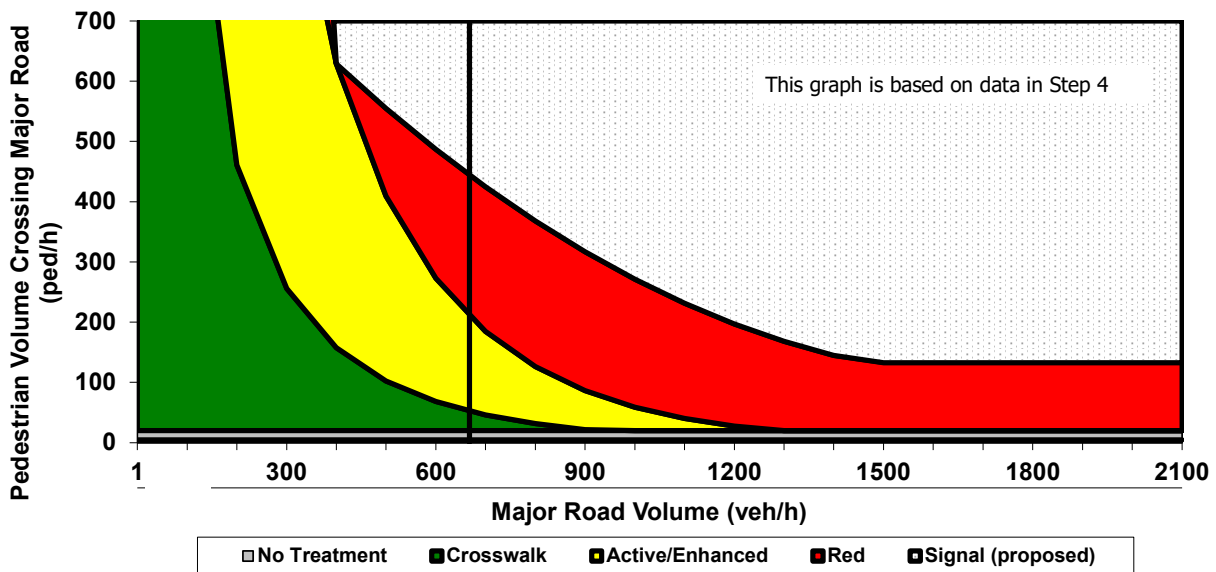
Time Period / Direction	Previously Approved Trips	Current Site Trips	Difference
Weekday PM Peak Hour			
Enter	124	77	-47
<u>Exit</u>	<u>118</u>	<u>67</u>	<u>-51</u>
Total	242	144	-98
Saturday Midday Peak Hour			
Enter	114	93	-21
<u>Exit</u>	<u>108</u>	<u>101</u>	<u>-7</u>
Total	222	194	-28

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

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	%
	3f	444
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.

Since we will not be able to present this video walk through for the project we invite staff and board members to access it through this you-tube address below. Simply copy and paste into your preferred browser.

<https://youtu.be/mkkOwY6hzy4>