

GENERAL INFORMATION

OWNER
 ANTHONY DILORENZO
 549 US HIGHWAY 1 BY-PASS
 PORTSMOUTH, NH 03801

APPLICANT
 2219 LAFAYETTE ROAD LLC
 549 US HIGHWAY 1 BY-PASS
 PORTSMOUTH, NH 03801

PREPARED FOR
 2219 LAFAYETTE ROAD LLC
 549 US HIGHWAY 1 BY-PASS
 PORTSMOUTH, NH 03801

RESOURCE LIST
 PLANNING/ ZONING DEPARTMENT
 1 JUNKINS AVENUE, 3RD FLOOR
 PORTSMOUTH, NH 03801
 (603) 610-7296
 JULIET WALKER, PLANNING DIRECTOR

BUILDING DEPARTMENT
 1 JUNKINS AVENUE, 3RD FLOOR
 PORTSMOUTH, NH 03801
 (603) 610-7261
 ROBERT MARSILIA, CHIEF BUILDING INSPECTOR

PUBLIC WORKS
 680 PEVERLY HILL ROAD
 PORTSMOUTH, NH 03801
 (603) 427-1530
 PETER RICE, DIRECTOR

POLICE DEPARTMENT
 3 JUNKINS AVENUE
 PORTSMOUTH, NH 03801
 (603) 427-1512
 ROBERT MERNER, CHIEF

FIRE DEPARTMENT
 170 COURT STREET
 PORTSMOUTH, NH 03801
 (603) 427-1515
 STEVEN E. ACHILLES, CHIEF

ARCHITECT
 TJW DESIGNS LLC
 254 DRAKE HILL ROAD
 STRAFFORD, NH 03884
 VISIONS@TW-DESIGNS.COM
 (603) 664-2181
 JOHN TUTTLE, PRINCIPAL

LAND SURVEYORS
 MSC ENGINEERS a division of TFMORAN
 170 COMMERCE WAY, SUITE 102
 PORTSMOUTH, NH 03801
 (603) 431-2222
 J. COREY COLWELL, LSS

KEY ACURA OF PORTSMOUTH

PORTSMOUTH, NEW HAMPSHIRE

APRIL 24, 2019

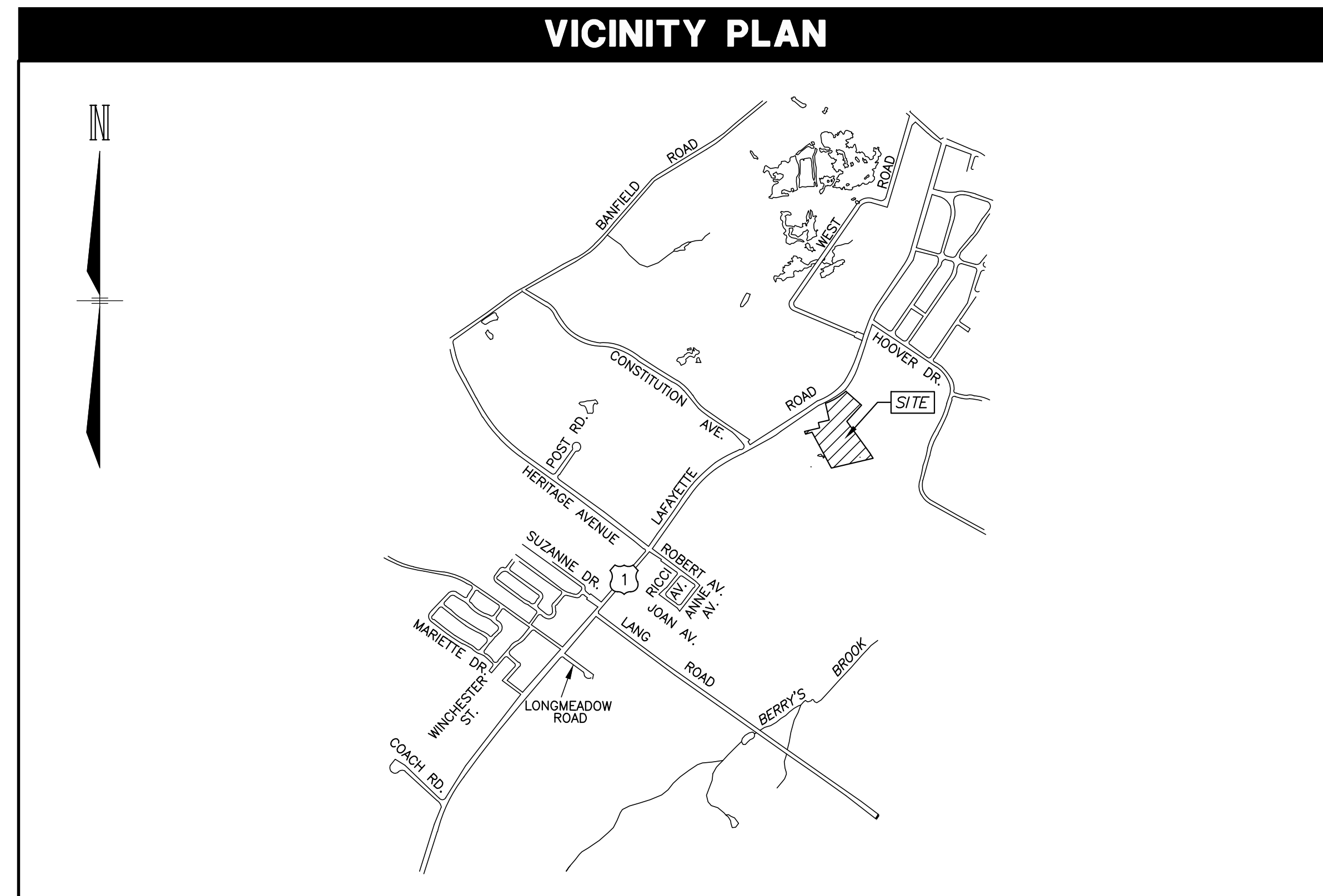
INDEX OF SHEETS

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PERMITS/APPROVALS

	NUMBER	APPROVED	EXPIRES
ZBA APPROVAL	PENDING	PENDING	PENDING
TOWN SITE PLAN	PENDING	PENDING	PENDING
NHDOT DRIVEWAY	PENDING	PENDING	PENDING

VICINITY PLAN



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists
 170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
 www.TFMoran.com

THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.

SITE DEVELOPMENT PLANS

TAX MAP 272 LOT 1
COVER SHEET
KEY ACURA OF PORTSMOUTH
2219 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

OWNED BY
2219 LAFAYETTE ROAD LLC

MAY 7, 2019

PLANNING BOARD FILE #

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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

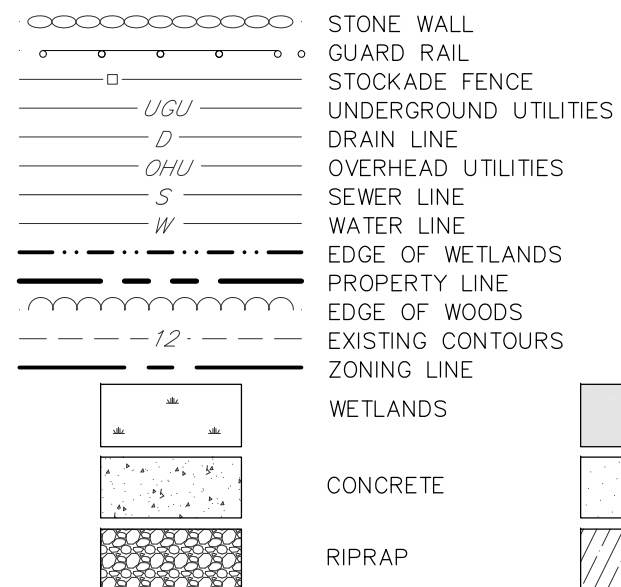
REV.	DATE	DESCRIPTION	DR	CK

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		CK	CRR	CADFILE		

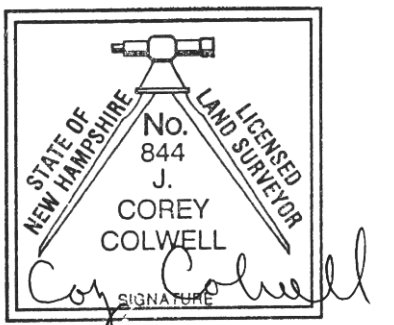
May 07, 2019 - 1:40pm F:\MSC Projects\45407 - Lafayette Road - Portsmouth\45407-80 - 2219 Lafayette Road - Acura\Design\Production Drawings\45407-80_Cover.dwg

LEGEND

- MAP 272 LOT 3 ASSESSORS MAP & PARCEL NUMBER
- AC ASBESTOS-CEMENT PIPE
- AG ABOVE GRADE
- BK/P/G BOOK/PAGE
- CB CATCH BASIN
- CHB CHORD BEARING
- CHL CHORD LENGTH
- CI CAST IRON PIPE
- CMP CORRUGATED METAL PIPE
- CO CLEAN OUT
- CONC CONCRETE
- EL ELEVATION
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- GM GAS METER
- HC HANDICAP
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- INV INVERT
- L LENGTH
- LP LIGHT POST
- LSA LANDSCAPED AREA
- N/F NOW OR FORMERLY
- NAD83 NORTH AMERICAN 1983 DATUM
- PSNH PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
- PVC POLYVINYL CHLORIDE
- RADIUS
- RCP REINFORCED CONCRETE PIPE
- RCD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- S.F. SQUARE FEET
- SGC SLOPED GRANITE CURB
- SMH SEWER MANHOLE
- UGU UNDERGROUND UTILITIES
- VCC VERTICAL CONCRETE CURB
- WETLANDS WETLANDS
- PAVEMENT
- 30" WIDE SEWER EASEMENT
- 10' WIDE SEWER EASEMENT
- CONCRETE
- RIPRAP



PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II, III AND IV AND 672:14:
 I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
 I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN MARCH, 2019. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.
 A COPY OF THIS PLAN HAS BEEN FILED WITH THE LOCAL PLANNING BOARD.



5-06-19
 DATE

MAP 272 LOT 2
 N/F BRIAN SHORT LLC
 373 SHATTUCK WAY
 NEWINGTON, NH 03801
 RCRD BK.#3685 PG.#490

MAP 272 LOT 3
 N/F MASTORAN RESTAURANTS INC
 822 LEXINGTON ST 2ND FLOOR
 WALTHAM, MA 02154
 RCRD BK.#3572 PG.#199

MAP 268 LOT 98
 N/F NEW ENGLAND INDUSTRIAL PROPERTIES, INC.
 24 HARRIMAN DRIVE
 AUBURN, ME 04210
 RCRD BK.#3655 PG.#374

MAP 268 LOT 99-9
 N/F RODNEY M. & CHARMAINE S. HILDEBRAND
 9 PHEASANT LANE
 PORTSMOUTH, NH 03801
 RCRD BK.#4846 PG.#1132

MAP 268 LOT 99-8
 N/F DAVID D. & ELIZABETH J. PAQUETTE
 8 PHEASANT LANE
 PORTSMOUTH, NH 03801
 RCRD BK.#5010 PG.#229

MAP 268 LOT 99
 N/F PHEASANT LANE REALTY TRUST
 LAFAYETTE ROAD
 PORTSMOUTH, NH 03801

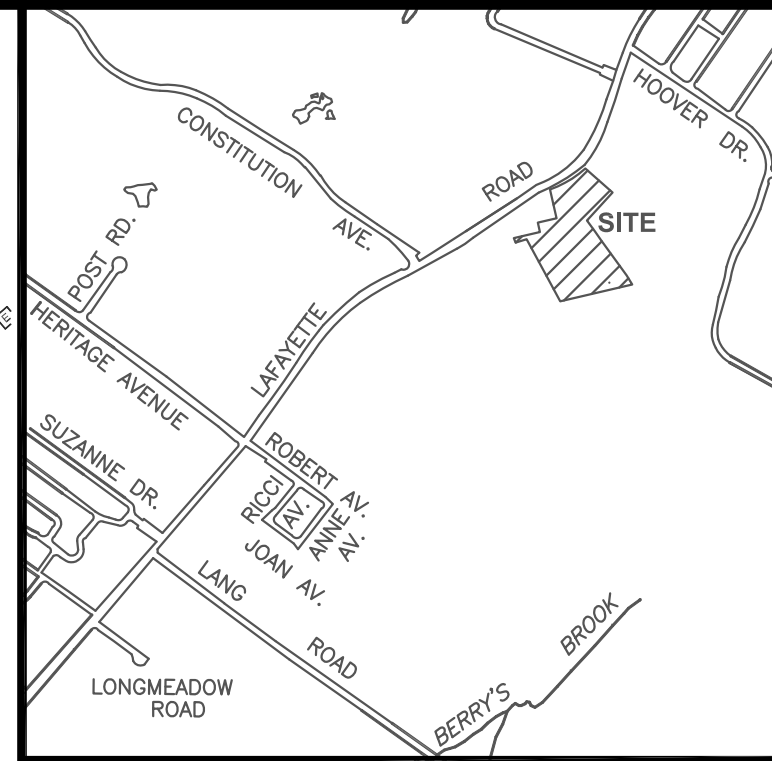
NOTES:

1. THE PARCEL IS LOCATED IN THE GATEWAY CORRIDOR (G1) AND THE SINGLE RESIDENCE A (SRA) ZONING DISTRICTS.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 272 AS LOT 1.
3. THE PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 270 OF 681, MAP NUMBER 33015C0270E, EFFECTIVE DATE: MAY 17, 2005.
4. OWNER OF RECORD:
 2219 LAFAYETTE ROAD, LLC
 549 US HIGHWAY 1 BYPASS
 PORTSMOUTH, NH 03801
 RCRD BK.#5900 PG.#1408
5. ZONING REQUIREMENTS:
 MINIMUM LOT DIMENSIONS
 LOT AREA PER DWELLING UNIT
 CONTINUOUS STREET FRONTAGE
 DEPTH
 MINIMUM YARD DIMENSIONS
 FRONT
 SIDE
 REAR
 MAXIMUM STRUCTURE DIMENSIONS
 BUILDING FOOTPRINT
 STRUCTURE HEIGHT
 ROOF PURTENANCE HEIGHT
 BUILDING COVERAGE
 MINIMUM OPEN SPACE
 DESIGN STANDARDS
 MINIMUM STREET FACING FACADE HEIGHT
 MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE
 MAXIMUM FACADE MODULATION LENGTH
 MINIMUM STREET FACING FACADE GLAZING
 STREET FACING ENTRANCE

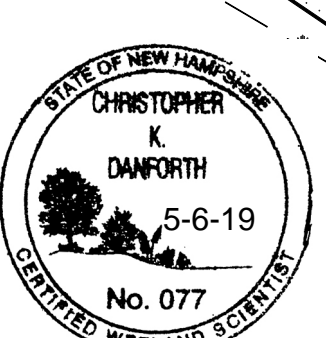
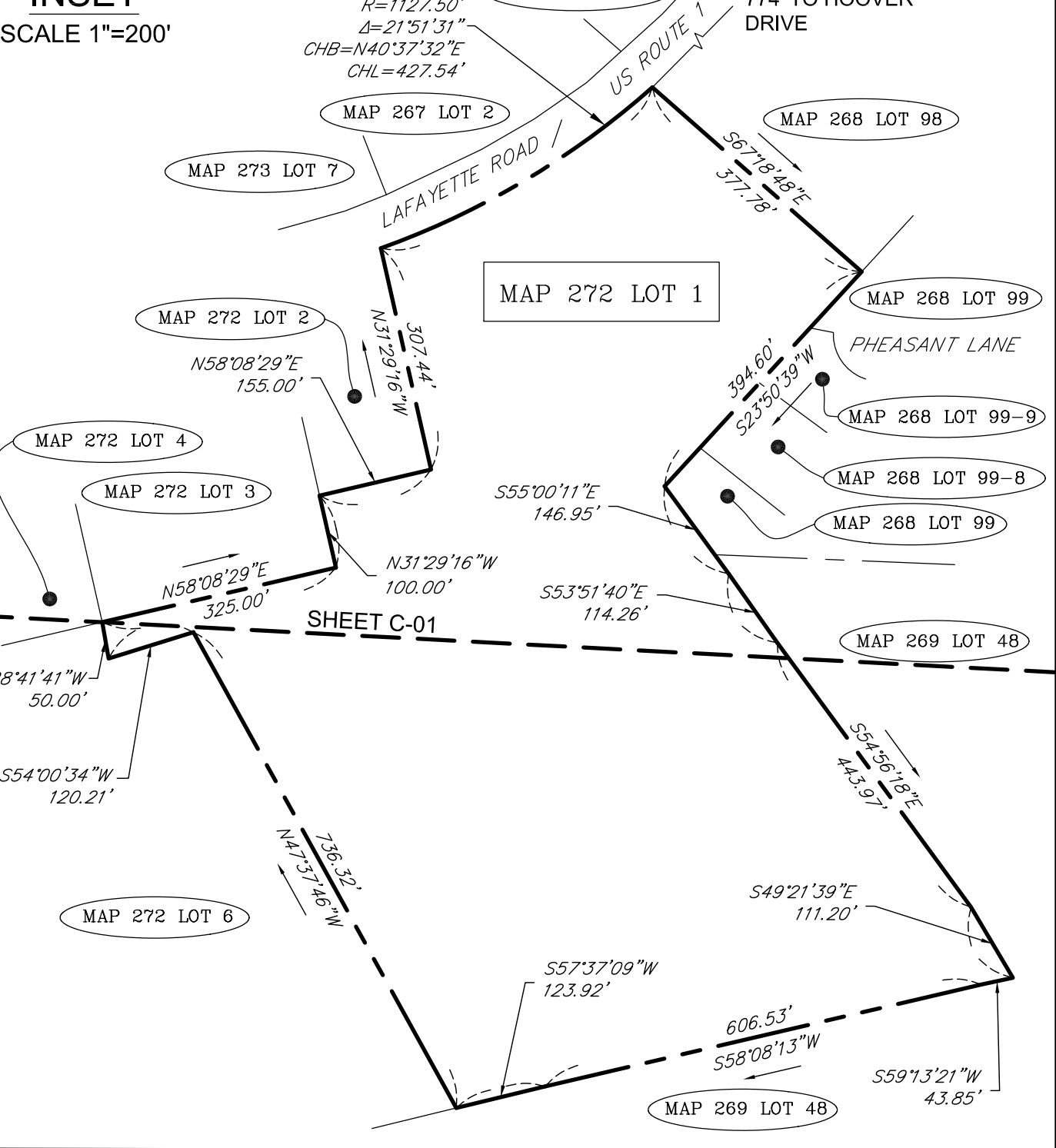
	ZONE G1*	ZONE SRA
MINIMUM LOT DIMENSIONS	NA	1 ACRE
LOT AREA PER DWELLING UNIT	NA	1 ACRE
CONTINUOUS STREET FRONTAGE	100'*	150'
DEPTH	NR	200'
MINIMUM YARD DIMENSIONS		
FRONT	70-90'***	30'
SIDE	15'	20'
REAR	15'	40'
MAXIMUM STRUCTURE DIMENSIONS		
BUILDING FOOTPRINT	40,000 S.F.	NA
STRUCTURE HEIGHT	4 STORIES/50'	35'
ROOF PURTENANCE HEIGHT	NA	8'
BUILDING COVERAGE	70%	10%
MINIMUM OPEN SPACE	10%	50%
DESIGN STANDARDS		
MINIMUM STREET FACING FACADE HEIGHT	18'	NA
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE	24"	NA
MAXIMUM FACADE MODULATION LENGTH	100'	NA
MINIMUM STREET FACING FACADE GLAZING	50% GROUND FLOOR	NA
STREET FACING ENTRANCE	REQUIRED	NA

PER THE CITY OF PORTSMOUTH, NEW HAMPSHIRE ZONING ORDINANCE * REQUIREMENTS FOR THE G-1 DISTRICT ARE DICTATED BY BUILDING TYPES AND DEVELOPMENT SITE DESIGNATION. IN ADDITION, SPECIAL SETBACK REQUIREMENTS APPLY TO LOTS WITH FRONTAGE ON LAFAYETTE ROAD. ZONING REQUIREMENTS FOR ZONE G-1 SHOWN ABOVE ARE PER SECTION 10.5B34.70 LARGE COMMERCIAL BUILDING. SEE ARTICLE 5B GATEWAY NEIGHBORHOOD MIXED USE DISTRICTS FOR FULL DETAILS.
 ** SEE SECTION 10.5B32.30 SPECIAL FRONTAGE REQUIREMENTS: "LOTS WITH BOTH FRONTAGE ON AND DRIVEWAY ACCESS FROM LAFAYETTE ROAD...MUST HAVE A MINIMUM OF 100 FEET OF STREET FRONTAGE."
 *** SECTION 10.5B22.40 SPECIAL SETBACK REQUIREMENTS ON LAFAYETTE ROAD: "...BUILDINGS SHALL BE SETBACK A MINIMUM OF 70 FEET AND A MAXIMUM OF 90 FEET FROM THE CENTER LINE OF LAFAYETTE ROAD" (SECTION 10.533 IS SUPERSEDED PER SECTION 10.5B13).
 6. WETLANDS CERTIFICATION NOTE
 JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON MARCH 6, 2019 BY CHRISTOPHER K. DANFORTH CWS #077 OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTH-EAST REGION, VERSION 2, JANUARY 2012.
 DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3), NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEWIPCC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010.
 DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTH-CENTRAL AND NORTH-EAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1).
 7. HORIZONTAL DATUM IS NAD83(2011) PER STATIC GPS OBSERVATIONS. VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
 8. FIELD SURVEY COMPLETED BY TODD C. EMERSON AND MARINUS VANDER POOL III IN MARCH, 2019 USING A TOPCON DS103, HIPER-V, HIPER-SR AND A TOPCON FC-5000 DATA COLLECTOR.
 9. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
 10. THE PURPOSE OF THIS PLAN IS TO SHOW THE CURRENT SITE FEATURES AND TOPOGRAPHY OF TAX MAP 272 LOT 1.
 11. UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE AND DESIGN PLANS. THEY ARE APPROXIMATE LOCATIONS ONLY. CONTACT DIGSAFE @-888-DIGSAFE TO VERIFY UTILITIES.

LOCATION PLAN



INSET



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DRAINAGE TABLE				
STRUCTURE#	RIM	INVERT IN	INVERT OUT	
CB1	66.2		8" HDPE TO CB2 INV.= 62.7	
CB2	66.4	8" HDPE FROM CB1 INV.= 62.5	12" RCP TO CB3 INV.= 62.4	
CB3	66.7	12" RCP FROM CB2 INV.= 61.9	12" RCP TO CB4 INV.= 61.8	
CB4	66.5	12" RCP FROM CB3 INV.= 61.8	15" RCP TO CB6 INV.= 61.4	
CB5	67.5		12" RCP TO CB6 INV.= 60.3	
CB6	67.1	12" RCP FROM CB5 INV.= 62.6	24" RCP TO OUTFALL INV.= 60.4	
		15" RCP FROM CB4 INV.= 60.4	8" HDPE INV.= 60.5	

SEWER TABLE				
STRUCTURE#	RIM	INVERT IN	INVERT OUT	
SMH1	68.3	8" PVC FROM BLDG INV.= 60.9	8" PVC TO SMH2 INV.= 60.8	
SMH2	67.7	8" PVC FROM SMH1 INV.= 58.4	8" PVC TO SMH3 INV.= 55.3	
		CHIMNEY DOWN TO 55.3		
		8" PVC INV.= 59.5		
		CHIMNEY DOWN TO 55.3		
SMH3	51.5	8" PVC FROM SMH2 INV.= 43.3	12" PVC INV.= 40.8	
		12" PVC INV.= 40.9		

ABUTTERS

- MAP 267 LOT 1
 N/F 2200 LAFAYETTE RD LLC
 C/O LEONARD KOVIT
 401 CHANDLERS WHARF
 PORTLAND, ME 04101
 RCRD BK.#4092 PG.#2384
- MAP 272 LOT 4
 N/F RYE PORT PROPERTIES LLC
 PO BOX 345
 STRATHAM, NH 03885
 RCRD BK.#5083 PG.#763
- MAP 267 LOT 2
 N/F KSC LLC
 C/O KEN S. CHEN
 PO BOX 6808
 PORTSMOUTH, NH 03802
 RCRD BK.#5761 PG.#1292
- MAP 272 LOT 6
 N/F SPRINGBROOK CONDOMINIUM
 PORTSMOUTH, NH 03801
 RCRD BK.#2622 PG.#1831
- MAP 269 LOT 48
 N/F WOODLANDS HOMEOWNERS
 ASSOCIATION, INC
 PO BOX 8191
 PORTSMOUTH, NH 03802
 RCRD BK.#2839 PG.#1705
- MAP 273 LOT 7
 N/F FESTIVAL FUN PARKS, LLC
 C/O PROPERTY TAX SERVICE CO.
 PO BOX 543185
 DALLAS, TX 75354
 RCRD BK.#3471 PG.#2972

EASEMENT NOTES:

1. THIS PARCEL IS SUBJECT TO A 30' WIDE EASEMENT FOR SEWER PURPOSES FOR THE BENEFIT OF THE CITY OF PORTSMOUTH AS DESCRIBED IN RCRD BK.#2055 PG.#266.
2. THIS PARCEL IS SUBJECT TO A 10' WIDE EASEMENT AND RIGHTS FOR SEWER PURPOSES FOR THE BENEFIT OF GENE R. COHEN AS DESCRIBED IN RCRD BK.#2312 PAGES #590 AND #592.
3. THIS PARCEL IS SUBJECT TO A 10' WIDE SEWER EASEMENT FOR THE BENEFIT OF THE CITY OF PORTSMOUTH AS DESCRIBED IN RCRD BK.#3186 PG.#2659.

PLAN REFERENCES:

1. "SUBDIVISION PLAN ERIN FOOD SERVICES INC. PORTSMOUTH N.H." BY THOMAS F. MORAN INC. CIVIL ENGINEERS & SURVEYORS, DATED NOVEMBER 14, 1972. RCRD PLAN #C-3702.
2. "SUBDIVISION PLAN FOR JOHN E. STEF LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE" BY WARD B. WILLIAMS ASSOC., DATED DECEMBER 1977. RCRD PLAN #C-7649.
3. "SUBDIVISION OF LAND FOR THE HOUSE OF THREE OFF HOOVER DRIVE COUNTY OF ROCKINGHAM PORTSMOUTH, N.H." BY TOWN PLANNING AND ENGINEERING ASSOCIATES, INC., DATED MAY 1978. RCRD PLAN #D-8018.
4. "SUBDIVISION OF THE CEDARS OF PORTSMOUTH OWNER: PAUL MACK INC. LOCATION: US ROUTE 1 LAFAYETTE ROAD PORTSMOUTH N.H" SURVEY BY: RICHARD D. BARTLETT L.L.S., DATED DECEMBER 4, 1984. RCRD PLAN #D-14691.
5. "SITE PLAN OF SPRING BROOK CONDOMINIUMS LOCATION: US ROUTE 1 LAFAYETTE ROAD PORTSMOUTH N.H." SURVEY BY: RICHARD D. BARTLETT L.L.S., DATED DECEMBER 4, 1984, WITH LAST REVISION DATED 7/21/88. RCRD PLAN #D-15310.
6. "TITLE INSURANCE PLAN (LOT 3 MAP R72) LAFAYETTE RD. PORTSMOUTH, NEW HAMPSHIRE PREPARED FOR BURGER KING CORPORATION" BY ALLAN H. SWANSON, INC., DATED 5 JUNE 1990. RCRD PLAN #D-20705.
7. "SITE PLAN PHEASANT LANE, A PLANNED UNIT DEVELOPMENT (PUD) FOR PHEASANT LANE REALTY TRUST 4 HOOVER DRIVE COUNTY OF ROCKINGHAM PORTSMOUTH, N.H." BY MILLETTE, SPRAGUE & COLWELL, INC., DATED JANUARY 30, 1998 WITH REVISION 5 DATED 6/08/98. RCRD PLAN #D-26342.
8. "SUBDIVISION PLAT PROJECT: PRIMAX PROPERTIES, LLC PROPOSED "ADVANCE AUTO PARTS" STORE" BY BOHLER ENGINEERING, P.C., DATED 12/23/04, WITH REVISION 3 DATED 09/20/05. RCRD PLAN #D-33166.
9. "ALTA-ACSM LAND TITLE SURVEY ANTHONY DILORENZO ROUTE 1 - LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE" BY TRITECH ENGINEERING CORPORATION, DATED DECEMBER 30, 2005. RCRD PLAN #D-33422.
10. "ALTA/ACSM LAND TITLE SURVEY TAX MAP 272 LOT 1 PROPERTY OF ANTHONY DILORENZO 2219 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE" BY MSC CIVIL ENGINEERS & LAND SURVEYORS, INC., DATED JULY 30, 2012, WITH REVISION 1 DATED 08/01/12. PLAN IS NOT RECORDED.

TAX MAP 272 LOT 1
EXISTING CONDITIONS PLAN
KEY ACURA OF PORTSMOUTH
2219 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
 OWNED BY
2219 LAFAYETTE ROAD, LLC

SCALE: 1" = 40' (22x34)
 1" = 80' (11x17)

May 6, 2019



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists
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 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
 www.tfmoran.com

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	CK	BMK	CADFILE				

C-02

SITE NOTES

1. THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.
2. PRIOR TO COMMENCING ANY SITE WORK ALL LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD.
3. AN ALTERATION OF TERRAIN PERMIT IS NOT REQUIRED SINCE THE DISTURBANCE IS LESS THAN 100,000 SF. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
4. CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN THE EASEMENTS.
5. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF PORTSMOUTH, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
6. ALL WORK TO CONFORM TO CITY OF PORTSMOUTH, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE CITY AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS.
7. ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER CITY/GOVERNMENTAL REGULATIONS.
8. REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF BUILDING FOUNDATIONS AND CONCRETE ELEMENTS WHICH ABUT THE BUILDING SUCH AS STAIRS, SIDEWALKS, LOADING DOCK RAMPS, PADS AND COMPACTOR PADS. DO NOT USE SITE PLANS FOR LAYOUT OF FOUNDATIONS.
9. SNOW SHALL NOT BE STOCKPILED IN SEDIMENT FOREBAYS, WETLAND BUFFERS OR WETLANDS. SEE SNOW STORAGE LOCATIONS. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATION. IF SNOW IS STORED WITHIN PARKING AREA, KEEP CATCH BASINS CLEAR.
10. TEMPORARY FENCING SHALL BE PROVIDED AND COVERED WITH A FABRIC MATERIAL TO CONTROL DUST MITIGATION.
11. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
12. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
13. CONTRACTOR TO NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND EXISTING FEATURES.
14. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. MSC A DIVISION OF TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
15. MSC A DIVISION OF TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
16. AT COMPLETION OF CONSTRUCTION, THE SITE CONTRACTOR SHALL PROVIDE A LETTER CERTIFYING THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND A LETTER STAMPED BY A QUALIFIED ENGINEER THAT THEY HAVE OBSERVED ALL UNDERGROUND DETENTION SYSTEMS, INFILTRATION SYSTEMS, OR FILTERING SYSTEMS PRIOR TO BACKFILL, AND THAT SUCH SYSTEMS CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS.
17. IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWING STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.
18. THE SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY OF REGISTRY OF DEEDS.
19. ALL IMPROVEMENTS SHOWN ON THE 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.
20. CONTRACTOR'S RESPONSIBILITIES:
 - A. TO NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
 - B. THE CONTRACTOR SHALL EMPLOY A LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
 - C. EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
 - D. PROVIDE AN AS-BUILT PLAN AT THE COMPLETION OF THE PROJECT TO THE PLANNING DIRECTOR AND PER CITY REGULATIONS.
 - E. PROTECTING NEW AND EXISTING BURIED UTILITIES DURING INSTALLATION OF ALL SITE ELEMENTS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - F. TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, DUST AND UNSIGHTLY DEBRIS.
 - G. COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DIOSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
 - H. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY MSC A DIVISION OF TFMORAN, 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 OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 - I. VERIFY LAYOUT OF PROPOSED BUILDING FOUNDATIONS WITH ARCHITECT AND THAT PROPOSED FOUNDATION MEETS PROPERTY LINE SETBACKS PRIOR TO COMMENCING ANY FOUNDATION CONSTRUCTION.
 - J. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
 - K. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
 - L. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
20. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.

PAVEMENT NOTES

1. WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE SEAM SHALL BE A SAW CUT EDGE AND TREATED WITH EMULSION.
2. ADJUST ALL MANHOLES, CATCHBASINS, CURB BOXES, MONITORING WELL BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF SURFACE PAVEMENT LAYER.
3. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE STOREFRONT, ACCESSIBLE PARKING, LOADING AREA AND FRONT ENTRANCE.
4. WHERE EXISTING PAVEMENT THAT IS overlaid MEETS EXISTING PAVEMENT TO REMAIN, THE LIMITS SHALL BE MILLED TO CREATE A 5" WIDE BY 1.5" DEEP KEY JOINT (SEE DETAIL).
5. THE GRADE SURFACE TOLERANCE AT THE INTERFACE BETWEEN EXISTING PAVEMENT TO REMAIN AND PROPOSED NEW PAVEMENT SHALL NOT VARY MORE THEN 3/8" FROM A 10' STRAIGHT EDGE, MEASURED IN ANY DIRECTION PLACED AT ANY LOCATION ALONG THE INTERFACE.
6. THE FINISHED GRADE AT BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH PAVEMENT WITH A TOLERANCE OF PLUS OR MINUS 1/4".
7. COMPLETE PERMANENT PAVEMENT TRENCH PATCH FOR UTILITY INSTALLATION PRIOR TO OVERLAY.

WAIVERS

THE FOLLOWING WAIVER(S) FROM THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS (ARE BEING REQUESTED/WAS/WERE GRANTED ON XXX):

1. SECTION XXX - TO XXX

VARIANCES

ZONING RELIEF IS BEING REQUESTED FROM THE FOLLOWING ARTICLES OF THE CITY OF PORTSMOUTH ZONING ORDINANCE:

1. SECTION 10.1114.20--PARKING STALL LAYOUT; REQUIRED: 19 FEET, PROVIDED: 18 FEET.

CONSTRUCTION SEQUENCE

TO MINIMIZE EROSION AND SEDIMENTATION DUE TO CONSTRUCTION, CONSTRUCTION SHALL FOLLOW THIS GENERAL CONSTRUCTION SEQUENCE.

MODIFICATIONS TO THE SEQUENCE NECESSARY DUE TO THE CONTRACTOR'S SCHEDULE SHALL INCLUDE APPROPRIATE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES.

THE CONTRACTOR SHALL SCHEDULE WORK SUCH THAT ANY CONSTRUCTION AREA IS STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE EXCEPT AS NOTED BELOW. NO MORE THAN 5 ACRES OF DISTURBED LAND SHALL BE UNSTABILIZED AT ANY ONE TIME.

THE PROJECT SHALL BE MANAGED SO THAT IT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ARG 3800 RELATIVE TO INVASIVE SPECIES.

1. NOTIFY EASEMENT OWNERS PRIOR TO COMMENCEMENT OF WORK.
2. INSTALL ALL PERIMETER EROSION PROTECTION MEASURES AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. PONDS AND SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
4. DURING CONSTRUCTION EVERY EFFORT SHALL BE MADE TO MANAGE SURFACE RUNOFF QUALITY.
5. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT BARRIERS, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED (TEMPORARY SEED MIXTURE OF WINTER RYE APPLIED AT A RATE OF 2.5 LBS/1000 SF SHALL BE USED).
6. CONDUCT MAJOR EARTHWORK, INCLUDING CLEARING AND GRUBBING, WITHIN THE LIMITS OF WORK. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
7. ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AND WETLAND AREAS. A SILT BARRIER SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PROVIDE ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK AREA.
8. CONSTRUCT BUILDING PAD AND COMMENCE NEW BUILDING ADDITIONS CONSTRUCTION.
9. CONSTRUCT TEMPORARY CULVERTS AND DIVERSIONS AS REQUIRED.
10. BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH.
11. PERFORM EARTHWORK NECESSARY TO ESTABLISH ROUGH GRADING AROUND PARKING FIELDS AND ACCESS DRIVES. MANAGE EXPOSED SOIL SURFACES TO AVOID TRANSPORTING SEDIMENTS INTO WETLANDS. PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. INSTALL SUBSURFACE UTILITIES (WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS, DRAINAGE, DRAINAGE FACILITIES, ETC.).
13. CONSTRUCT PROPOSED PARKING AREAS, DISPLAY AREAS, AND AISLES. ALL DITCHES, SWALES, AND GRAVEL WETLANDS SHALL BE FULLY STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
14. COMPLETE BUILDING AND ALL OFF-SITE IMPROVEMENTS.
15. COMPLETE SEEDING AND MULCHING. SEED TO BE APPLIED WITH BROADCAST SPREADER OR BY HYDRO-SEEDING, THEN ROLLED, RAKED OR DRAGGED TO ASSURE SEED/SOIL CONTACT.
16. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE BECOME FIRMLY ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE.
17. DURING THE COURSE OF THE WORK AND UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS, EITHER ON OR OFF SITE, INCLUDING CATCH BASINS AND SUMPS, DRAIN PIPES AND DITCHES, CURB LINES, ALONG SILT BARRIERS, ETC. RESULTING FROM SOIL AND/OR CONSTRUCTION OPERATIONS.
18. SEE WINTER CONSTRUCTION SEQUENCE FOR WORK CONDUCTED AFTER OCTOBER 15TH.

CITY NOTES

1. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
2. 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 CITY PLANNING DIRECTOR.

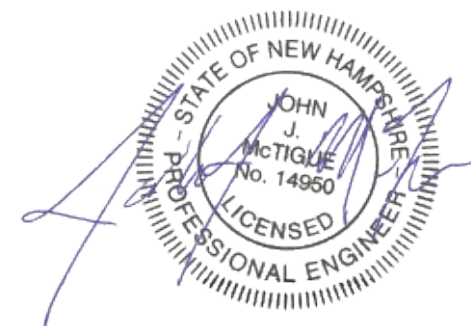
LAYOUT & MATERIAL NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY, STATE, AND FEDERAL CODES.
2. ALL ON-SITE CURBING SHALL BE VERTICAL GRANITE CURBING. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
3. ALL SIDEWALK AND OTHER CURB REVEALS NOT IDENTIFIED TO BE FLUSH SHALL BE 6" WITH A TOLERANCE OF PLUS OR MINUS 3/8".
4. CURBING ALIGNMENT SHALL BE MODIFIED TO AVOID CONFLICTS WITH ALL UTILITY MANHOLES OR POLES AND OTHER CASTINGS. ALL CONFLICTS SHALL BE REVIEWED WITH THE OWNER PRIOR TO PLACEMENT OF CURB FOR APPROVAL OF MODIFIED ALIGNMENT.
5. WHERE NEW CURB MEETS EXISTING CURB OR CURBING OF A DIFFERENT MATERIAL OR CONFIGURATION, A TRANSITION PIECE SHALL BE INCLUDED SO THAT CONNECTION IS FLUSH IN ALIGNMENT, WIDTH AND REVEAL.
6. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F".
7. ALL PAINTED ISLANDS SHALL BE 4" WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY 4" WIDE LINES.
8. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO THE LATEST EDITIONS OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
9. REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF BUILDING FOUNDATIONS AND CONCRETE ELEMENTS WHICH ABUT THE BUILDING SUCH AS STAIRS, SIDEWALKS, LOADING DOCK RAMPS AND PADS. DO NOT USE SITE PLANS FOR LAYOUT OF FOUNDATIONS.
10. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.

May 07, 2019 - 1:40pm F:\MSC Projects\45407 - Portsmouth\45407 - 2219 Lafayette Road - Acura\Design\Production Drawings\45407-80_Notes.dwg

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SITE DEVELOPMENT PLANS

TAX MAP 272 LOT 1
NOTES SHEET
KEY ACURA OF PORTSMOUTH
2219 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

OWNED BY
2219 LAFAYETTE ROAD LLC

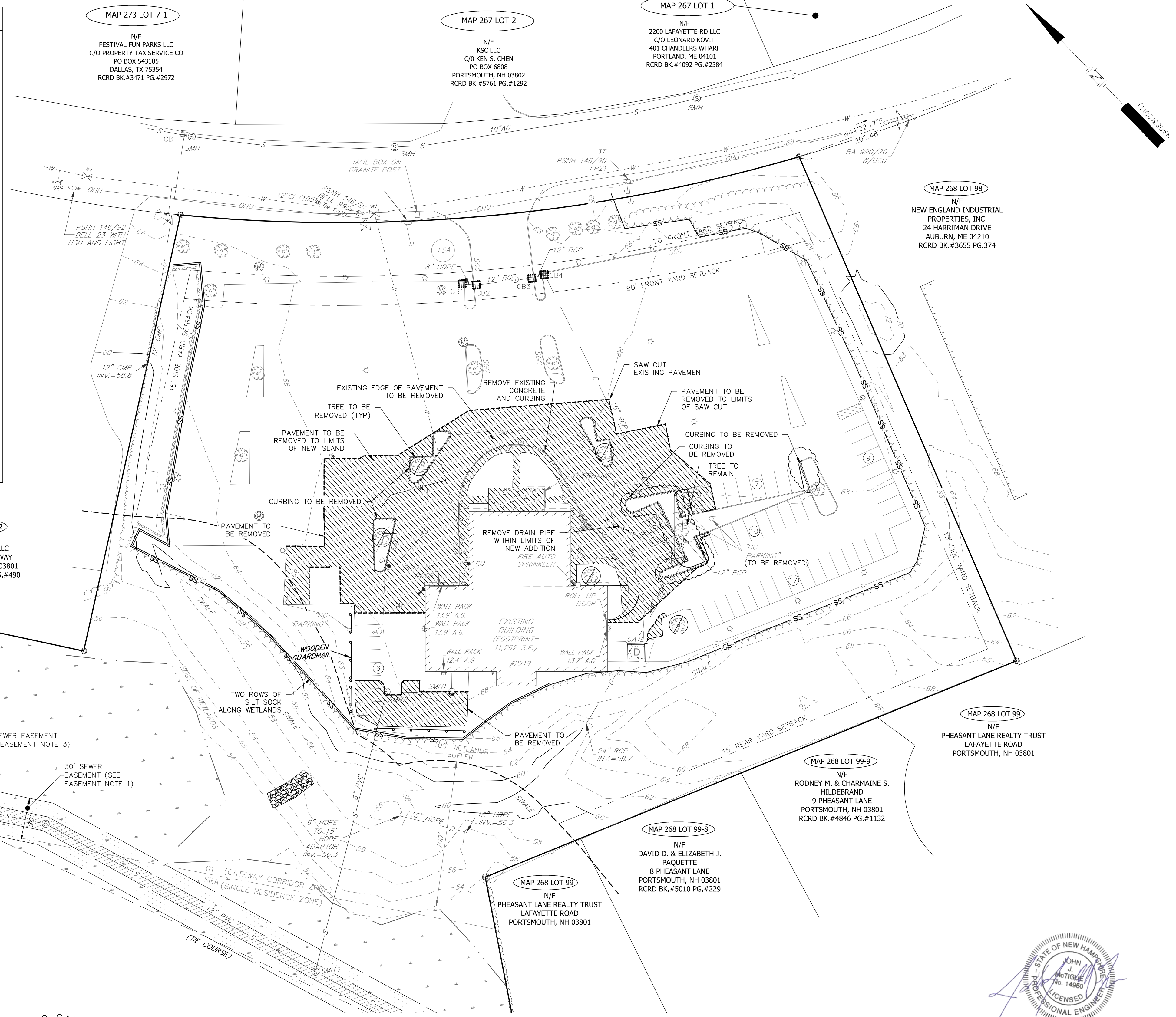
MAY 7, 2019

REV.	DATE	DESCRIPTION	DR	CK

	DR	FB	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.TFMoran.com
	CK XXX	CADFILE		
FILE #	45407.80			C-03

LEGEND

EP	EDGE OF PAVEMENT
GFA	GROSS FLOOR AREA
S.F.	SQUARE FEET
TBR	TO BE REMOVED
(14)	PROPOSED PARKING COUNT
	HANDICAP PARKING
OHU	OVERHEAD UTILITIES
S	EXISTING SEWER
	EDGE OF WETLANDS
	PROPERTY LINE
	STOCKADE FENCE
	WOODEN GUARD RAIL
	TREE LINE
	BUSH LINE
	FREE STANDING SIGN
	WATER VALVE
	GUY POLE
	LIGHT POST AND BASE
	UTILITY POLE
	WETLAND
	SEWER MANHOLE
	CATCH BASIN
	DECIDUOUS TREE
	GAS VALVE
	PEA STONE
	ASPHALT AND CONCRETE TO BE REMOVED
	TREE TO BE REMOVED
	CURBING TO BE REMOVED



- ### DEMOLITION NOTES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATIONS, SIZE AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF ANY DEMOLITION. THE LOCATIONS SHOWN ON THESE PLANS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DEMOLITION TO DETERMINE APPROPRIATE ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
 2. CURBING TO BE SALVAGED FOR RE-USE ON SITE.
 3. ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER CITY/GOVERNMENTAL REGULATIONS.
 4. CONTRACTOR TO SWEEP AS NEEDED TO PREVENT ANY VEHICLE TRACKING ON CITY STREETS.

SITE DEVELOPMENT PLANS

TAX MAP 272 LOT 1
SITE PREPARATION AND DEMOLITION PLAN
KEY ACURA OF PORTSMOUTH
2219 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

OWNED BY
2219 LAFAYETTE ROAD LLC

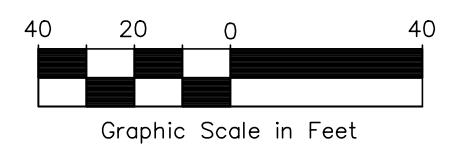
SCALE: 1" = 40' (22X34)
 1" = 80' (11X17) MAY 7, 2019

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REV.	DATE	DESCRIPTION	DR	CK

FILE #	45407.80	DR	RCK	FB	170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.TFMoran.com
		CK	CRR	CADFILE	
					C-04

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LEGEND

EP	EDGE OF PAVEMENT
GFA	GROSS FLOOR AREA
SF	SQUARE FEET
TBR	TO BE REMOVED
(14)	PROPOSED PARKING COUNT
(H)	HANDICAP PARKING
OHU	OVERHEAD UTILITIES
S	EXISTING SEWER
---	EDGE OF WETLANDS
---	PROPERTY LINE
---	STOCKADE FENCE
---	WOODEN GUARD RAIL
---	TREE LINE
---	BUSH LINE
---	FREE STANDING SIGN
WV	WATER VALVE
GUY	GUY POLE
LP	LIGHT POST AND BASE
UP	UTILITY POLE
W	WETLAND
SM	SEWER MANHOLE
CB	CATCH BASIN
DT	DECIDUOUS TREE
VGC	PROPOSED VERTICAL GRANITE CURB

SITE DATA

ZONED: GATEWAY NEIGHBORHOOD MIXED USE CORRIDOR (G1) / SINGLE RESIDENCE A (SRA)
 EXISTING USE: CAR DEALERSHIP
 PROPOSED USE: CAR DEALERSHIP
 NOTE: PROPOSED WORK ALL IN ZONE G1

THE PURPOSE OF THIS PLAN IS TO ADD PROPOSED BUILDING ADDITIONS TO AN EXISTING BUILDING AND TO REVISE EXISTING PARKING LOT.

DIMENSIONAL REQUIREMENTS (CURRENT G1 ZONING)

REQUIRED:		PROVIDED:
MINIMUM LOT DIMENSIONS:		
LOT AREA	10,000 SF	18 AC
STREET FRONTAGE	100 FT	>100 FT
WIDTH	75 FT	>75 FT
DEPTH	100 FT	>100 FT
PERIMETER BUFFER	100 FT TO RESIDENTIAL	>100 FT
OPEN SPACE	10 %	
MINIMUM YARD DIMENSIONS:		
FRONT	0-50 FT	>50 FT
SIDE	15 FT	>15 FT
REAR	15 FT	>15 FT
MAXIMUM STRUCTURE DIMENSIONS:		
STRUCTURE HEIGHT	50 FT	<50 FT
BUILDING COVERAGE	70 %	<70 %

PARKING REQUIREMENTS

PARKING SPACES (SEE CALCULATION)	64 SPACES	65 SPACES (+188 DISPLAY SPACES)
ACCESSIBLE SPACES (REQ'D BY ADA)	3 SPACES	3 SPACES
PARKING SPACE SIZE	8.5 FT x 19 FT	8.5 FT x 18 FT
aisle WIDTH	24 FT	24 FT

PARKING CALCULATIONS

SALES:
 1 PER 600 SF GFA PLUS
 1 PER 2,000 SF OF OUTSIDE DISPLAY OR STORAGE AREA

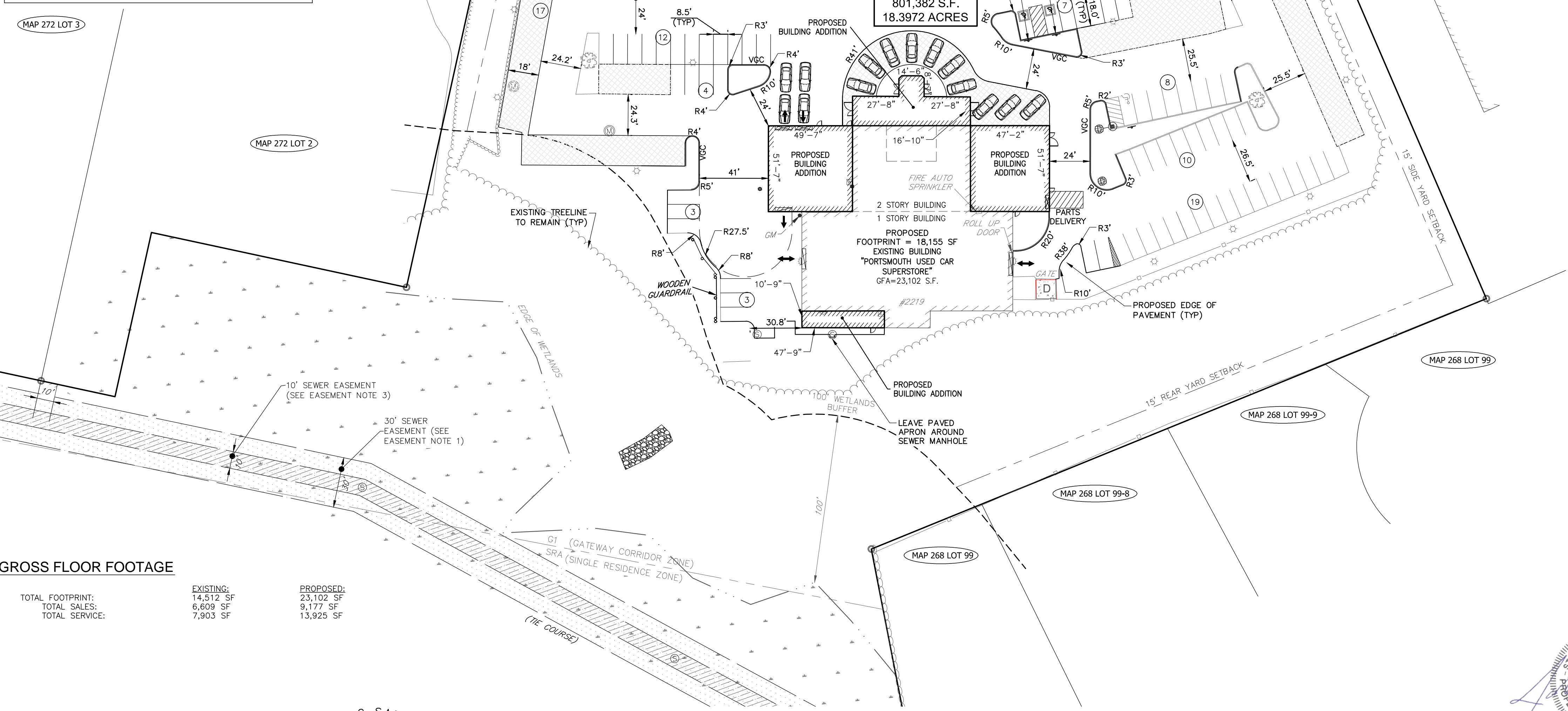
MOTOR VEHICLE REPAIR:
 2 + 1 PER 400 SF GFA

PROPOSED SALES: 9,177 SF GFA BUILDING * 1/600 SF = 15.3 SPACES
 VEHICLE STORAGE SPACE ON LOT = 30,173 SF * 1/2,000 SF = 15.1 SPACES
 SERVICE: 2 + 13,313 SF GFA * 1/400 SPACES + 2 = 36.6 SPACES
 TOTAL = 67.0 SPACES

TOTAL PARKING REQUIRED = 67 SPACES
 TOTAL PARKING PROVIDED = 67 SPACES (INCLUDES 3 HC ACCESSIBLE SPACES)

VARIANCES:

THE FOLLOWING VARIANCE WILL BE REQUESTED FROM THE CITY OF PORTSMOUTH:
 ZONING ORDINANCE 10.1114.20 STALL LAYOUT; REQUIRED: 19 FEET, PROVIDED: 18 FEET.



DIRECTIONAL SIGN LEGEND

SIGN	NO/SIZE/COLOR
A	RESERVED PARKING R7-8 12" x 18" GREEN LETTERS, BORDER & ARROWS, WHITE BACKGROUND & BLUE LOGO
B	VAN ACCESSIBLE R7-8P 12" x 6" GREEN LETTERS AND BORDER & WHITE BACKGROUND
C	STOP R1-1 30" x 30" WHITE LETTERS AND BORDER & RED BACKGROUND

GROSS FLOOR FOOTAGE

	EXISTING:	PROPOSED:
TOTAL FOOTPRINT:	14,512 SF	23,102 SF
TOTAL SALES:	6,609 SF	9,177 SF
TOTAL SERVICE:	7,903 SF	13,925 SF

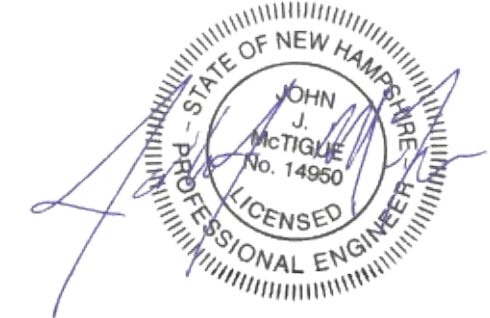
- SITE NOTES**
- THE SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY OF REGISTRY OF DEEDS.
 - ALL IMPROVEMENTS SHOWN ON THE SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
 - SEE SHEET C-03 FOR ADDITIONAL SITE NOTES.

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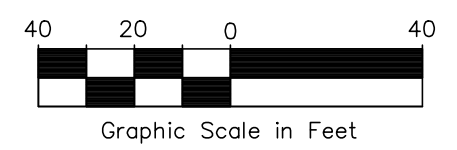
SITE DEVELOPMENT PLANS

TAX MAP 272 LOT 1
SITE & LAYOUT PLAN
KEY ACURA OF PORTSMOUTH
2219 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

OWNED BY
2219 LAFAYETTE ROAD LLC

SCALE: 1" = 40' (22X34)
 1" = 80' (11X17)

MAY 7, 2019



REV.	DATE	DESCRIPTION	DR	CK

TFM **MSC**

Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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 Portsmouth, NH 03801
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 DR: RCK
 CK: CRR
 FB: CADFILE
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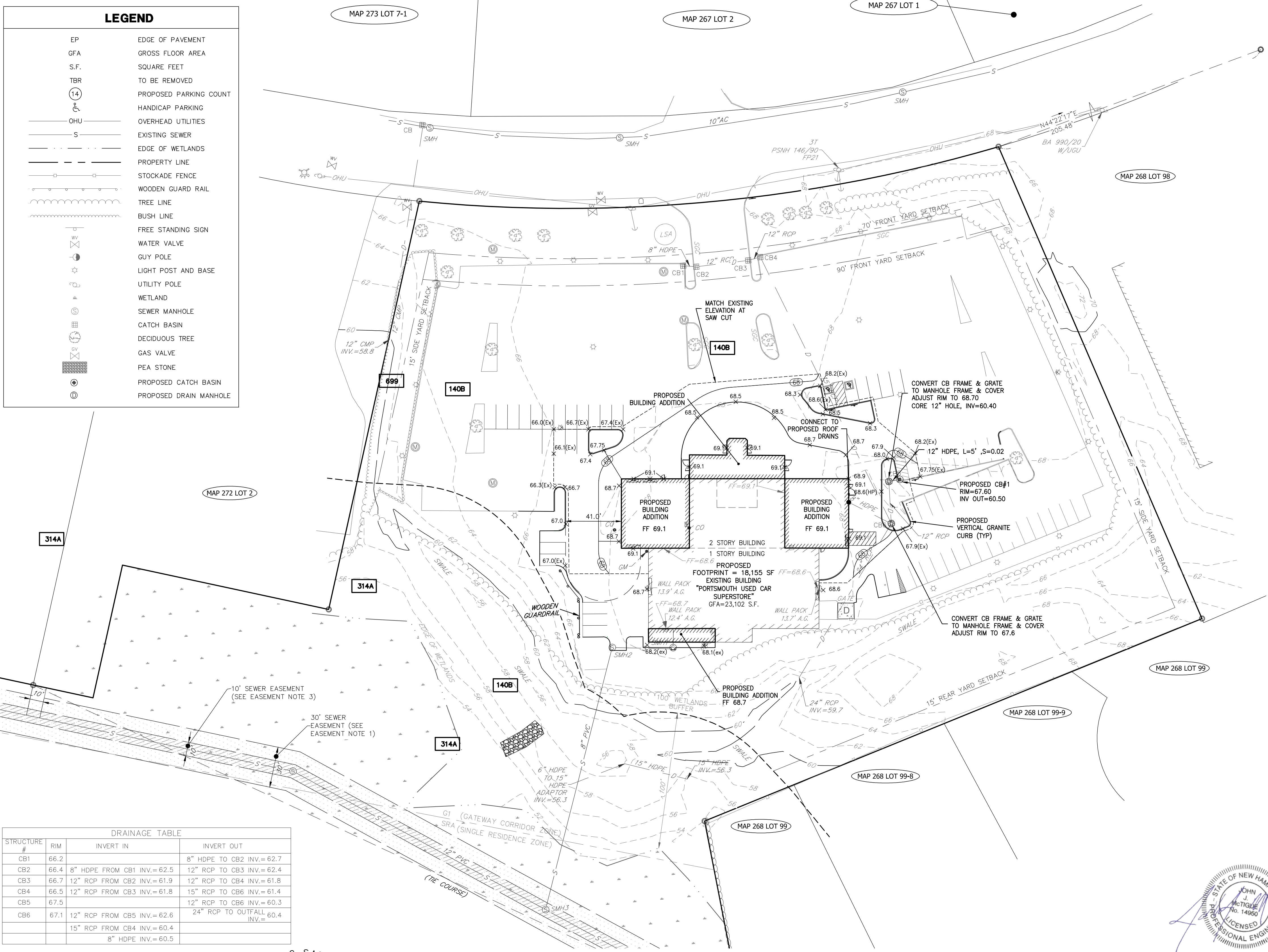
May 07, 2019 - 1:41pm F:\MSC Projects\45407 - Lafayette Road - Portsmouth\45407-80 - 2219 Lafayette Road - Acura\Design\Production Drawings\45407-80_Site.dwg

LEGEND

EP	EDGE OF PAVEMENT
GFA	GROSS FLOOR AREA
S.F.	SQUARE FEET
TBR	TO BE REMOVED
(14)	PROPOSED PARKING COUNT
(H)	HANDICAP PARKING
OHU	OVERHEAD UTILITIES
S	EXISTING SEWER
---	EDGE OF WETLANDS
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---	TREE LINE
---	BUSH LINE
---	FREE STANDING SIGN
---	WATER VALVE
---	GUY POLE
---	LIGHT POST AND BASE
---	UTILITY POLE
---	WETLAND
---	SEWER MANHOLE
---	CATCH BASIN
---	DECIDUOUS TREE
---	GAS VALVE
---	PEA STONE
---	PROPOSED CATCH BASIN
---	PROPOSED DRAIN MANHOLE

- DRAINAGE NOTES**
- ALL STORM DRAIN LINES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR "HIQ", ADS "N-12", OR APPROVED EQUAL) UNLESS OTHERWISE NOTED FOR ROOF DRAINS & CANOPY LEADERS.
 - ALL CATCH BASINS, MANHOLES, AND DRAIN LINES SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS AFTER ALL AREAS HAVE BEEN STABILIZED.
 - ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY/TOWN, COUNTY, AND STATE CODES.
 - LENGTH OF PIPE IS PROVIDED FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
 - COORDINATE ROOF AND CANOPY DRAINS WITH BUILDING PLANS.
 - ALL PROPOSED MANHOLES, CATCH BASINS AND OTHER STORMWATER STRUCTURES SHALL BE SUBJECT TO REVIEW AND APPROVAL UNDER SUBMITTAL REQUIREMENTS.
 - WHERE EXISTING MANHOLES AND CATCH BASINS ARE TO BE RETROFITTED TO ACCEPT NEW PIPES, CONTRACTOR SHALL MAKE ALL NEW PENETRATIONS WITH CONCRETE CORE. THE CONNECTION BETWEEN THE STRUCTURE AND PIPE SHALL BE MADE WATERTIGHT WITH NON-SHRINK GROUT. CONTRACTOR SHALL VERIFY SIZE OF STRUCTURE AND INVERT ELEVATIONS PRIOR TO COMPLETING WORK AND REPORT ANY DISCREPANCIES TO ENGINEER.
 - ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
 - STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
 - ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
 - ALL CATCH BASINS IN PAVEMENT SHALL HAVE GRATES SET 1" BELOW FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.

- GRADING NOTES**
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
 - DENSITY REQUIREMENTS:
MINIMUM DENSITY* LOCATION
95% BELOW PAVED OR CONCRETE AREAS
95% TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL
90% BELOW LOAM AND SEED AREAS
*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM D-6938.
 - ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
 - CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS AND LOADING AREAS.
 - SEE EXISTING FEATURES PLAN FOR BENCHMARK INFORMATION. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
 - ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6" WITH A TOLERANCE OF PLUS OR MINUS 3/8". WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".
 - THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER DEEPER THAN 1/4 INCH FOR A PERIOD OF MORE THAN 15 MINUTES AFTER FLOODING.
 - THE FINISHED GRADE AT BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH PAVEMENT WITH A TOLERANCE OF PLUS OR MINUS 1/8".
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLOPE STABILITY DURING CONSTRUCTION.
 - NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
 - ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
 - ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
 - COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES.
 - COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
 - LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.
 - THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT SOIL AND GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEERS RECOMMENDED METHODS TO ADDRESS ANY SOIL AND GROUNDWATER ISSUES THAT ARE FOUND ON SITE.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.

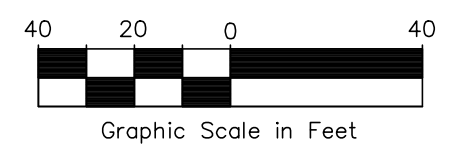
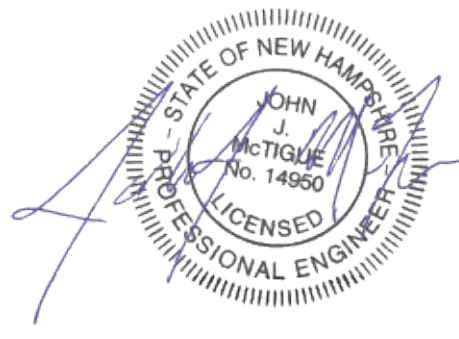


DRAINAGE TABLE

STRUCTURE #	RIM	INVERT IN	INVERT OUT
CB1	66.2	8" HDPE FROM CB1 INV.=62.5	8" HDPE TO CB2 INV.=62.7
CB2	66.4	8" HDPE FROM CB1 INV.=62.5	12" RCP TO CB3 INV.=62.4
CB3	66.7	12" RCP FROM CB2 INV.=61.9	12" RCP TO CB4 INV.=61.8
CB4	66.5	12" RCP FROM CB3 INV.=61.8	15" RCP TO CB6 INV.=61.4
CB5	67.5		12" RCP TO CB6 INV.=60.3
CB6	67.1	12" RCP FROM CB5 INV.=62.6	24" RCP TO OUTFALL INV.=60.4
		15" RCP FROM CB4 INV.=60.4	8" HDPE INV.=60.5

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REV.	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS

TAX MAP 272 LOT 1
GRADING AND DRAINAGE PLAN
KEY ACURA OF PORTSMOUTH
2219 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

OWNED BY
2219 LAFAYETTE ROAD LLC

SCALE: 1" = 40'(22X34)
1" = 80'(11X17) **MAY 7, 2019**

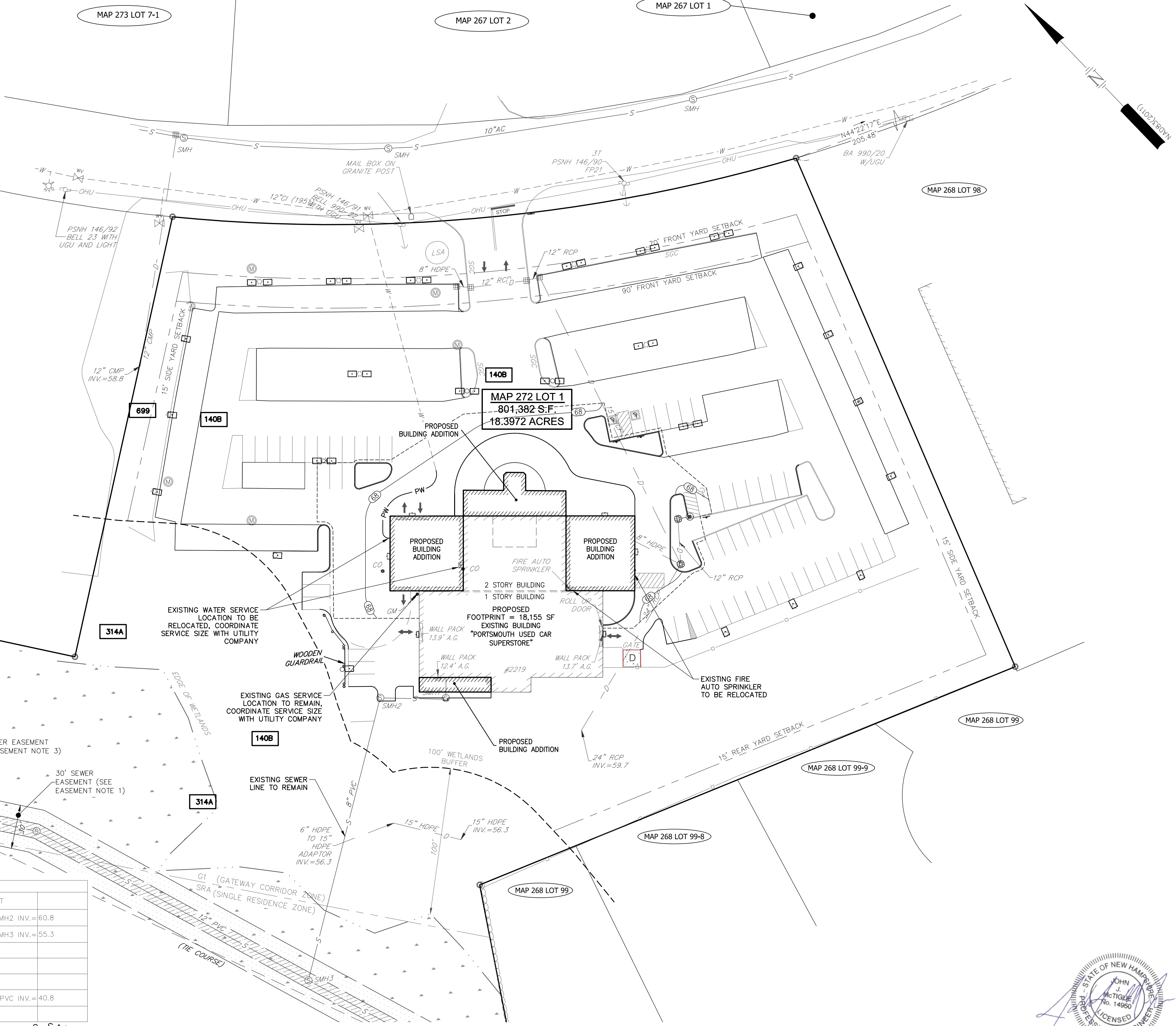
FILE #	45407.80	DR	RCK	FB		170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.TFMoran.com
		CK	CRR	CADFILE	45407-80_Grading.dwg	

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Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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LEGEND

EP	EDGE OF PAVEMENT
GFA	GROSS FLOOR AREA
S.F.	SQUARE FEET
TBR	TO BE REMOVED
(14)	PROPOSED PARKING COUNT
(H)	HANDICAP PARKING
OHU	OVERHEAD UTILITIES
S	EXISTING SEWER
---	EDGE OF WETLANDS
---	PROPERTY LINE
---	STOCKADE FENCE
---	WOODEN GUARD RAIL
---	TREE LINE
---	BUSH LINE
---	FREE STANDING SIGN
WV	WATER VALVE
GP	GUY POLE
LPA	LIGHT POST AND BASE
UP	UTILITY POLE
W	WETLAND
SMH	SEWER MANHOLE
CB	CATCH BASIN
DT	DECIDUOUS TREE
GV	GAS VALVE
PS	PEA STONE
ELP	EXISTING LIGHT POLE
EWPL	EXISTING WALL PACK LIGHT
PWPL	PROPOSED WALL PACK LIGHT
ELPF	PROPOSED LIGHT POLE FUTURE



- ### UTILITY NOTES
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF PORTSMOUTH, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE TOWN, COUNTY AND/OR STATE AGENCY.
 - ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, CODES AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS.
 - EXCEPT FOR THE RELOCATION OF THE EXISTING WATER SERVICE, ALL UTILITY CONNECTIONS FOR THE PROPOSED ADDITIONS ARE FROM THE EXISTING BUILDING. NO NEW SEWER CONNECTIONS ARE PROPOSED. (SEE ARCHITECTURAL PLANS FOR MORE DETAIL).
 - THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
 - THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
 - PROVIDE PERMANENT PAVEMENT REPAIR FOR ALL UTILITY TRENCHES IN EXISTING ROAD OR PAVEMENT TO REMAIN. SAW CUT TRENCH, PAVEMENT AND GRANULAR BASE THICKNESS TO MATCH EXISTING PAVEMENT. OBTAIN ALL PERMITS REQUIRED FOR TRENCHING.
 - THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND OPERATIONAL.
 - SEE EXISTING FEATURES PLAN FOR ANY KNOWN EXISTING UTILITY EASEMENTS. CONTACT ALL EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN THE EASEMENT.
 - ALL UTILITY STRUCTURES IN PAVEMENT SHALL BE SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
 - LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
 - UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.
 - THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE INDICATED.
 - COORDINATE ALL WORK ADJACENT TO PROPOSED BUILDINGS WITH ARCHITECTURAL BUILDING DRAWINGS. CONFIRM UTILITY PENETRATIONS AND INVERT ELEVATIONS ARE COORDINATED PRIOR TO INSTALLATION.
 - THE EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY AND/OR PRIVATE UTILITY COMPANY.
 - SANITARY SEWER FOR PROPOSED ADDITIONS WILL CONNECT INTERNALLY TO THE EXISTING STRUCTURE, AND USE EXISTING SEWER SERVICE.
 - ON-SITE WATER DISTRIBUTION SHALL BE TO THE CITY OF PORTSMOUTH STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 5.5 FEET COVER. WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10 FEET MINIMUM. WHERE A SANITARY LINE CROSSES A WATER LINE, ENCASE THE SANITARY LINE IN 6" THICK CONCRETE FOR A DISTANCE OF 10' EITHER SIDE OF THE CROSSING, OR SUBSTITUTE RUBBER-GASKETED PRESSURE PIPE FOR THE SAME DISTANCE. WHEN SANITARY LINES PASS BELOW WATER LINES, LAY PIPE SO THAT NO JOINT IN THE SANITARY LINE WILL BE CLOSER THAN 3' HORIZONTALLY TO THE WATER LINE.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
 - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES.
 - ALL UTILITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR TO COORDINATE WITH TELEPHONE, CABLE AND ELECTRIC COMPANIES REGARDING NUMBER, SIZE AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
 - THRUST BLOCKS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER LINE CHANGES DIRECTIONS OR CONNECTS TO ANOTHER WATER LINE.
 - SDR-11 PIPE SHALL CONFORM WITH ASTM 3035 PER ENV-WQ 704.08 (D).

DRAINAGE	PRIVATE
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	UNIL
ELECTRIC	EVERSOURCE
TELEPHONE	CONSOLIDATED COMMUNICATIONS FKA FAIRPOINT COMMUNICATIONS
CABLE	COMCAST

SEWER TABLE

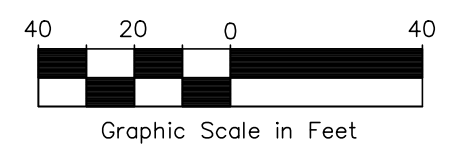
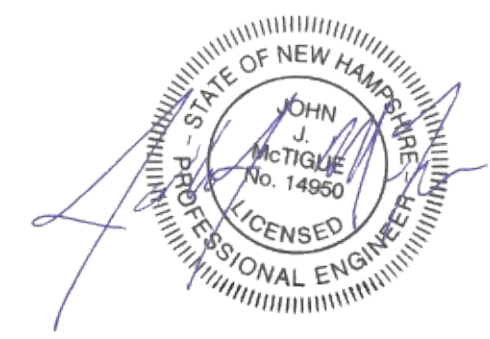
STRUCTURE #	RIM	INVERT IN	INVERT OUT
SMH1	68.3	8" PVC FROM BLDG INV.=60.9	8" PVC TO SMH2 INV.=60.8
SMH2	67.7	8" PVC FROM SMH1 INV.=59.4	8" PVC TO SMH3 INV.=55.3
		CHIMNEY DOWN TO 55.3	
		8" PVC INV.=59.5	
		CHIMNEY DOWN TO 55.3	
SMH3	51.5	8" PVC FROM SMH2 INV.=43.3	12" PVC INV.=40.8
		12" PVC INV.=40.9	

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REV.	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS

TAX MAP 272 LOT 1
UTILITY PLAN
KEY ACURA OF PORTSMOUTH
2219 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

OWNED BY
2219 LAFAYETTE ROAD LLC

SCALE: 1" = 40' (22X34)
1" = 80' (11X17) MAY 7, 2019

FILE #	45407.80	DR	RCK	FB		
		CK	CRR	CADFILE	45407-80_Utility.dwg	C-07

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

A division of TFMoran, Inc.

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LEGEND

	PROPOSED DECIDUOUS TREE
	EXISTING DECIDUOUS TREE
	PROPOSED EVERGREEN TREE
	PROPOSED ORNAMENTAL DECIDUOUS TREE
	NATIVE OR IMPROVED NATIVE PLANT
	EDGE OF WETLANDS
	PROPERTY LINE
	STOCKADE FENCE
	TREE LINE
	BUSH LINE
	EXISTING PLANTING BED
	SPREAD
	CALIPER
	BALLED AND BURLAPPED
	HEIGHT
	CONTAINER
	SQUARE FEET
	ON CENTER
	NOT INCLUDED
	TYPICAL
	EXISTING
	PAVING
	DUMPSTER
	TRANSFORMER

C-08 NOTE

1. SEE C-09 FOR LANDSCAPE NOTES AND DETAILS

RECORDING NOTES

1. THIS LANDSCAPE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
2. THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
3. 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.
4. 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.

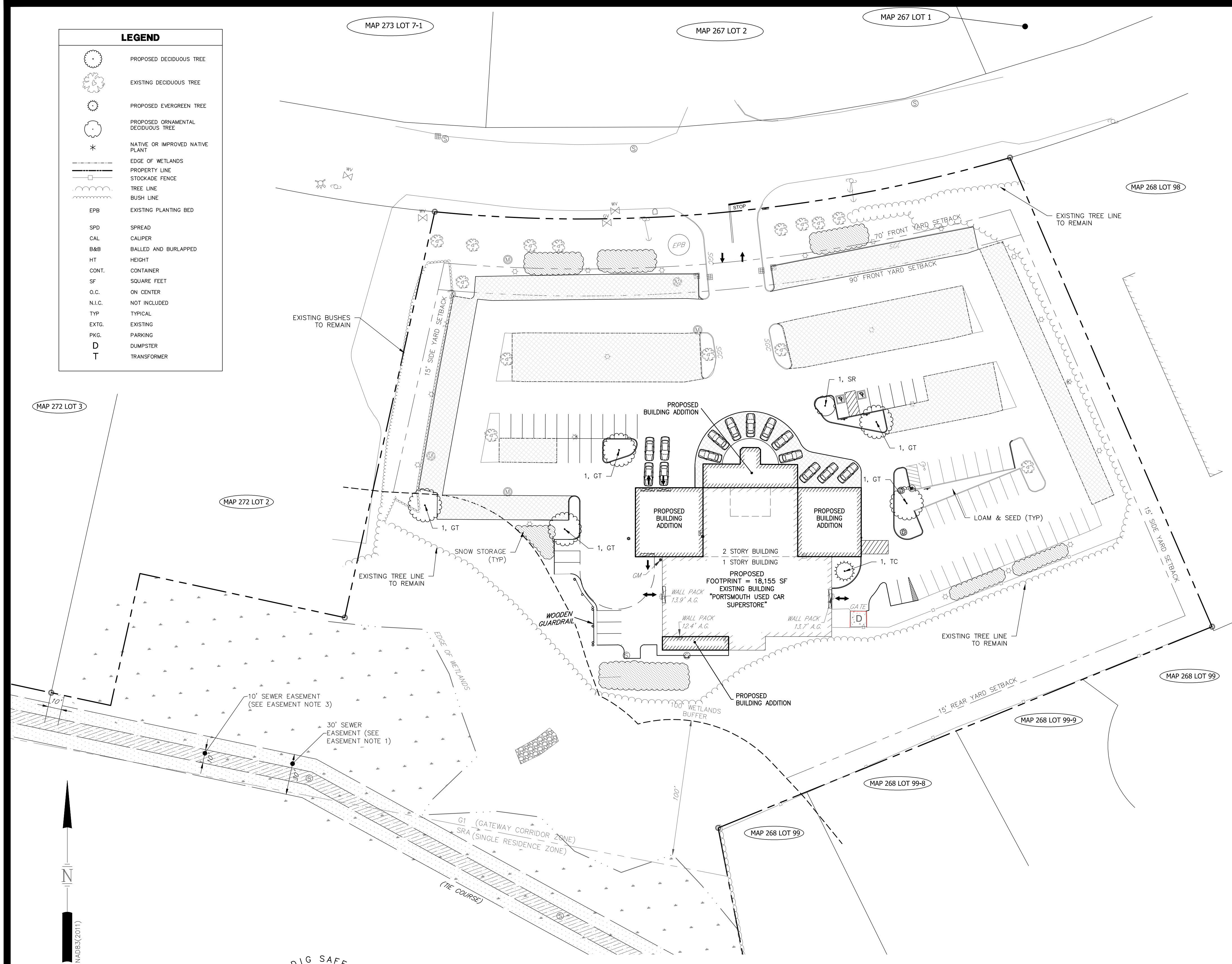
PLANT LIST

DECIDUOUS TREES:

KEY	QTY/S.F.	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
GT	5	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE' SKYLINE SEEDLESS HONEYLOCUST * (BEGIN BRANCHING AT 6' HT.)	3" CAL.	B&B FULL, BUSHY, SYMMETRICAL CROWN STRAIGHT CENTRAL TRUNK
SR	1	SYRINGA RETICULATA JAPANESE LILAC TREE (BEGIN BRANCHING AT 6' HT.)	2 1/2" CAL.	B&B FULL, BUSHY, SYMMETRICAL CROWN STRAIGHT CENTRAL TRUNK

EVERGREEN TREES:

KEY	QTY/S.F.	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
TC	1	TSUGA CANADENSIS CANADIAN HEMLOCK *	6' HT.	B-B FULL & BUSHY, SYMMETRICAL



SITE DEVELOPMENT PLANS

TAX MAP 272 LOT 1
LANDSCAPE PLAN
KEY ACURA OF PORTSMOUTH
2219 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

OWNED BY
2219 LAFAYETTE ROAD LLC

SCALE: 1" = 40'
1" = 80'

MAY 7, 2019



Civil Engineers
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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

LANDSCAPE NOTES

- CONTRACTOR WILL BE RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES FOR IMPLEMENTATION OF PLANTING PLAN.
- CONTRACTOR WILL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWNWORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES WILL IMMEDIATELY BE REPORTED TO THE LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE, SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
- CONTRACTOR WILL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. IN CASES OF DISCREPANCY BETWEEN PLAN AND LIST CLARIFY WITH LANDSCAPE ARCHITECT PRIOR TO PLACING PURCHASE ORDER AND AGAIN PRIOR TO PLANTING.
- SEE PLANTING DETAILS AND IF INCLUDED, SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 15TH UNLESS OTHERWISE NOTED IN SPECIFICATIONS. THERE WILL BE NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT BY PROVIDING ADDITIONAL WATERING.
- ALL PLANTS WILL BE NURSERY GROWN.
- PLANTS WILL BE IN ACCORDANCE, AT A MINIMUM, WITH CURRENT EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION.
- TREES WILL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 PART 1, "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE STANDARD PRACTICES".
- PLANTS MATERIAL IS SUBJECT TO APPROVAL / REJECTION BY THE LANDSCAPE ARCHITECT AT THE SITE AND AT THE NURSERY.
- ALL PLANTS WILL BE MOVED WITH ROOT SYSTEMS AS SOLID UNITS AND WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. NO PLANT WILL BE ACCEPTED WHEN BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN BEFORE PLANTING. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE WILL BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL AND THEN WATERING. DURING TRANSPORT, ALL PLANT MATERIALS WILL BE WRAPPED WITH WIND PROOF COVERING.
- PROPOSED TREES OVERHANGING SIDEWALKS, ROADS OR PARKING WILL BEGIN BRANCHING NATURALLY (NOT PRUNED) AT 6' HEIGHT.
- MULCH FOR PLANTED AREAS (NOT INCLUDING RAIN GARDENS) WILL BE AGED SHREDDED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS UNLESS OTHERWISE SHOWN.
- PLANT MATERIAL WILL BE LOCATED OUTSIDE BUILDING DRIP LINES AND ROOF VALLEY POINTS OF CONCENTRATION TO PREVENT DAMAGE TO PLANTS. CLARIFY RELOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, WILL RECEIVE FIVE (5) INCH LOAM AND SEED.
- TREE STAKES AND WRAP WILL REMAIN IN PLACE FOR NO MORE THAN 1 YEAR. CONTRACTOR WILL REMOVE.
- ALL PLANT GROUPINGS WILL BE IN MULCH BEDS UNLESS OTHERWISE SPECIFIED OR NOTED ON PLANS. WHERE MULCHED PLANT BED ABUTS LAWN, PROVIDE TURF CUT EDGE.
- ALL PLANT BEDS WILL INTERSECT WITH PAVEMENT AT 90 DEGREES UNLESS OTHERWISE NOTED ON PLANS.
- ALL PLANT BED EDGES WILL BE SMOOTH AND CONSISTENT IN LAYOUT OF RADII AND TANGENTS. IRREGULAR, WAVY EDGES WILL NOT BE ACCEPTED.
- CONTRACTOR WILL VERIFY PRIOR TO PRICING IF SITE SOILS ARE VERY POORLY DRAINING OR IF LEDGE IS PRESENT. IF CONTRACTOR ENCOUNTERS VERY POORLY DRAINING SOILS (BATH TUB EFFECT) OR LEDGE THAT IMPACTS PROPOSED PLANTING PLAN, NOTIFY LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE FOR DIRECTION PRIOR TO PRICING AND AGAIN PRIOR TO PERFORMING ANY WORK.
- PARKING AREA PLANTED ISLANDS WILL HAVE MINIMUM OF 1'-0" TOPSOIL PLACED TO THE TOP OF CURB ELEVATION. REMOVE ALL CONSTRUCTION DEBRIS BEFORE PLACING TOPSOIL.
- EXISTING TREES SHOWN ON THE PLAN WILL REMAIN UNDISTURBED. ALL EXISTING TREES SHOWN TO REMAIN WILL BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK.
- CONTRACTOR WILL STAKE OR PLACE ON GROUND ALL PROPOSED PLANT MATERIALS PER PLAN. CONTACT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES OF WATERING.
- CONTRACTOR WILL BEGIN WATERING IMMEDIATELY AFTER PLANTING. ALL PLANTS WILL BE THOROUGHLY WATERED TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS WILL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON BUT NOT LESS THAN ONE YEAR.
- WATER ALL LAWNS AS REQUIRED. DO NOT LET NEWLY PLANTED LAWNS DRY OUT DURING THE FIRST FOUR WEEKS MINIMUM.
- ALL GENERAL LAWN SEEDING AREAS WILL BE MAINTAINED AND MOWED A MINIMUM THREE (3) TIMES BEFORE REQUESTING REVIEW BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR ACCEPTANCE. MAINTENANCE AND MOWING WILL CONTINUE UNTIL ACCEPTED BY LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE IS ISSUED IN WRITING.
- THE CONTRACTOR WILL MAINTAIN AND GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF ONE (1) YEAR OR TWO (2) GROWING SEASONS, WHICHEVER IS GREATER, BEGINNING AT THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHOWING LESS THAN 80% HEALTHY GROWTH AT THE END OF ONE (1) YEAR PERIOD WILL BE IMMEDIATELY REPLACED BY THE CONTRACTOR.
- DECIDUOUS PLANT MATERIAL INSTALLED AFTER SEPTEMBER 30 AND BEFORE APRIL 15 WILL NOT BE REVIEWED THAT SEASON FOR ACCEPTANCE DUE TO STAGE OF LEAF PHYSIOLOGY. THIS PLANT MATERIAL WILL NOT BE REVIEWED UNTIL FOLLOWING GROWING SEASON. GUARANTEE PERIOD WILL BEGIN ONLY AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE.
- EVERGREEN PLANT MATERIAL INSTALLED AFTER OCTOBER 30 AND BEFORE APRIL 15 WILL NOT BE REVIEWED THAT SEASON FOR ACCEPTANCE DUE TO END OF GROWTH SEASON. THIS PLANT MATERIAL WILL NOT BE REVIEWED UNTIL FOLLOWING GROWING SEASON. GUARANTEE PERIOD WILL BEGIN ONLY AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE.

SEEDING NOTES

- GENERAL LAWN SEED WILL BE NHDOT SPECIFICATION SECTION 644, TABLE 644-1-PARK SEED TYPE 15, INCLUDING NOTES TO TABLE 1, 2 & 3 OR APPROVED EQUAL.

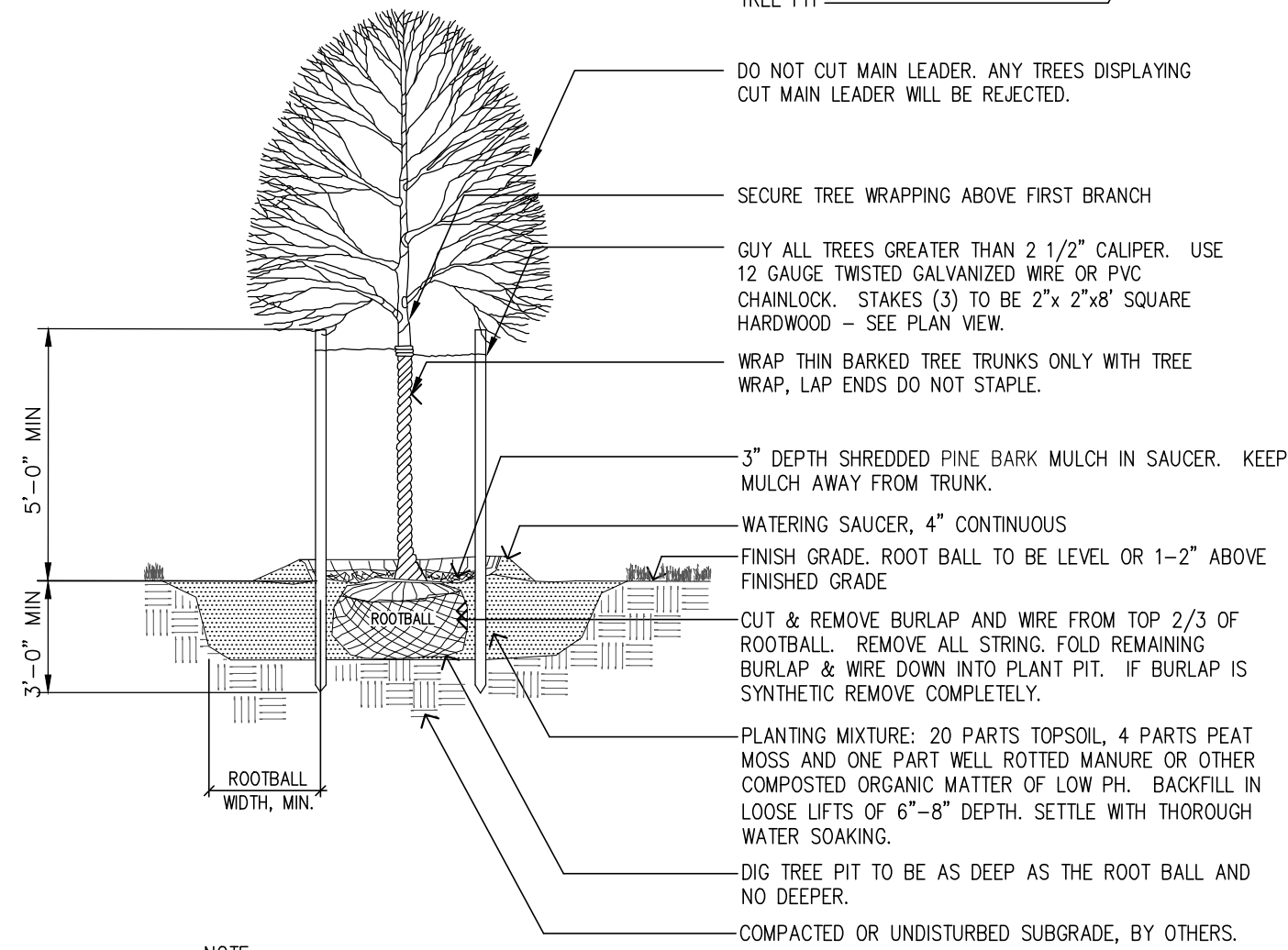
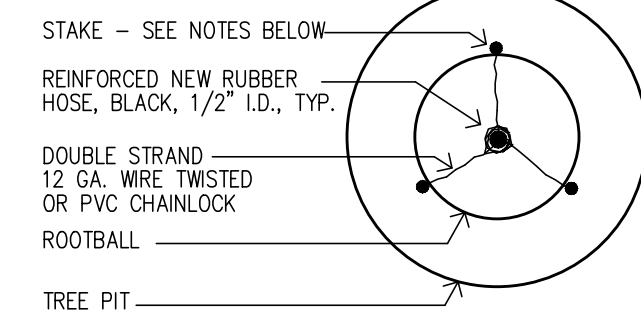
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RECORDING NOTES

- THIS LANDSCAPE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
- 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.
- 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.

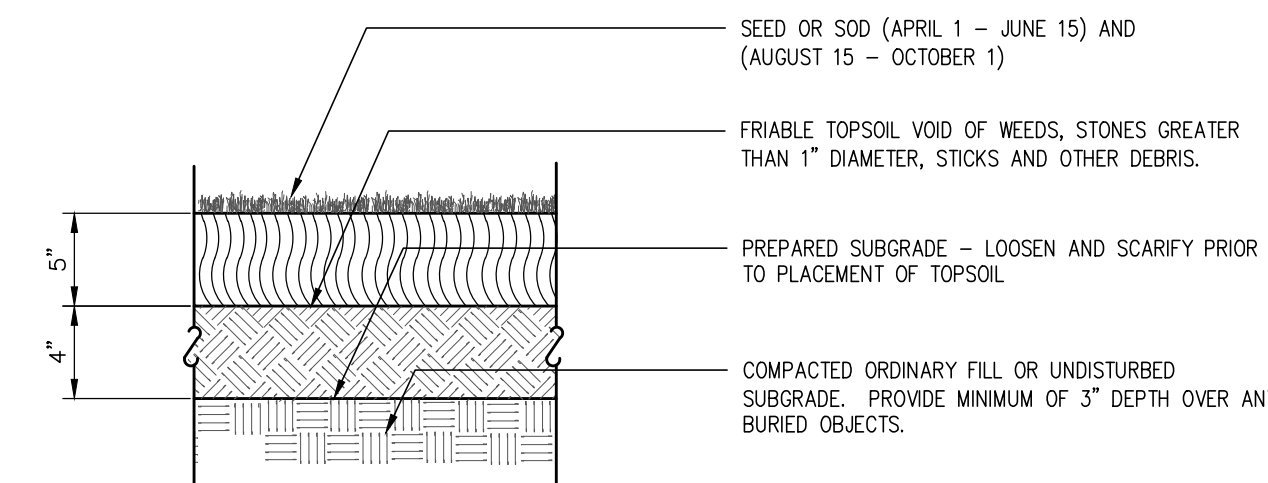


NOTE:

- PROVIDE ALL DECIDUOUS TREES WITH "IRRIGATOR" 20 GALLON IRRIGATION BAGS OR APPROVED EQUAL.

DECIDUOUS TREE PLANTING

NOT TO SCALE



NOTE:

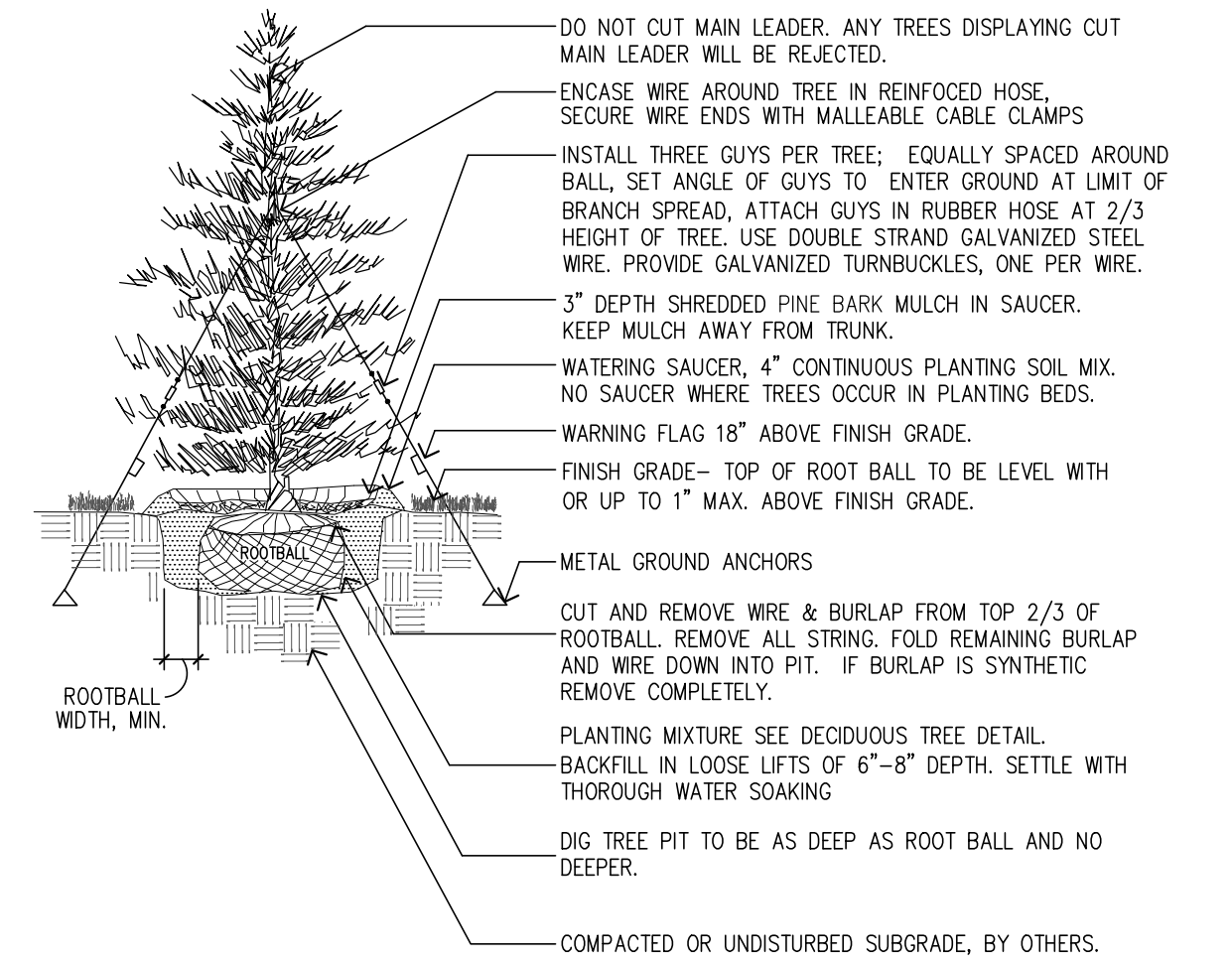
- IF SEEDING OPERATIONS ARE COMPLETED TOO LATE IN THE FALL FOR ADEQUATE GERMINATION AND GROWTH OF GRASS, MAINTENANCE SHALL CONTINUE INTO FOLLOWING SPRING AND UNTIL FINAL ACCEPTANCE BY THE LAND. ARCH. AT NO ADDITIONAL COST TO OWNER.

LOAM AND SEED

NOT TO SCALE

C-09 NOTE

- SEE C-08 FOR LANDSCAPE PLAN.



EVERGREEN TREE PLANTING

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 272 LOT 1
LANDSCAPE NOTES, DETAILS, AND SCHEDULES
KEY ACURA OF PORTSMOUTH
2219 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

OWNED BY
2219 LAFAYETTE ROAD LLC

SCALE: 1" = 40'
1" = 80'

MAY 7, 2019

TFM	MSC A Division of TFMoran, Inc.	Civil Engineers	170 Commerce Way, Suite 102
		Structural Engineers	Portsmouth, NH 03801
		Traffic Engineers	Phone (603) 431-2222
		Land Surveyors	Fax (603) 431-0910
		LandscAPE Architects	www.TFMoran.com
		Scientists	

FILE #	45407.80	DR	ETP	FB	45407-80_Landscape.dwg	C-09
		CK	CRR	CADFILE		

REV.	DATE	DESCRIPTION	DR	CK

LEGEND

EP	EDGE OF PAVEMENT
GFA	GROSS FLOOR AREA
S.F.	SQUARE FEET
TBR	TO BE REMOVED
(14)	PROPOSED PARKING COUNT
	HANDICAP PARKING
OHU	OVERHEAD UTILITIES
S	EXISTING SEWER
	EDGE OF WETLANDS
	PROPERTY LINE
	STOCKADE FENCE
	WOODEN GUARD RAIL
	TREE LINE
	BUSH LINE
	FREE STANDING SIGN
	WATER VALVE
	GUY POLE
	LIGHT POST AND BASE
	UTILITY POLE
	WETLAND
	SEWER MANHOLE
	CATCH BASIN
	DECIDUOUS TREE
	GAS VALVE
	PEA STONE



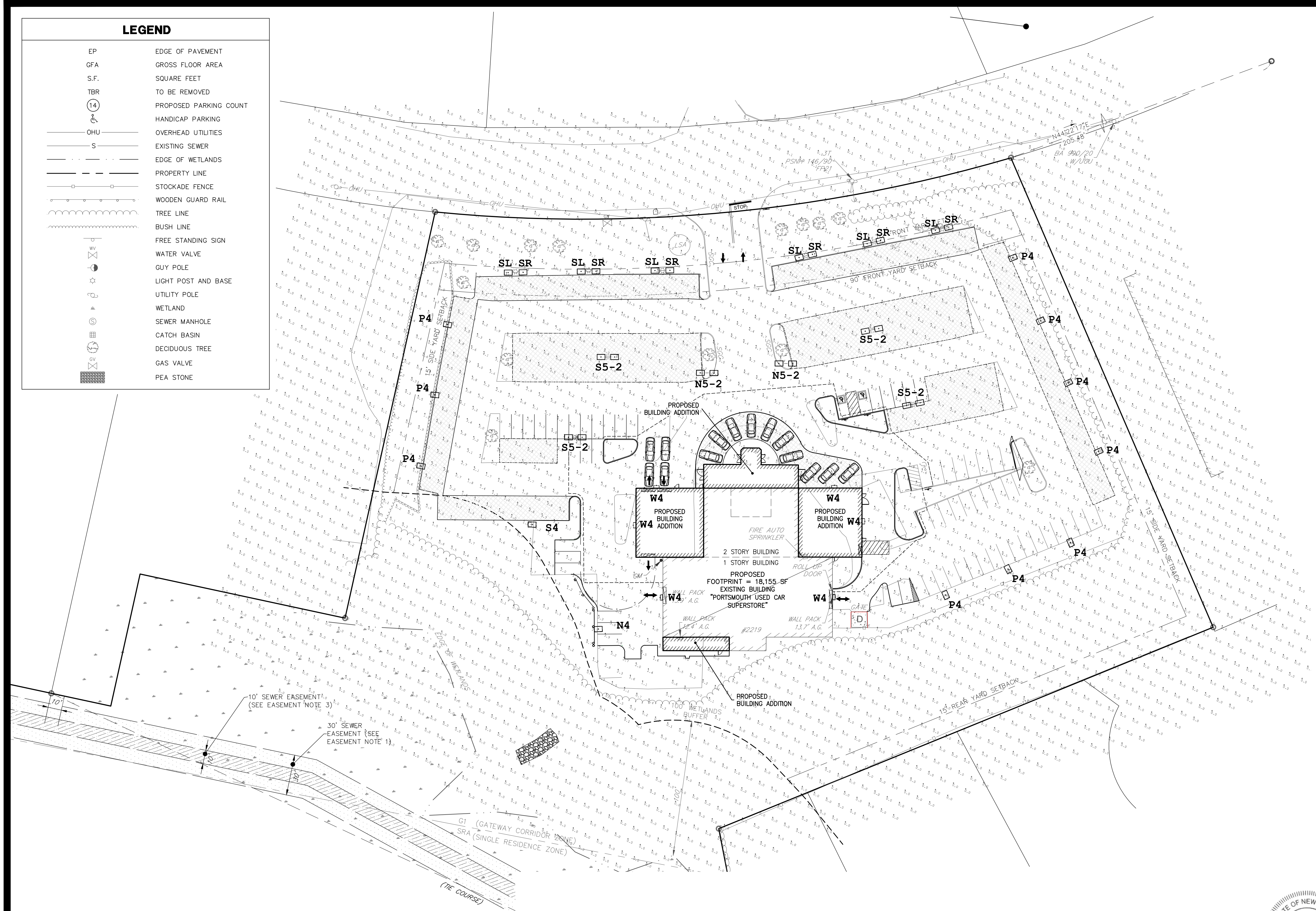
LIGHT POLE FIXTURE
(N4, N5-2, P4, S5-2, SLR, SLL)



WALL MOUNTED FIXTURE
W4

LIGHTING NOTES

1. ALL FIXTURES SHALL BE LED FIXTURES MEETING FULL CUT-OFF, DARK SKY COMPLIANCE.
2. ALL EXTERIOR CONDUITS FOR LIGHTING SHALL BE A MINIMUM 1 1/2" DIAMETER SCHEDULE 40 PVC. ALL CONDUITS UNDER ROADWAYS AND PARKING AREAS SHALL HAVE A MINIMUM COVER OF 24".
3. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPE.
4. ALL WORK SHALL MEET REQUIREMENTS OF NATIONAL ELECTRIC CODE.
5. ALL POLE MOUNTED LIGHT FIXTURES SHALL BE RECESSED TO SHIELD THE ILLUMINATION SOURCE FROM THE VIEW OF ABUTTING PROPERTIES.
6. LUMINARIES AND FIXTURE MOUNTING HEIGHT SHALL BE SET AT A MAXIMUM OF 20' HIGH (SEE LUMINAIRE SCHEDULE).
7. PROVIDE SHIMS AS REQUIRED AND SET ALL POLES PLUMB. PROVIDE FULL ANCHOR BOLT COVERS.
8. POLES SHALL BE FACTORY CUT AS REQUIRED TO PROVIDE REQUIRED FIXTURE MOUNTING HEIGHT.
9. ALL LIGHT BASES TO BE SQUARE.
10. LIGHTING DESIGN, CALCULATIONS, AND PHOTOMETRICS PROVIDED BY CHARRON, INC.

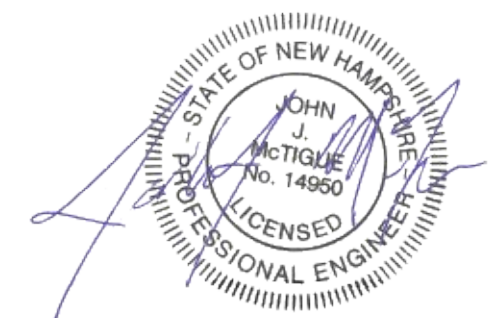


SITE DEVELOPMENT PLANS

TAX MAP 272 LOT 1
LIGHTING PLAN
KEY ACURA OF PORTSMOUTH
2219 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

OWNED BY
2219 LAFAYETTE ROAD LLC

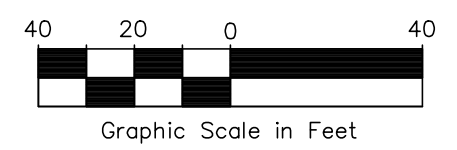
SCALE: 1" = 40' (22X34)
 1" = 80' (11X17) MAY 7, 2019



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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

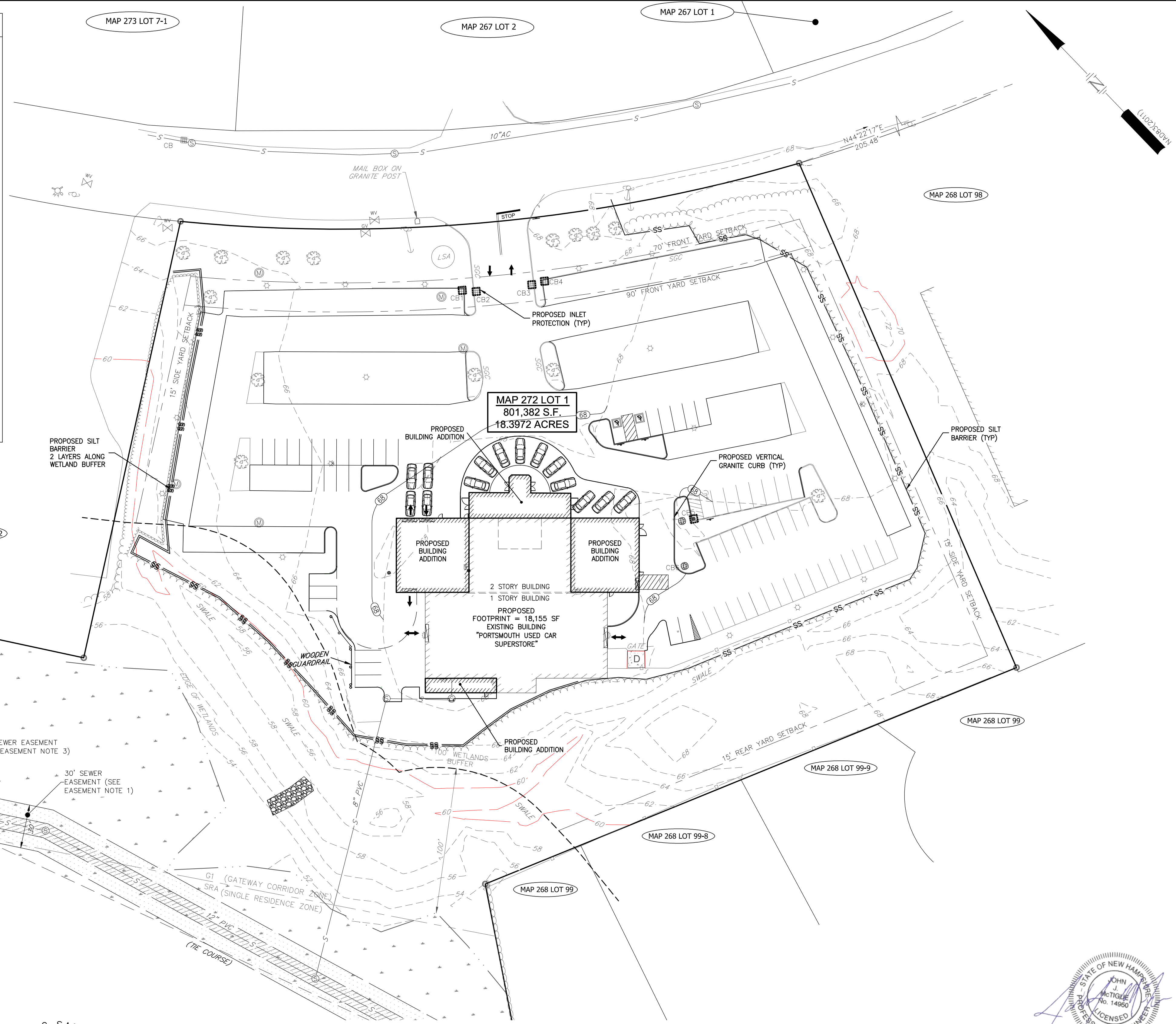


REV.	DATE	DESCRIPTION	DR	CK

		Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.TFMoran.com

May 07, 2019 - 1:53pm
 F:\MSC Projects\45407 - Lafayette Road - Portsmouth\45407-80 - 2219 Lafayette Road - Acura\Design\Production Drawings\45407-80_Lighting.dwg

LEGEND	
EP	EDGE OF PAVEMENT
GFA	GROSS FLOOR AREA
S.F.	SQUARE FEET
TBR	TO BE REMOVED
(14)	PROPOSED PARKING COUNT
	HANDICAP PARKING
OHU	OVERHEAD UTILITIES
S	EXISTING SEWER
	EDGE OF WETLANDS
	PROPERTY LINE
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	UTILITY POLE
	WETLAND
	SEWER MANHOLE
	CATCH BASIN
	DECIDUOUS TREE
	GAS VALVE
	PEA STONE
	SILT BARRIER
	INLET PROTECTION



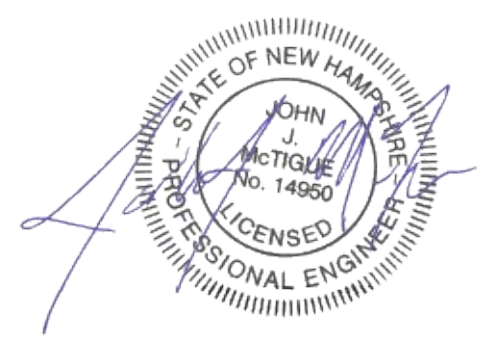
- ### EROSION CONTROL NOTES
- SEE GENERAL EROSION CONTROL NOTES ON THE EROSION CONTROL DETAIL SHEET AND THE APPROVED SWPPP.
 - INSTALL SILT BARRIER ALONG THE PERIMETER OF THE AREA TO BE DISTURBED AS FIRST ORDER OF WORK.
 - PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED. INLET PROTECTION BARRIERS SHALL BE IN PLACE AT ALL CATCH BASINS PRIOR TO THE DISTURBANCE OF SOIL.
 - DUST CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IT SHALL BE ACCOMPLISHED BY THE UNIFORM APPLICATION OF CALCIUM CHLORIDE AT THE RATE OF 1-1/2 POUNDS PER SQUARE YARD BY MEANS OF A LIME SPREADER OR OTHER APPROVED METHOD. WATER MAY ALSO BE USED FOR DUST CONTROL, AND APPLIED BY SPRINKLING WITH WATER TRUCK DISTRIBUTORS, AS REQUIRED.
 - SILT PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS CONTAINED IN THIS PLAN SET.
 - CONSTRUCT JUTE MATTING ON ALL SLOPES STEEPER THAN 3:1. DISTURBED AREAS SLOPING TOWARDS WETLANDS AND ALL LOCATIONS SHOWN ON PLAN.
 - INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAIN STORM OF 0.10 INCH OR GREATER. REPAIR/MODIFY SILT BARRIER AS NECESSARY TO MAXIMIZE FILTER EFFICIENCY. REMOVE SEDIMENT WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
 - PROVIDE SILT BARRIERS AT THE BASE OF CUT AND FILL SLOPES UNTIL COMPLETION OF THE PROJECT OR UNTIL VEGETATION BECOMES ESTABLISHED ON SLOPES. EROSION PROTECTION BELOW FILL SLOPES SHALL BE PLACED IMMEDIATELY AFTER CLEARING, PRIOR TO EMBANKMENT CONSTRUCTION.
 - ALL DISTURBED AREAS SHALL BE REVEGETATED AS QUICKLY AS POSSIBLE. ALL CUT AND FILL SLOPES SHALL BE SEEDDED WITHIN 72 HOURS AFTER GRADING.
 - ALL WORK AREAS TO BE STABILIZED AT THE END OF EACH WORK DAY AND PRIOR TO ANY PREDICTED SIGNIFICANT RAIN EVENT.
 - AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED
 - ALL CATCH BASINS, MANHOLES, AND DRAIN LINES SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS AFTER ALL AREAS HAVE BEEN STABILIZED.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLOPE STABILITY DURING CONSTRUCTION.
 - THE EROSION CONTROL PRACTICES SHOWN ON THESE PLANS ARE ILLUSTRATIVE ONLY AND SHALL BE SUPPLEMENTED BY THE SITE CONTRACTOR AS NEEDED.

SITE DEVELOPMENT PLANS

TAX MAP 272 LOT 1
EROSION CONTROL PLAN
 KEY ACURA OF PORTSMOUTH
 2219 LAFAYETTE ROAD
 PORTSMOUTH, NEW HAMPSHIRE

OWNED BY
2219 LAFAYETTE ROAD LLC

SCALE: 1" = 40' (22X34)
 1" = 80' (11X17) MAY 7, 2019

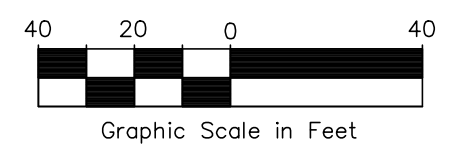


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		Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.TFMoran.com

May 07, 2019 - 1:43pm
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SOIL CHARACTERISTICS

THE SOIL IN THE VICINITY OF THE SITE CONSIST OF CHATFIELD-HOLLIS-CANTON, PIPESTONE SAND, AND URBAN LEND. THE MAJORITY OF THE SOIL IN THE DISTURBED AREA IS HSG TYPE B.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 24,000 SQUARE FEET (0.55 ACRES).

CRITICAL NOTE: THIS DRAWING IS PROVIDED FOR GENERAL GUIDANCE. ALL SPECIAL EROSION CONTROL MEASURES MUST BE EXECUTED IN ACCORDANCE WITH CURRENT STATE AND LOCAL REGULATIONS, APPROVED SWPPP AND PERMIT REQUIREMENTS.

SEQUENCE OF MAJOR ACTIVITIES

- 1. INSTALL TEMPORARY EROSION CONTROL MEASURES.
- 2. DEMOLISH EXISTING SITE WORK DESIGNATED FOR REMOVAL.
- 3. COMPLETE MAJOR GRADING OF SITE.
- 4. CONSTRUCT BUILDING PAD, STORMWATER SYSTEM, AND SITE UTILITIES.
- 5. CONSTRUCT PARKING LOT.
- 6. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND SITE IS STABILIZED, REMOVE ALL INLET PROTECTION, SILT BARRIERS AND SEDIMENT THAT HAS BEEN TRAPPED BY THESE DEVICES.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN TWENTY ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- 1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE SAVED;
- 2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- 3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
- 4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT BARRIERS. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH BARRIER FILTERS. STONE RIPRAP SHALL BE PROVIDED AT THE OUTLETS OF DRAINAGE PIPES WHERE EROSION VELOCITIES ARE ENCOUNTERED.

OFF SITE VEHICLE TRACKING

CONTRACTOR TO SWEEP AS NEEDED TO PREVENT ANY VEHICLES TRACKING ON CITY STREETS

INSTALLATION, MAINTENANCE AND INSPECTION OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.

- 1. STABILIZATION OF ALL SWALES, DITCHES AND PONDS IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM.
- 2. THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDED AT ONE TIME. (5 AC MAX)
- 3. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.10 INCHES OR GREATER.
- 4. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- 5. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT BARRIER WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE BARRIER.
- 6. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- 7. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
- 8. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
- 9. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

B. FILTERS / BARRIERS

- 1. SILT SOCKS
 - A. KNOTTED MESH NETTING MATERIAL SHALL BE DELIVERED TO SITE IN A 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" MATERIAL, FILLED WITH COMPOST CONFORMING TO THE FOLLOWING REQUIREMENTS:


PHYSICAL PROPERTY	TEST	REQUIREMENTS
PH	TMECC 04.11-A	5.0 TO 8.0
PARTICLE SIZE	TMECC 02.02-B	2" SIEVE AND MIN. 60% GREATER THAN THE 3/8" SIEVE
MOISTURE CONTENT	STND TESTING	< 60%

MATERIAL SHALL BE RELATIVELY FREE OF INERT OR FOREIGN MAN-MADE MATERIALS
MATERIAL SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER, FREE FROM ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH.
 - B. SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK SHALL BE REMOVED ONCE IT HAS REACHED 1/3 OF THE EXPOSED HEIGHT OF THE SILT SOCK.
 - C. SILT BARRIER SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAS BEEN PERMANENTLY STABILIZED.
- 2. SEQUENCE OF INSTALLATION
 - A. SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
- 3. MAINTENANCE
 - A. SILT BARRIERS SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.
 - B. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 - C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.
 - D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFIRM WITH THE EXISTING GRADE, PREPARED AND SEEDDED.

C. MULCHING

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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

- 1. TIMING
 - A. APPLY MULCH PRIOR TO ANY STORM EVENT.
THIS IS APPLICABLE WHEN WORKING WITHIN 100 FEET OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
 - B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD.
THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON AN AREA, WHERE THE LENGTH OF TIME VARIES WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
- 2. GUIDELINES FOR WINTER MULCH APPLICATION.
 - A. WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.
- 3. MAINTENANCE
 - A. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.

D. VEGETATIVE PRACTICE

- 1. AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUB GRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF FOUR INCHES. THEN, FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED THICKNESS AS SPECIFIED IN THESE PLANS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND ROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE SITE SUBCONTRACTOR.
- 2. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER AND OTHER FOREIGN MATERIAL, AS WELL AS STONES OVER ONE INCH IN DIAMETER, SHALL BE REMOVED FROM THE LOAM AND DISPOSED OF OFF SITE. THE LOAM SHALL BE RAKED SMOOTH AND EVEN.
- 3. THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.
- 4. SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.
- 5. ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDDED.
- 6. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.
- 7. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.
- 8. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.
- 9. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.
- 10. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.
- 11. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEDED, AND ALL NOXIOUS WEEDS REMOVED.
- 12. THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION.
- 13. UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK. IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. FOR TEMPORARY PLANTINGS AFTER SEPTEMBER 30, TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
 - A. FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
 - B. FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 300 POUNDS PER ACRE.

MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
WINTER RYE (FALL SEEDING) 2.5 LBS/1,000 SF
OATS (SPRING SEEDING) 2.0 LBS/1,000 SF
MULCH 1.5 TONS/ACRE

E. CATCH BASIN INLET PROTECTION

- 1. INLET BASKET STRUCTURE
 - A. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY PRIOR TO DISTURBING PAVEMENT AND SHALL REMAIN IN PLACE AND MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.
 - B. MOLD 6X6, 42 LB. WIRE SUPPORT AROUND INLET FRAME AND GRATE AND EXTEND 6" BEYOND SIDES. SECURE FILTER FABRIC TO WIRE SUPPORT.
 - C. THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
 - GRAB STRENGTH: 45 LB. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682)
 - MULLEN BURST STRENGTH: MIN. 60PSI (ASTM D774)
 - D. THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 GPM.
 - E. THE INLET PROTECTION SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.
 - F. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.
- 2. WINTER CONSTRUCTION SEQUENCE

- 1. ALL PROPOSED POST-DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1 AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENT.
- 2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- 3. AFTER OCTOBER 15TH, ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

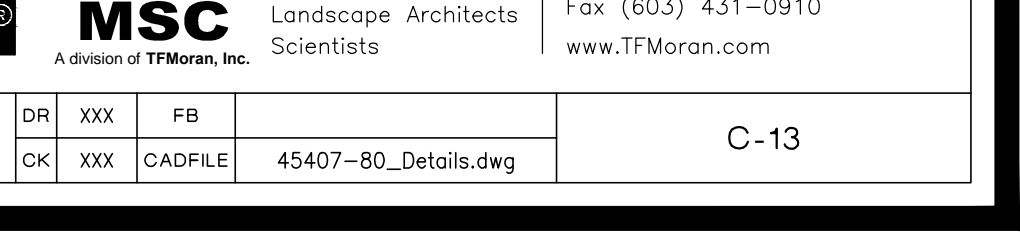
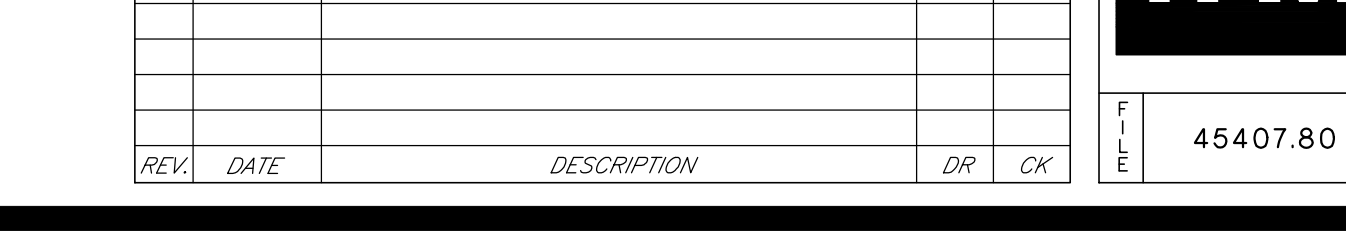
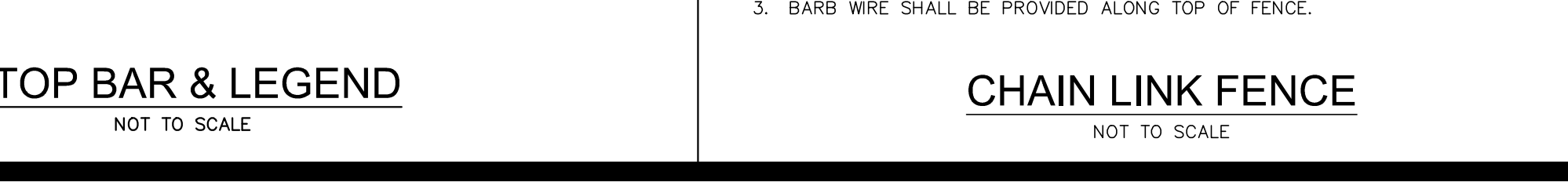
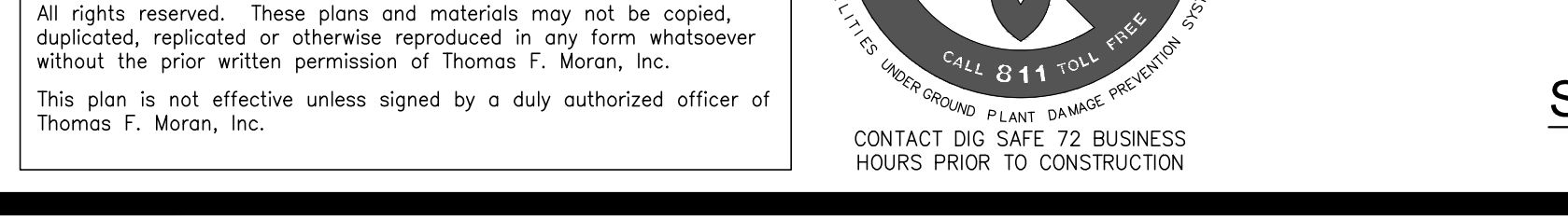
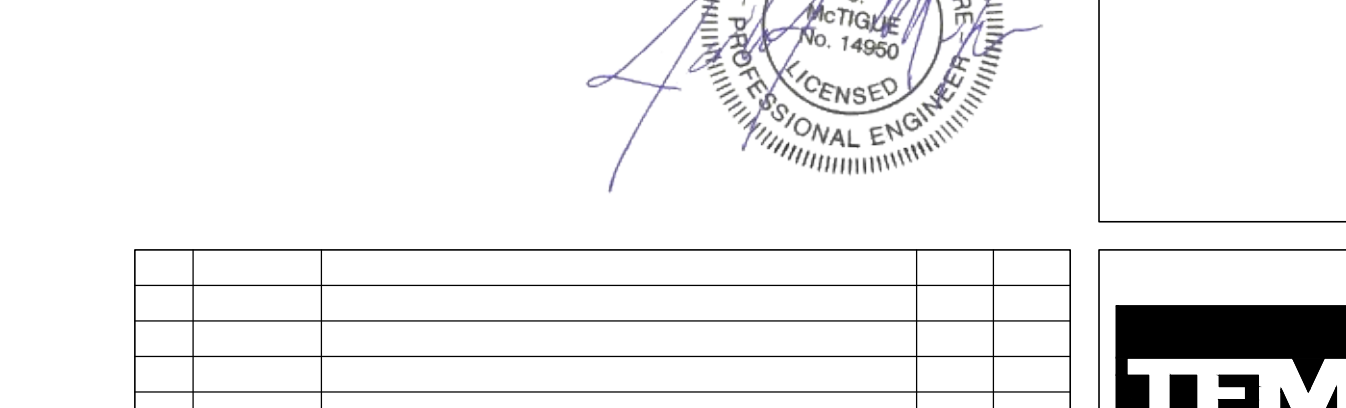
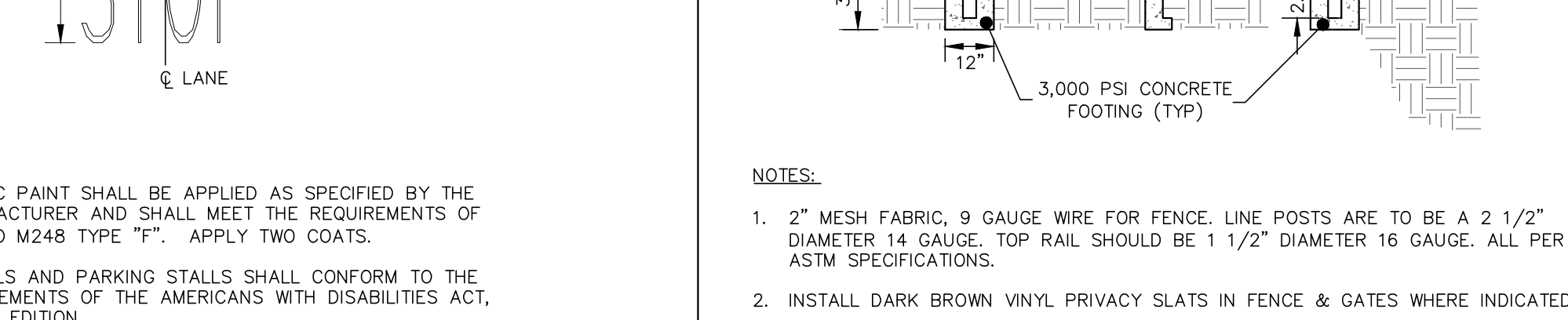
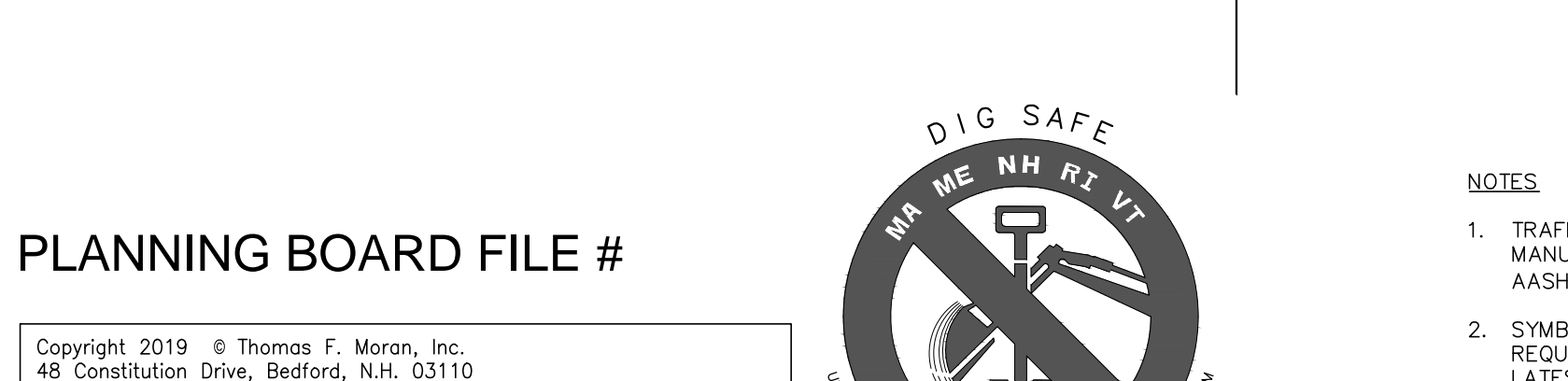
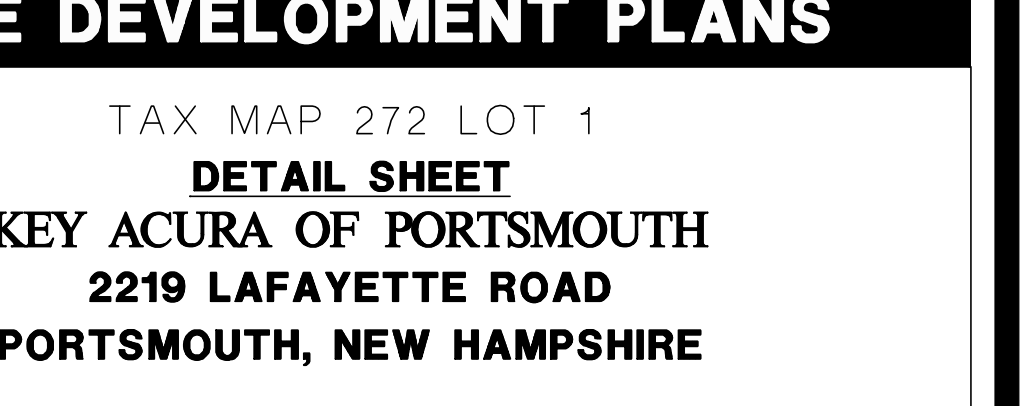
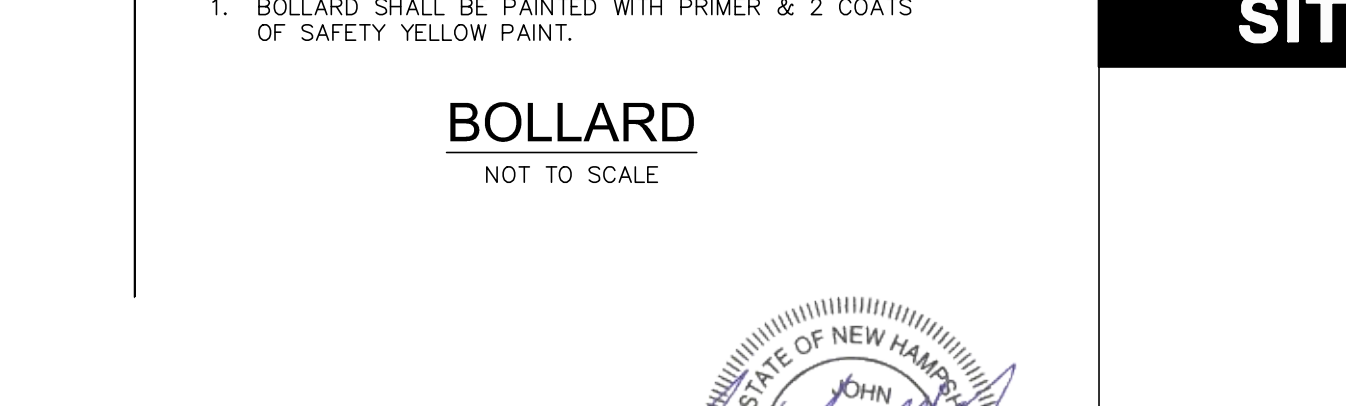
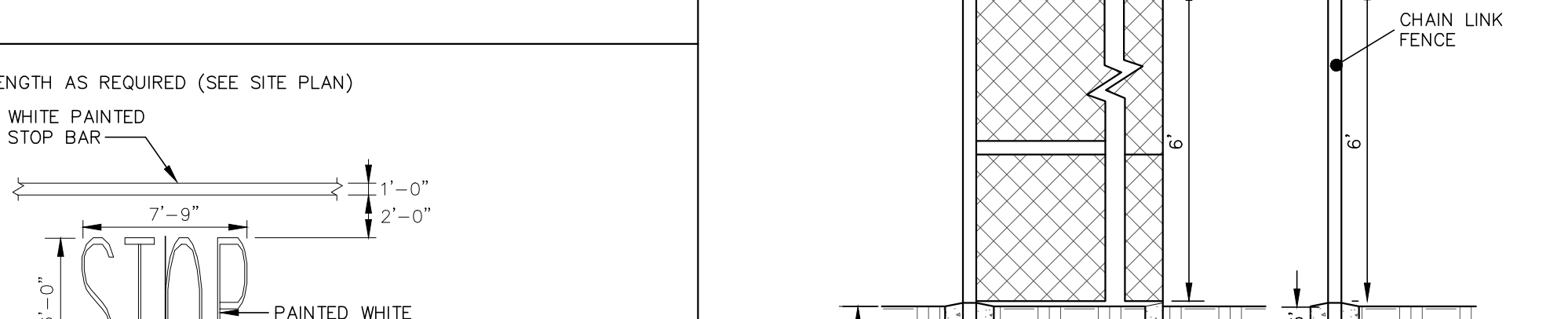
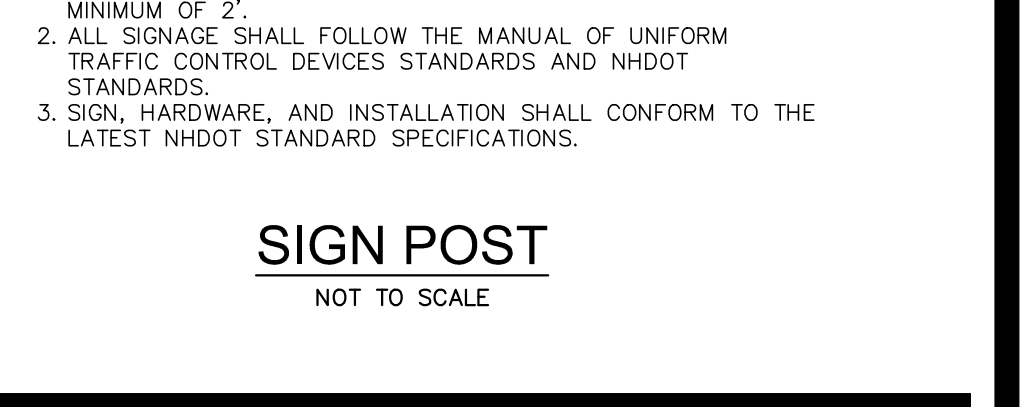
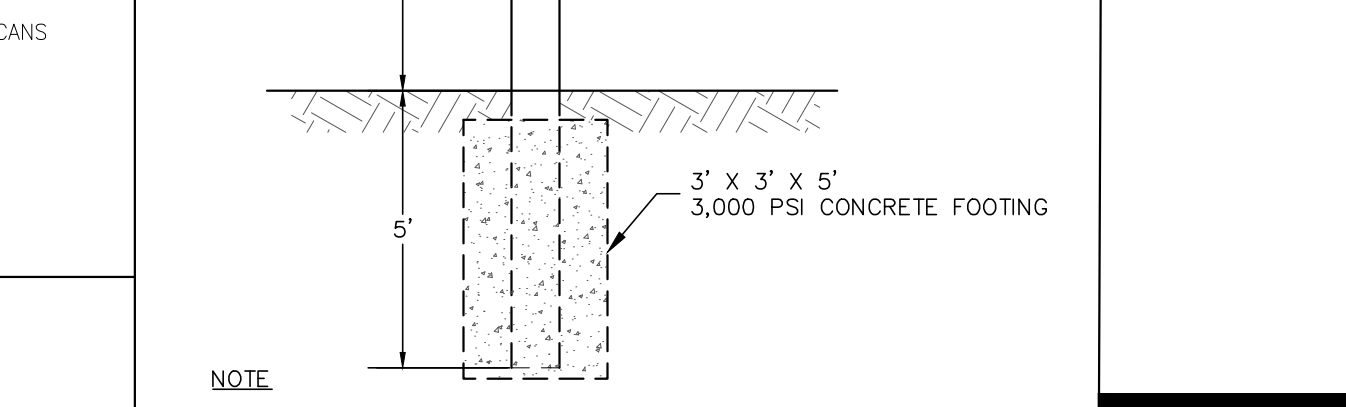
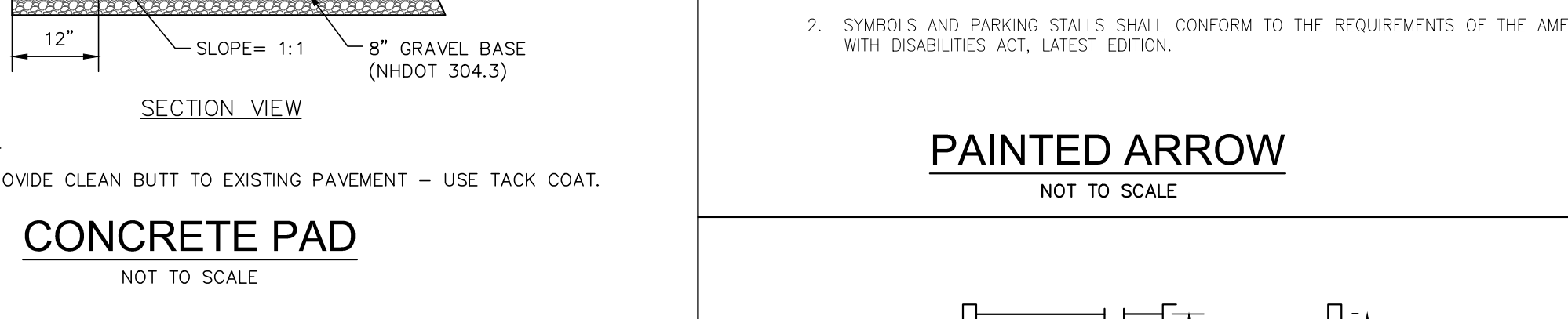
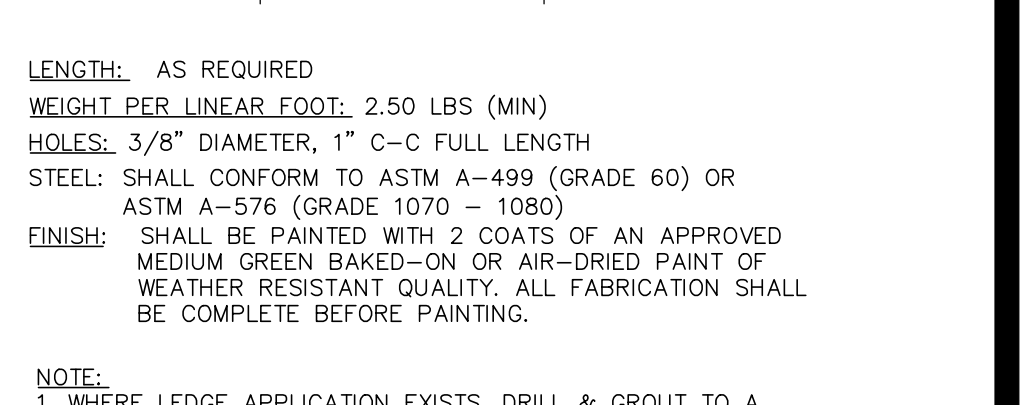
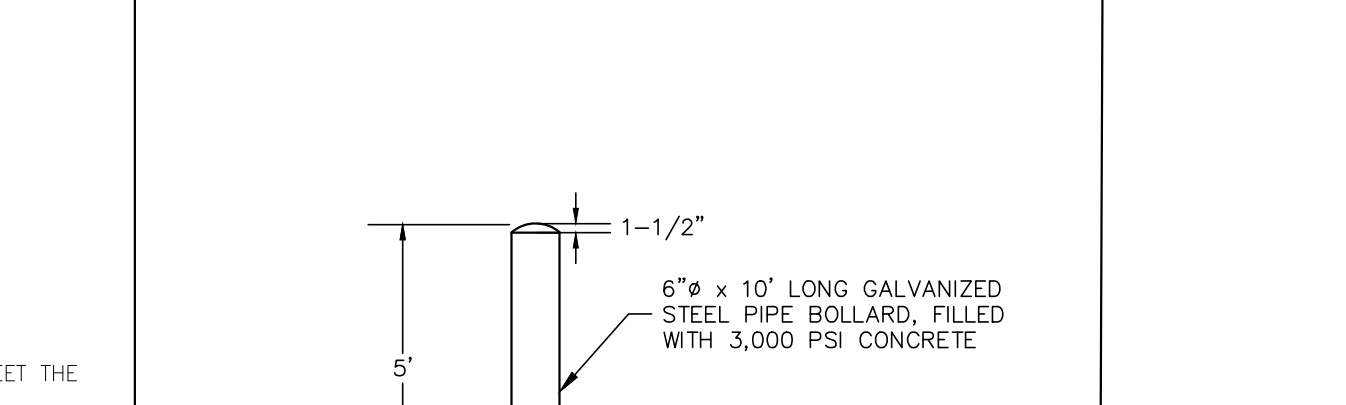
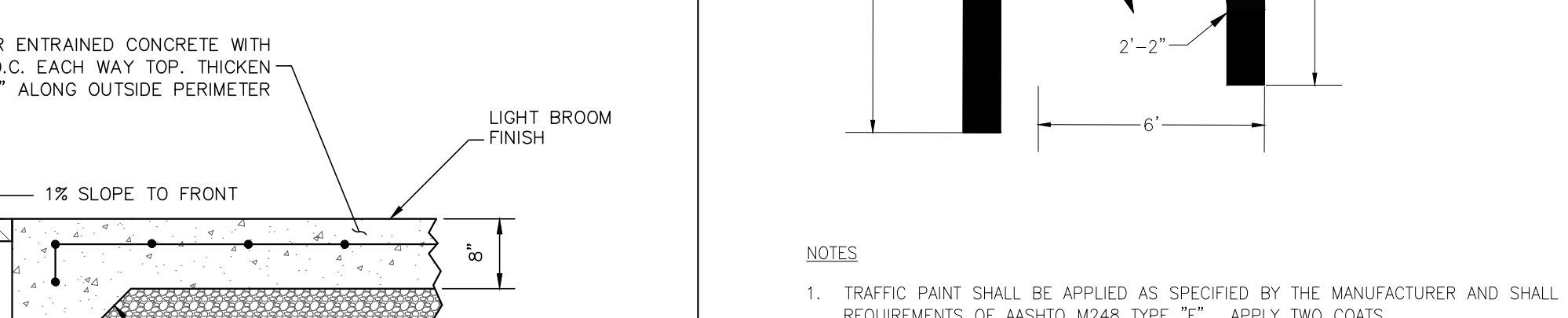
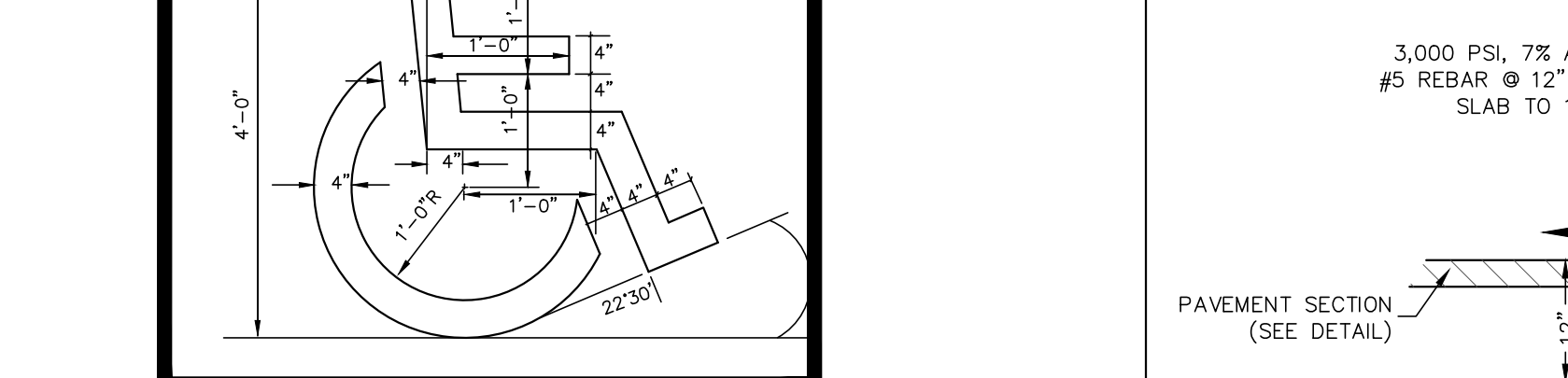
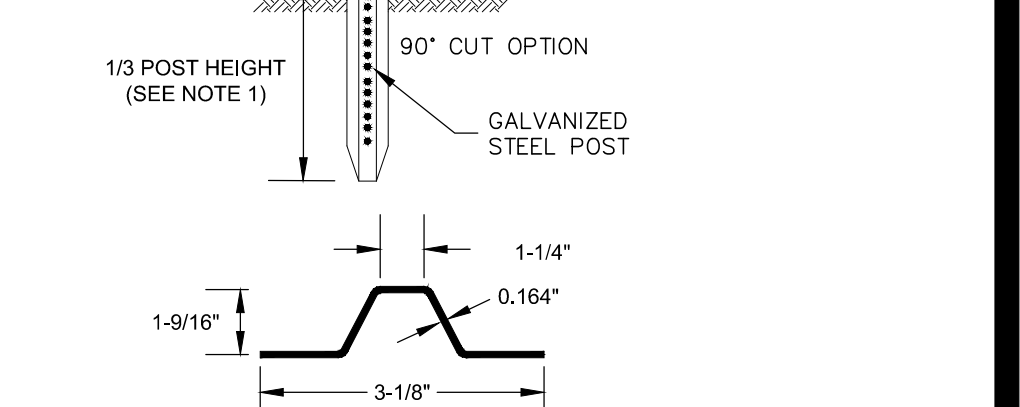
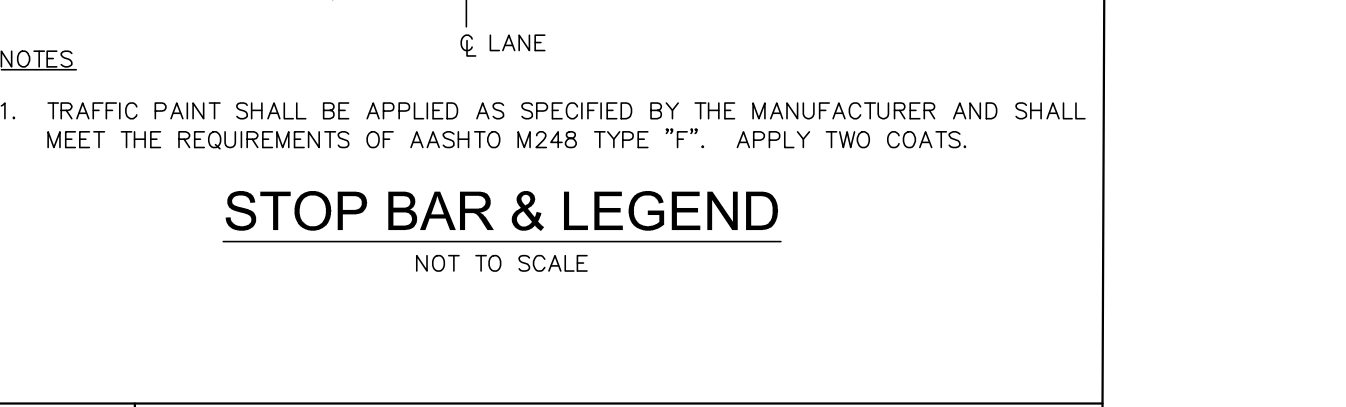
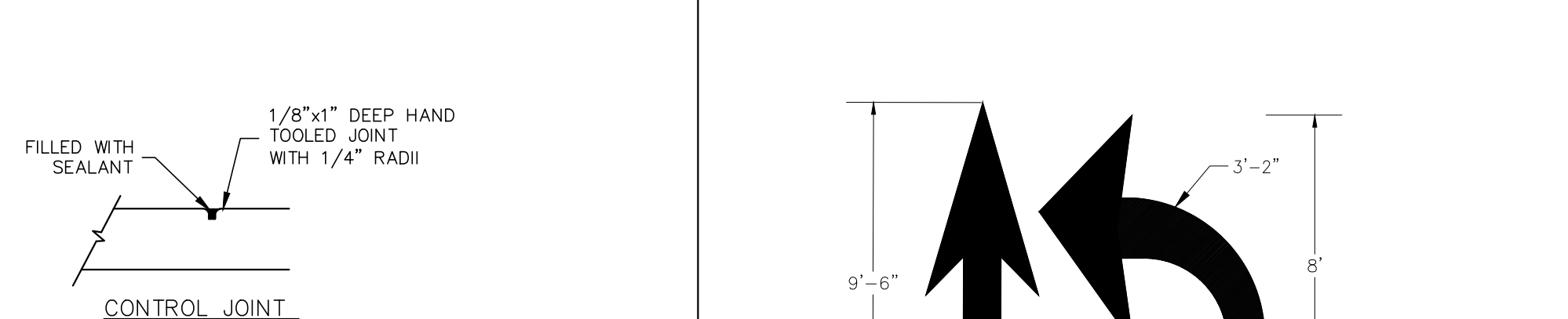
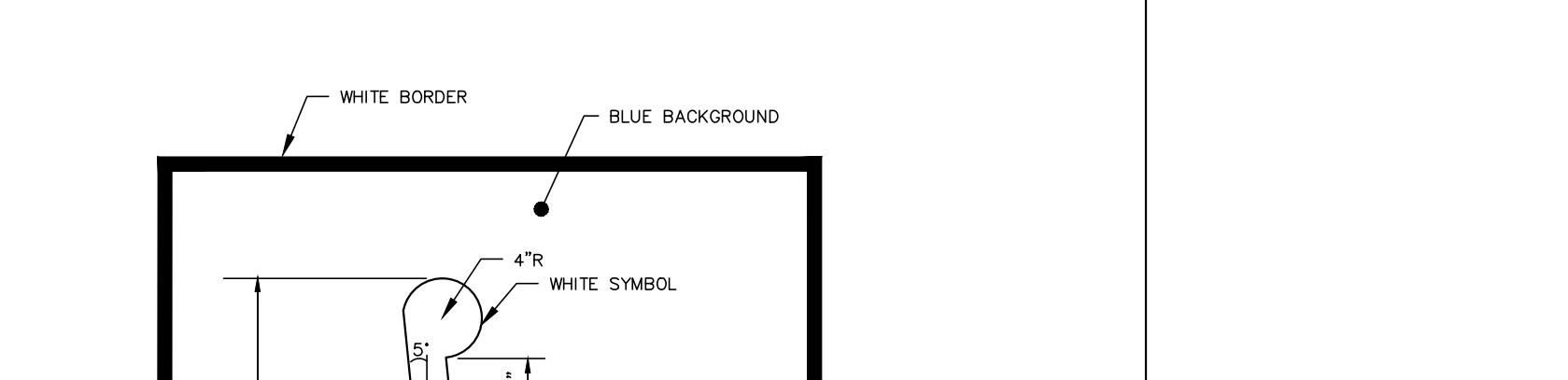
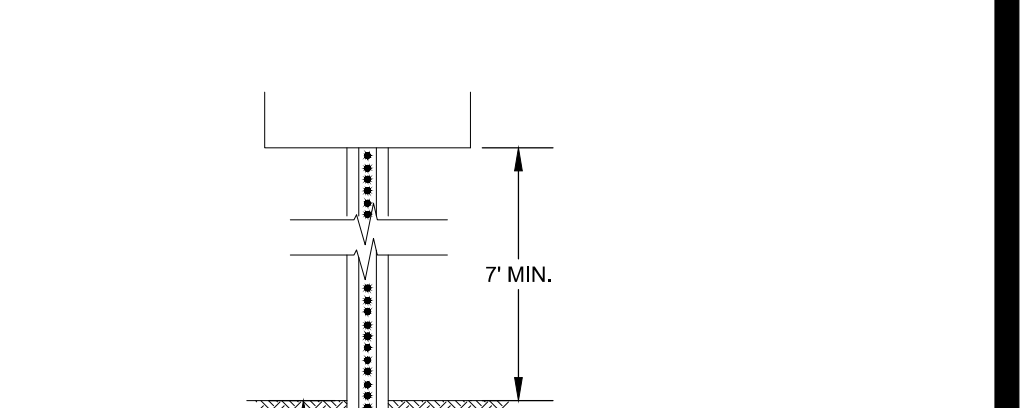
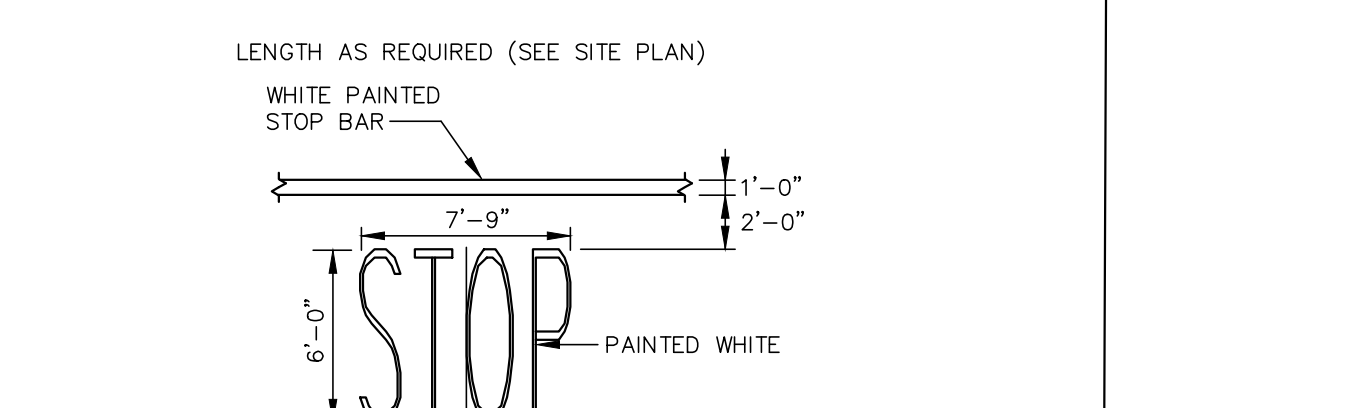
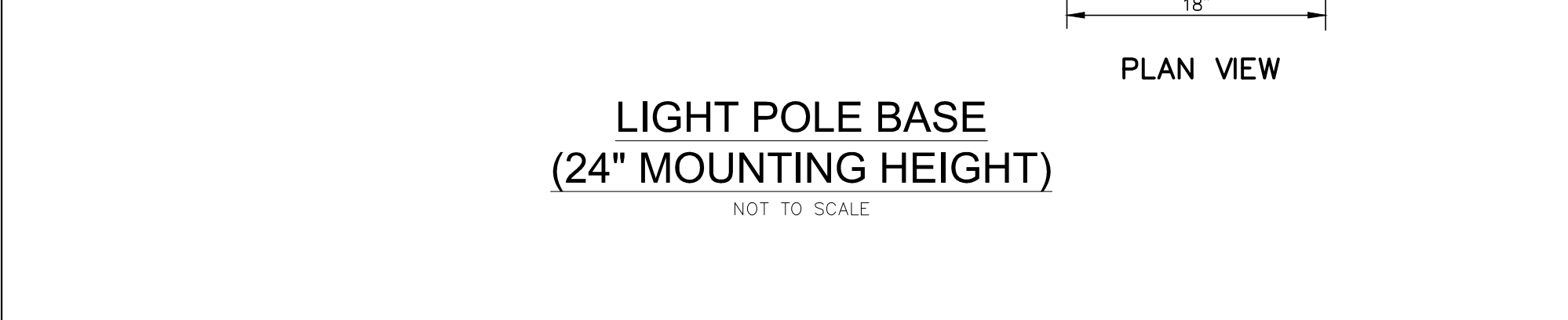
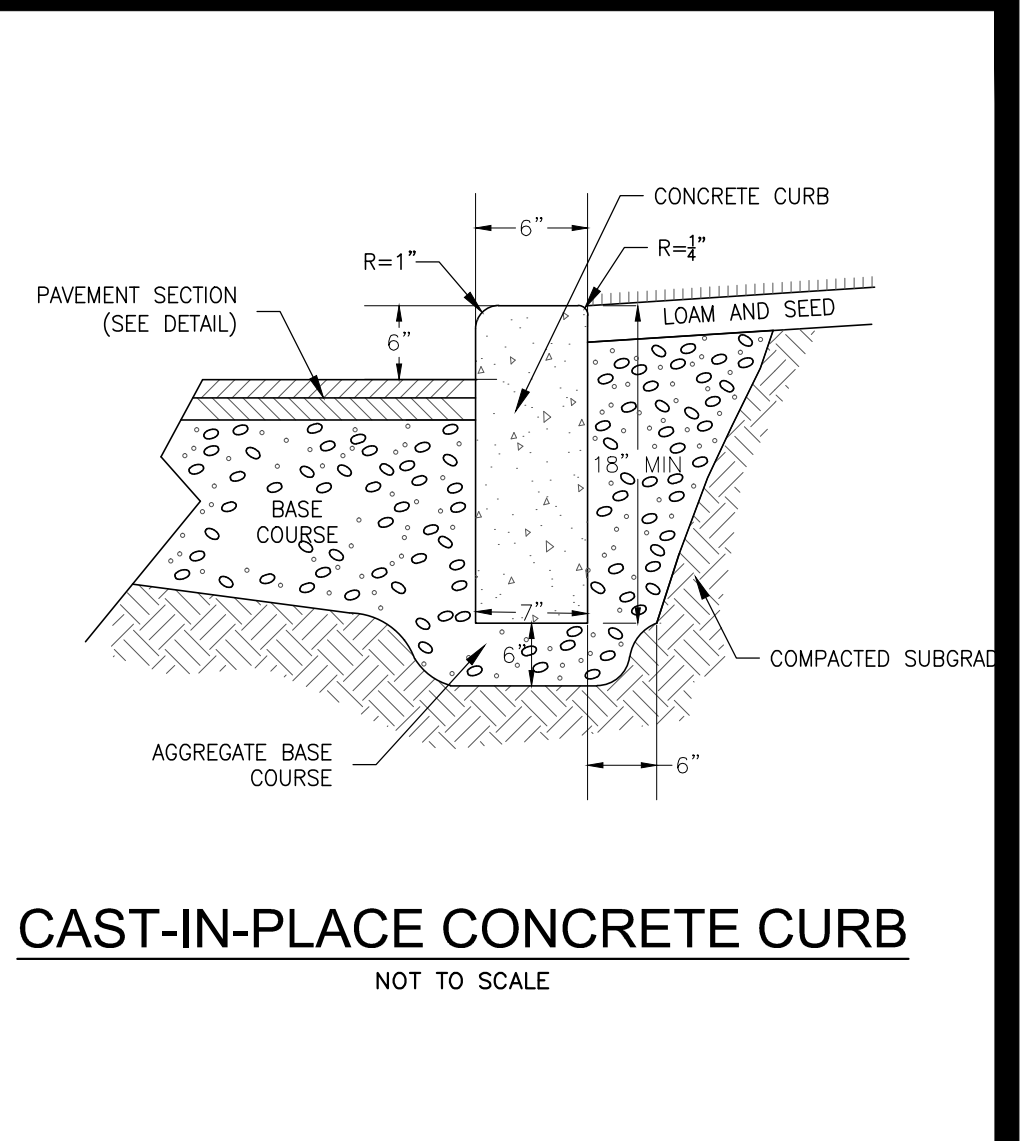
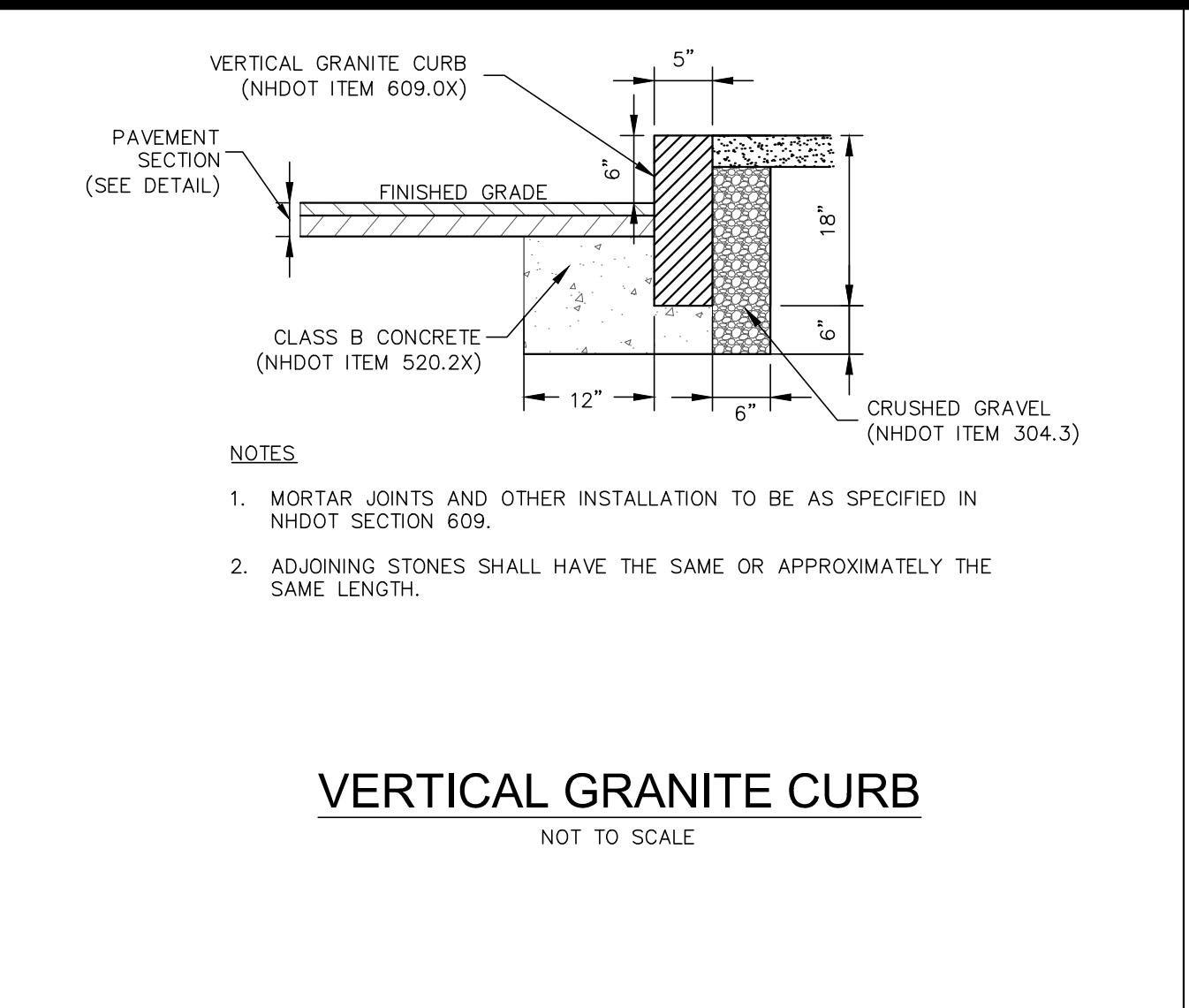
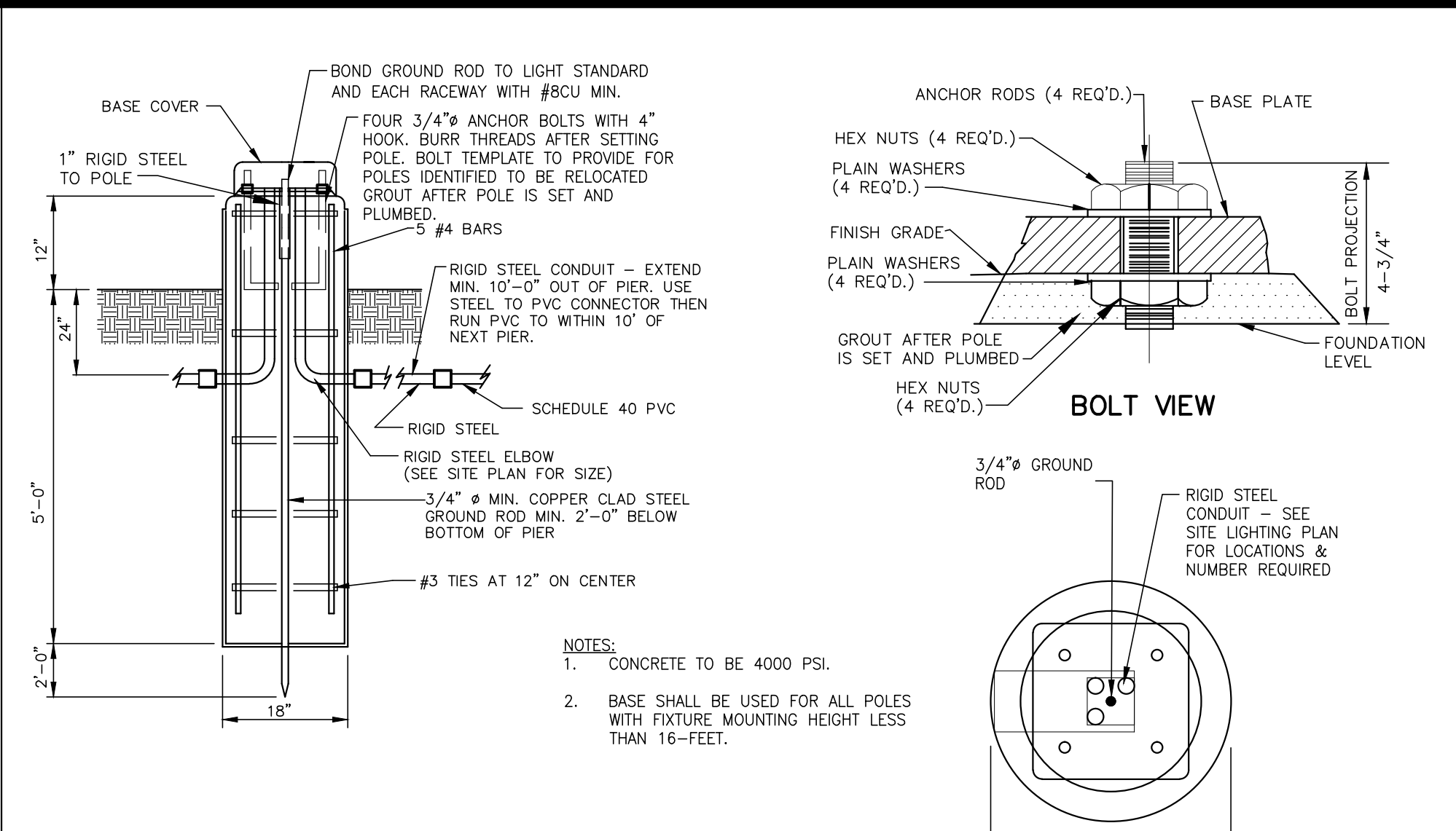
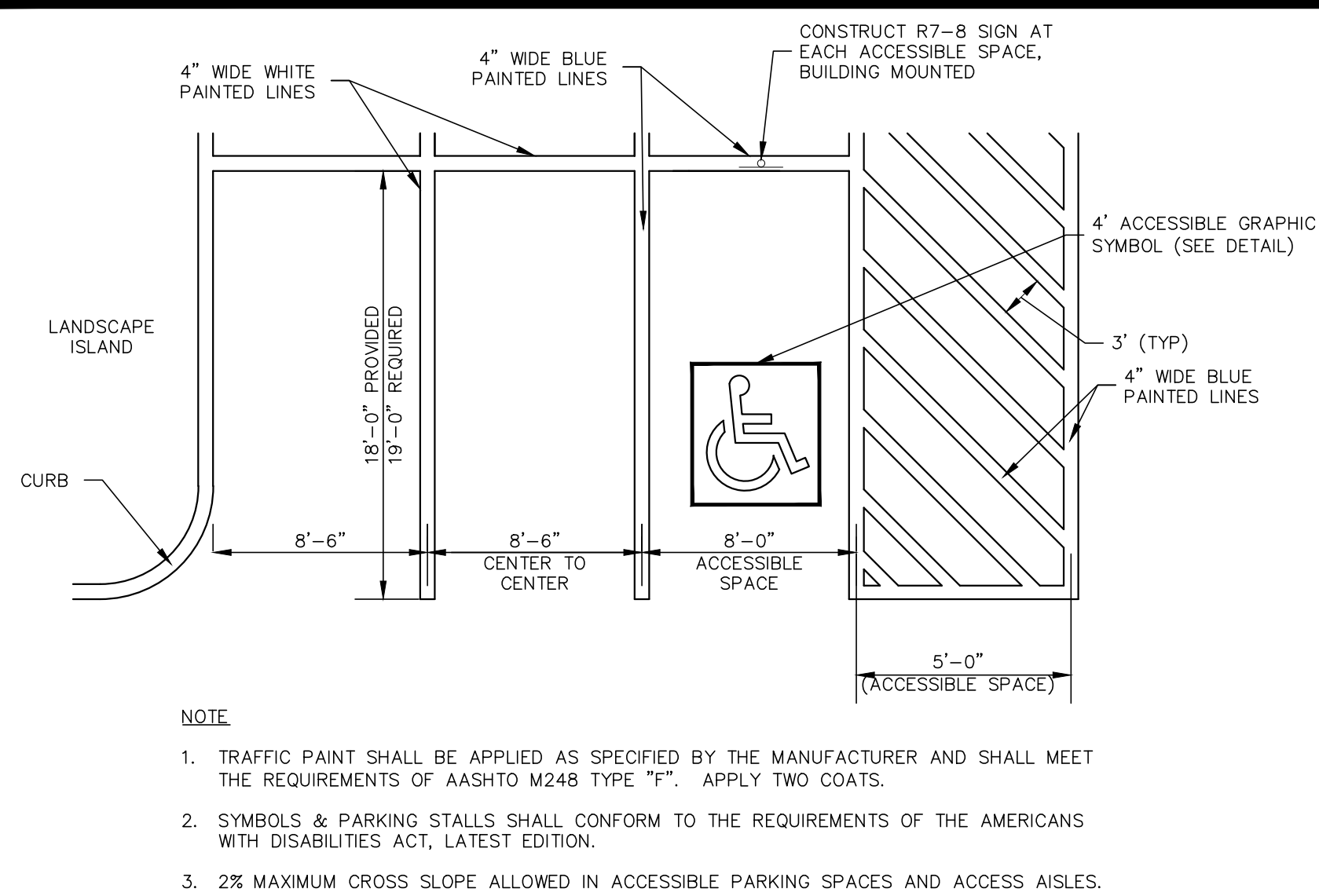
WASTE DISPOSAL

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

SPILL PREVENTION

- 1. MATERIAL MANAGEMENT PRACTICES
 - A. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
 - GOOD HOUSEKEEPING: THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:
 - A. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
 - B. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
 - C. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
 - D. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
 - E. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
 - F. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
 - HAZARDOUS PRODUCTS: THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
 - A. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
 - B. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
 - C. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
 - 2. PRODUCT SPECIFICATION PRACTICES
 - A. THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:
 - PETROLEUM PRODUCTS: ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 - FERTILIZERS: FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
 - PAINTS: ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
 - CONCRETE TRUCKS: CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA DESIGNATED ON SITE.

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 - A. THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:
 - HAZARDOUS PRODUCTS: THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
 - A. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
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SITE DEVELOPMENT PLANS

TAX MAP 272 LOT 1

DETAIL SHEET

KEY ACURA OF PORTSMOUTH

2219 LAFAYETTE ROAD

PORTSMOUTH, NEW HAMPSHIRE

OWNED BY

2219 LAFAYETTE ROAD LLC

MAY 7, 2019

TFM **MSC**

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.TFMoran.com

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| REV. | DATE | DESCRIPTION | DR | CK |
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FILE # 45407.80

DR XXX FB

CK XXX CADFILE 45407-80_Details.dwg

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May 07, 2019 - 1:53pm
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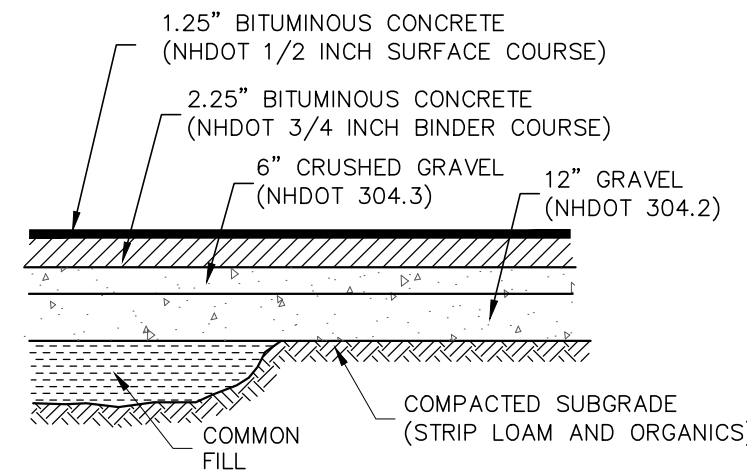
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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

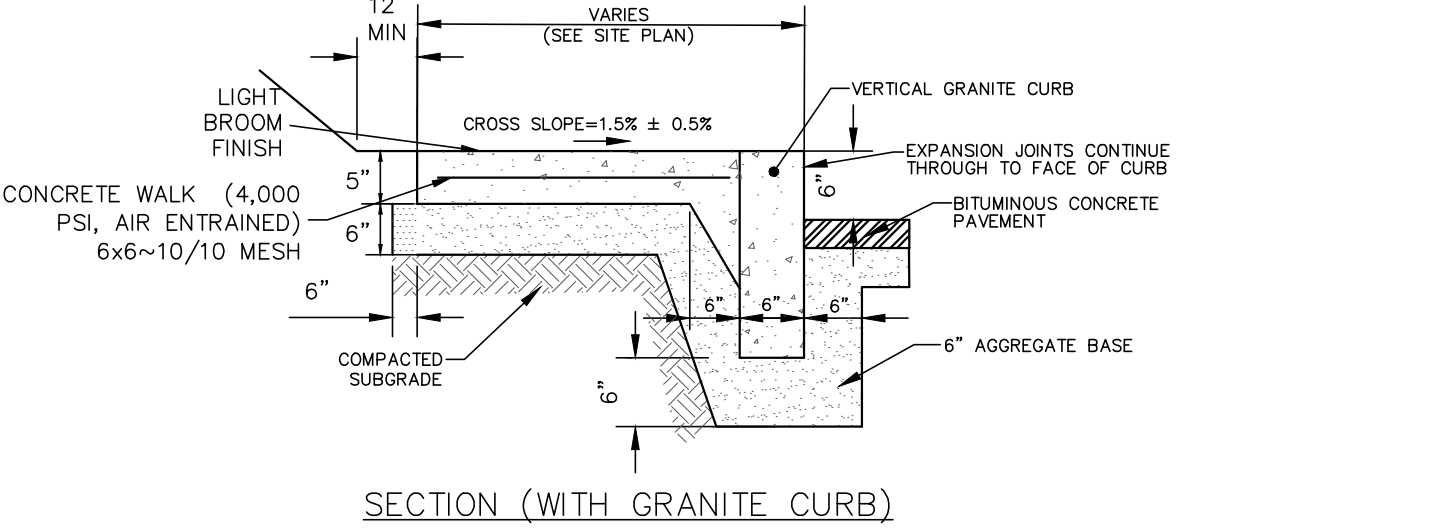
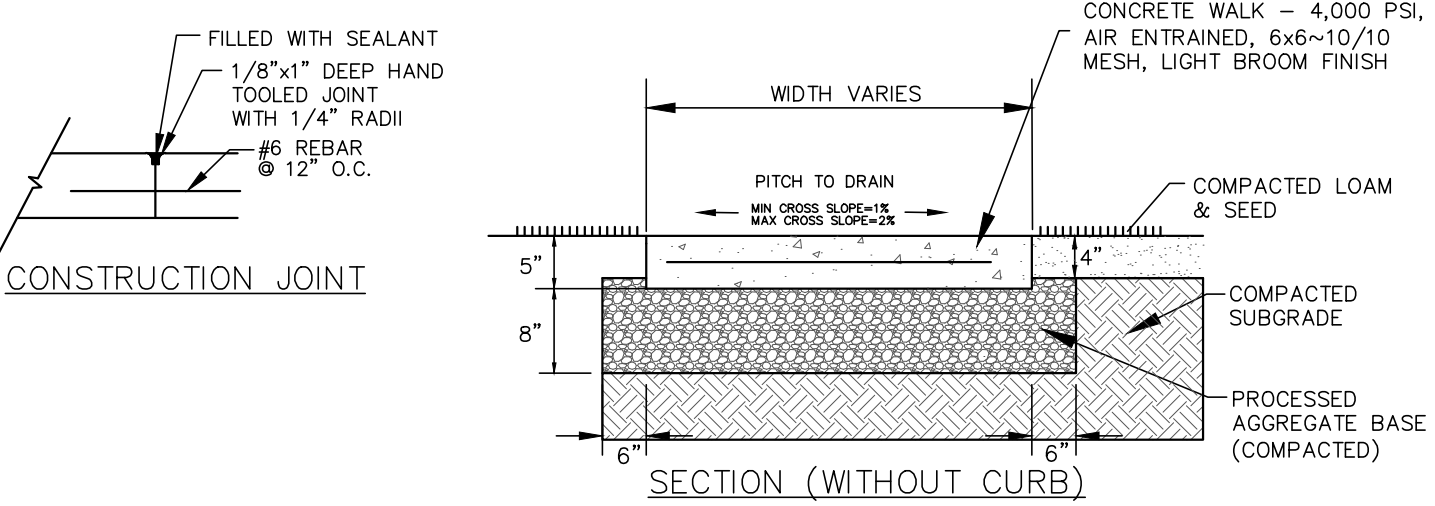
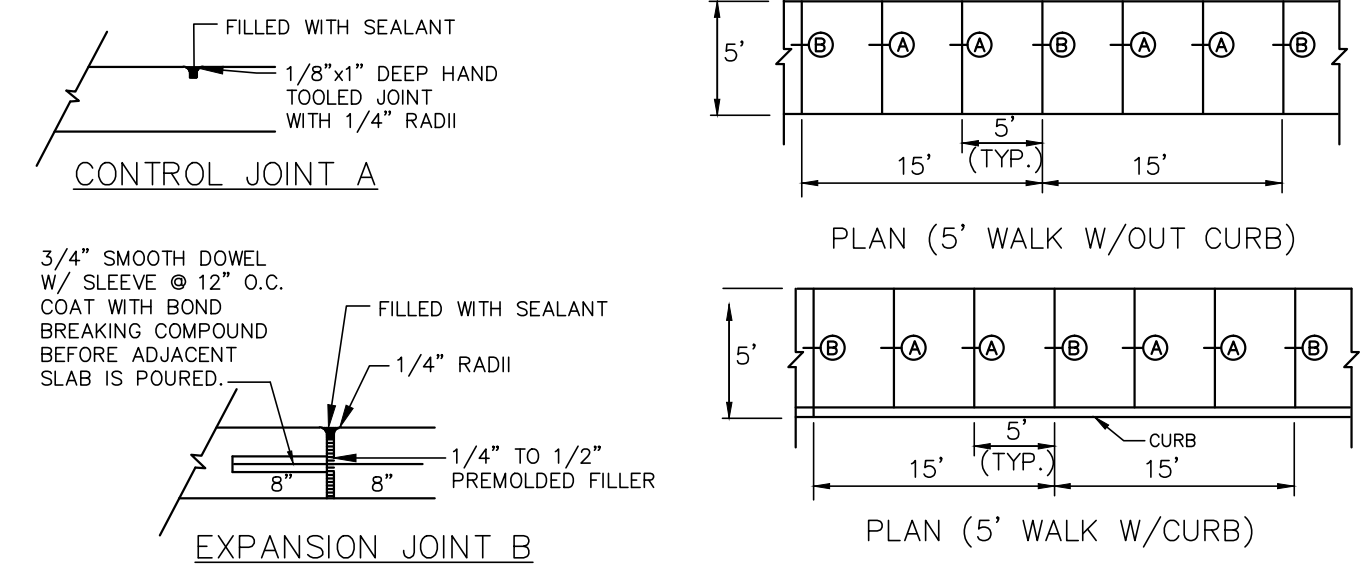


NOTES

- SEE GRADING & EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
- PROVIDE CLEAN BUTT TO EXISTING PAVEMENT- USE TACK COAT. A TACK COAT SHALL ALSO BE PLACED BETWEEN GRAVEL COURSE AND SUCCESSIVE LAYERS OF BITUMINOUS CONCRETE. SPECIFICALLY, A TACK COAT SHALL BE PLACED ATOP THE BINDER COURSE PAVEMENT PRIOR TO PLACING THE WEARING COURSE.
- REMOVE ALL LOAM AND/OR YIELDING MATERIAL BELOW PAVEMENT.
- BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SECTION 401.
- BITUMINOUS CONCRETE SHALL BE COMPACTED TO AT LEAST 92-97% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D2041. PLACEMENT TEMPERATURES OF BITUMINOUS CONCRETE MIXES, IN GENERAL, RANGE BETWEEN 270 AND 310 DEGREES FAHRENHEIT.
- PAVEMENT BASE COURSE AGGREGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF ASTM D-1557.
- PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOF ROLLED AND COMPACTED TO 95% OF ASTM D-1557.
- THE EXPOSED SOIL SUBGRADE SHOULD BE PROOF ROLLED PRIOR TO THE PLACEMENT OF SUBBASE GRAVEL, AND SOFT AREAS SHOULD BE REPAIRED AND REPLACED.
- LOCATION OF HEAVY DUTY PAVEMENT SHALL BE AS SHOWN ON THE LAYOUT PLAN. ALL OTHER LOCATIONS SHALL BE STANDARD DUTY PAVEMENT.
- EXACT AREAS TO RECEIVE FULL-DEPTH PAVEMENT SECTION BASE AND SUB-BASE SHALL BE DETERMINED IN FIELD AT THE TIME OF CONSTRUCTION.

PAVEMENT SECTION

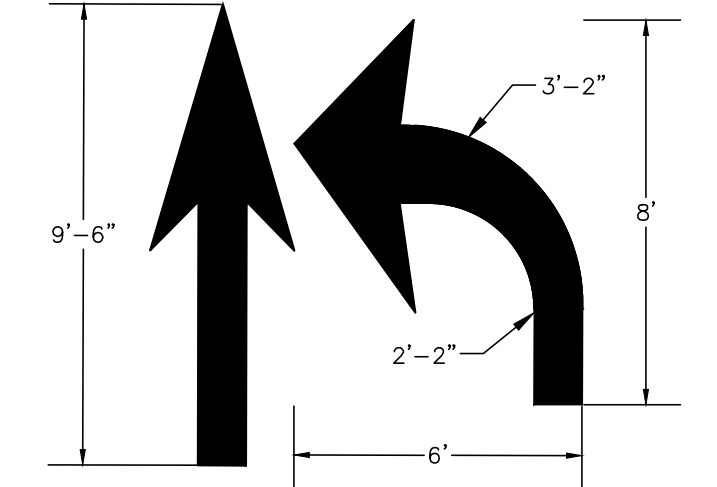
NOT TO SCALE



CONCRETE SIDEWALK

NOT TO SCALE

NOTE: 1. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, LATEST EDITION.

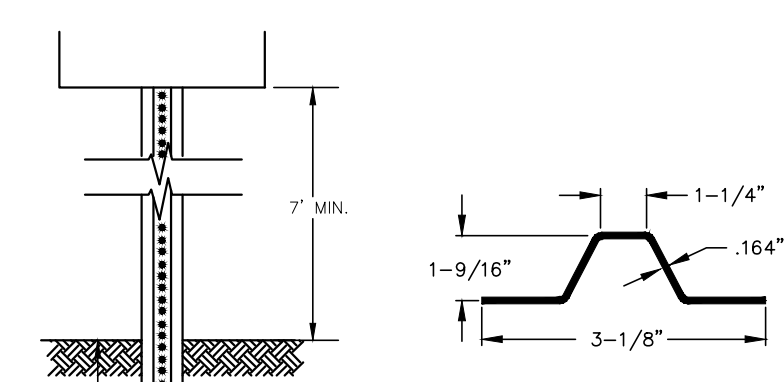


NOTES

- TRAFFIC PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER AND SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F". APPLY TWO COATS.

PAINTED ARROW

NOT TO SCALE



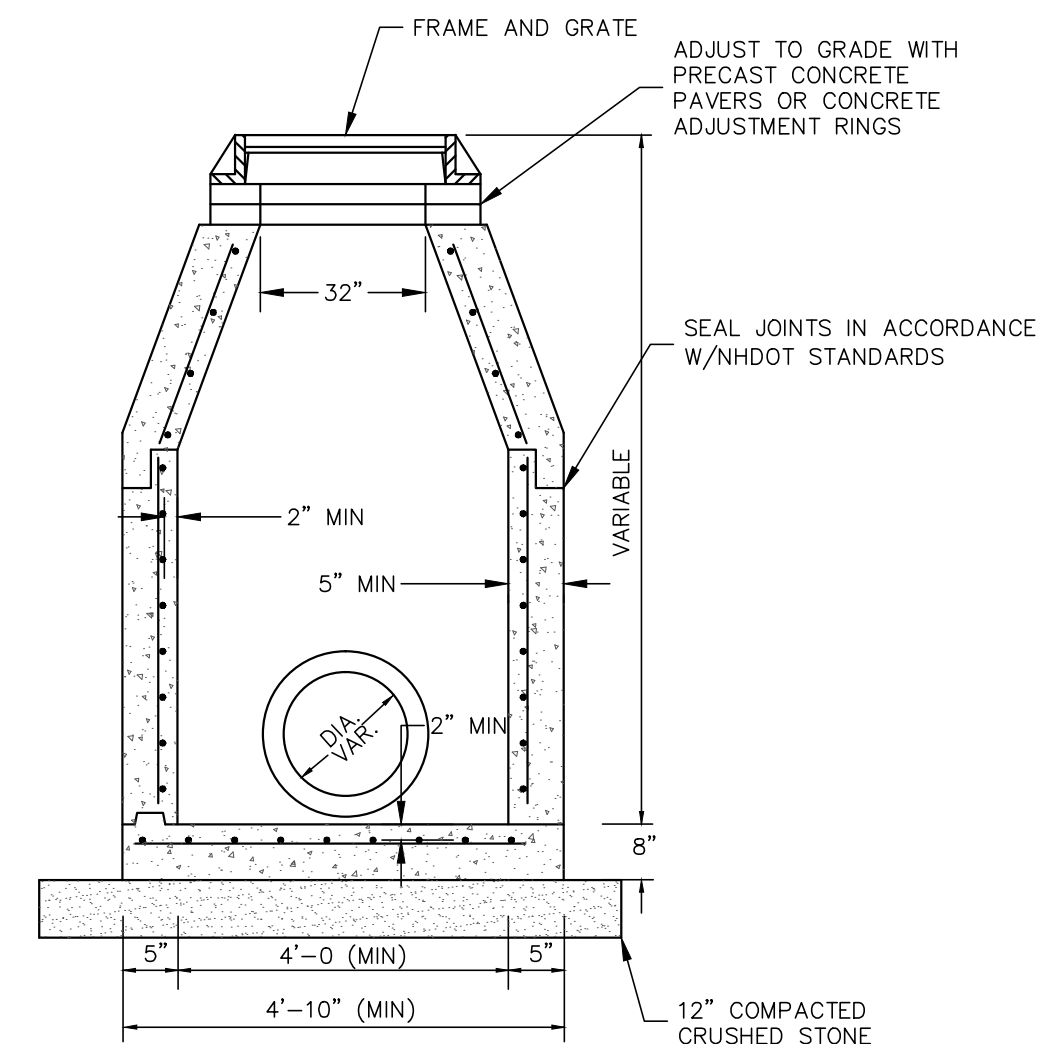
- LENGTH:** AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
FINISH: SHALL BE PAINTED WITH 2 COATS OF AN APPROVED MEDIUM GREEN BAKED-ON OR AIR-DRYED PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

NOTE:

- WHERE LEDGE APPLICATION EXISTS, DRILL & GROUT TO A MINIMUM OF 2'.

SIGN POST

NOT TO SCALE

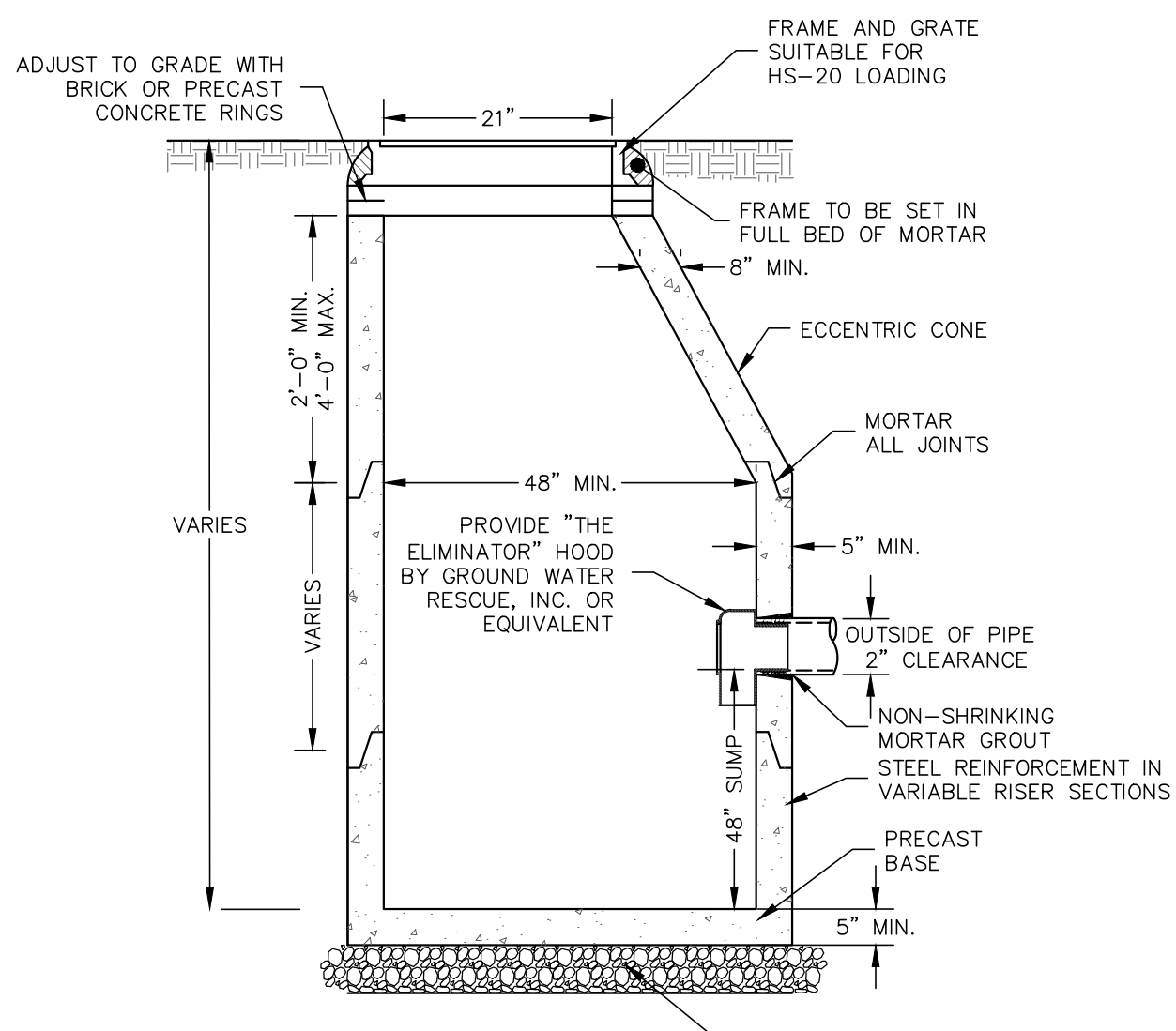


NOTES

- MANHOLE FRAME & COVER: SHALL BE NEENAH R-1653-A OR APPROVED EQUAL.
- MANHOLES SHALL MEET NHDOT SPECIFICATIONS.
- ALL COMPONENTS SHALL BE DESIGNED FOR HS-20 LOADING
- REINFORCING SHALL CONFORM TO ASTM 185 OR ASTM 1497 & ASTM A615, GRADE 60.
- ALL CONCRETE SHALL BE NHDOT CLASS A. LARGER DIAMETER STRUCTURES SHALL BE USED AS REQUIRED DUE TO NUMBER, ANGLE OR SIZE OF PIPES AT THE STRUCTURE.

DRAIN MANHOLE

NOT TO SCALE

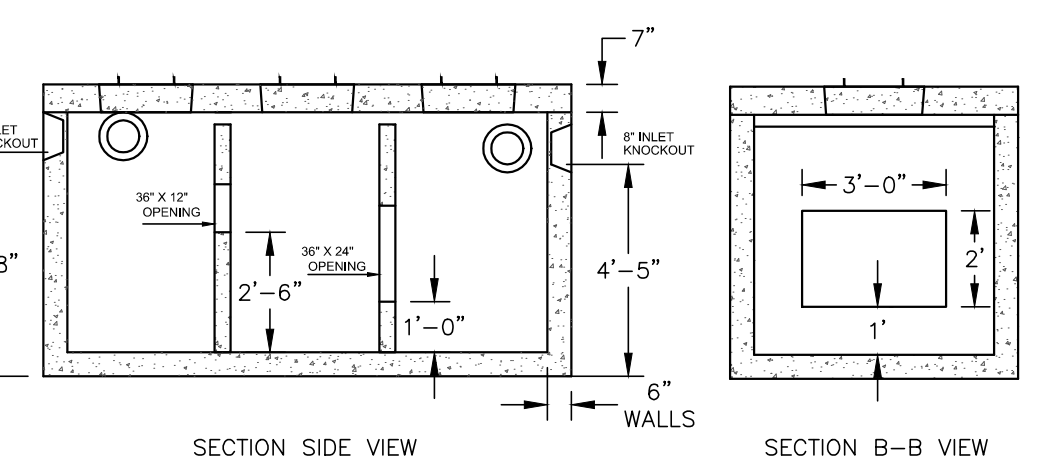
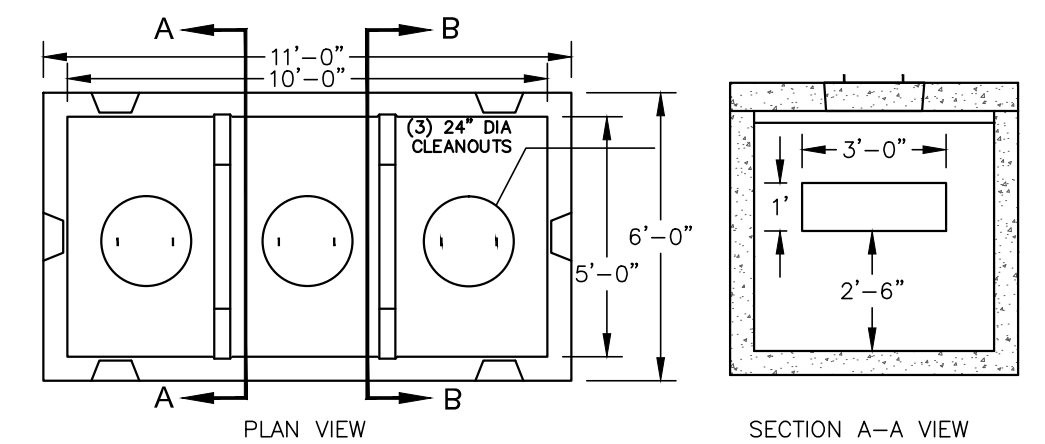


NOTES

- ALL SECTIONS SHALL BE PRECAST CONCRETE NHDOT CLASS AA, 4,000 PSI.
- CATCH BASINS SHALL MEET NHDOT SPECIFICATIONS.
- ALL COMPONENTS SHALL BE DESIGNED FOR HS-20 LOADING.
- LARGER DIAMETER STRUCTURES SHALL BE USED AS REQUIRED DUE TO NUMBER, ANGLE OR SIZE OF PIPES AT THE STRUCTURE.

ECCENTRIC CATCH BASIN WITH SNOOT

NOT TO SCALE



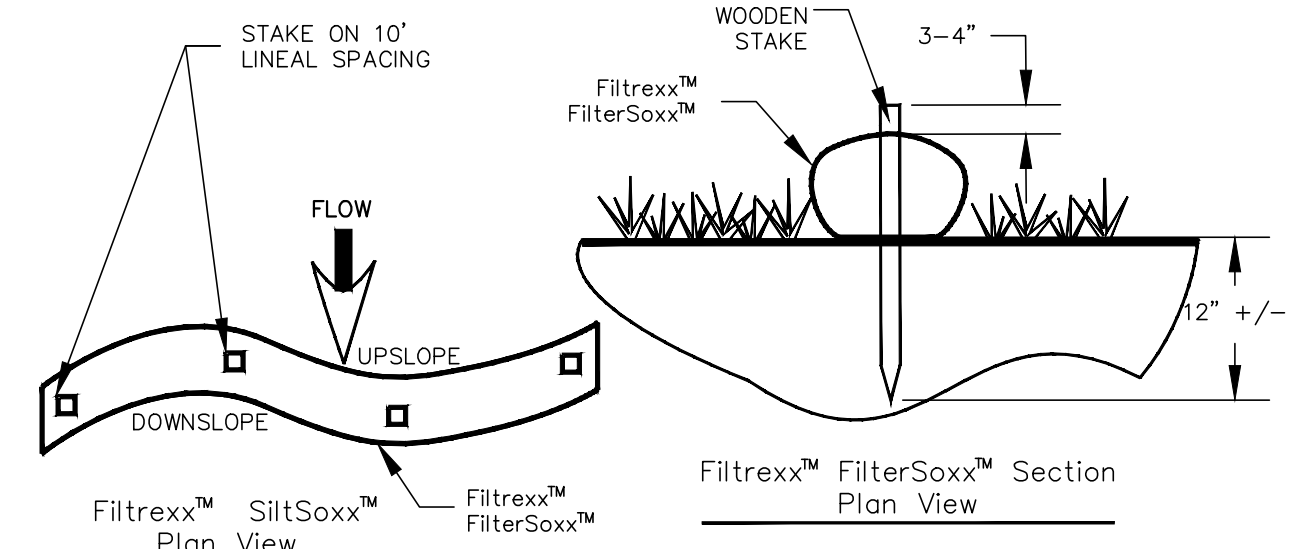
DETAIL PROVIDED BY SHEA CONCRETE PRODUCTS
 87 HAVERHILL ROAD AMESBURY, MA
 (800) 696-7432

NOTES:

- CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
- DESIGNED FOR H-20 LOADING
- TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.

1,500 GALLON SEDIMENT & OIL SEPARATOR

NOT TO SCALE

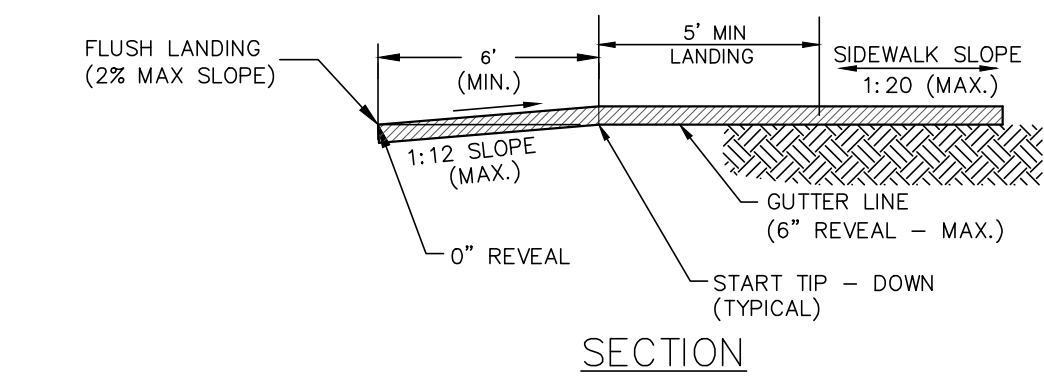


NOTES:

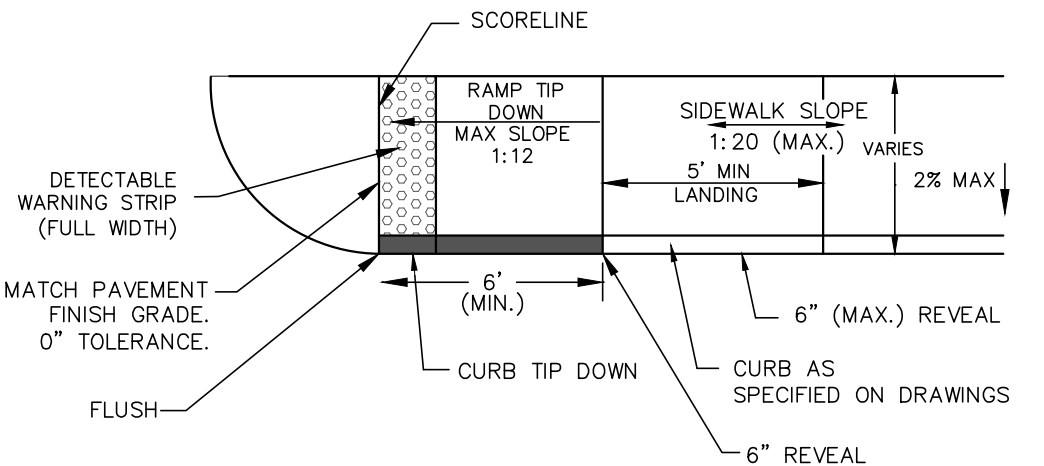
- All material to meet Filtrex specifications
- FilterSoxx compost/soil/rock/seed fill to meet application requirements.
- Compost material to be dispersed on site, as determined by Engineer.

Filtrex SiltSoxx Staking

NOT TO SCALE



SECTION

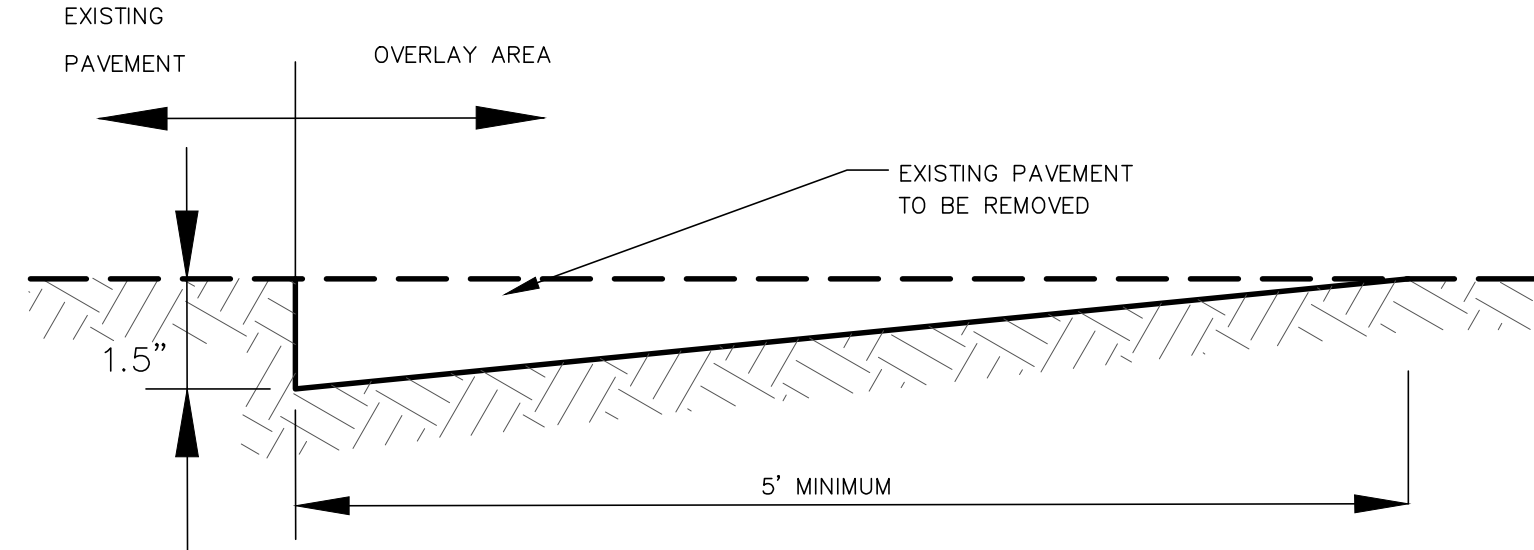


PLAN

- NOTE:**
- RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, LATEST EDITION.

SIDEWALK TIP DOWN RAMP

NOT TO SCALE



NOTES:

- USE KEY JOINT AT ALL LOCATIONS WHERE OVERLAY MEETS EXISTING PAVEMENT.
- NEW PAVEMENT SHALL BE FLUSH WITH EXISTING PAVEMENT AND SHALL MEET OVERLAY GRADE WHERE IT ABUTS EXISTING PAVEMENT TO BE OVERLAYED.

KEY JOINT DETAIL

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 272 LOT 1

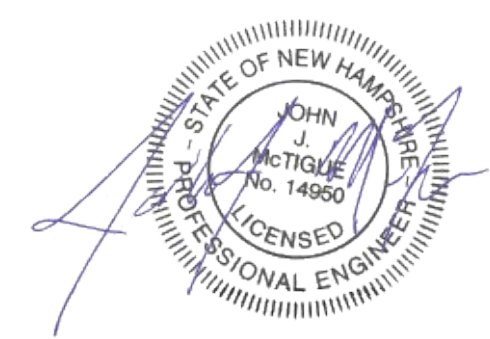
DETAIL SHEET

KEY ACURA OF PORTSMOUTH
2219 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

OWNED BY

2219 LAFAYETTE ROAD LLC

MAY 7, 2019



PLANNING BOARD FILE #

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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

| | | | | |
|------------|------------------|--|--|------|
| TFM | MSC | Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists | 170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.TFMoran.com | |
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Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

May 7, 2019

Project No. 45407.80

Juliet Walker, Planning Director
Portsmouth Planning Department
City Hall, 3rd Floor
1 Junkins Avenue
Portsmouth, NH 03801

Re: 2219 Lafayette Road – Key Acura of Portsmouth

Dear: Ms. Walker

On behalf of our client, 2219 Lafayette Road LLC, we would like to submit the following plans and material for review by the Technical Advisory Committee. Included with this letter are the following material:

- Site Application Check (check # 17467 - TFMoran)
- Site Application Check List
- Summary of Fees (11 Copies)
- Cost Estimate (11 Copies)
- Letter of Authorization (1 Copy)
- Traffic Report (11 Copies)
- Green Building Statement (11 Copies)
- Truck Turn Exhibit (11 Copies)
- Drainage Analysis Summary (11 Copies)
- 11x17 Plans Set – Key Acura of Portsmouth Site Development Plans Dated May 7, 2019 (7 Copies)
- Full Size Plan Set – Key Acura of Portsmouth Site Development Plans Dated May 7, 2019 (3 Copies)
- CD of Plan Set

Project Description

The subject property lies on Tax Map 227 Lot 1 of the City of Portsmouth assessor's map and is currently owned by 2219 Lafayette, LLC. The northern/front portion of the lot is in the (G1) Gateway Corridor Zone and currently contains a Key Acura of Portsmouth car dealership. The southern/rear portion of the property is in the (SRA) Single Residence Zone and is currently undeveloped.

The proposed project consists of four additions to the existing building. Three of the traffic islands are being relocated to better accommodate the new traffic flow around the new additions. A few areas along the perimeter of the parking area are also being eliminated.

TFMoran, Inc.

48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com



MSC a division of TFMoran, Inc.

170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603)431-2222 www.tfmoran.com

We appreciate your consideration of these matters and look forward to presenting this project to the Committee. We respectfully request that we be placed on the upcoming agenda for the Technical Advisory Committee work session on May 14, 2019.

If you have any questions or comments, or need additional information, please do not hesitate to contact us.

Sincerely,

MSC a division of TFMoran, Inc.

A handwritten signature in black ink, appearing to read "Chris Rice", with a stylized flourish at the end.

Chris Rice
Senior Project Manager

Cc: Anthony Dilorenzo, 2219 Lafayette Road LLC



City of Portsmouth, New Hampshire

Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

Applicant Responsibilities (Section 2.5.2): Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Owner/Applicant: 2219 Lafayette Road LLC Date Submitted: May 7, 2019

Phone Number: (603) 319-0440 E-mail: adilorenzo@keyauto.com

Site Address: 2219 Lafayette Road Map: 227 Lot: 0001

Zoning District: G1 / SRA Lot area: 801,382 sq. ft.

| Application Requirements | | | |
|-------------------------------------|--|--|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location
(e.g. Page or
Plan Sheet/Note #) | Waiver
Requested |
| <input checked="" type="checkbox"/> | Fully executed and signed Application form.
(2.5.2.3) | Online | N/A |
| <input checked="" type="checkbox"/> | All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF).
(2.5.2.8) | Uploaded Online | N/A |

| Site Plan Review Application Required Information | | | |
|---|--|---|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location
(e.g. Page/line or
Plan Sheet/Note #) | Waiver
Requested |
| <input checked="" type="checkbox"/> | Statement that lists and describes "green" building components and systems.
(2.5.3.1A) | Uploaded with Online Application | |
| <input checked="" type="checkbox"/> | Gross floor area and dimensions of all buildings and statement of uses and floor area for each floor.
(2.5.3.1B) | Sheet C-05 - Site & Layout Plan | N/A |
| <input checked="" type="checkbox"/> | Tax map and lot number, and current zoning of all parcels under Site Plan Review.
(2.5.3.1C) | Sheet C-02 Existing Conditions Plan | N/A |
| <input checked="" type="checkbox"/> | Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner.
(2.5.3.1D) | Sheet C-01 - Cover Sheet | N/A |

Site Plan Review Application Required Information

| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location
(e.g. Page/line or
Plan Sheet/Note #) | Waiver
Requested |
|-------------------------------------|---|--|-----------------------------|
| <input checked="" type="checkbox"/> | Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property.
(2.5.3.1E) | Sheet C-02 Existing Conditions Plan | N/A |
| <input checked="" type="checkbox"/> | Names, addresses and telephone numbers of all professionals involved in the site plan design.
(2.5.3.1F) | Sheet C-01 - Cover Sheet | N/A |
| <input checked="" type="checkbox"/> | List of reference plans.
(2.5.3.1G) | Sheet C-02 - Existing Conditions Plan | N/A |
| <input checked="" type="checkbox"/> | List of names and contact information of all public or private utilities servicing the site.
(2.5.3.1H) | Sheet C-07 - Utility Plan | N/A |

Site Plan Specifications

| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location
(e.g. Page/line or
Plan Sheet/Note #) | Waiver
Requested |
|-------------------------------------|---|--|-----------------------------|
| <input checked="" type="checkbox"/> | Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director. Submittals shall be a minimum of 11 inches by 17 inches as specified by Planning Dept. staff. (2.5.4.1A) | Required on all plan sheets | N/A |
| <input checked="" type="checkbox"/> | Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans.
(2.5.4.1B) | Required on all plan sheets | N/A |
| <input checked="" type="checkbox"/> | GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet.
(2.5.4.1C) | Sheet C-02 - Existing Conditions Plan | N/A |
| <input checked="" type="checkbox"/> | Plans shall be drawn to scale.
(2.5.4.1D) | Required on all plan sheets | N/A |
| <input checked="" type="checkbox"/> | Plans shall be prepared and stamped by a NH licensed civil engineer.
(2.5.4.1D) | Sheets C-03 through C-14 | N/A |
| <input checked="" type="checkbox"/> | Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. (2.5.4.1E) | Sheet C-02 - Existing Conditions Plan | N/A |
| <input checked="" type="checkbox"/> | Title (name of development project), north point, scale, legend.
(2.5.4.2A) | Detail Sheets - Scale and Title Plan Sheets - All Items | N/A |
| <input checked="" type="checkbox"/> | Date plans first submitted, date and explanation of revisions.
(2.5.4.2B) | All Sheets | N/A |
| <input checked="" type="checkbox"/> | Individual plan sheet title that clearly describes the information that is displayed.
(2.5.4.2C) | Required on all plan sheets | N/A |
| <input checked="" type="checkbox"/> | Source and date of data displayed on the plan.
(2.5.4.2D) | Sheet C-02 - Existing Conditions Plan | N/A |

Site Plan Specifications

| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location
(e.g. Page/line or
Plan Sheet/Note #) | Waiver
Requested |
|-------------------------------------|---|--|-----------------------------|
| <input checked="" type="checkbox"/> | A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations."
(2.5.4.2E) | Sheets C-03 - Notes Sheet:
Site Note 20 | N/A |
| <input checked="" type="checkbox"/> | Plan sheets submitted for recording shall include the following notes:
<ul style="list-style-type: none"> a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "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." (2.13.3) | Sheets C-05 - Site & Layout Plan:
Site Note 1 & 2 | N/A |
| <input checked="" type="checkbox"/> | Plan sheets showing landscaping and screening shall also include the following additional notes:
<ul style="list-style-type: none"> a. "The property owner and all future property owners shall be responsible for the maintenance, repair and replacement of all required screening and landscape materials." b. "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." c. "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." (2.13.4) | Sheets C-05 - Site & Layout Plan:
Site Note 1 & 2 | N/A |

Site Plan Specifications – Required Exhibits and Data

| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location
(e.g. Page/line or
Plan Sheet/Note #) | Waiver
Requested |
|-------------------------------------|---|---|-----------------------------|
| | 1. Existing Conditions: (2.5.4.3A) | Sheet C-02 - Existing Conditions Plan | |
| <input checked="" type="checkbox"/> | a. Surveyed plan of site showing existing natural and built features; | | |
| <input checked="" type="checkbox"/> | b. Zoning boundaries; | | |
| <input checked="" type="checkbox"/> | c. Dimensional Regulations; | | |
| <input checked="" type="checkbox"/> | d. Wetland delineation, wetland function and value assessment; | | |
| <input checked="" type="checkbox"/> | e. SFHA, 100-year flood elevation line and BFE data. | | |
| | 2. Buildings and Structures: (2.5.4.3B) | | |
| <input checked="" type="checkbox"/> | a. Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; | Sheet C-02 - Existing Conditions
Sheet C-05 - Site & Layout Plan | |
| <input checked="" type="checkbox"/> | b. Elevations: Height, massing, placement, materials, lighting, façade treatments; | Sheet A3.1 and A3.2 - Proposed Exterior Elevations | |
| <input checked="" type="checkbox"/> | c. Total Floor Area; | Sheet C-02 - Existing Conditions
Sheet C-05 - Site & Layout Plan | |
| <input checked="" type="checkbox"/> | d. Number of Usable Floors; | Sheet C-02 - Existing Conditions
Sheet C-05 - Site & Layout Plan | |
| <input checked="" type="checkbox"/> | e. Gross floor area by floor and use. | Sheet C-05 - Site & Layout Plan | |
| | 3. Access and Circulation: (2.5.4.3C) | Sheet C-05 - Site & Layout Plan | |
| <input checked="" type="checkbox"/> | a. Location/width of access ways within site; | | |
| <input checked="" type="checkbox"/> | b. Location of curbing, right of ways, edge of pavement and sidewalks; | | |
| <input checked="" type="checkbox"/> | c. Location, type, size and design of traffic signing (pavement markings); | | |
| <input checked="" type="checkbox"/> | d. Names/layout of existing abutting streets; | | |
| <input checked="" type="checkbox"/> | e. Driveway curb cuts for abutting prop. and public roads; | | |
| <input type="checkbox"/> | f. If subdivision; Names of all roads, right of way lines and easements noted; | Not Applicable | |
| <input checked="" type="checkbox"/> | g. AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC). | Truck Turn Exhibit | |
| | 4. Parking and Loading: (2.5.4.3D) | | |
| <input checked="" type="checkbox"/> | a. Location of off street parking/loading areas, landscaped areas/buffers; | Sheet C-05 - Site & Layout Plan | |
| <input checked="" type="checkbox"/> | b. Parking Calculations (# required and the # provided). | Sheet C-05 - Site & Layout Plan | |
| | 5. Water Infrastructure: (2.5.4.3E) | Sheet C-07 - Utility Plan | |
| <input checked="" type="checkbox"/> | a. Size, type and location of water mains, shut-offs, hydrants & Engineering data; | Sheet C-07 - Utility Plan | |
| <input checked="" type="checkbox"/> | b. Location of wells and monitoring wells (include protective radii). | Sheet C-02 - Existing Conditions | |
| | 6. Sewer Infrastructure: (2.5.4.3F) | | |
| <input checked="" type="checkbox"/> | a. Size, type and location of sanitary sewage facilities & Engineering data. | Sheet C-07 - Utility Plan | |
| | 7. Utilities: (2.5.4.3G) | | |
| <input checked="" type="checkbox"/> | a. The size, type and location of all above & below ground utilities; | Sheet C-07 - Utility Plan | |
| <input checked="" type="checkbox"/> | b. Size type and location of generator pads, transformers and other fixtures. | Sheet C-07 - Utility Plan | |

Site Plan Specifications – Required Exhibits and Data

| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location
(e.g. Page/line or
Plan Sheet/Note #) | Waiver
Requested |
|-------------------------------------|--|--|-----------------------------|
| <input checked="" type="checkbox"/> | 8. Solid Waste Facilities: (2.5.4.3H) | Sheet C-07 - Utility Plan | |
| <input checked="" type="checkbox"/> | a. The size, type and location of solid waste facilities. | | |
| | 9. Storm water Management: (2.5.4.3I) | Sheet C-06 - Grading and
Drainage Plan | |
| <input checked="" type="checkbox"/> | a. The location, elevation and layout of all storm-water drainage. | | |
| | 10. Outdoor Lighting: (2.5.4.3J) | | |
| <input checked="" type="checkbox"/> | a. Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and;
b. photometric plan. | Sheet C-10 - Lighting Plan | |
| <input checked="" type="checkbox"/> | 11. Indicate where dark sky friendly lighting measures have been implemented. (10.1) | Sheet C-10 - Lighting Plan:
Lighting Note | |
| | 12. Landscaping: (2.5.4.3K) | | |
| <input checked="" type="checkbox"/> | a. Identify all undisturbed area, existing vegetation and that which is to be retained; | Sheet C-8 - Landscape Plan | |
| <input checked="" type="checkbox"/> | b. Location of any irrigation system and water source. | Sheet C-8 - Landscape Plan | |
| | 13. Contours and Elevation: (2.5.4.3L) | | |
| <input checked="" type="checkbox"/> | a. Existing/Proposed contours (2 foot minimum) and finished grade elevations. | Sheet C-06 - Grading and
Drainage Plan | |
| | 14. Open Space: (2.5.4.3M) | | |
| <input type="checkbox"/> | a. Type, extent and location of all existing/proposed open space. | Not Applicable | |
| <input checked="" type="checkbox"/> | 15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N) | Sheet C-02 - Existing Conditions | |
| <input checked="" type="checkbox"/> | 16. Location of snow storage areas and/or off-site snow removal. (2.5.4.3O) | Sheet C-8 - Landscape Plan | |
| <input type="checkbox"/> | 17. Character/Civic District (All following information shall be included): (2.5.4.3Q) | Not Applicable | |
| | a. Applicable Building Height (10.5A21.20 & 10.5A43.30); | | |
| | b. Applicable Special Requirements (10.5A21.30); | | |
| | c. Proposed building form/type (10.5A43); | | |
| | d. Proposed community space (10.5A46). | | |

| Other Required Information | | | |
|-------------------------------------|---|---|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location
(e.g. Page/line or
Plan Sheet/Note #) | Waiver
Requested |
| <input checked="" type="checkbox"/> | Traffic Impact Study or Trip Generation Report, as required.
<i>(Four (4) hardcopies of the full study/report and Six (6) summaries to be submitted with the Site Plan Application) (3.2.1-2)</i> | Traffic Memorandum | |
| <input checked="" type="checkbox"/> | Indicate where Low Impact Development Design practices have been incorporated. (7.1) | Drainage Summary | |
| <input checked="" type="checkbox"/> | Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. (7.3.1) | Drainage Summary | |
| <input checked="" type="checkbox"/> | Indicate where measures to minimize impervious surfaces have been implemented. (7.4.3) | Drainage Summary | |
| <input checked="" type="checkbox"/> | Calculation of the maximum effective impervious surface as a percentage of the site. (7.4.3.2) | Drainage Summary | |
| <input checked="" type="checkbox"/> | Stormwater Management and Erosion Control Plan.
<i>(Four (4) hardcopies of the full plan/report and Six (6) summaries to be submitted with the Site Plan Application) (7.4.4.1)</i> | Drainage Summary &
Sheet C-11 Erosion Control Plan | |

| Final Site Plan Approval Required Information | | | |
|---|---|---|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location
(e.g. Page/line or
Plan Sheet/Note #) | Waiver
Requested |
| <input checked="" type="checkbox"/> | All local approvals, permits, easements and licenses required, including but not limited to: <ul style="list-style-type: none"> a. Waivers; b. Driveway permits; c. Special exceptions; d. Variances granted; e. Easements; f. Licenses. (2.5.3.2A) | Listed on C-1 Cover Sheet
In Process | |
| <input checked="" type="checkbox"/> | Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: <ul style="list-style-type: none"> a. Calculations relating to stormwater runoff; b. Information on composition and quantity of water demand and wastewater generated; c. Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; d. Estimates of traffic generation and counts pre- and post-construction; e. Estimates of noise generation; f. A Stormwater Management and Erosion Control Plan; g. Endangered species and archaeological / historical studies; h. Wetland and water body (coastal and inland) delineations; i. Environmental impact studies. (2.5.3.2B) | Provided Where Applicable | |

Final Site Plan Approval Required Information

| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location
(e.g. Page/line or
Plan Sheet/Note #) | Waiver
Requested |
|-------------------------------------|--|--|-----------------------------|
| <input checked="" type="checkbox"/> | A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site.
(2.5.3.2D) | Existing Site and Utilities Being Used. | |
| <input checked="" type="checkbox"/> | A list of any required state and federal permit applications required for the project and the status of same.
(2.5.3.2E) | Any Permits Needed are Listed on C-1 Cover Sheet | |

Applicant's Signature:  _____ Date: 5/7/19 _____



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

TRAFFIC MEMORANDUM

Date: May 6, 2019

To: City of Portsmouth Planning Department
Attn: Juliet Walker

From: Robert Duval, P.E.
Jen Porter, P.E.

Re: **Proposed Key Acura of Portsmouth – Building Additions**
2219 Lafayette Road, Portsmouth, NH, Tax Map 272, Lot 1
TFM Project No. 45407.80

INTRODUCTION

TFMoran has completed this traffic memo to evaluate site trips associated with proposed building additions at the existing Key Acura of Portsmouth Car Dealership at 2219 Lafayette Road in Portsmouth. The existing site, previously used by “Portsmouth Used Car Superstore”, recently changed ownership to Acura. Most of the vehicle spaces in front of the building are used for vehicle display, with customer & service parking available to the sides of the building.

The existing building is 14,252 sf. The proposed building additions total 6,836 sf. The completed building will be 21,088 sf.

These additions are required to bring the existing building up to current Acura brand standards. The new space will be used to provide improved service drop-off with a drive-thru service area, additional parts storage areas, and an expansion to the front showroom space. With the new building footprint, the parking and vehicle display areas will be revised to provide improved vehicular circulation around the site. There are no proposed new service bays or new employees resulting from these building improvements.

This memo explains changes in vehicle trip volumes associated with the proposed building additions at the existing car dealership during typical weekday AM (7am – 9am) and PM (4pm – 6pm) peak hours.

TRIP GENERATION

There are several trip generation rates published by the ITE (10th Edition) for the Automobile Dealerships Land Use Code (LUC) 840:

- Number of employees
- Number of service bays
- Gross building area

Since there are no new employees or service areas proposed, the proposed trip generation based on the first two variables would produce no new trips.

The third variable, gross building area is changing by 6,836 sf. We therefore used this value to calculate new vehicle trips for the proposed building additions. Table 1 below shows the existing trip generation and Table 2 shows the trips from the proposed building additions.

Table 1 – Automobile Dealership Trips (LUC 840)

| Land Use | In | Out | Total |
|--|----|-----|-------|
| Existing 14,252 sf Dealership Building | | | |
| Weekday AM Peak Hour of Adjacent Street | 20 | 7 | 27 |
| Weekday PM Peak Hour of Adjacent Street | 14 | 21 | 35 |
| Proposed 21,088 sf Building (with Addition) | | | |
| Weekday AM Peak Hour of Adjacent Street | 29 | 11 | 40 |
| Weekday PM Peak Hour of Adjacent Street | 21 | 31 | 52 |
| Net Trips based on (GSF) | | | |
| Weekday AM Peak Hour of Adjacent Street | 9 | 4 | 13 |
| Weekday PM Peak Hour of Adjacent Street | 7 | 10 | 17 |

Note that the other traffic generation metrics for Automobile dealerships are based on the type of space provided (typically offices or service bays). Since there are no new employees or service areas proposed, the trip generation based on area produces a conservative estimate (predicting more trips than expected).

CONCLUSION

Based on the foregoing, we anticipate the traffic impacts associated with the building additions to be minimal. The new space will be used by the dealership to bring the current sales and service environment currently operating at the site up to brand requirements.

The calculated additional peak hour trips (14 AM and 17 PM) are conservative as the proposed renovations do not directly correlate with new trips.

We believe the actual increase in trips, if any, will be negligible. We therefore conclude that the roadway network will not be significantly impacted by the proposed building additions.

Respectfully Submitted,

TFMORAN, INC.



Robert E. Duval, P.E.
Chief Engineer

Existing Automobile Dealership

ITE 10th Edition

ITE LUC 840 - Automobile Sales (New): 14,252 s.f. Gross Floor Area

| Time Period | Rate/Equ | | Rate/
Eq
Used | Trip
Ends | Directional
Split | | Directional
Distribution | |
|--------------------------------------|----------|------|---------------------|--------------|----------------------|-----|-----------------------------|-----|
| | X | Rate | | | In | Out | In | Out |
| Weekday AM Peak Hour Adjacent Street | 14.3 | 1.87 | Rate | 27 | 73% | 27% | 20 | 7 |
| Weekday PM Peak Hour Adjacent Street | 14.3 | 2.43 | Rate | 35 | 40% | 60% | 14 | 21 |

Proposed Addition

ITE 10th Edition

ITE LUC 840 - Automobile Sales (New): 6,836 s.f. Gross Floor Area

| Time Period | Rate/Equ | | Rate/
Eq
Used | Trip
Ends | Directional
Split | | Directional
Distribution | |
|--------------------------------------|----------|------|---------------------|--------------|----------------------|-----|-----------------------------|-----|
| | X | Rate | | | In | Out | In | Out |
| Weekday AM Peak Hour Adjacent Street | 6.8 | 1.87 | Rate | 13 | 73% | 27% | 9 | 4 |
| Weekday PM Peak Hour Adjacent Street | 6.8 | 2.43 | Rate | 17 | 40% | 60% | 7 | 10 |

Total Trip Generation

| Time Period | | | Trip
Ends | Directional
Distribution | |
|--------------------------------------|--|--|--------------|-----------------------------|-----|
| | | | | In | Out |
| Weekday AM Peak Hour Adjacent Street | | | 40 | 29 | 11 |
| Weekday PM Peak Hour Adjacent Street | | | 52 | 21 | 31 |



Portsmouth Aura

Memorandum

| | | | |
|----------|------------|-------|--|
| Company: | TF Moran | From: | John Tuttle Architect, Leed AP. |
| Attn: | Chris Rice | Re: | Site Plan Review Application
Green Building Statement 2.5.3.1.(a) |
| Cc: | file | Date: | May 6, 2019 |

Chris Rice
TF Moran
Portsmouth, NH

Mr. Rice,
We have reviewed section 2.5.3.1.(a) of the Portsmouth Site Plan Review Application regarding a Green Building Statement.
Currently this project consists of small additions to an existing facility with many existing systems in good working order. The project budget will not allow for replacement of existing systems.
The scope of work indicates that any new or expansion of existing systems shall meet current building code per RSA 155. This budget philosophy carries through to all building elements and selections, including but not limited to window glazing, thermal envelope, etc.

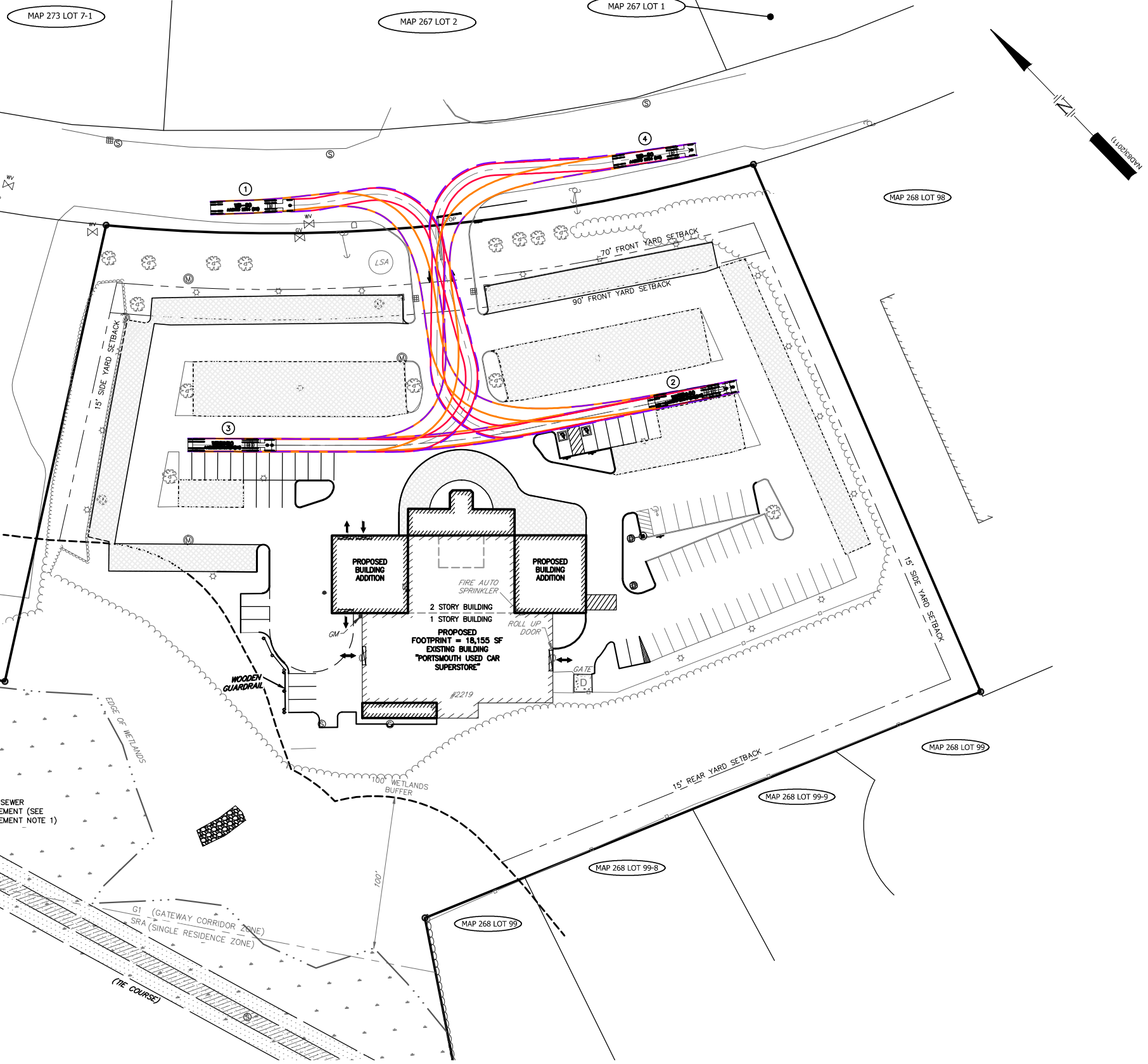
Please feel free to contact me should you have any questions or wish to discuss this matter in greater detail.

Sincerely,
John M Tuttle | AIA, Leed AP
Principal



LEGEND

- FRONT TIRE TRACKS
- REAR TIRE TRACKS
- BODY ENVELOPE



May 07, 2019 - 11:46am F:\MSC Projects\45407 - Lafayette Road - Portsmouth\45407-80 - 2219 Lafayette Road - Acural\Design\Production Drawings\Exhibit\45407-80_Truck.dwg

SITE DEVELOPMENT PLANS

TAX MAP 272 LOT 1
TRUCK TURN EXHIBIT
KEY ACURA OF PORTSMOUTH
2219 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

OWNED BY
2219 LAFAYETTE ROAD LLC

SCALE: 1" = 40' (22X34)
 1" = 80' (11X17) MAY 7, 2019

PLANNING BOARD FILE #

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 48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



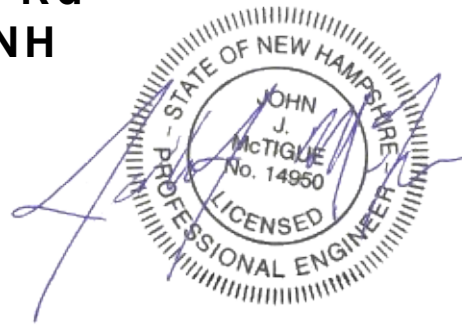
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| TFM | Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists | 170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.TFMoran.com | |
| | | | MSC
A division of TFMoran, Inc. |
| 45407.80 | DR RCK FB
CK ORR CADFILE | 45407-80_Truck.dwg | EXHIBIT-1 |

DRAINAGE SUMMARY

for

**KEY ACURA OF PORTSMOUTH
(2219 LAFAYETTE ROAD LLC)
2219 Lafayette Rd
Portsmouth, NH**



| | |
|---------------------------|--------------------|
| Initial Submittal: | May 7, 2019 |
| Revised: | |
| | |
| | |



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

MSC a division of TFMoran, Inc.
170 Commerce Way, Suite 102, Portsmouth, N.H. 03801 - (603) 431-2222

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1. EXECUTIVE SUMMARY

The subject property lies on Tax Map 227 Lot 1 of the City of Portsmouth assessor's map and is currently owned by 2219 Lafayette, LLC. The northern/front portion of the lot is in the (G1) Gateway Corridor Zone and currently contains a Key Acura of Portsmouth car dealership. The southern/rear portion of the property is in the (SRA) Single Residence Zone and is currently undeveloped.

The soil on the lot consists of Chatfield-Hollis-Canton, Pipestone Sand and Urban Land. The majority of the soil in the disturbed area has a Hydrologic Soil Group (HSG) Type B rating. This soil is group has a moderately low runoff potential when wet and the infiltration of water through this soil is unconstrained.

The proposed project consists of several additions to the existing building, increasing the footprint from 11,455 sf to 18,155 sf. (See Table 1). Along with the new additions is a reduction of paved area included parking lot and a concrete display area in front of the current building.

The proposed project will have a net decrease of 244 sf in impervious pavement and therefore will have no impact to the existing drainage system. Overall, we anticipate a small decrease in stormwater runoff after the project is complete as a result of decreasing the site's impervious areas.

2. PRE-DEVELOPMENT

The portion of the property abutting Lafayette Road has been a car dealership for over 10 years. Recently it was a used car dealership until being bought changed to Key Acura of Portsmouth. The back portion of the property has remained undeveloped.

Much of the stormwater from the project is collected in several catch basins on the property before outletting to a swale with a gradual slope (2%). The 200' long swale flows to a riprap channel before flowing into an existing wetland. The remaining stormwater flows across grass slopes before entering shallow swales.

Stormwater flowing to the southwest edge of the property collects and runs along the low points between the abutting property into the wetland. This depression or swale is approximately 200 feet long with a 3% slope and services the stormwater from the property as well as some of the city stormwater from Lafayette road.

Most of the stormwater along the northeast side of the project runs overland into the swale along the northeast property line. This swale is over 200 feet long with a 3% slope. Water from here continues to flow off the property to the south west.

The vegetated swales slopes are shallow enough to provide partial stormwater treatment to the impervious runoff from the site.

3. POST DEVELOPMENT

The current owners are proposing several additions to the existing building on the lot. With the additions, several paved areas on the lot are being eliminated. The areas being disturbed are within the limits of the existing car lot. Three of the traffic islands are being relocated to better accommodate the new traffic flow around the building. A few areas along the perimeter of the parking area are also being eliminated.

The building footprint is increasing by 6,700 sf but the amount of pavement on the property will decrease by 6,944 sf. This is a net decrease of 244 sf in impervious area (See Table 1).

Drainage flows will remain the same as the Pre-Development drainage. Two of the existing catchbasins that are in the area of the proposed islands will be converted to manholes with one proposed offline catchbasins being added with a short pipe to connect it to one of the existing catchbasins that have been converted to manholes, keeping the stormwater flows unchanged.

The impervious runoff from pavement is approximately 6% lower than pre-development flows (See Table 1). Runoff from pavement is considered to have higher percentages of pollutants than pavement from roofs. The proposed changes should decrease the pollutant load in the runoff.

The site does lie in the Groundwater protection area, Groundwater Classification G2, but no changes in the stormwater treatment are being proposed to the previously approved drainage and the amount of impervious area on-site is being decreased. (See Attachment 2).

There should be no adverse effects of the proposed changes to the abutters or the surrounding wetlands.

4. CALCULATION METHODS

The area of impervious was calculated for the pre-development and post development site. The building footprint was kept separate from the pavement/concrete impervious areas. These areas were compared to determine any increases or decreases in impervious area. The attached Changes in Impervious Area Plan shows where impervious areas are being removed and added to the site (See Table 1 and Attachment 1).

For the Pre-Development and Post Development, the amount of paved impervious area was compared to the total amount of impervious area. This showed the amount of paved area contributing to the impervious area decrease from Post Development flows to Pre-Development flows.

| Description | Pre- Develop. Area (SF) | | Post Develop. Area (SF) | | Difference | Description |
|-------------------|-------------------------|---------|-------------------------|---------|------------|--------------------------------|
| | Partial | Total | Partial | Total | | |
| Lot Area | | 801,382 | | 801,382 | | |
| Amount Impervious | | | | | | |
| Pavement | 100,283 | | 93,339 | | (6,944) | Decrease in Paved Area |
| Roof | 11,455 | | 18,155 | | 6,700 | Increase in Building Footprint |
| Total | | 111,738 | | 111,494 | 244 | Less Impervious |
| Amount Pervious | | | | | | |
| Total | | 689,644 | | 689,888 | 244 | More Pervious Area |

- 14% Impervious Lot Coverage: Pre-Development
- 14% Impervious Lot Coverage: Post-Development
- 90% Paved Impervious Area: Pre-Development
- 84% Paved Impervious Area: Post Development

Table 1 - TABULATION OF IMPERVIOUS AREAS

5. ANALYSIS CONCLUSION

Due to the decrease in impervious areas, there are no proposed changes to the existing drainage system and therefore no LID (Low Impact Design) Components are being proposed.

The area that is being developed resides within the current sales lot and is not disturbing any areas outside the existing developed area. The amount of impervious area is being decreased. Less of the impervious area on the site will be pavement, therefore decreasing the pollutant load. We anticipate a slight decrease in the stormwater runoff in this area. There are no known drainage issues in the current parking lot and the change should aid the current stormwater management.

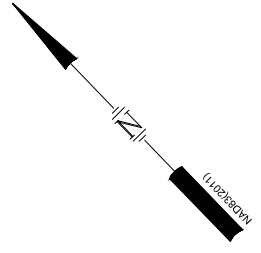
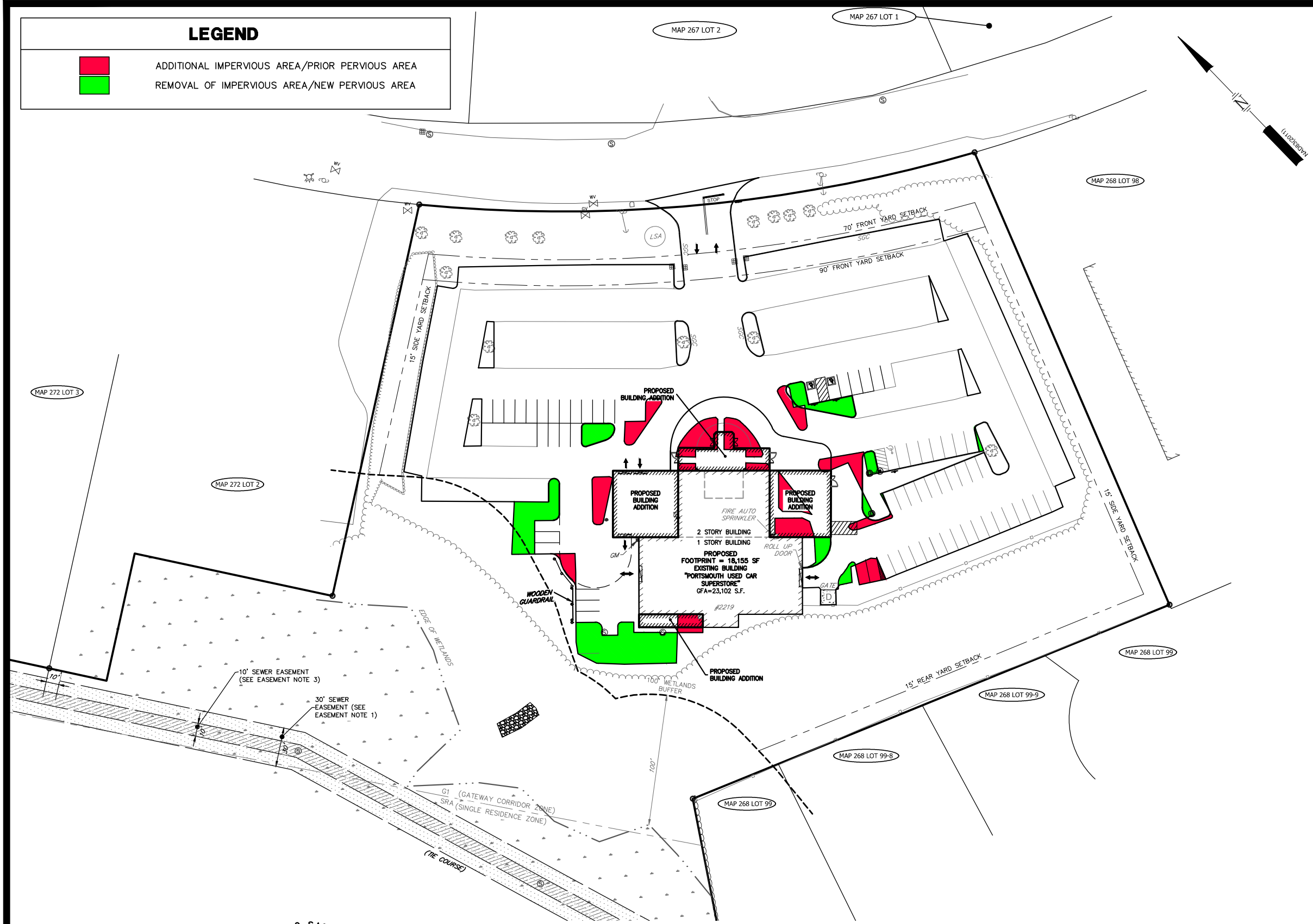
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Attachment 1 – Pre and Post Development
Impervious Area Plan

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LEGEND

- ADDITIONAL IMPERVIOUS AREA/PRIOR PERVIOUS AREA
- REMOVAL OF IMPERVIOUS AREA/NEW PERVIOUS AREA



SITE DEVELOPMENT PLANS

TAX MAP 272 LOT 1
CHANGES IN IMPERVIOUS AREA PLAN
KEY ACURA OF PORTSMOUTH
2219 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE

OWNED BY
2219 LAFAYETTE ROAD LLC

SCALE: 1" = 40' (22X34)
 1" = 80' (11X17)

MAY 7, 2019

PLANNING BOARD FILE #



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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



| REV. | DATE | DESCRIPTION | DR | CK |
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| | | Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists | 170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.TFMoran.com |
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May 07, 2019 - 9:14am
 F:\MSC Projects\45407 - Lafayette Road - Portsmouth\45407-80 - 2219 Lafayette Road - Acural\Design\Production Drawings\Exhibit\45407-80_impervious.dwg

Attachment 2 – NHDES – One Stop Data Map

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2219 Lafayette Road Portsmouth, NH

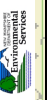
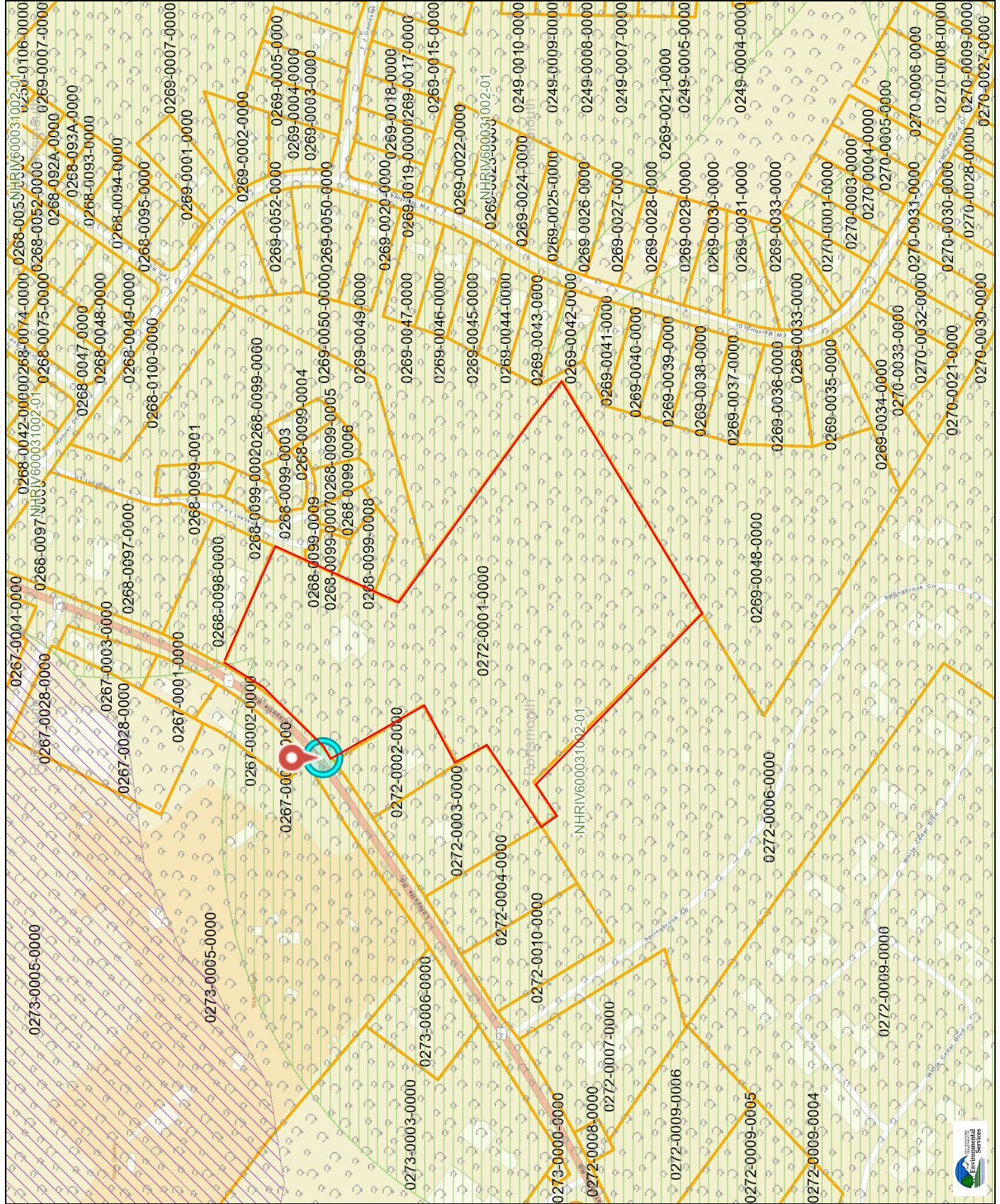
- Legend**
- Coastal and Great Bay Regional Communities
 - Designated Rivers Quarter Mile Buffer
 - Public Water Supply Wells
 - Groundwater Classification / GA1
 - Groundwater Classification / GA2
 - Water Supply Intake Protect Areas
 - Wellhead Protection Areas
 - Lakes with a Quarter Mile Buffer
 - All Features
 - All Lakes, with a Quarter Mile Buffer
 - Outstanding Resource Watersheds
 - Surface Waters with Impairment 2016 with Quarter Mile Buffer
 - Watersheds with Chloride Impairments 2016
 - Parcels - polygons



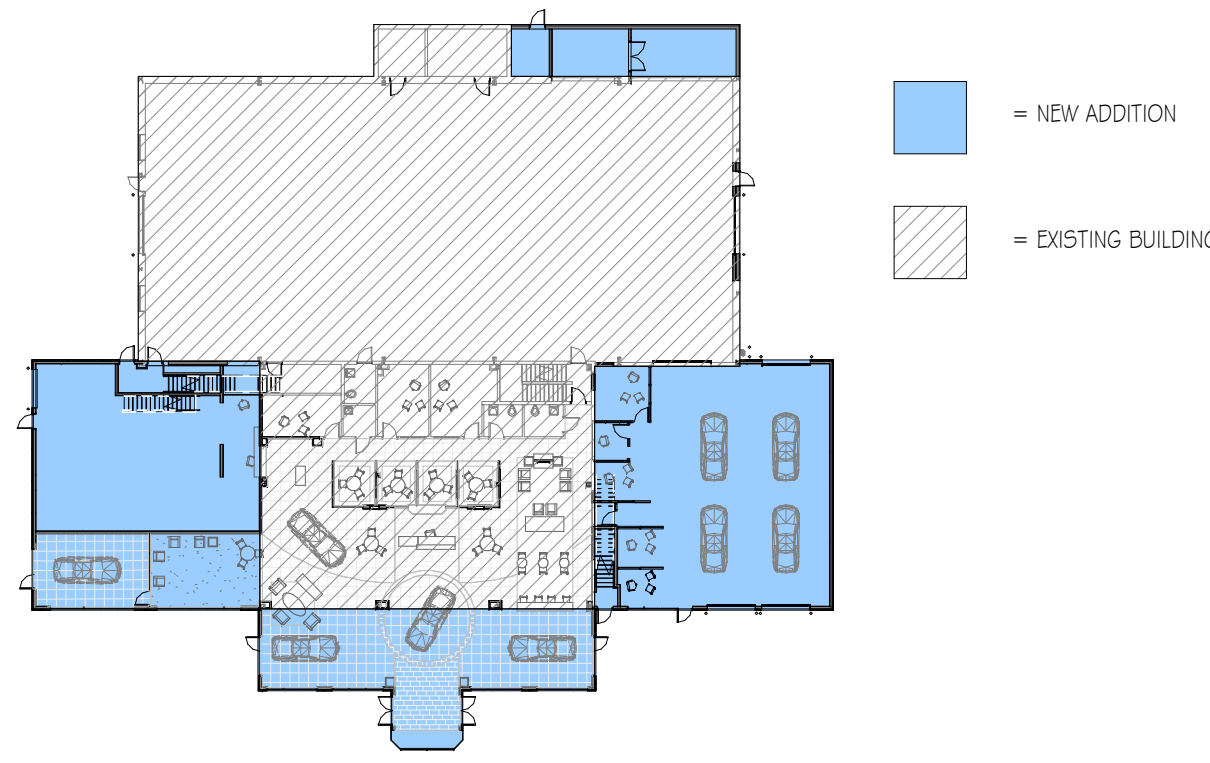
Map Scale
1: 4,738

© NH DES, <http://des.nh.gov>
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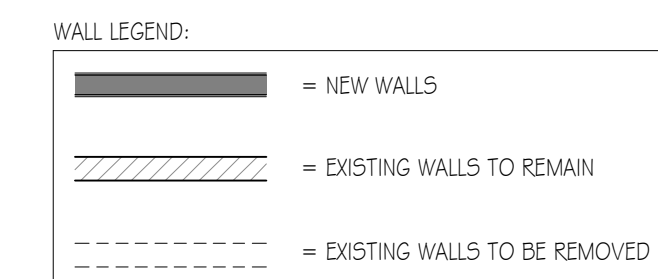
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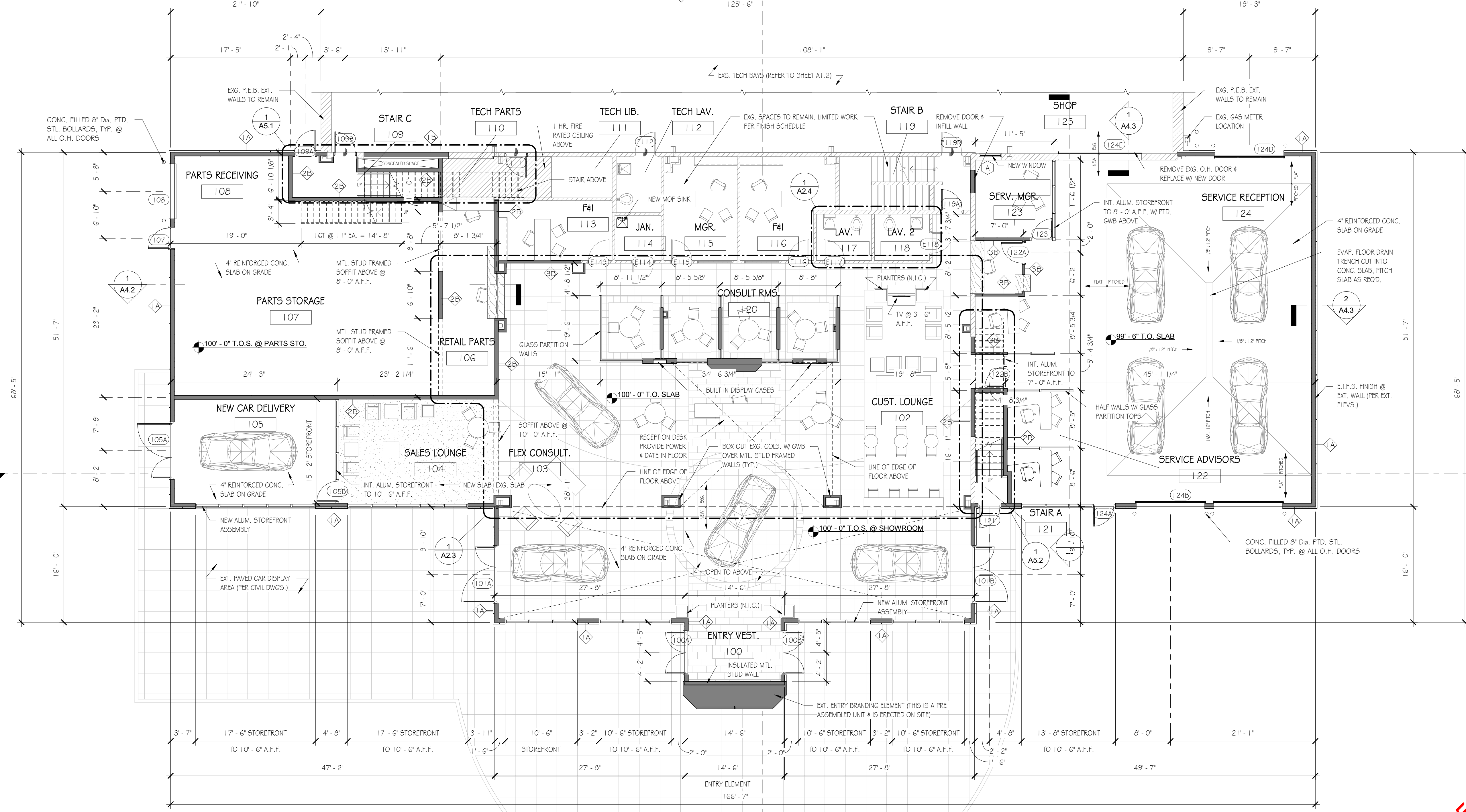
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- FLOOR PLAN GENERAL NOTES:
- 1) REFER TO SHEETS A4.0 FOR WALL TYPE INFORMATION
 - 2) REFER TO SHEETS AG.2 FOR ROOM FINISH SCHEDULE
 - 3) REFER TO SHEETS AG.1 FOR DOOR & WINDOW SCHEDULE
 - 4) REFER TO SHEETS A1.4 & A1.5 FOR REFLECTED CEILING PLAN & LIGHTING FIXTURE SCHEDULE
 - 5) REFER TO STRUCTURAL DRAWINGS FOR ALL CONCRETE SLAB THICKNESSES & REINFORCEMENT PLACEMENT LOCATIONS
 - 6) REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL COLUMN SIZES & LOCATIONS
 - 7) GRID IS TO OUTSIDE FACE OF WALL, GRT OR CENTER LINE OF MAIN FRAME @ P.F.B. GRID IS TO CENTER LINE OF STEEL COLUMNS @ STRUCTURAL STEEL BUILDING
 - 8) ALL INTERIOR WALL DIMENSIONS ARE FROM CENTER OF WALL & OUTSIDE FACE OF EXT. WALL FOR NEW PARTITIONS
 - 9) REFER TO COVER SHEET FOR TYPICAL ABBREVIATIONS
 - 10) ALL UNDIMENSIONED DOORS TO MAINTAIN A MINIMUM JAMB DISTANCE OF 4" @ HINGE, U.N.O. OR SHOWN CENTERED IN WALL
 - 11) TOP OF FOUNDATION WALL @ ALL NEW EXTERIOR DOORS TO BE DROPPED 8" TO EL. 99'-4" REFER TO STRUCTURAL DRAWINGS
 - 12) REFER TO SHEET CR.2 FOR ALL NEW PLUMBING FIXTURE DIMENSIONAL CRITERIA. FIXTURE TAGS REFERENCE PARTICULAR FIXTURE
 - 13) REFER TO CIVIL DWGS. FOR SIDE WALK & PARKING LAYOUT
 - 14) REFER TO SHEET A1.2 FOR TECHNICIAN BAY FLOOR PLAN



3 NEW VS. EXISTING KEY PLAN
1" = 40'-0"



1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

| No. | Description | Date |
|-----|-------------------|------|
| | Revision Schedule | |

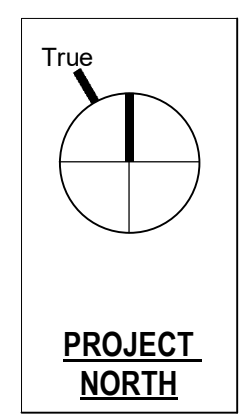
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 2219 Lafayette Rd.
 Portsmouth, NH

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 SCALE: As indicated

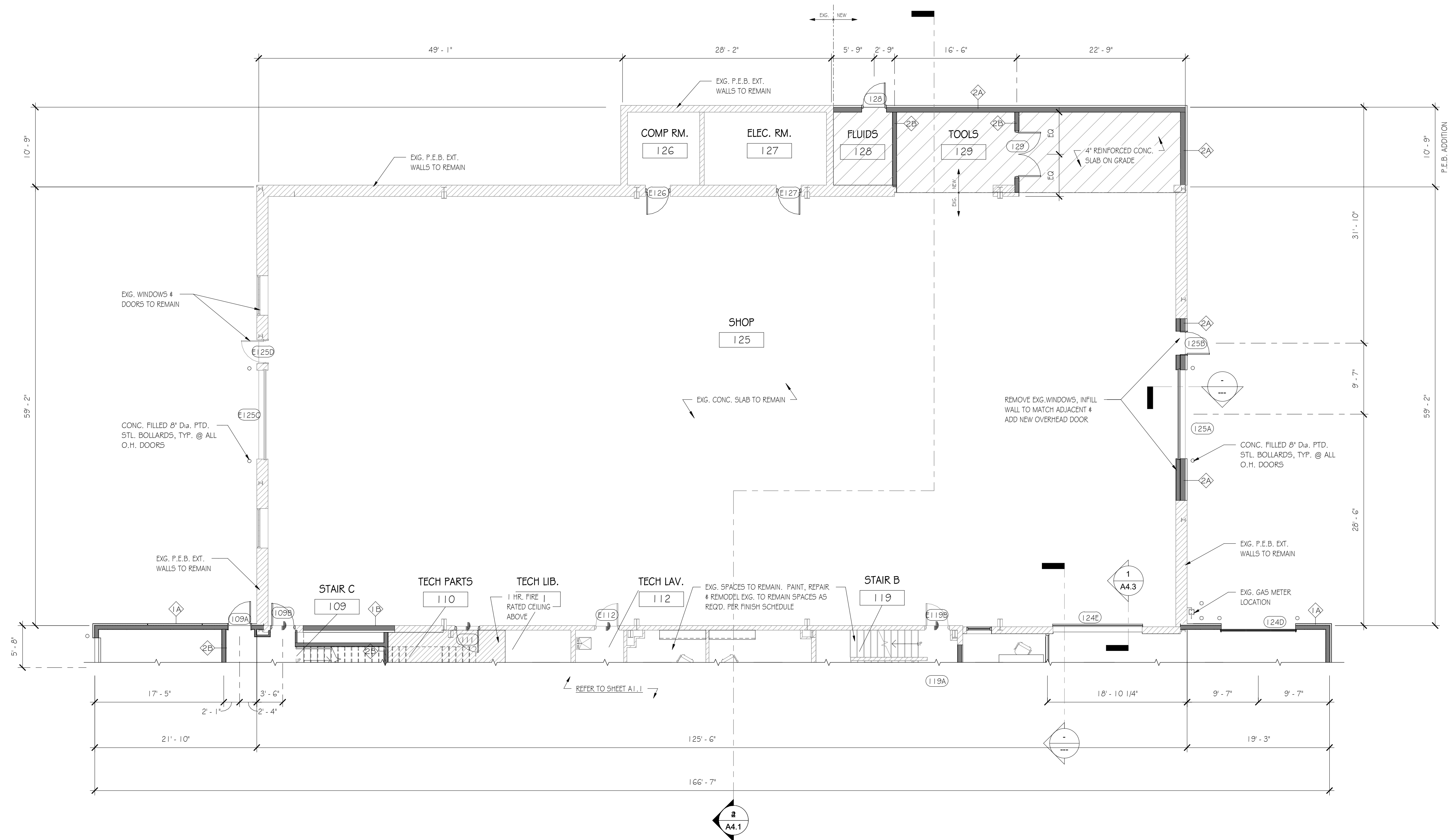
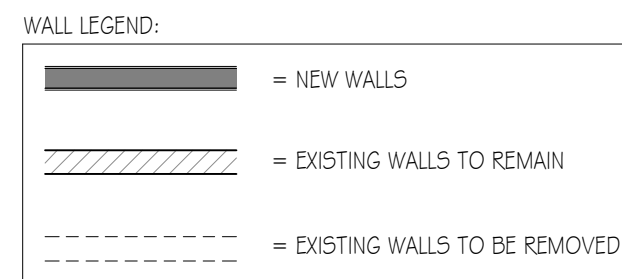
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First Floor Plan

Sheet Number:
A1.1

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- FLOOR PLAN GENERAL NOTES:**
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 - 2) REFER TO SHEETS A6.2 FOR ROOM FINISH SCHEDULE
 - 3) REFER TO SHEETS A6.1 FOR DOOR & WINDOW SCHEDULE
 - 4) REFER TO SHEETS A1.4 & A1.5 FOR REFLECTED CEILING PLAN & LIGHTING FIXTURE SCHEDULE
 - 5) REFER TO STRUCTURAL DRAWINGS FOR ALL CONCRETE SLAB THICKNESSES & REINFORCEMENT PLACEMENT LOCATIONS
 - 6) REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL COLUMN SIZES & LOCATIONS
 - 7) GRID IS TO OUTSIDE FACE OF WALL GIRT OR CENTER LINE OF MAIN FRAME @ P.E.B. GRID IS TO CENTER LINE OF STEEL COLUMNS @ STRUCTURAL STEEL BUILDING
 - 8) ALL INTERIOR WALL DIMENSIONS ARE FROM CENTER OF WALL & OUTSIDE FACE OF EXT. WALL FOR NEW PARTITIONS
 - 9) REFER TO COVER SHEET FOR TYPICAL ABBREVIATIONS
 - 10) ALL UNDIMENSIONED DOORS TO MAINTAIN A MINIMUM JAMB DISTANCE OF 4" @ HINGE, U.N.O. OR SHOWN CENTERED IN WALL
 - 11) TOP OF FOUNDATION WALL @ ALL NEW EXTERIOR DOORS TO BE DROPPED 8" TO EL. 99'-4" REFER TO STRUCTURAL DRAWINGS
 - 12) REFER TO SHEET CR.2 FOR ALL NEW PLUMBING FIXTURE DIMENSIONAL CRITERIA. FIXTURE TAGS REFERENCE PARTICULAR FIXTURE
 - 13) REFER TO CIVIL DWGS. FOR SIDE WALK & PARKING LAYOUT
 - 14) REFER TO SHEET A1.2 FOR TECHNICIAN BAY FLOOR PLAN



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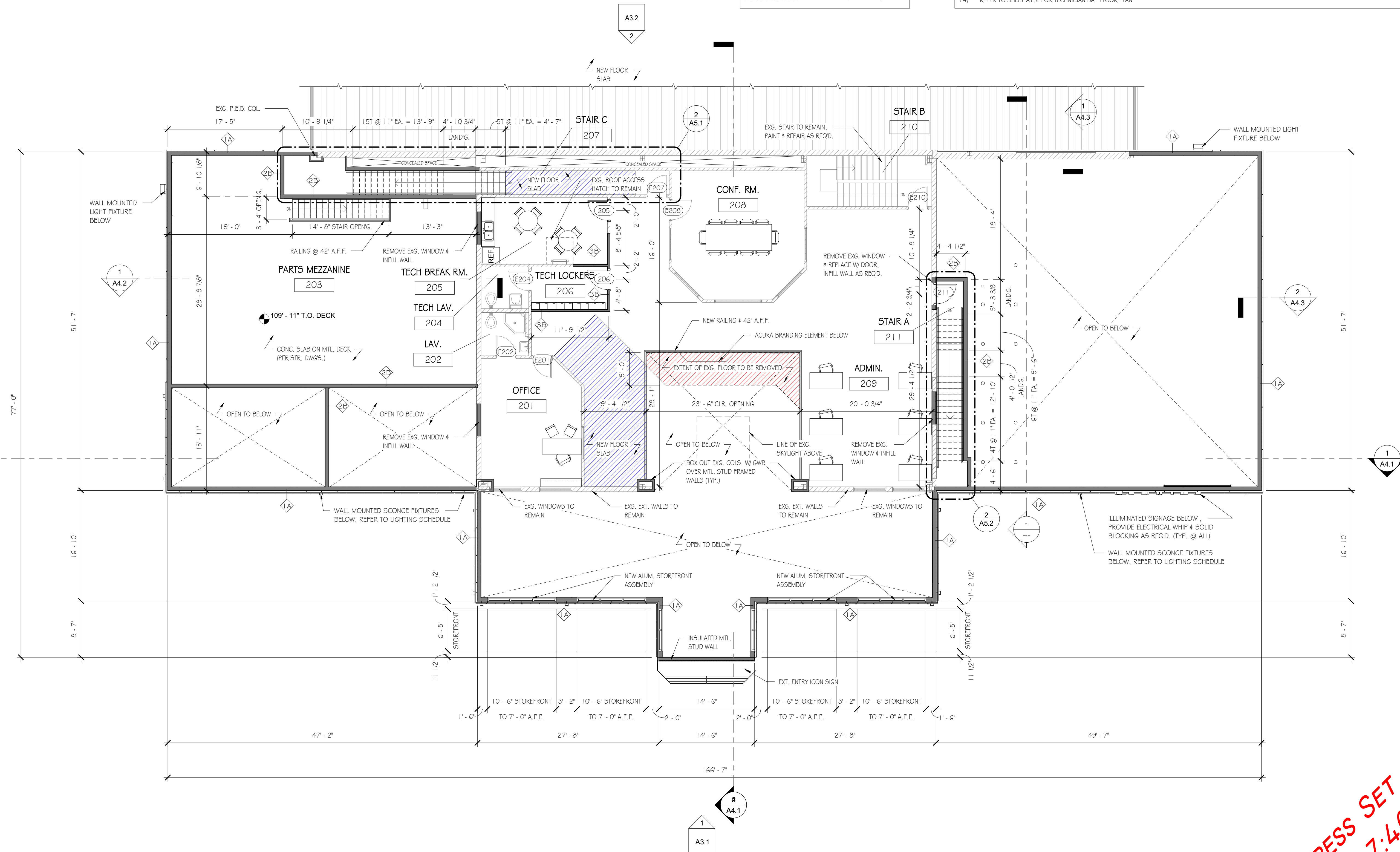
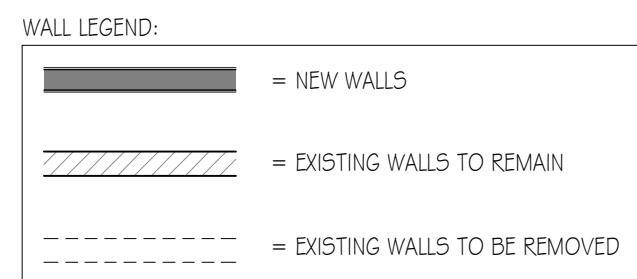
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Sheet Title:
Shop Floor Plan

Sheet Number:
A1.2

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1 SHOP FLOOR PLAN
1/8" = 1'-0"

- FLOOR PLAN GENERAL NOTES:**
- 1) REFER TO SHEETS A4.0 FOR WALL TYPE INFORMATION
 - 2) REFER TO SHEETS A6.2 FOR ROOM FINISH SCHEDULE
 - 3) REFER TO SHEETS A6.1 FOR DOOR & WINDOW SCHEDULE
 - 4) REFER TO SHEETS A1.4 & A1.5 FOR REFLECTED CEILING PLAN & LIGHTING FIXTURE SCHEDULE
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 - 6) REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL COLUMN SIZES & LOCATIONS
 - 7) GRID IS TO OUTSIDE FACE OF WALL GIRT OR CENTER LINE OF MAIN FRAME @ P.E.B. GRID IS TO CENTER LINE OF STEEL COLUMNS @ STRUCTURAL STEEL BUILDING
 - 8) ALL INTERIOR WALL DIMENSIONS ARE FROM CENTER OF WALL & OUTSIDE FACE OF EXT. WALL FOR NEW PARTITIONS
 - 9) REFER TO COVER SHEET FOR TYPICAL ABBREVIATIONS
 - 10) ALL UNDIMENSIONED DOORS TO MAINTAIN A MINIMUM JAMB DISTANCE OF 4" @ HINGE, U.N.O. OR SHOWN CENTERED IN WALL
 - 11) TOP OF FOUNDATION WALL @ ALL NEW EXTERIOR DOORS TO BE DROPPED 8" TO EL. 99'-4" REFER TO STRUCTURAL DRAWINGS
 - 12) REFER TO SHEET CR.2 FOR ALL NEW PLUMBING FIXTURE DIMENSIONAL CRITERIA. FIXTURE TAGS REFERENCE PARTICULAR FIXTURE
 - 13) REFER TO CIVIL DWGS. FOR SIDE WALK & PARKING LAYOUT
 - 14) REFER TO SHEET A1.2 FOR TECHNICIAN BAY FLOOR PLAN



1 SECOND FLOOR
1/8" = 1'-0"

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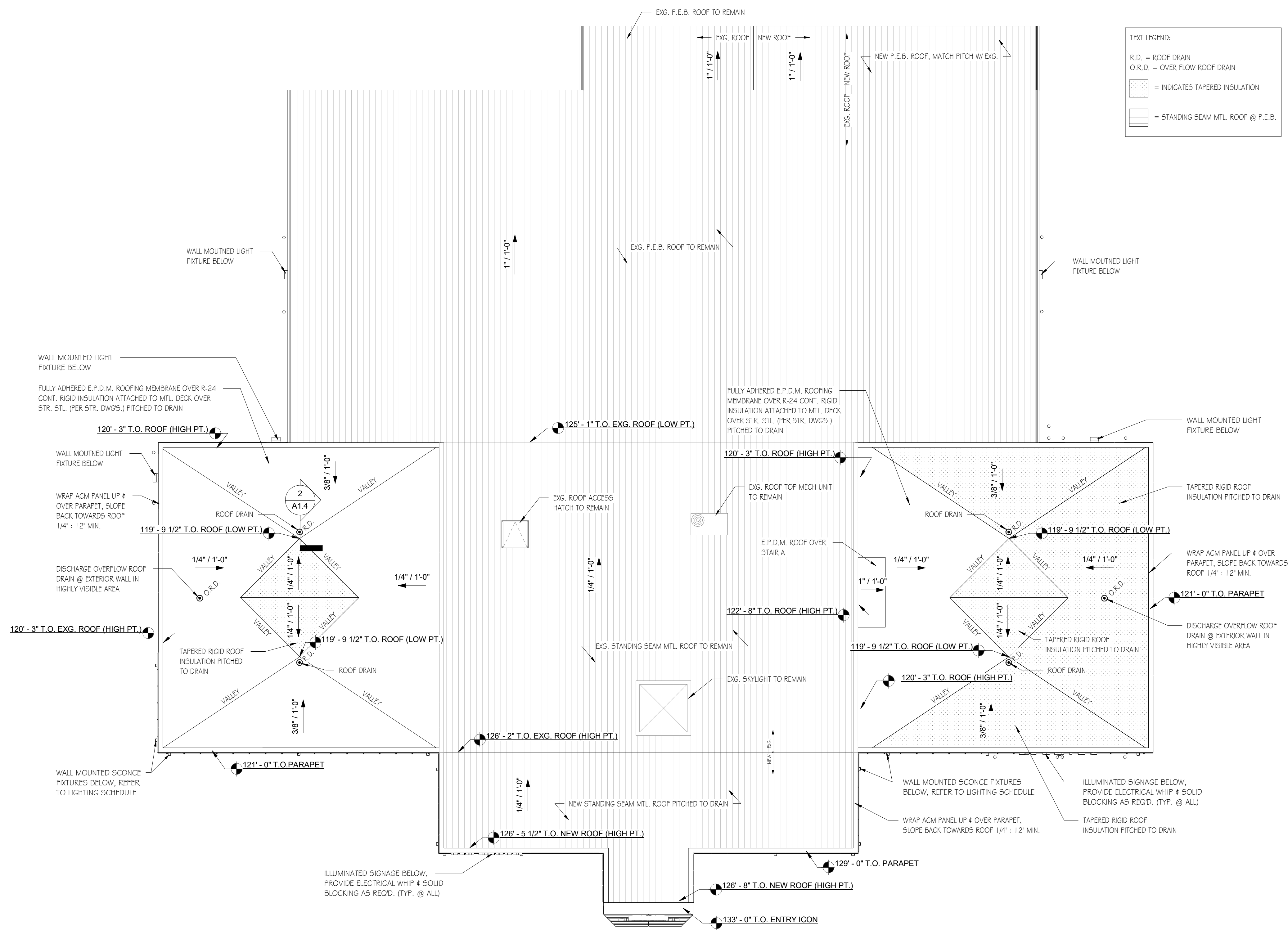
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Sheet Title:
Second Floor Plan

Sheet Number:
A1.3



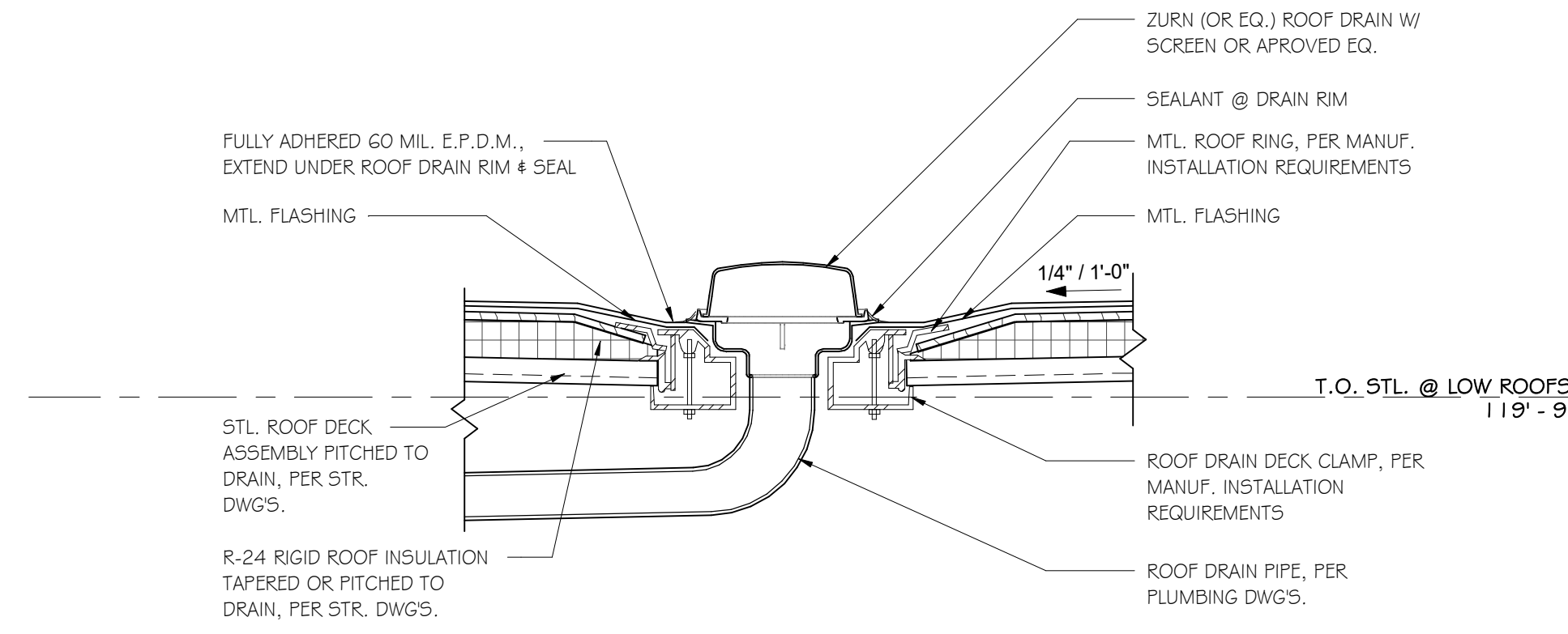
TEXT LEGEND:

R.D. = ROOF DRAIN
O.R.D. = OVER FLOW ROOF DRAIN

[Symbol] = INDICATES TAPERED INSULATION

[Symbol] = STANDING SEAM MTL. ROOF @ P.E.B.

- GENERAL ROOF PLAN NOTES:**
- 1) ALL ROOF SLOPES @ E.P.D.M. ROOFS ARE 1/4" PER FOOT MIN.
 - 2) PITCH STEEL AS REQD. TO ACHIEVE ROOF SLOPES INDICATED ON DWGS.
 - 3) HATCH INDICATES EXTENT OF SLOPED ROOF INSULATION
 - 4) ALL E.P.D.M. ROOFS TO BE 60 MIL FULLY ADHERED E.P.D.M.
 - 5) MIN. ROOF INSULATION THICKNESS SHALL BE 3"
 - 6) WRAP ACM PANELS UP & OVER T.O. PARAPET. SLOPED BACK TOWARDS ROOF @ 1/4" : 12" MIN., REFER TO SECTIONS FOR MORE DETAILS
 - 7) NEW P.E.B. ROOF # NEW STANDING SEAM MTL. ROOF OVER SHOWROOM ADDITION TO MATCH PITCH OF EXG. ADJACENT ROOF



2 ROOF DRAIN SECTION DETAIL
1" = 1'-0"

A3.2 1

2 A3.1

1 PROPOSED ROOF PLAN
1" = 10'-0"

1
A3.1

| No. | Description | Date |
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| 2 | Revision | Schedule |

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Portsmouth, NH

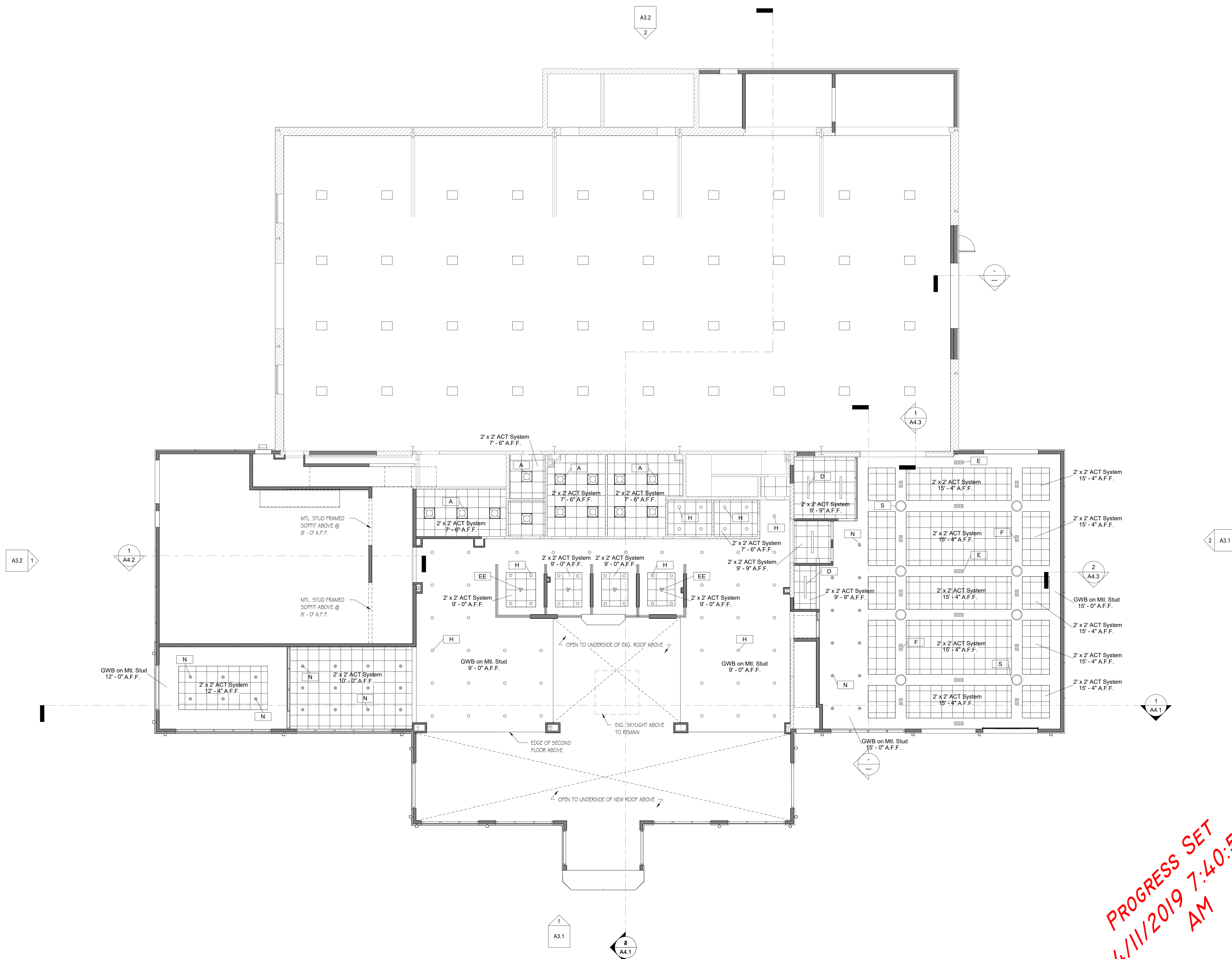
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Sheet Title:
Roof Plan

Sheet Number:
A1.4

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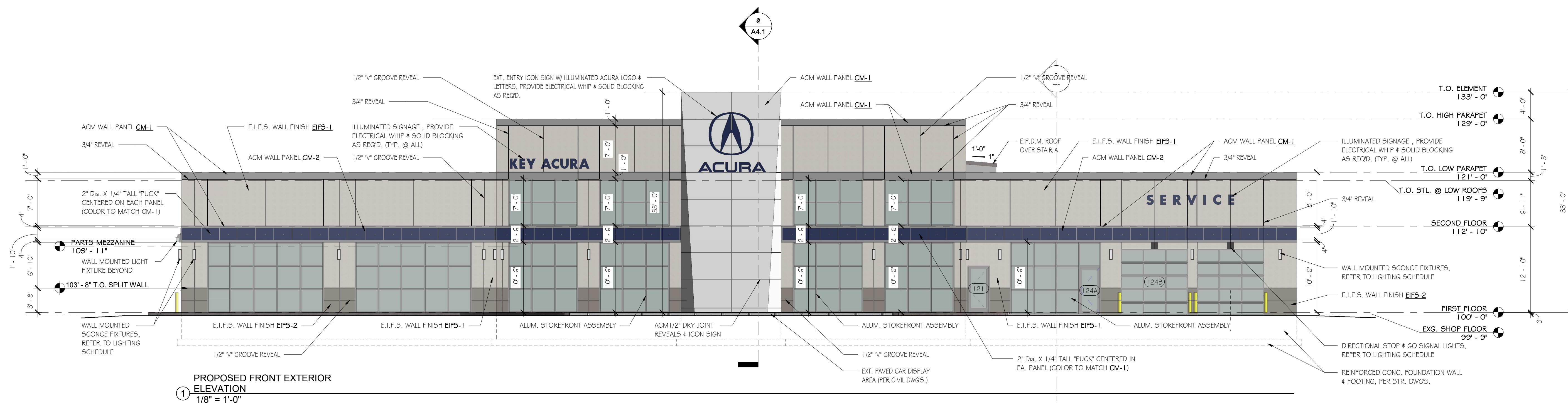
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Org. Issue Date: N.F.C.
JOB NO:
DRAFTED: MLN
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SCALE: 1/8" = 1'-0"

Sheet Title:
First Floor Reflected Ceiling Plan

Sheet Number:
A2.1

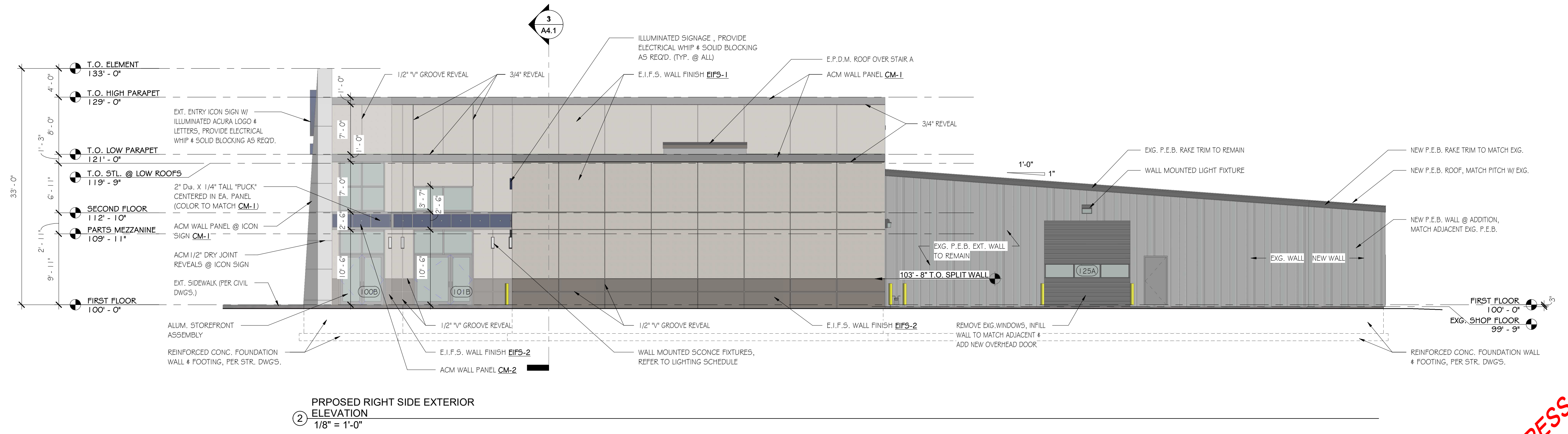
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FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



- ELEVATION NOTES:
- 1) REFER TO SHEET A3.3 FOR ALL LOCATIONS OF E.I.F.S. 3/4" REVEALS & 1/2" x 1/4" GROOVES
 - 2) REFER TO SHEET A3.3 FOR ALL CURTAIN WALL & STOREFRONT MULLION GRID DIMENSIONS
 - 3) REFER TO SHEET A6.1 FOR DOOR & WINDOW SCHEDULES & LEGENDS
 - 4) REFER TO FLOOR PLANS FOR ALL EXTERIOR WALL TYPES
 - 5) REFER TO SHEET A4.0 FOR ALL WALL TYPES
 - 6) ALL EXTERIOR FINISH MATERIALS & COLORS ARE PER ACURA DESIGN STANDARDS
 - 7) LIGHTING LAYOUT FOR DESIGN INTENT ONLY. ALL FIXTURE PLACEMENTS TO BE BY ELECTRICAL CONTRACTORS DESIGN / BUILD ENGINEER
 - 8) ALL ALPOLIC ACM PANELS TO BE DRY-JOINT SYSTEM

- EXTERIOR FINISH SCHEDULE
1. CM-1 = COMPOSITE METAL PANEL - "CHAMPAGNE METALLIC" COLOR (ALPOLIC OR APPROVED EQ.)
 2. CM-2 = COMPOSITE METAL PANEL - "AUB BLUE" COLOR (ALPOLIC OR APPROVED EQ.)
 3. EIFS-1 = EXTERIOR INSULATING FINISH SYSTEM - "WHITE ASH" COLOR (DRYVIT AMERISTONE SERIES)
 4. EIFS-2 = EXTERIOR INSULATING FINISH SYSTEM - "KING'S GRAY" COLOR (DRYVIT QUARZPUTZ SERIES)



PROGRESS SET
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| No. | Description | Date |
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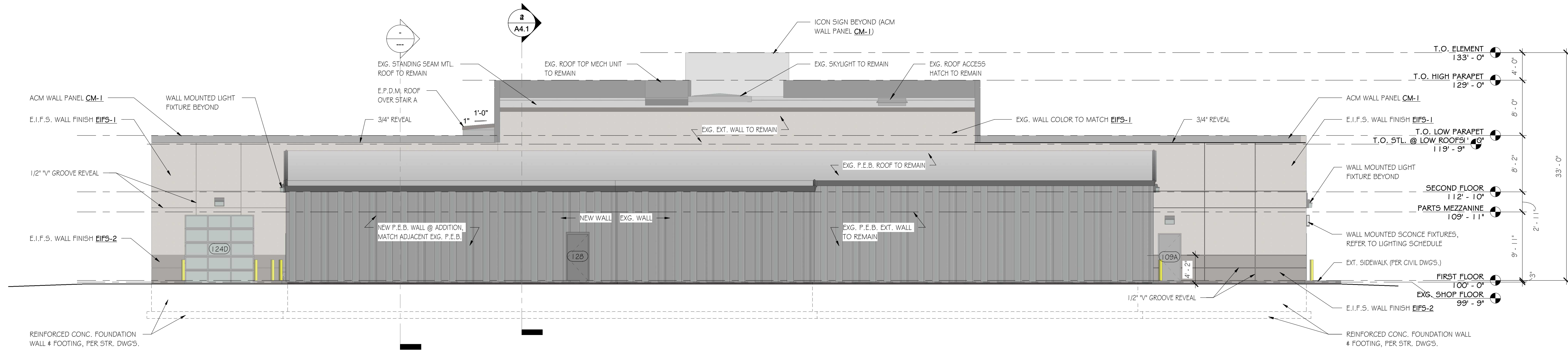
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Org. Issue Date: N.F.C.

JOB NO:
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Sheet Title:
Proposed Exterior Elevations

Sheet Number:
A3.1

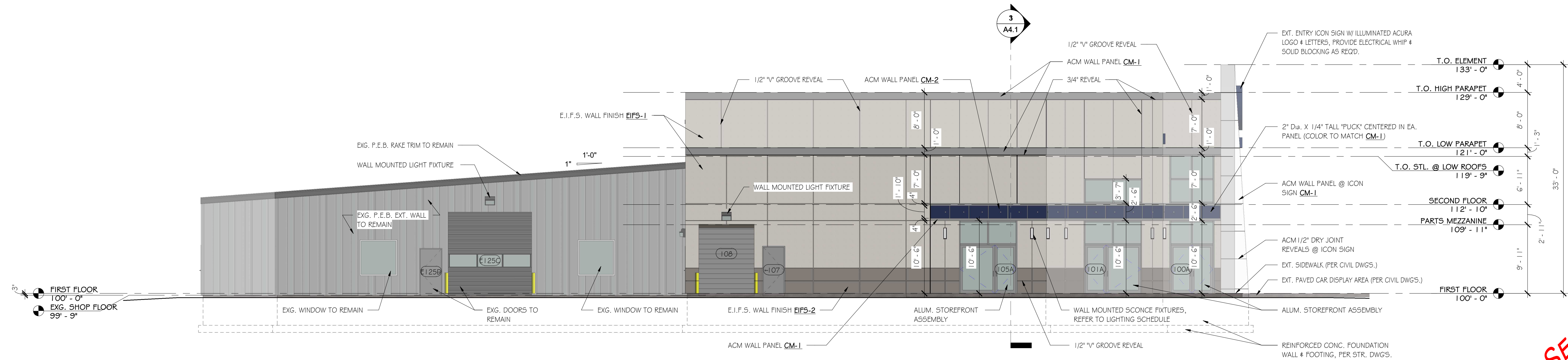
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PROPOSED REAR EXTERIOR ELEVATION
 ②
 1/8" = 1'-0"

- ELEVATION NOTES:**
- 1) REFER TO SHEET A3.3 FOR ALL LOCATIONS OF E.I.F.S. 3/4" REVEALS & 1/2" 1/2" GROOVES
 - 2) REFER TO SHEET A3.3 FOR ALL CURTAIN WALL & STOREFRONT MULLION GRID DIMENSIONS
 - 3) REFER TO SHEET A4.1 FOR DOOR & WINDOW SCHEDULES & LEGENDS
 - 4) REFER TO FLOOR PLANS FOR ALL EXTERIOR WALL TYPES
 - 5) REFER TO SHEET A4.0 FOR ALL WALL TYPES
 - 6) ALL EXTERIOR FINISH MATERIALS & COLORS ARE PER ACURA DESIGN STANDARDS
 - 7) LIGHTING LAYOUT FOR DESIGN INTENT ONLY. ALL FIXTURE PLACEMENTS TO BE BY ELECTRICAL CONTRACTORS DESIGN / BUILD ENGINEER.
 - 8) ALL ALPOUC ACM PANELS TO BE DRY-JOINT SYSTEM

- EXTERIOR FINISH SCHEDULE**
1. CM-1 = COMPOSITE METAL PANEL - "CHAMPAGNE METALLIC" COLOR (ALPOUC OR APPROVED EQ.)
 2. CM-2 = COMPOSITE METAL PANEL - "AUB BLUE" COLOR (ALPOUC OR APPROVED EQ.)
 3. EIFS-1 = EXTERIOR INSULATING FINISH SYSTEM - "WHITE ASH" COLOR (DRYVIT AMERISTONE SERIES)
 4. EIFS-2 = EXTERIOR INSULATING FINISH SYSTEM - "KINGS GRAY" COLOR (DRYVIT QUARZPUTZ SERIES)



PROPOSED LEFT SIDE EXTERIOR ELEVATION
 ①
 1/8" = 1'-0"

| No. | Description | Date |
|-----|-------------------|------|
| | Revision Schedule | |

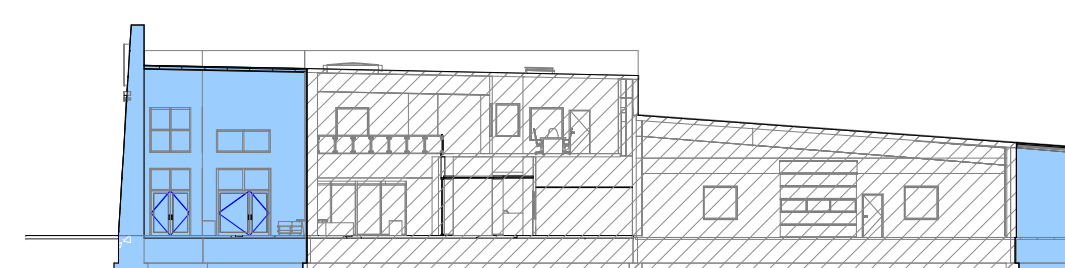
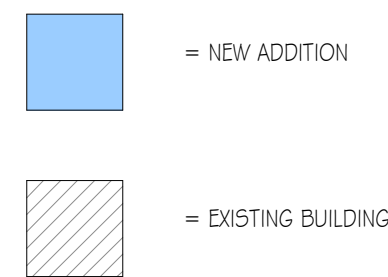
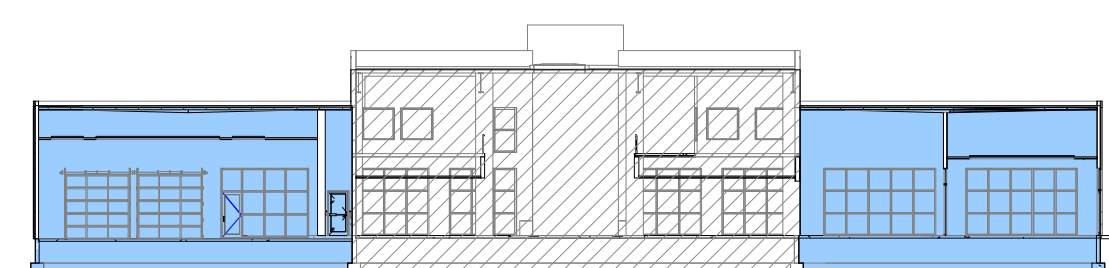
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Sheet Title:
Proposed Exterior Elevations

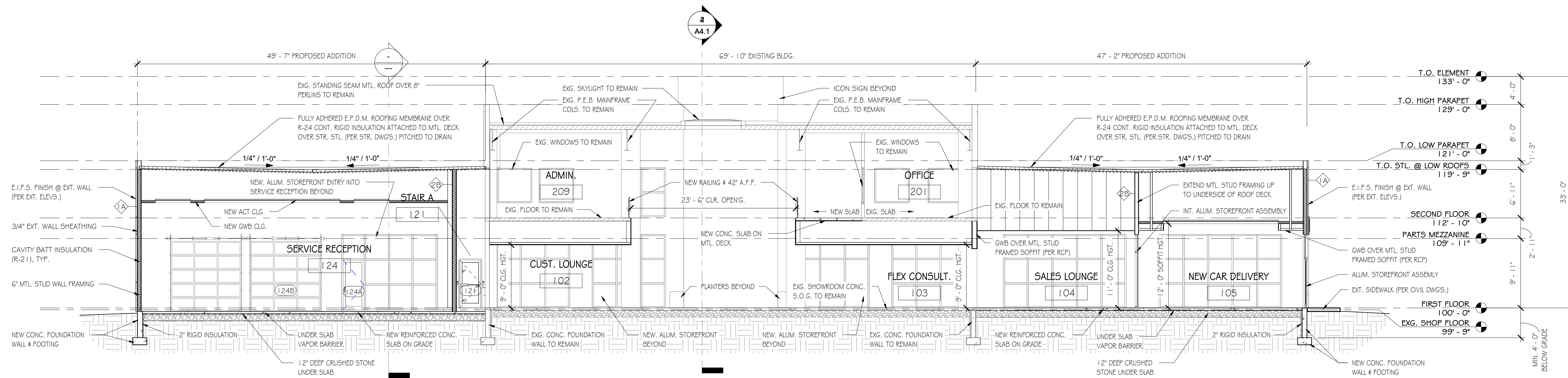
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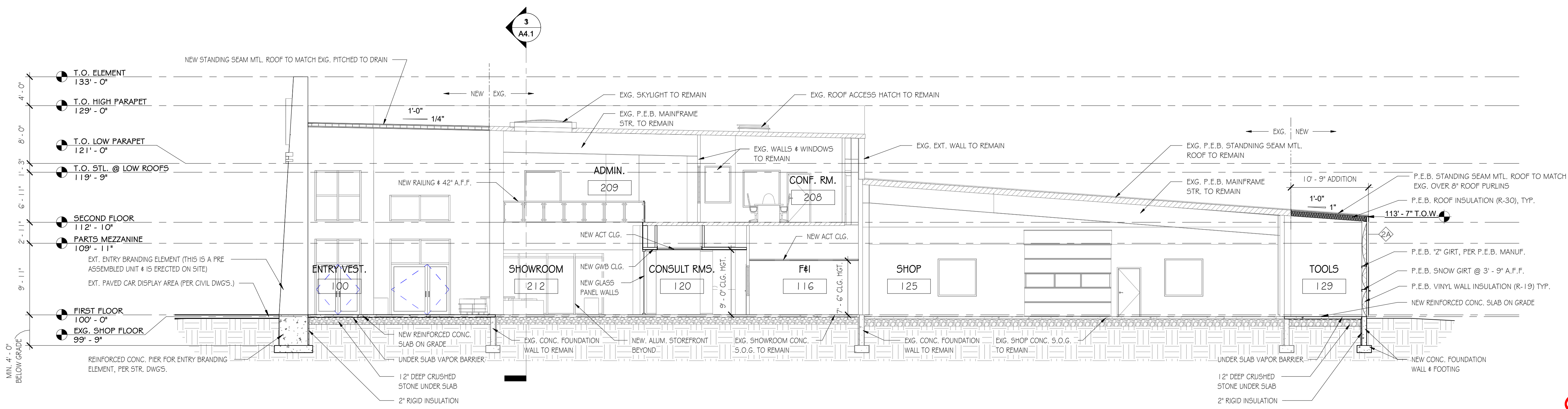


3 NEW VS. EXISTING KEY SECTION "A"
 1" = 30'-0"

4 NEW VS. EXISTING KEY SECTION "B"
 1" = 30'-0"



1 BUILDING SECTION "A"
 1/8" = 1'-0"



2 BUILDING SECTION "B"
 1/8" = 1'-0"

| No. | Description | Date |
|-----|-------------------|------|
| | Revision Schedule | |

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Sheet Title:
Building Sections

Sheet Number:
A4.1

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