



HALEY WARD

200 Griffin Road, Unit 14, Portsmouth, NH 03801
Phone (603) 430-9282

13 February, 2026

Peter Stith, TAC Committee Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for Approval Extension, Conditional Use Permit and Site Plan Approval at 581 Lafayette Road; Mixed Use Development; Tax Map 229 Lot 8B

Dear Mr. Stith and TAC Members:

On behalf of Atlas Common, LLC (Owner) we submit a request for a second one-year extension of the May 16, 2024 approval under Section 2.14 of the Site Plan Review Regulations. The project consists of additional residential units at 581 Lafayette Road with two new building additions, with the associated and required site improvements. This request is to extend the approval to May 16, 2027. Atlas Commons, LLC, received Site Plan & CUP approval from the Planning Board on May 16, 2024 and received a one-year extension on March 20, 2025, to construct an addition of two new buildings that includes 72 apartments (including 20% of the units as Workforce Housing) located at 581 Lafayette Road and in accordance with the Land Use Record LU-23-189.

Due to the complexity of this project and the extensive design of community improvements to build a pedestrian connection to the High School and the difficulty with obtaining financing for a project that has a 20% Workforce Housing component, we need additional time and respectfully request another one-year extension of the Site Plan & CUP Approval.

Site Plan Submission

The attached plans represent the progress since the Planning Board approval. The design team has been working on final Architectural Plans and coordination with the approved site plans. The following represents the changes to the plans since the approval.

The following sheets were amended for the “Documents Permit Set 6/30/2025” to remove the encroachment onto the New Hampshire Department of Transportation Right of Way.

1. Community Space and Easement Plan
2. C1 Existing Conditions Plan
3. C2 Demolition Plan, C3 Site Plan
4. LT1 Lighting Plan
5. C5 Utility Plan
6. C6 Grading a Drainage Erosion Control Plan
7. C7 Open Space Plan

8. C8 On-Site Community Space Plan
9. C8.1 Off-Site Landscape Maintenance Area
10. T1 Fire Truck Turning Plan
11. T2 Delivery Truck Turning Plan

The Plan set has had the following edits, based on each Sheet with the change listed:

1. **Cover Sheet:** Removed “Site Permit Plans” Title and replaced with “Documents Permit Set”
2. **Community Space & Easement Plan:** No Change
3. **C1 Existing Conditions Plan:** No Change
4. **C2 Demolition Plan:** No Change
5. **C3 Site Plan:** No Change
6. **Removed:** Community Space Landscape Architecture Plans L-1A, L-1B, L-2, L-3
7. **Removed:** Basement and Level One Parking Plans C4
8. **LT1 Lighting Plan:**
9. **C5 Utility Plan:** Relocated Fire Hydrant and Electrical Transformer. This was necessary as the NHDOT ROW altered parking configuration and available space for utilities.
10. **C6 Grading Drainage Erosion Control Plan:** Grading around perimeter of both proposed buildings were raised. This was necessary as the Structural Engineer required taller structural members for the first level parking garage. No change to Drainage Structures.
11. **C7 Open Space Plan:** Open Space Calculation Table Square Feet pavement 31,409 to 30,757; Total 77,824 to 77,172. Lot Coverage 79.3% to 78.6%; Open Space 20.6% to 21.4%
12. **C8 On-Site Community Space Plan:** No Change
13. **C8.1 Off-Site Landscape Maintenance Area:** Off-Site Landscape Maintenance Area table updated square footage. Lafayette Park 7,749 to 8,935; Ledgewood park unchanged
14. **T1 Fire Truck Turning Plan:** No Change
15. **T2 Delivery Truck Turning Plan:** No Change

There were no significant changes to the Ordinance that would impact this development, other than the revision to the maximum required parking of 1 space per unit. The previous approval had 23 units requiring 1.3 spaces; therefore, a reduction of 6 parking spaces could be expected.

Public Realm Improvements

The design team worked with the Trees and Greenery Committee, as well as the School and Recreation Departments to finalize the location of the path, and worked to obtain a NHDES Wetland permit for the minor wetland impact. The DES approval, and the Final Plans, are attached to this submission.

Approval Requested

We hereby request that the Technical Advisory Committee grant the second one-year extension request, without the Public Hearing requirement.

Sincerely,



John Chagnon, PE; Ambit Engineering – Haley Ward

P:\NH\5010156-McNabb_Properties\1397.03-Lafayette Rd., Portsmouth-JRC\2023 Site Plan 1397.03\Applications\Portsmouth Site Plan\581 Lafayette TAC Request for Extension 2-12-26.doc



CITY OF PORTSMOUTH

Planning & Sustainability
Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

PLANNING BOARD

May 23, 2024

Atlas Commons, LLC
3 Pleasant Street, Suite 400
Portsmouth, New Hampshire 03801

RE: Site Plan Review & CUP Approval for property located at 581 Lafayette Road (LU-23-189)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, May 16, 2024**, considered your application for Site Plan review approval for two 4-story additions to the existing building that will total 72 residential units with associated site improvements including lighting, utilities, landscaping, and stormwater treatment/management and a Conditional Use Permit from Section 10.5B72 for increased density, building height and footprint. Said property is shown on Assessor Map 229 Lot 8B and lies within the Gateway Corridor (G1) District. As a result of said consideration, the Board voted 1) to find that the Conditional Use Permit application meets the criteria set forth in Section 10.5B11 and 10.5B73 and to adopt the findings of fact as presented; *and* 2) to grant modifications of standards from Section 10.5B22.40 Special Setback Requirements on Lafayette Road, Section 10.5B73.20 to allow the public realm improvements to be located in a different zoning district, Section 10.5B34.80 to allow a building with 72 units, Section 10.5B41.80 to allow 7.6% community space where 10% is required, and to allow a building footprint of 42,434 square feet where 24,000 is allowed; *and* 3) to **grant** the Conditional Use Permit with the following **condition**:

3.1) Prior to the issuance of a Certificate of Occupancy, the applicant will revise the design of the public realm improvements to a form satisfactory to the Superintendent and City Manager.

Site Plan Approval

1) The Board voted to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented; *and* 2) to **grant** Site Plan approval with the following **conditions**:

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:

2.1) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

2.2) *The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of improvements within the public rights-of-way and on site.*

2.3) *Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit: <https://www.cityofportsmouth.com/publicworks/stormwater/ptap>*

2.4) *A recordable landscape license revocable by the City. The Applicant with provide and maintain adequate evidence of insurance for the maintenance of City property, including the City as additional insured. The amount and form of such insurance shall be set by the Public Works Director and the City Attorney.*

2.5) *Final site plan set shall be updated to show revised parking layout.*

2.6) *The public realm improvements shall include appropriate lighting if approved by the Superintendent and City Manager.*

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a certificate of occupancy and release of the surety:

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

2.8) *A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted for review to the City's Stormwater Division/ Public Works Department.*

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

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

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

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

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

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:

<https://www.cityofportsmouth.com/planportsmouth/planning-board/planning-board-archived-meetings-and-material>

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is fluid and cursive, with the first name "Rick" written in a smaller, more legible script than the last name "Chellman".

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Peter H. Rice, Director of Public Works
Francis X. Bruton, Esq; Bruton & Berube, PLLC
John Chagnon; Ambit Engineering, INC.



CITY OF PORTSMOUTH

Planning & Sustainability
Department
1 Junkins Avenue
Portsmouth, New Hampshire
03801
(603) 610-7216

PLANNING BOARD

April 4, 2025

Atlas Commons, LLC
3 Pleasant Street, Suite 400
Portsmouth, New Hampshire 03801

RE: Site Plan & CUP extension requests for property located at 581 Lafayette Road (LU-23-189)

Dear Property Owner:

The Planning Board, at its meeting of Thursday, March 20, 2025, considered your request for a 1-Year extension to the May 16, 2024 Conditional Use Permit and Site Plan approvals.

As a result of said consideration, the Board voted **grant** a one-year extension to the Planning Board Approval of the Site Plan and Conditional Use Permit to **May 16, 2026**.

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

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

Very truly yours,

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor
Francis X. Bruton, Esq; Bruton & Berube, PLLC
John Chagnon; Ambit Engineering, INC.



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

May 27, 2025

ATLAS COMMONS LLC
10 PLEASANT STREET SUITE 300
PORTSMOUTH NH 03801

Re: Approved Expedited Minimum Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2025-00630
Subject Property: 581 Lafayette Road, Portsmouth, Tax Map/Block/Lot(s): 229/no block/3

Dear Applicant:

On May 23, 2025, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau approved the above-referenced Expedited Minimum Wetlands Permit Application. Enclosed please find Wetlands Permit # 2025-00630 to Impact 690 square feet of forested wetland to construct an ADA compliant improved walking/ bike trail for pedestrian traffic. The permittee shall notify the department in writing at least one week prior to commencing any work under this permit and shall file a notice of completion of work and certificate of compliance with the department within 10 working days of completion of the work authorized by this permit.

This permit is not valid unless signed by the permittee and the principal contractor, if any, who will build or install the project. Prior to start of construction, a copy of this permit shall be posted in a secure manner in a prominent place at the site of the approved project. It shall remain posted until the project is completed. Transfer of this permit to a new owner shall require notification to, and approval of, the NHDES. **This permit does not convey any property right, nor does it preclude the need to meet any other applicable state, federal, or municipal legal requirements.**

In accordance with RSA 482-A:10, RSA 21-O:14, and Rules Ec-Wet 100-200, **any person aggrieved by this decision may file a Notice of Appeal directly with the NH Wetlands Council (Council) within 30 days of the decision date, May 23, 2025.** Every ground claiming the decision is unlawful or unreasonable must be fully set forth in the Notice of Appeal. Only the grounds set forth in the Notice of Appeal are considered by the Council. Information about the Council, including Council Rules, is available at <https://www.nhec.nh.gov/wetlands-council/about>. For appeal related issues, contact the Council Appeals Clerk at (603) 271-3650.

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588
TDD Access: Relay NH 1 (800) 735-2964

May 27, 2025

Cover Letter Page 2 of 2

This approval is based on the following findings:

1. This project is classified as a minimum impact project in accordance with Env-Wt 517.06(a) as the project proposes impacts less than 3,000 square feet and will have no adverse impacts to a priority resource area.
2. On April 10, 2025, NHDES received comments from the Portsmouth Conservation Commission with concerns regarding "Concern over fill, fill material (porosity), stormwater retention, impacts to surrounding vegetation and proposed trail materials and long-term maintenance within a sensitive area."
3. NHDES finds that the applicants agent, Haley Ward, response to NHDES' request for more information letter received on April 24, 2025 addressed these concerns raised by the Portsmouth Conservation Commission.

If you have any questions, please contact me at Alexander.D.Feuti@des.nh.gov or (603) 271-2917.

Sincerely,



Alexander Feuti
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

Enclosure

Copied: Sam Hayden, Haley Ward
Municipal Clerk/Conservation Commission



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

WETLANDS PERMIT 2025-00630

NOTE CONDITIONS

PERMITTEE: ATLAS COMMONS LLC
10 PLEASANT STREET SUITE 300
PORTSMOUTH NH 03801

PROJECT LOCATION: 581 LAFAYETTE ROAD, PORTSMOUTH
Tax Map/Block/Lot(s): 229/no block/3

WATERBODY:

APPROVAL DATE: MAY 23, 2025

EXPIRATION DATE: MAY 23, 2030

The New Hampshire Department of Environmental Services' (NHDES) review of permit application 2025-00630 has found that it is consistent with RSA 482-A. NHDES hereby issues this Wetlands Permit authorizing the impacts described provided the Conditions imposed are met. To validate this Permit, the Permittee and the Principal Contractor are required to sign below.

PERMIT DESCRIPTION:

Impact 690 square feet of forested wetland to construct an ADA compliant improved walking/ bike trail for pedestrian traffic.

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROJECT-SPECIFIC CONDITIONS:

1. In accordance with Env-Wt 307.16 and Env-Wt 324.05(b), all work shall be done in accordance with the approved revised plans dated January 3, 2025 by Ambit Engineering, INC., as received by the NH Department of Environmental Services (NHDES) on March 17, 2025.
2. In accordance with Env-Wt 307.11(b), limits of fill shall be clearly identified prior to commencement of work and controlled in accordance with Env-Wt 307.03 to ensure that fill does not spill over or erode into any area where filling is not authorized.
3. In accordance with Env-Wt 307.05(e), to prevent the use of soil or seed stock containing nuisance or invasive species, the contractor responsible for work shall follow Best Management Practices for the Control of Invasive and Noxious Plant Species (Invasive Plant BMPs).
4. In accordance with Env-Wt 307.11(e), fill shall be not placed so as to direct flows onto adjacent or down-current property.
5. In accordance with Env-Wt 307.11(a), fill shall be clean sand, gravel, rock, or other material that meets the project's specifications for its use; and does not contain any material that could contaminate surface or groundwater or otherwise adversely affect the ecosystem in which it is used.
6. In accordance with Env-Wt 307.03(e), all exposed soils and other fills shall be permanently stabilized within 3 days following final grading.
7. In accordance with Env-Wt 307.03(c)(3), water quality control measures shall be installed prior to start of work and in accordance with the manufacturer's recommended specifications or, if none, the applicable requirements of Env-Wq 1506 or Env-Wq 1508.
8. In accordance with Env-Wt 307.03(c)(5), water quality control measures shall be maintained so as to ensure continued effectiveness in minimizing erosion and retaining sediment on-site during and after construction.

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095

NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588

TDD Access: Relay NH 1 (800) 735-2964

9. In accordance with Env-Wt 307.03(c)(7), temporary water quality control methods shall be removed upon completion of work when compliance with Env-Wt 307.03(c)(6) is achieved.
10. In accordance with Env-Wt 307.03(g)(1), the person in charge of construction equipment shall inspect such equipment for leaking fuel, oil, and hydraulic fluid each day prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
11. In accordance with Env-Wt 307.03(g)(3) and (4), the person in charge of construction equipment shall maintain oil spill kits and diesel spill kits, as applicable to the type(s) and amount(s) of oil and diesel fuel used, on site so as to be readily accessible at all times during construction; and train each equipment operator in the use of spill kits.

ANY INDIVIDUAL CONDUCTING WORK UNDER THIS PERMIT IS ADVISED OF THE FOLLOWING:

1. This permit does not preclude the need to meet any other applicable state, federal, or municipal legal requirements.
2. The permit holder is responsible for reading, and ensuring compliance with, the applicable general conditions established in Env-Wt 307.
3. This permit does not in any way authorize the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.
4. This approval does not convey any property right. The permittee is responsible for ensuring that they have the legal authority to access the subject lands and conduct the impacts described.

APPROVED:



Alexander Feuti
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

THE SIGNATURES BELOW ARE REQUIRED TO VALIDATE THIS PERMIT (Env-Wt 314.01).

PERMITTEE SIGNATURE (required)

PRINCIPAL CONTRACTOR SIGNATURE (required)

MIXED USE DEVELOPMENT

581 LAFAYETTE ROAD PORTSMOUTH, NEW HAMPSHIRE CONSTRUCTION PLANS DOCUMENTS PERMIT SET

OWNER:

ATLAS COMMONS, LLC
3 PLEASANT STREET
SUITE #400
PORTSMOUTH, NH 03801

LAND SURVEYOR & CIVIL ENGINEER:

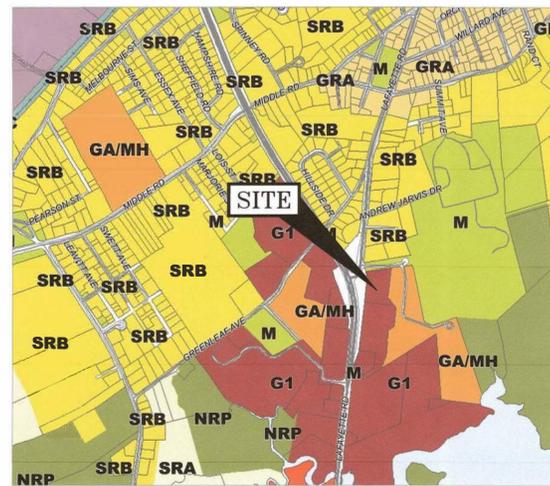
HALEY WARD, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
Tel. (603) 430-9282
Fax (603) 436-2315

ARCHITECT:

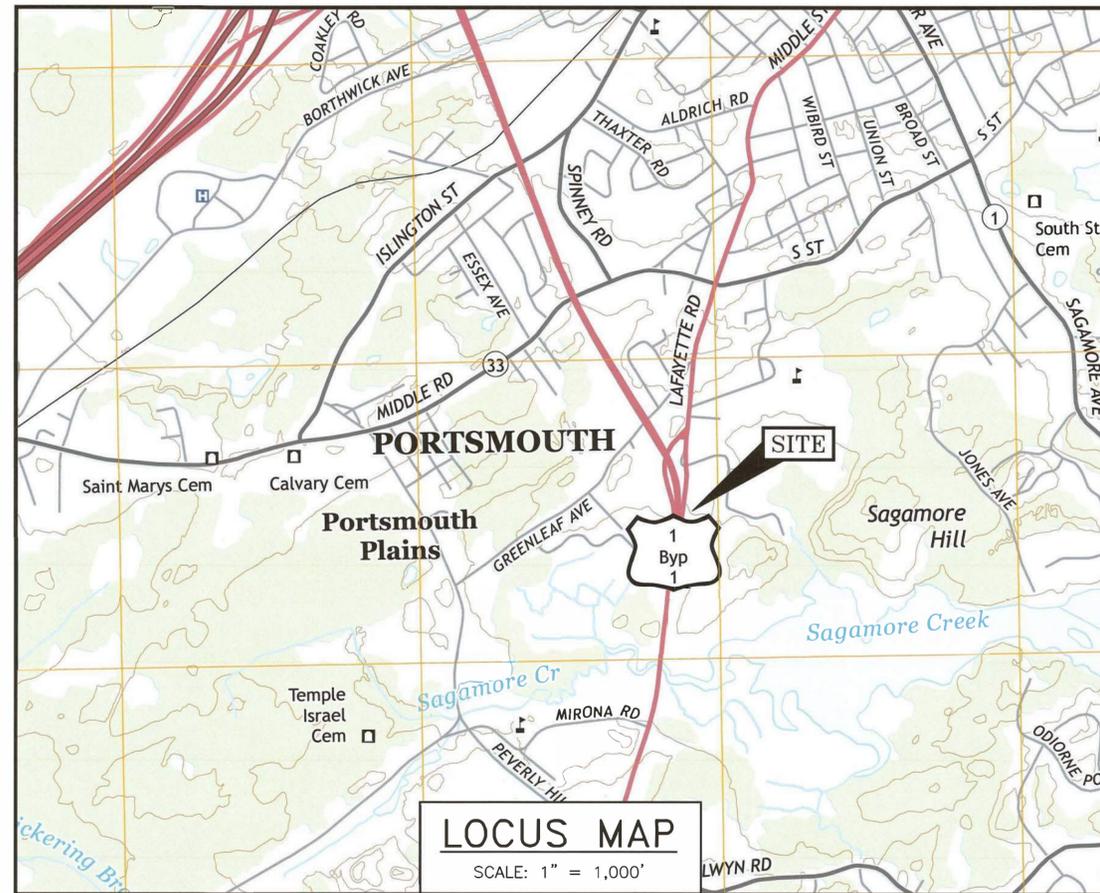
ARCOVE ARCHITECTS
3 CONGRESS STREET, SUITE 1
PORTSMOUTH, NH 03801
TEL. (603) 988-0042

LANDSCAPE ARCHITECT:

TERRA FIRMA LANDSCAPE
ARCHITECTURE
163A COURT STREET
PORTSMOUTH, NH 03801
TEL. (603) 430-8388



Residential Districts	
R	Rural
SRA	Single Residence A
SRB	Single Residence B
GRA	General Residence A
GRB	General Residence B
GRC	General Residence C
GAMH	Garden Apartment/Mobile Home
Mixed Residential Districts	
MRO	Mixed Residential Office
MRB	Mixed Residential Business
G1	Gateway Corridor
G2	Gateway Center
Business Districts	
GB	General Business
B	Business
WB	Waterfront Business
Industrial Districts	
OR	Office Research
I	Industrial
WI	Waterfront Industrial
Airport Districts	
AIR	Airport
AI	Airport Industrial
PI	Pease Industrial
ABC	Airport Business Commercial
Other Districts	
M	Municipal
NRP	Natural Resource Protection
TC	Transportation Corridor



LOCUS MAP
SCALE: 1" = 1,000'

PERMIT LIST:

NHDES SEWER DISCHARGE PERMIT: TO BE SUBMITTED
PORTSMOUTH SITE PLAN APPROVAL: PENDING
CITY COUNCIL APPROVAL: PENDING

LEGEND:

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
---	---	FOUNDATION DRAIN
---	---	EDGE OF PAVEMENT (EP)
---	---	CONTOUR
---	---	SPOT ELEVATION
---	---	UTILITY POLE
---	---	WALL MOUNTED EXTERIOR LIGHTS
---	---	TRANSFORMER ON CONCRETE PAD
---	---	ELECTRIC HANDHOLD
---	---	SHUT OFFS (WATER/GAS)
---	---	GATE VALVE
---	---	HYDRANT
---	---	CATCH BASIN
---	---	SEWER MANHOLE
---	---	DRAIN MANHOLE
---	---	TELEPHONE MANHOLE
---	---	PARKING SPACE COUNT
---	---	PARKING METER
---	---	LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	AC	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



INDEX OF SHEETS

DWG No.	Description
-	COMMUNITY SPACE & EASEMENT PLAN
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE PLAN
L1-L3	LANDSCAPE PLANS - ON SITE & OFF SITE
LT1	LIGHTING PLAN
C4	PARKING PLAN
C5	UTILITY PLAN
C6	GRADING, DRAINAGE, EROSION CONTROL PLAN
C7	OPEN SPACE PLAN
C8	ON-SITE COMMUNITY SPACE PLAN
C8.1	OFF-SITE LANDSCAPE MAINTENANCE AREA
C9	PUBLIC REALM PLAN
C10	PUBLIC REALM PLAN
T1 & T2	TURNING PLANS
D1 - D6	EROSION CONTROL NOTES AND DETAILS

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext. 555.5678
ATTN: MICHAEL BUSBY, P.E. (MANAGER)
ATTN: Nicholas Kosko

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294-5144
ATTN: DAVE BEAULIEU

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679-5695 (X1037)
ATTN: MIKE COLLINS

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427-1530
ATTN: JIM TOW
ATTN: Doug Sparks

COMMUNICATIONS:
FAIRPOINT COMMUNICATIONS
JOE COSINDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

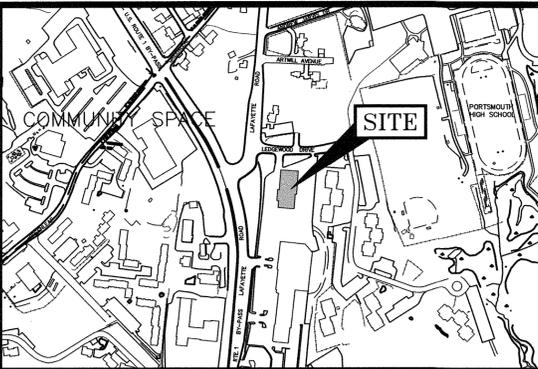
**SITE PLANS
MIXED USE DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.**



WWW.HALEYWARD.COM

200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

PLAN SET SUBMITTAL DATE **Addendum 1: 6/30/2025**



LOCATION MAP SCALE: 1" = 400'±

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S15°17'27"W	14.20'
L2	S48°43'16"E	33.26'

COMMUNITY SPACE

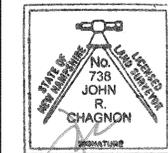
- 6,351 S.F. OF POCKET PARK
- 1,294 S.F. OF OUTDOOR DINING CAFE
- PROPOSED COMMUNITY SPACE 7,645 S.F.
LOT AREA 98,124 S.F.
- COMMUNITY SPACE REQUIRED: 10%
(PER SECTION 10.5B41.80.2)
- COMMUNITY SPACE PROVIDED: 7.8%
- COMMUNITY SPACE USES
(PER SECTION 10.5B102)
- PROPOSED USES: OUTDOOR DINING CAFE
POCKET PARK

MAINTENANCE AREA

10,473 S.F. OF AREA WHERE THE LANDSCAPING WILL BE MAINTAINED BY THE OWNER OF TAX MAP 229 LOT 8B.

ABUTTERS

- 229 8 N/F 599 LAFAYETTE LLC C/O BAKER PROPERTIES 953 ISLINGTON STREET #230 PORTSMOUTH, NH 03801 5592/0456
- 229 3 CITY OF PORTSMOUTH SCHOOL PO BOX 628 PORTSMOUTH, NH 03801 1985/0379
- 231 8 STATE OF NEW HAMPSHIRE - STATE HOUSE CONCORD, NH 03301 2303/0042
- 243 1 N/F 155 GREENLEAF LLC 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801 6127/1245
- 243 2 N/F OPERATION BLESSING MASTER CARD 600 LAFAYETTE ROAD PORTSMOUTH, NH 03801
- 229 6 N/F DOMER REALTY LLC 545 LAFAYETTE ROAD PORTSMOUTH, NH 03801 4231/1881
- 229 6A N/F ST. NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE PORTSMOUTH, NH 03801 2410/0505

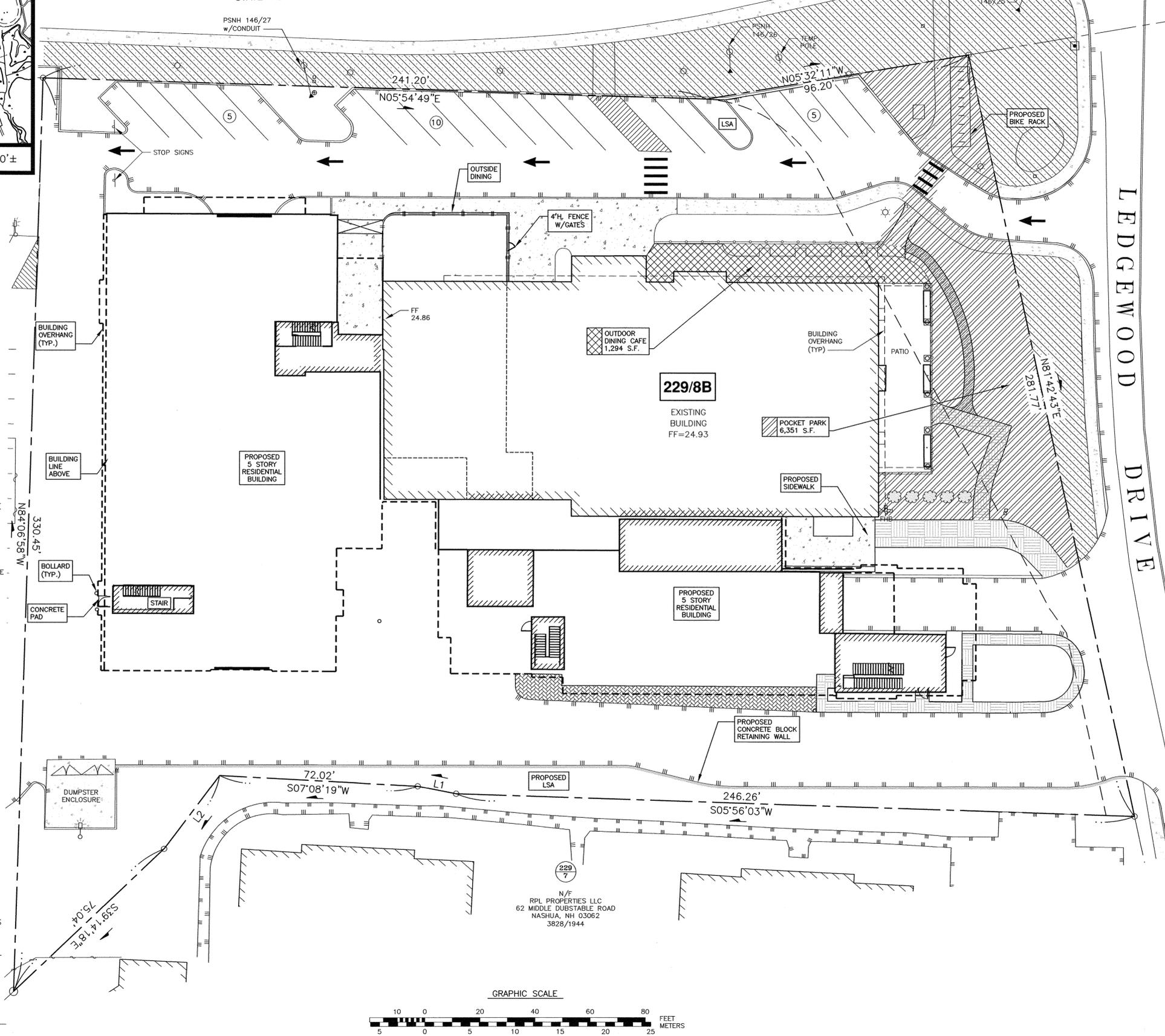


I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

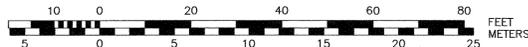
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOHN-R. CHAGNON, LLS-738 DATE 7-20-24

LAFAYETTE ROAD U.S. ROUTE 1



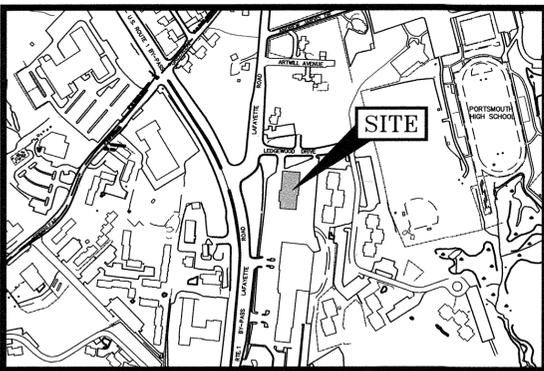
GRAPHIC SCALE



- NOTES:
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 229 AS LOT 8B.
 - 2) OWNERS OF RECORD:
ATLAS COMMONS, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6474/1538
 - 3) THE PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0270F, EFFECTIVE JANUARY 29, 2021
 - 4) EXISTING LOT AREA:
98,124 S.F.
2.2526 AC
 - 5) PARCEL IS LOCATED IN THE GATEWAY NEIGHBORHOOD CORRIDOR (G1) DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE SECTION 10.5B22.10
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE COMMUNITY SPACE EASEMENT ON TAX MAP 229 LOT 8B AND THE ADDITIONAL OFF-SITE AREA WHERE CITY LANDSCAPE MAINTENANCE WILL BE THE RESPONSIBILITY OF THE TAX MAP 229 LOT 8B PROPERTY OWNER.

NO.	DESCRIPTION	DATE
4	Addendum 1	6/30/25
3	PARKING ENCROACHMENT, COMMUNITY SPACE	7/20/24
2	TITLE, ABUTTERS	3/24/24
1	EASEMENT LOCATIONS	2/21/24
0	ISSUED FOR COMMENT	1/24/24

**581 LAFAYETTE ROAD
COMMUNITY SPACE &
EASEMENT PLAN
TAX MAP 229 - LOT 8B
TO
THE CITY OF PORTSMOUTH
OWNER
ATLAS COMMONS, LLC
PROPERTY LOCATED AT
581 LAFAYETTE ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE**



LOCATION MAP SCALE: 1" = 400'±

LEGEND

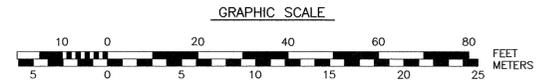
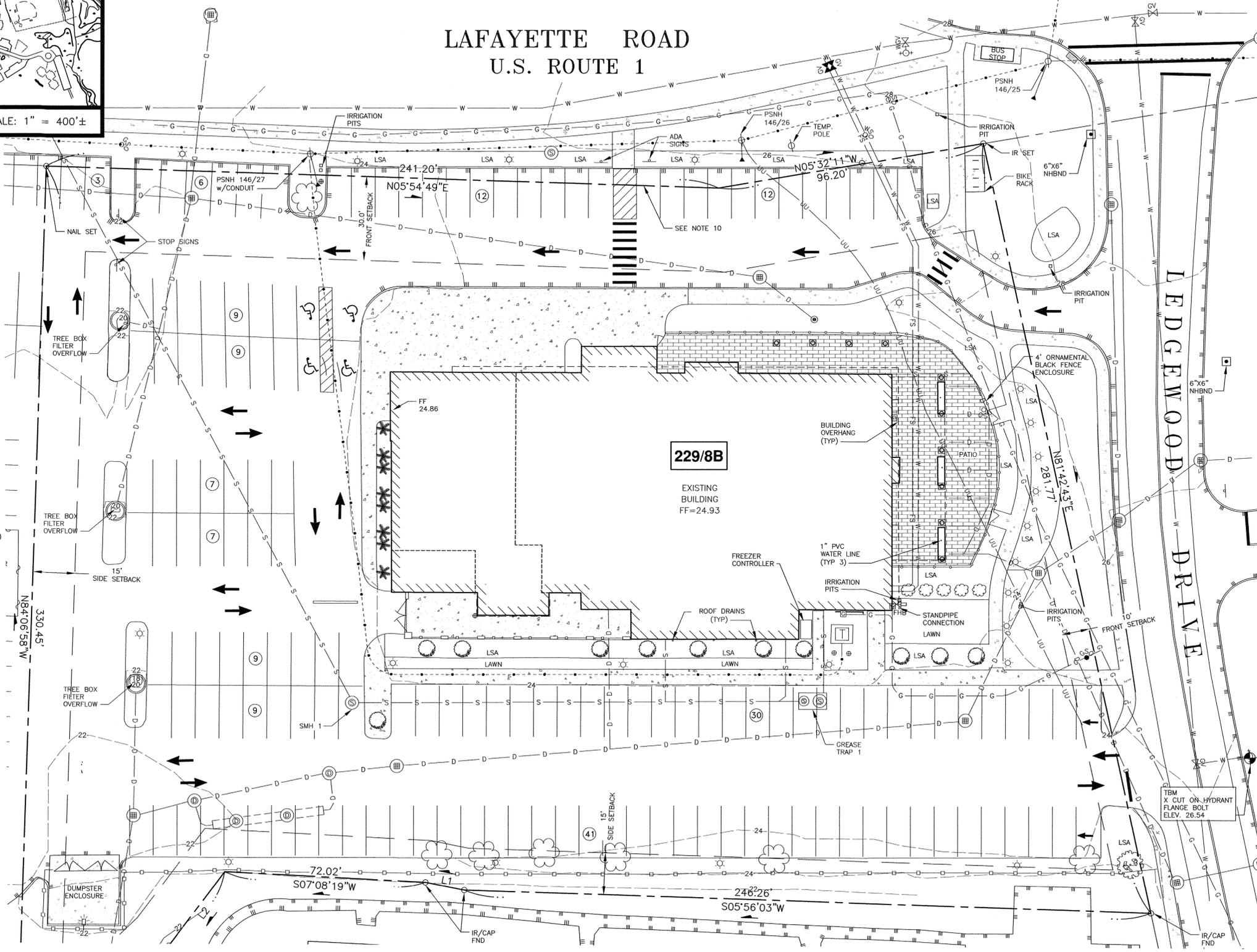
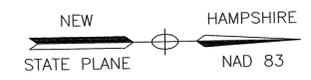
EXISTING	DESCRIPTION
124/21	MAP 124 / LOT 21
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
	BOUNDARY LINE
	SETBACK LINE
RR SPK FND	RAILROAD SPIKE FOUND
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
DH FND	DRILL HOLE FOUND
BND w/ DH	BOUND w/ DRILL HOLE
FM	FORCE MAIN
S	SEWER LINE
G	GAS LINE
D	STORM DRAIN
W	POTABLE WATER LINE
	UNDERGROUND ELECTRIC
	OVERHEAD WIRES
100	CONTOUR LINE
97x3	SPOT ELEVATION
	EDGE OF PAVEMENT
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY) (w/ LIGHT)
	LIGHT POLE
	SHUTOFF/CURB STOP (WATER, GAS, SEWER)
	GATE VALVE
HYD.	HYDRANT
CB	CATCH BASIN
TM	TELEPHONE MANHOLE
SM	SEWER MANHOLE
DM	DRAIN MANHOLE
FF	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL

PROJECT ABUTTERS:

TM/LOT	NAME
229/3	CITY OF PORTSMOUTH
229/7	RPL PROPERTIES, LLC
229/8	599 LAFAYETTE, LLC
231/8	STATE OF NEW HAMPSHIRE
243/1	155 GREENLEAF, LLC
243/2	OPERATION BLESSING
229/6	DOMER REALTY, LLC
229/6A	ST. NICHOLAS GREEK ORTHODOX CHURCH

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S15°17'27"W	14.20'
L2	S48°43'16"E	33.26'



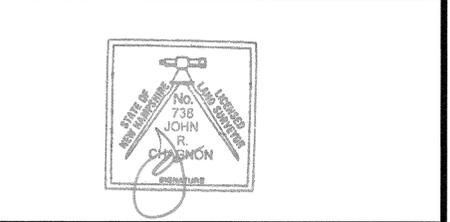
NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 229 AS LOT 8B.
- 2) OWNERS OF RECORD:
ATLAS COMMONS, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6474/1538
- 3) THE PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 3301500270F, EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
98,124 S.F.
2.2526 AC
- 5) PARCEL IS LOCATED IN THE GATEWAY (GW) DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE SECTION 10.5B22.10
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 229 LOT 8B.
- 8) EASEMENTS & RESTRICTIONS:
A) ROAD/UTILITY EASEMENT AREA: SEE C-3316 AND RCRD 2110/428 AND 2184/184. THIS EASEMENT WAS PARTIALLY TERMINATED ON 11/9/15; SEE RCRD 5669/0645.
B) 30' RIGHT OF WAY: SEE D-8806 AND 5446/2589.
C) MUTUAL PARKING AND ACCESS RIGHTS FOR LOTS 1-3 ON PLAN D-8806 ARE OF RECORD. RCRD 2343/128 AND 5446/2588.
- 9) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 10) THE 2011 NHDOT LAFAYETTE ROAD PROJECT IDENTIFIED THIS ENCROACHMENT.

COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
4	Addendum 1	6/30/25
3	ABUTTERS	3/24/24
2	CONTOURS, NOTE 6	1/24/24
1	ISSUED FOR APPROVAL	9/5/23
0	ISSUED FOR COMMENT	7/5/23

REVISIONS



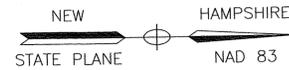
SCALE: 1"=20' JULY 2023

EXISTING CONDITIONS PLAN

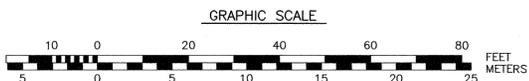
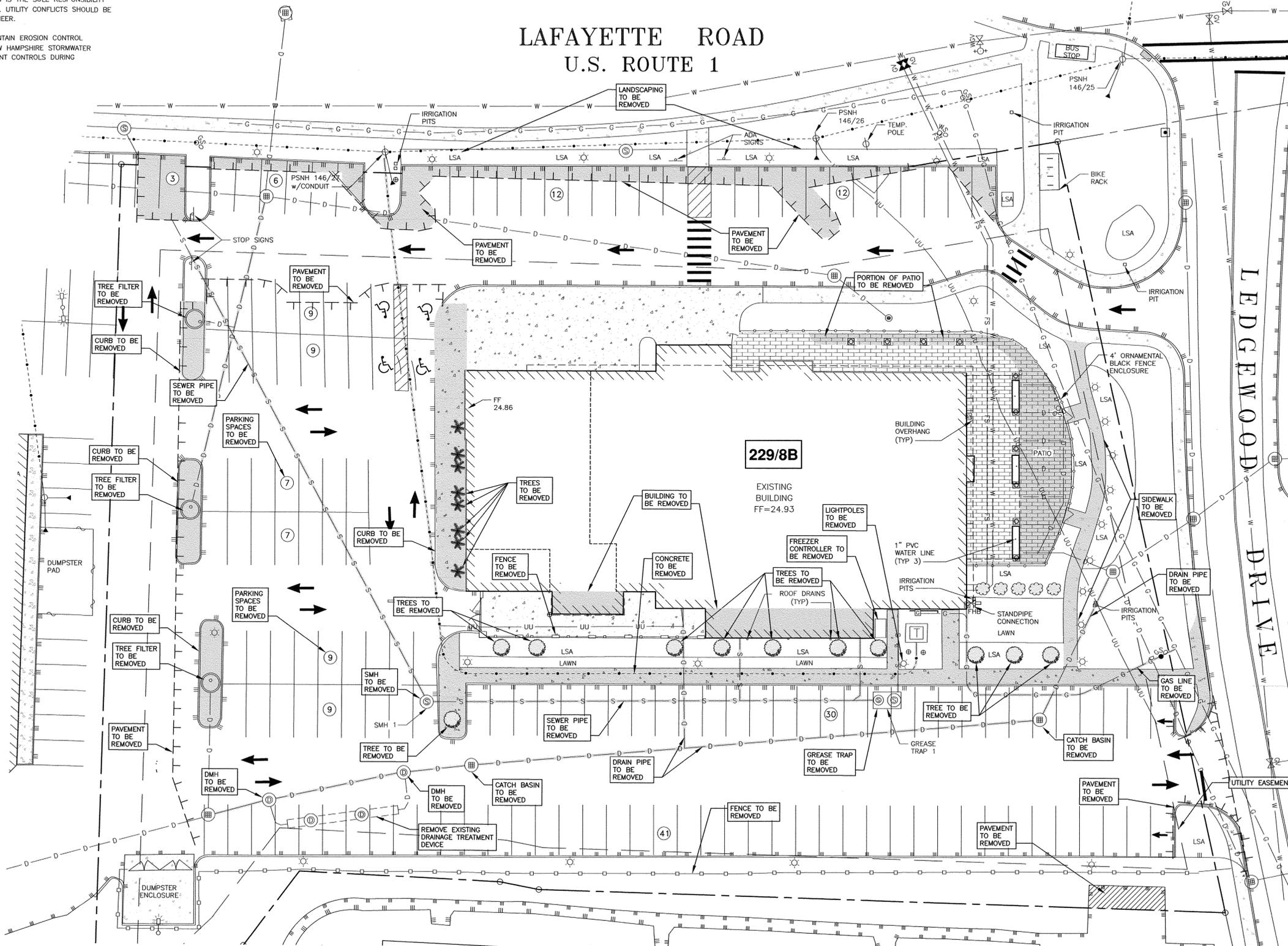
C1

GENERAL NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).



**LAFAYETTE ROAD
U.S. ROUTE 1**



- DEMOLITION NOTES**
- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
 - B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
 - C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
 - E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
 - F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
 - G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
 - H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
 - I) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
 - J) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
 - K) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS.

**COMMERCIAL
DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.**

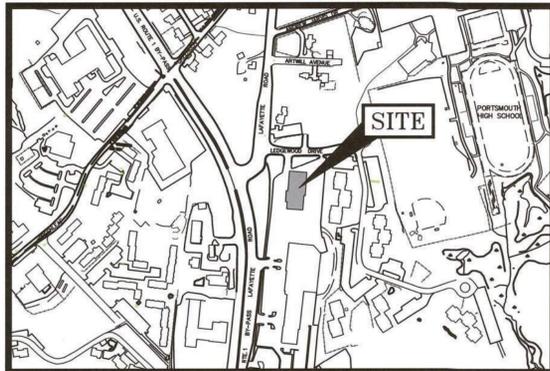
NO.	DESCRIPTION	DATE
4	Addendum 1	6/30/25
3	PAVEMENT ENCROACHMENT REMOVAL	5/1/24
2	BUILDING & SIDEWALK DEMO	2/21/24
1	ISSUED FOR APPROVAL	9/5/23
0	ISSUED FOR COMMENT	7/5/23



SCALE: 1"=20' JULY 2023

**DEMOLITION
PLAN**

C2



IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)

STRUCTURE	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	42434
SIDEWALK	4,604
PAVEMENT	30,890
CURB	266
RETAINING WALL	737
COBBLE BAND	551
TOTAL	79482
LOT SIZE	98,124
% IMPERVIOUS SURFACE	81.0%

WAIVER REQUESTS:
 SECTION 10.5B22.40 – SPECIAL SETBACK FROM LAFAYETTE ROAD
 SECTION 10.5B34.80 MIXED USE BUILDING: MAXIMUM DWELLING UNITS PER BUILDING
 SECTION – 10.5B41.80 – COMMUNITY SPACE COVERAGE
 SECTION 10.5B34.80 MIXED USE BUILDING: MAXIMUM BUILDING FOOTPRINT



**LAFAYETTE ROAD
U.S. ROUTE 1**

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 229 AS LOT 8B.
 - 2) OWNERS OF RECORD:
ATLAS COMMONS, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6474/1538
 - 3) THE PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 3301500270E, EFFECTIVE MAY 17, 2005
 - 4) EXISTING LOT AREA:
98,124 S.F.
2.2526 AC
 - 5) PARCEL IS LOCATED IN THE GATEWAY NEIGHBORHOOD CORRIDOR (G1) DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE SECTION 10.5B22.10
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED BUILDING ADDITION ON TAX MAP 229 LOT 8B.
 - 8) DESIGN BASED ON ARCHITECTURAL PLAN BY ARCOVE ARCHITECTS DATED 5/1/24.
 - 9) CONVERSION OF TUSCAN MARKETPLACE TO RESTAURANT (NORTHEASTERN THAI, LLC) APPROVED UNDER PERMIT: LU-22-254

LOCATION MAP

SCALE: 1" = 400'±

ZONING TABLE

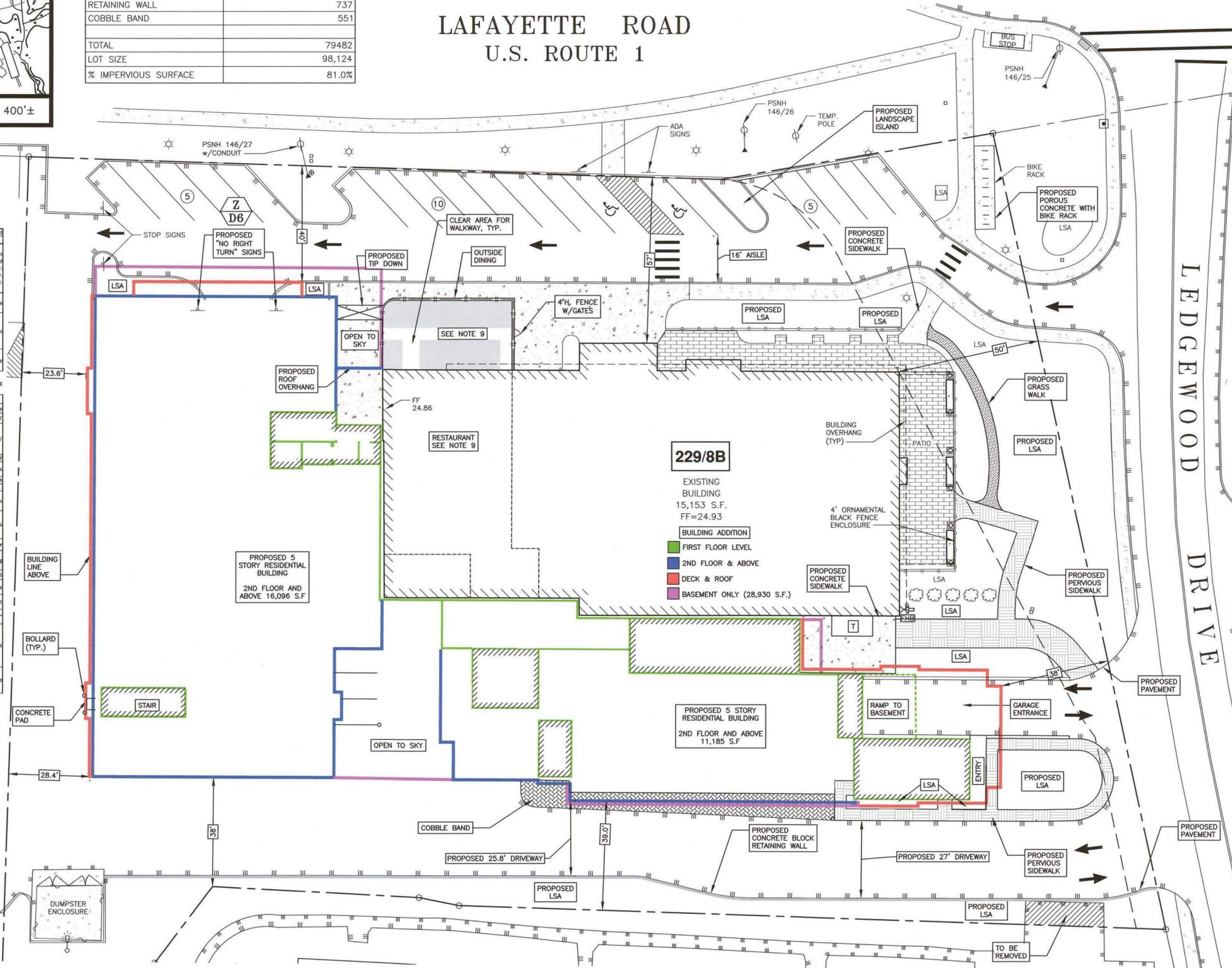
Zone	allowed	proposed
Zone	G1	
Height	5 stories or 60 ft. per Density Bonus 10.5B72.30; 4 stories or 50 ft. (+ density bonus 1 story or 10') 10.5B22.20, at streets <60' row: 35' max <25' setback 45' max <50' setback 60' max <50' setback	<35/3 stories at street fronts <45/4 stories beyond <60/5 stories at center Building A: 96'-9 13/16" +/- Building B: 57'-8 1/16" +/-
Penthouses	10' above allowed building height	n/a
Roof appurtenance	<10' above allowed height. Roof decks, roof gardens, and related structures and appurtenances shall not be counted in the building height limits.	<10' elevator & stair overruns
Facade Types	forecourt, recessed entry, dooryard, step, porch	recessed entry
Building Types	A Mixed-Use Building	A Mixed-Use Building
Setbacks (ft) *		
Front (principle)	70'-90' from cl of Lafayette Rd	Waiver for setback within public way
Front (secondary)	min 0' & max 50' from Lot Line at Ledgewood	38'
Side	Minimum side setback: 15 ft.	23.6'
Rear	20 ft min.	38.0'
Front lot line buildout commercial/mixed-use	75%	83.0%
Frontage, Lafayette	100 ft min	337.4'
Lot area (sf)	NR	
lot area per dwelling unit	Workforce Housing Incentive, 36 per acre = 81 units	72 units
Building Coverage, maximum	60%	43.0%
Footprint, max	24,000 sf	Waiver
ground floor area per use, max	NR	parking
Open space, minimum	20%	20.6'
permitted uses (G1)	multifamily, restaurant	multifamily
facade modulation length, max (ft)	100'	modulations < 100 ft
floor height above sidewalk, max	24'	8'
glazing, shopfront, min	50% ground floor	glazed and open > 50%
roof types (pitch)	ALL (flat roofs must have "parapet wall that acts as a structural expression of the building facade and its materials)	Flat & Sloped

PORTSMOUTH APPROVAL CONDITIONS

- NOTES:**
- 1) ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.
 - 2) THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 - 3) 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.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



GRAPHIC SCALE



9 Addendum 1 6/30/25

**COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
8	REMOVE PARKING ENCROACHMENT	7/20/24
7	DRIVE RAMP	3/5/24
6	BUILDING REVISION, PARKING LAYOUT	2/21/24
5	SIGNAGE	2/6/24
4	TABLES & PARKING	1/24/24
3	LANDSCAPE AREA, IMPERVIOUS TABLE	1/2/24
2	IMPERVIOUS SURFACE TABLE	12/19/23
1	ISSUED FOR APPROVAL	11/20/23
0	ISSUED FOR COMMENT	8/31/23



SCALE: 1"=20' JULY 2023

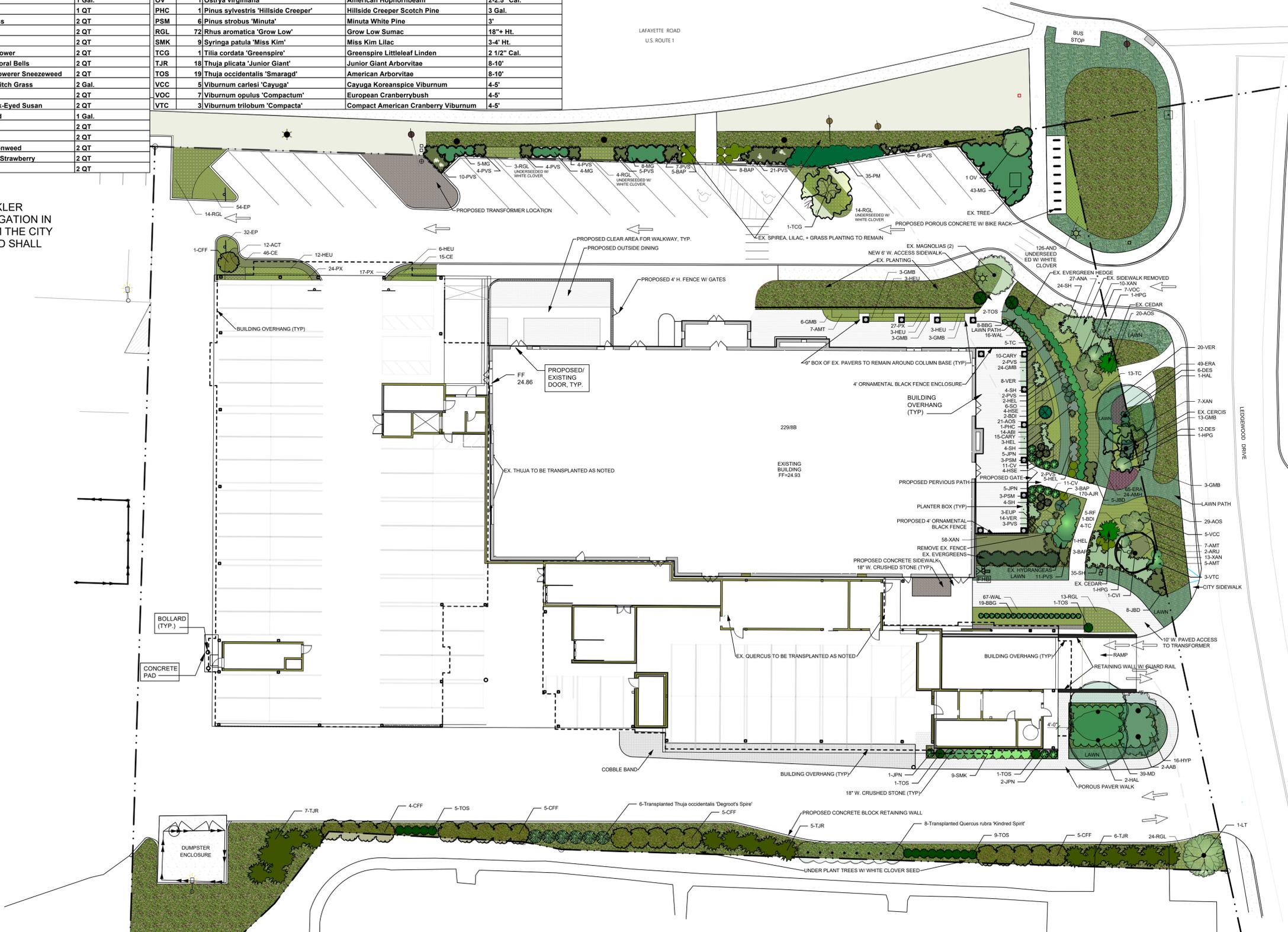
SITE PLAN

C3

ID	Qty	Botanical Name	Common Name	Scheduled Size
ABI	14	Amsonia 'Blue Ice'	Blue Star Flower	2 QT
ACT	12	Actaea racemosa	Bugbane	1 Gal.
AJR	170	Ajuga reptans 'Mahogany'	Bugleweed	2 QT
AMH	24	Amsonia hubrichtii	Arkansas Blue Star	1 Gal.
AMT	19	Amsonia tabernaemontana	Eastern Blue Star	1 Gal.
ANA	27	Aster novae-angliae	New England Aster	2 QT
AND	126	Andropogon ger. 'Blackhawks'	Big Bluestem	Plugs
AOS	70	Aster oblongifolius 'October Skies'	Aromatic Aster	2 QT
ARU	2	Aruncus dioicus	Goat's Beard	2 QT
BAP	19	Baptisia australis 'Screaming Yellow'	False Indigo	2 QT
CARY	25	Caryopteris clandonensis 'First Choice'	First Choice Bluebeard	2 QT
CE	61	Carex eburnea	Seersucker Sedge	2 QT
CV	22	Coreopsis verticillata 'Moonbeam'	Threadleaf Coreopsis	2 QT
DES	18	Deschampsia cespitosa	Tussock Grass	1 Gal.
EP	86	Epimedium x rubrum 'Sweetheart'	Barrenwort	2 QT
ERA	114	Eragrostis spectabilis	Purple Lovegrass	2 QT
EUP	3	Eupatorium maculatum 'Gateway'	Joe Pye Weed	2 QT
GMB	55	Geranium macrorrhizum 'Bevan's'	Cranesbill	2 QT
HEL	11	Helianthus salicifolius	Willowleaf Sunflower	2 QT
HEU	27	Heuchera villosa 'Autumn Bride'	Autumn Bride Coral Bells	2 QT
HSE	8	Helenium 'Sahin's Early Flowerer'	Sahin's Early Flowerer Sneezeweed	2 QT
PVS	81	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.
PX	68	Polystichum acrostichoides	Christmas Fern	2 QT
RF	5	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-Eyed Susan	2 QT
SH	71	Sporobolus heterolepis	Prairie Dropseed	1 Gal.
SO	6	Stachys officinalis	Bishop's Wort	2 QT
TC	22	Thermopsis caroliniana	Carolina Lupine	2 QT
VER	42	Vernonia lettermannii 'Iron Butterfly'	Iron Butterfly Ironweed	2 QT
WAL	83	Waldsteinia ternata	Siberian Barren Strawberry	2 QT
XAN	88	Xanthorhiza simplicissima	Yellowroot	2 QT

ID	Qty	Botanical Name	Common Name	Scheduled Size
AAB	2	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2 1/1" Cal.
BBG	27	Buxus microphylla 'Baby Gem'	Baby Gem Boxwood	4-4 1/2"
BDI	3	Buddleia 'Davidi'	Butterfly Bush	4-5'
CFF	20	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	1 1/2-2" Cal.
CVI	1	Chionanthus virginicus	Fringe Tree	7-8'
HAL	3	Halesia carolina 'Jersey Belle'	Jersey Belle Carolina Silverbelle	1 1/2" Cal.
HPG	3	Hydrangea paniculata 'Grandiflora'	PeeGee Panicle Hydrangea	5 Gal.
HYP	16	Hypericum 'Hidcote'	St. Johnswort	5 Gal.
JBD	13	Juniperus communis depressa 'AmiDak'	Blueberry Delight Juniper	2 Gal.
JPN	13	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	3 Gal.
LT	1	Liriodendron tulipifera	Tulip Tree	2 1/2" Cal.
MD	39	Microbiota decussata	Russian Arborvitae	2 G
MG	60	Myrica gale	Sweetgale	2 Gal.
OV	1	Ostrya virginiana	American Hophornbeam	2-2.5" Cal.
PHC	1	Pinus sylvestris 'Hillside Creeper'	Hillside Creeper Scotch Pine	3 Gal.
PSM	6	Pinus strobus 'Minuta'	Minuta White Pine	3'
RGL	72	Rhus aromatica 'Grow Low'	Grow Low Sumac	18"+ Ht.
SMK	9	Syringa patula 'Miss Kim'	Miss Kim Lilac	3-4' Ht.
TCG	1	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2 1/2" Cal.
TJR	18	Thuja plicata 'Junior Giant'	Junior Giant Arborvitae	8-10'
TOS	18	Thuja occidentalis 'Smaragd'	American Arborvitae	8-10'
VCC	5	Viburnum carlesii 'Cayuga'	Cayuga Koreanspice Viburnum	4-5'
VOC	7	Viburnum opulus 'Compactum'	European Cranberrybush	4-5'
VTC	3	Viburnum trilobum 'Compacta'	Compact American Cranberry Viburnum	4-5'

NOTE: IRRIGATION IN THE FORM OF SPRINKLER HEADS IN THE LAWN AREAS AND DRIP IRRIGATION IN PLANTING BEDS SHALL BE SOURCED FROM THE CITY OF PORTSMOUTH'S MUNICIPAL WATER, AND SHALL INCLUDE A BACK FLOW PREVENTION.



No.	Date	By	Revision Notes
H	5/14/2024		PLANNING SUBMISSION
G	3/27/2024		PLANNING SUBMISSION
F	3/4/2024		TAC SUBMISSION
E	2/21/2024		PLANNING SUBMISSION
D	2/14/2024		T+G COMMENTS (GATE REMOVAL)
C	2/12/2024		COMMUNITY SPACE DESIGN
B	1/10/2024		TREES + GREENERY COMMENTS
A	1/2/2024		TAC COMMENTS

No.	Date	Issue Notes

Design Firm	terra firma landscape architecture 163.a Court Street Portsmouth, NH	
Consultant		
Project Title	581 LAFAYETTE	
Sheet Title	On-Site Community Space Landscape Plan	
Project Manager	Project ID	581 LAFAYETTE
Drawn By	Scale	1:240
Reviewed By	Sheet No.	L-1A
Date	11/20/2023	
CAD File Name	581LAFAYETTE51324.vwx	
		of 2

PLEASE NOTE: THIS SHEET IS SCALED FOR 22 BY 34 PAPER, DO NOT REDUCE OR ENLARGE. 581LAFAYETTE51324.vwx

Plant List - Off-Site Perennials

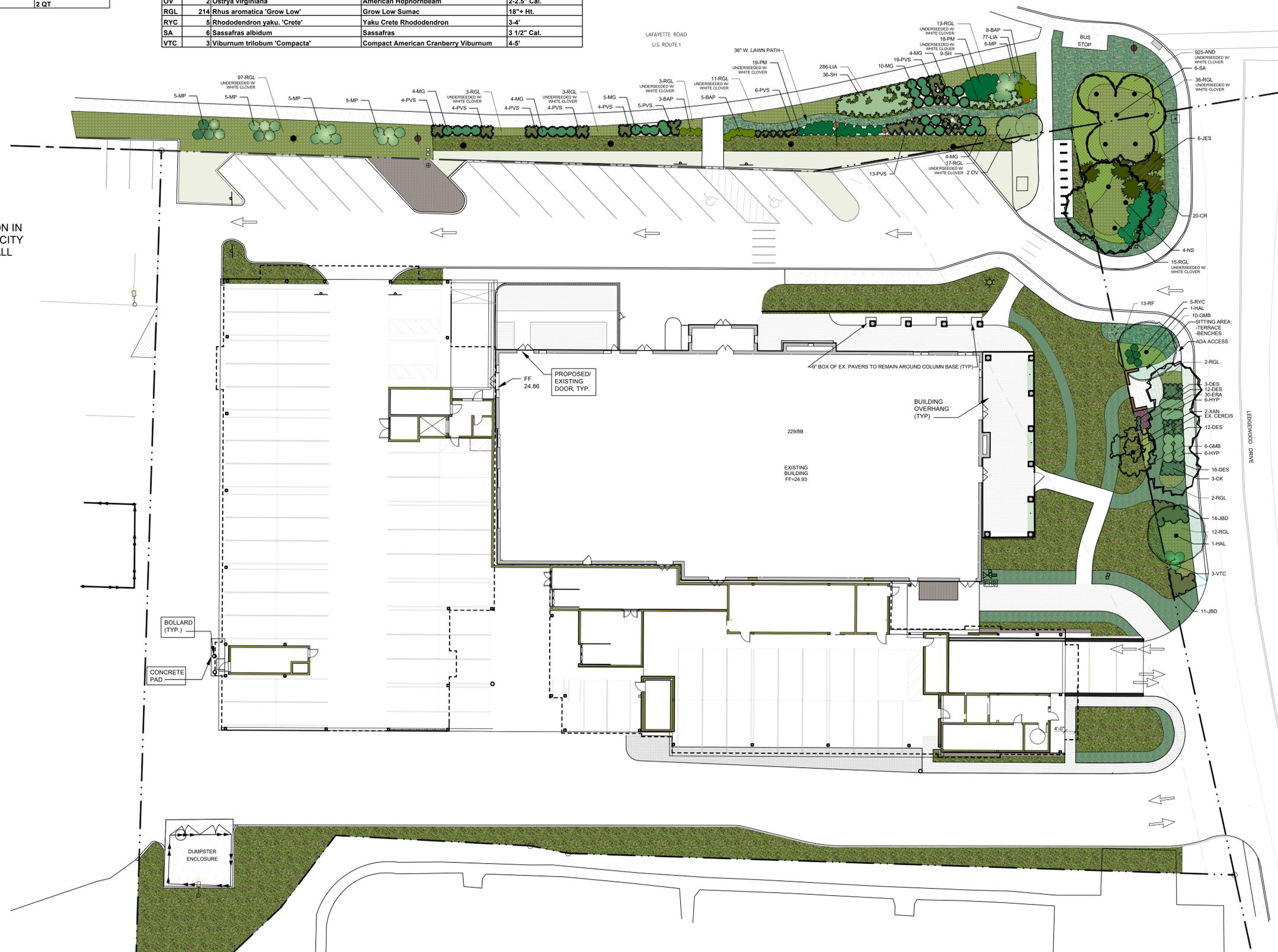
ID	Qty	Botanical Name	Common Name	Scheduled Size
AND	925	Andropogon ger. 'Blackhawks'	Big Bluestem	Plugs
BAP	16	Baptisia australis 'Screaming Yellow'	False Indigo	2 QT
DES	43	Deschampsia cespitosa	Tussock Grass	1 Gal.
ERA	30	Eragrostis spectabilis	Purple Lovegrass	2 QT
GMB	16	Geranium macrorrhizum 'Bevan's'	Cranesbill	2 QT
LIA	363	Liatris spicata	Gayfeather	2 QT
PVS	63	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.
RF	13	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-Eyed Susan	2 QT
SH	45	Sporobolus heterolepis	Prairie Dropseed	1 Gal.
XAN	2	Xanthorhiza simplicissima	Yellowroot	2 QT

Plant List - Off-Site Trees + Shrubs

ID	Qty	Botanical Name	Common Name	Scheduled Size
CK	3	Cladrestis kentuckea	Yellowwood	2 1/2" Cal.
CR	20	Cornus racemosa	Grey Dogwood	5 Gal.
HAL	2	Halesia carolina 'Jersey Belle'	Jersey Belle Carolina Silverbelle	1 1/2" Cal.
HYP	12	Hypericum 'Hidcote'	St. Johnswort	5 Gal.
JBD	25	Juniperus communis depressa 'AmiDak'	Blueberry Delight Juniper	2 Gal.
JES	6	Juniperus virginiana 'Emerald Sentinel'	Emerald Sentinel Red Cedar	3" Cal.
MG	31	Myrica gale	Sweetgale	2 Gal.
MP	26	Myrica pensylvanica	Northern Bayberry	2 Gal.
NS	4	Nyssa sylvatica	Black Tupelo	3" Cal.
OV	2	Ostrya virginiana	American Hophornbeam	2-2.5" Cal.
RGL	214	Rhus aromatica 'Grow Low'	Grow Low Sumac	18" Ht.
RYC	5	Rhododendron yaku. 'Crete'	Yaku Crete Rhododendron	3-4'
SA	6	Sassafras albidum	Sassafras	3 1/2" Cal.
VTC	3	Viburnum trilobum 'Compacta'	Compact American Cranberry Viburnum	4-5'



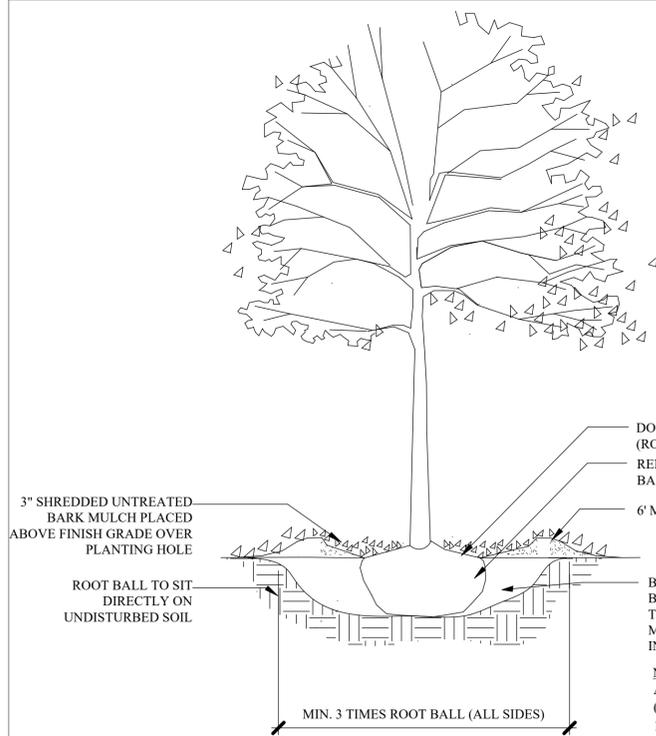
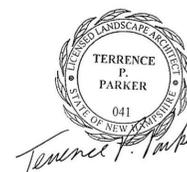
NOTE: IRRIGATION IN THE FORM OF SPRINKLER HEADS IN THE LAWN AREAS AND DRIP IRRIGATION IN PLANTING BEDS SHALL BE SOURCED FROM THE CITY OF PORTSMOUTH'S MUNICIPAL WATER, AND SHALL INCLUDE A BACK FLOW PREVENTION.



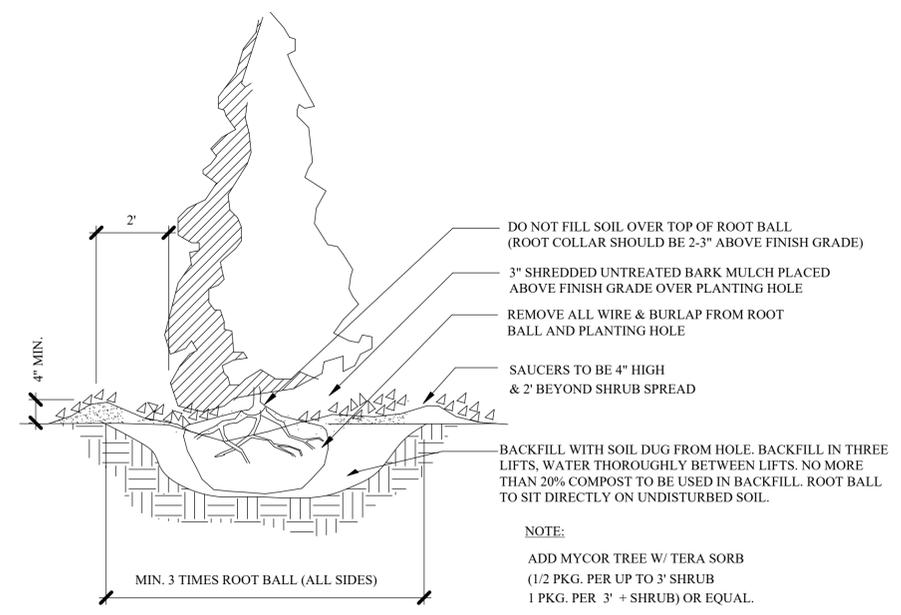
No.	Date	By	Revision Notes
H	5/14/2024		PLANNING SUBMISSION
G	3/27/2024		PLANNING SUBMISSION
F	3/4/2024		TAC SUBMISSION
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D	2/14/2024		T+G COMMENTS (GATE REMOVAL)
C	2/12/2024		COMMUNITY SPACE DESIGN
B	1/10/2024		TREES + GREENERY COMMENTS
A	1/2/2024		TAC COMMENTS

No.	Date	Issue Notes

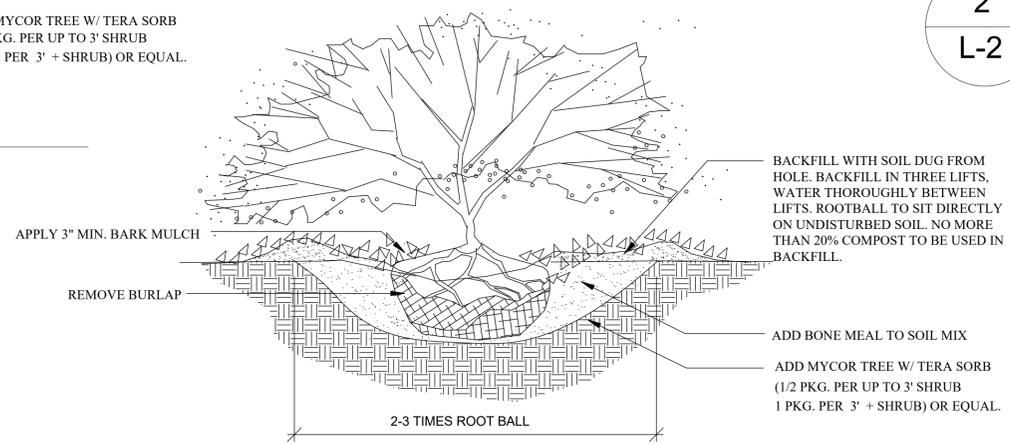
Design Firm	terra firma landscape architecture 163.a Court Street Portsmouth, NH
Consultant	
Project Title	581 LAFAYETTE
Sheet Title	Off-Site Community Space Landscape Plan
Project Manager	Project ID: 581 LAFAYETTE
Drawn By: TC	Scale: 1:240
Reviewed By: TP	Sheet No. L-1B
Date: 11/20/2023	of 2
CAD File Name: 581LAFAYETTE51324.vwx	



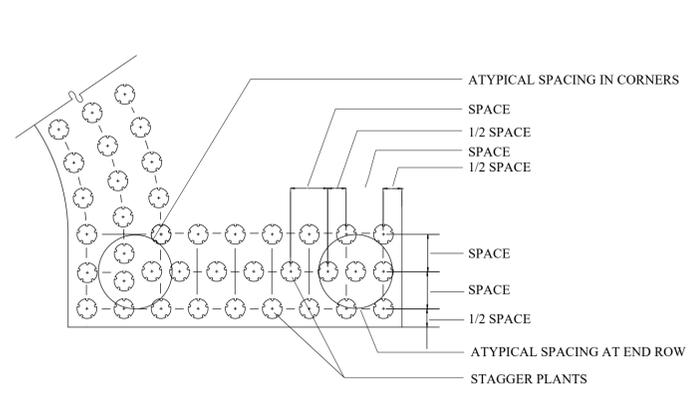
1
L-2
TREE PLANTING - 2"+ CAL.
SCALE: NTS



2
L-2
PYRAMIDAL EVERGREEN TREE PLANTING
SCALE: NTS

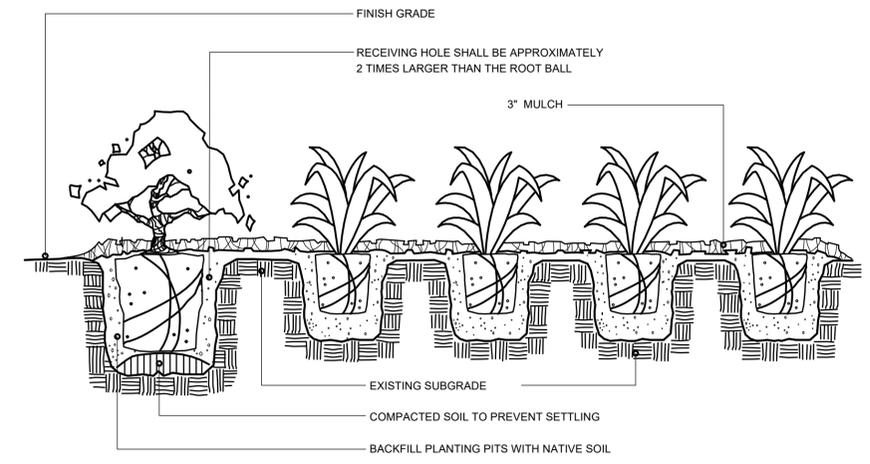


3
L-2
B&B SHRUB PLANTING
SCALE: NTS



NOTES:
1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUND COVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVE EDGES.

4
L-2
GROUND COVER SPACING DETAIL
SCALE: NTS



5
L-2
SHRUB/GROUND COVER PLANTING DETAIL
SCALE: NTS

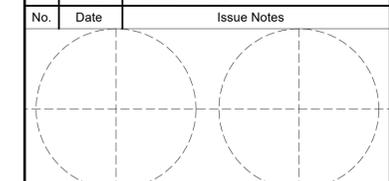
LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 2-3" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
21. ALL PLANTING HOLES TO BE HAND-DUG, EXCEPT IN NEW CONSTRUCTION WITH NEW PLANTING PITS, PLANTING NEAR CURBS, OR AREAS WHERE SILVA CELLS WILL BE USED. IF HOLES ARE MACHINE-DUG, BOTTOM OF HOLES NEED TO BE THE APPROPRIATE HEIGHT, AND FIRMED BY THE MACHINE TO CREATE STABILITY FOR THE PLANT MATERIAL.

PLEASE NOTE: THIS SHEET IS SCALED FOR 22 BY 34 PAPER, DO NOT REDUCE OR ENLARGE.

No.	Date	By	Revision Notes

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Design Firm: terra firma landscape architecture
163.a Court Street
Portsmouth, NH

Consultant: 581 LAFAYETTE

Project Title: 581 LAFAYETTE

Sheet Title: Landscape Details

Project Manager	Project ID	581 LAFAYETTE
Drawn By	Scale	AS NOTED
Reviewed By	Sheet No.	L-2
Date		of
11/20/2023		2
CAD File Name		
581LAFAYETTE51324.vwx		

INCLUDED

- 1 x Steadyrack
 - 2 x End Caps
 - 1 x Rear Tyre Rest
 - 4 x Hex Bolts – for rack
 - 4 x Masonry* Wall Plugs – for rack
 - 2 x Screws – for Rear Tyre Rest
 - 2 x Masonry* Wall Plugs – for Rear Tyre Rest
 - 2 x Spare Rubber Tips
- *Masonry use only



Fixings are for either Masonry (brick/concrete) or timber. If you're installing into a different type of wall structure, speak to your local hardware store for the correct fixings. Racks can be mounted to any vertical surface capable of supporting the rack + bike weight.

WARNING
We do not recommend installing your Steadyrack into gypsum, plasterboard or drywall. Doing so will void your Steadyrack warranty. The provided wall plugs are for masonry use only.

NEEDED

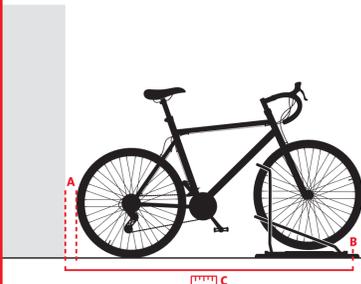


1. MEASURE MOUNTING HEIGHT

- Place the rack on the floor.
- Make sure your bike fits in the rack before drilling. If you have any concerns, get in touch with our Customer Support team.
- Place the bike in the rack, leaving a gap (around 50 – 75mm) between the back tyre and wall (A).
- The gap is the distance from the ground when the bike is in the rack.
- Pencil a mark on the floor in the top mounting hole (B).

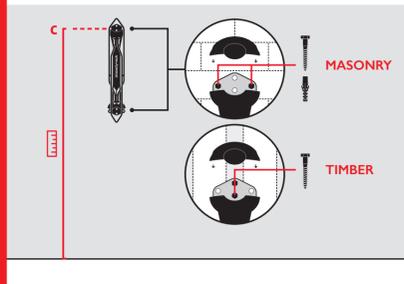
 - 2 x vertical holes for timber install.
 - 2 x horizontal for masonry install.

- Measure the distance from the wall to the mark on floor (C).



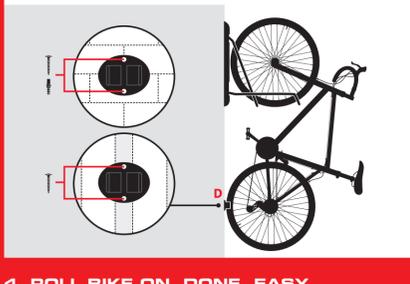
2. MOUNT RACK (WALL OR FRAME)

- Transfer the measurement to the wall (C). Drill the hole using the 10mm bit.
- Line up the rack and loosely install the single bolt.
- Place the spirit level against the plastic body – ensure it's level.
- Hold the rack in place and pencil mark the remaining holes.
- Remove the rack. Drill the remaining holes.
- If it's masonry, insert the supplied masonry wall plugs.
- Line the rack up over the holes. Insert 4 x hex bolts and firmly affix the rack. Click the End Caps in place.



3. INSTALL REAR TYRE REST

- Hang the bike in the rack.
- Line the Rear Tyre Rest up with the rear axle (D).
- Pencil mark the top mounting hole.
- Remove the rest and bike.
- Place the spirit level in centre - ensure the rack and rest are aligned.
- Drill a hole using the 8mm bit on the pencil mark.
- Line up the rest – mark the second hole.
- Drill the second hole and, if installing in masonry, insert the wall plugs.
- Place the rest and affix with the screws.



4. ROLL BIKE ON. DONE. EASY.



LET'S KEEP THIS EASY...

INSTRUCTIONS

MAINTAINING YOUR STEADYRACK

To ensure your Steadyrack Bike Rack operates perfectly we recommend you perform the following basic maintenance and checks:

Check and adjust tension on the nuts on Central Pivot Bar
The nuts that attach the central pivot bar to the top and bottom mounting brackets are pre-tensioned in the factory to a torque setting of 5Nm. This is to ensure there is enough resistance when you push your bike into the rack to stop the arms swinging out of the way.

Remove the two clip-in End Caps which cover the mounting brackets using a 13mm socket wrench or a suitable spanner. Adjust the nuts connecting the central spine to the top and bottom mounting brackets to the desired tension. Be sure to not overtighten or the rack won't pivot. Replace your End Caps and you are good to go.

Check the nuts attaching the top and bottom arms to the Central Pivot Bar
The 2 arms are connected to the central pivot bar by tamper-proof bolts with dome nuts and black tips either side. Tamper-proof bolts have been used to provide added security against potential theft of your bike. These can work loose over time. Check them periodically and tighten using a Pin Torx 6 Lobe bit, which can be purchased from your local hardware store.

Check your mounting bolts from time to time to make sure they have not worked loose and tighten if necessary.

Cleaning
Wipe the rack down with lukewarm soapy water using a soft sponge or microfibre cloth. Then wipe down with a clean, soft cloth to remove the cleaning solution and dry thoroughly. For more stubborn marks, mix one part vinegar with one part water and follow the above processes.

Materials
Mild Steel Zinc or Chrome plated and ABS, PP, TPE and Nylon plastics.

WARRANTY

The boring but necessary legal stuff.

Steadyrack warrants that the Steadyrack Bike Rack is free from defects in workmanship and materials for a period of 12 months from the date of retail purchase. Any claim for breach of this warranty must be made on the following conditions:

- the defects have arisen solely from faulty materials or workmanship;
- the Steadyrack Bike Rack must not have been changed nor tampered with in any way;
- failure of the Steadyrack Bike Rack must not be due to misuse, improper installation or other maltreatment, interference or abuse including, but not limited to, use in a manner contrary to our specifications or instructions;
- the Steadyrack Bike Rack must be returned to the supplier;
- Steadyrack will not be responsible for damage or loss caused during or as a result of shipping;
- Steadyrack warranty is voided if racks are used to transport bicycles.

Subject to the above conditions of warranty, if the Steadyrack Bike Rack fails for any reason within the warranty period and the Steadyrack Bike Rack is returned to us, Steadyrack will at its discretion repair or replace, or cause to be repaired or replaced, the Steadyrack free of charge at its expense.

Except as expressly provided herein all express and implied warranties, guarantees and conditions under statute or general law as to merchantability, description, quality, suitability or fitness of the Steadyrack Bike Rack for any purpose or as to design, assembly, installation, materials or workmanship or otherwise are, to the extent permitted by law, hereby expressly excluded and Steadyrack shall not be liable for physical or financial injury loss or damage or for consequential loss or damage of any kind arising out of the supply, assembly, installation or use of the Steadyrack Bike Rack or arising in any other way whatsoever. Still awake? Right, now that's out of the way, let's install that Steadyrack!

TURN OVER FOR FULL INSTRUCTIONS

SCAN THE QR CODE TO WATCH THE INSTALLATION VIDEO ONLINE

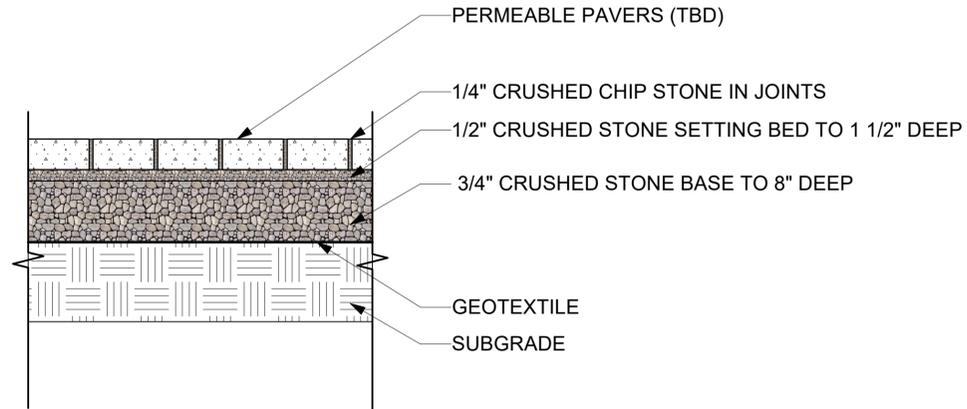


steadyrack
STORE EASY

FOR MORE INSTALLATION ADVICE VISIT
STEADYRACK.COM/INSTALLATION

1 BIKE RACK DETAIL SCALE: NTS

2 POROUS SIDEWALK DETAIL SCALE: 1" = 1'-0"

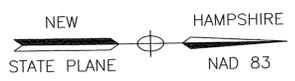


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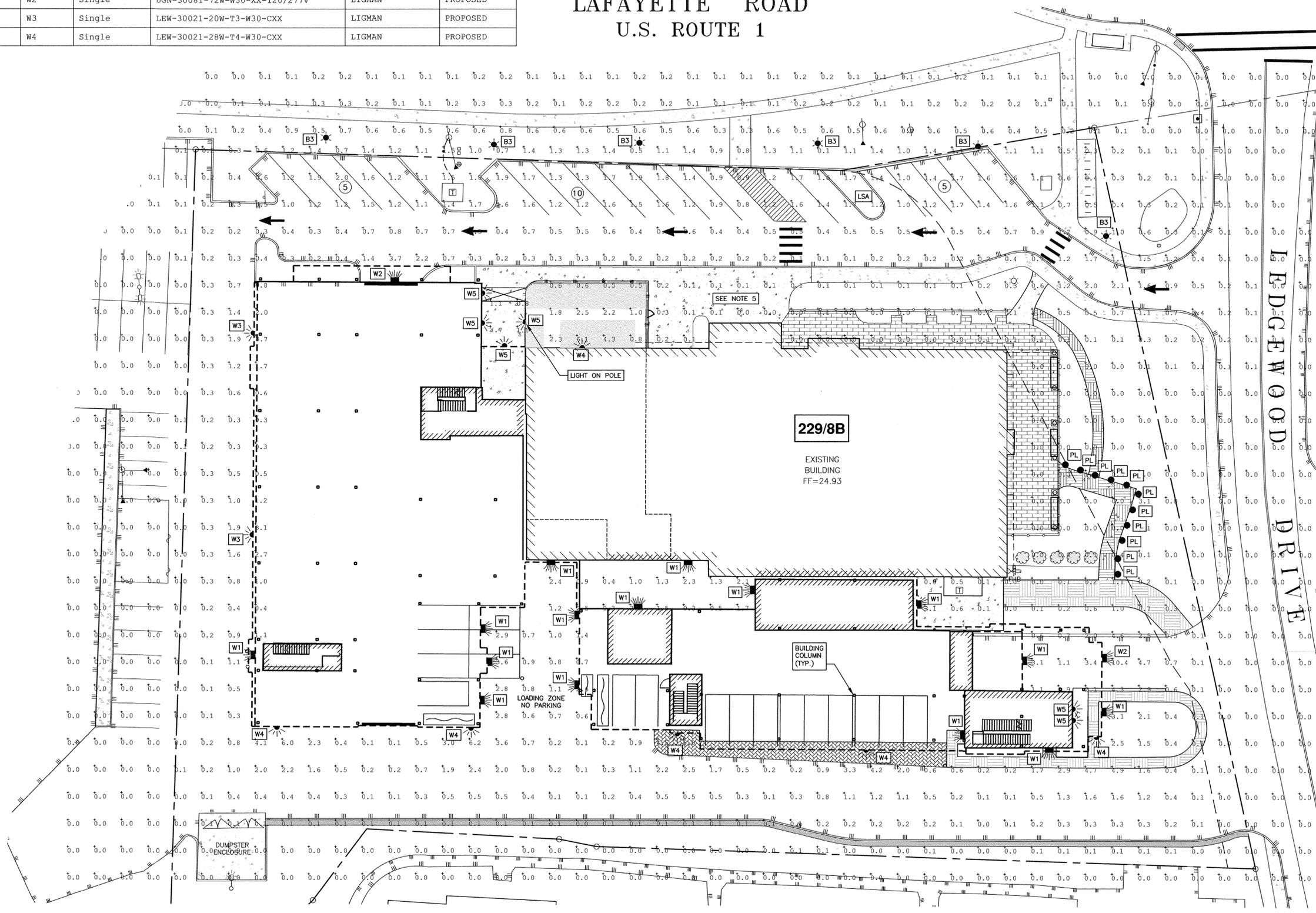
No.	Date	Issue Notes

Design Firm		terra firma landscape architecture
Consultant		163.a Court Street Portsmouth, NH
Project Title		581 LAFAYETTE
Sheet Title		Landscape Details
Project Manager	Project ID	581 LAFAYETTE
Drawn By	Scale	AS NOTED
Reviewed By	Sheet No.	L-3
Date		11/20/2023
CAD File Name		581LAFAYETTE51324.vwx

Symbol	Qty	Label	Arrangement	Description	[MANUFAC]	Tag
	6	W5	Single	UVA-30001-W30	LIGMAN	PROPOSED
	6	B3	Single	WAT44-AC-36NB-80-3K-UNV-DIR3-PT-FINISH	BEACON PRODUCTS	EXISTING
	11	PL	Single	EL188-3L3KUV-H70	KIM LIGHTING	EXISTING
	15	W1	Single	LEW-30001-5.5W-T4-W30-CXX	LIGMAN	PROPOSED
	2	W2	Single	UGN-30081-72W-W30-XX-120/277V	LIGMAN	PROPOSED
	2	W3	Single	LEW-30021-20W-T3-W30-CXX	LIGMAN	PROPOSED
	6	W4	Single	LEW-30021-28W-T4-W30-CXX	LIGMAN	PROPOSED



LAFAYETTE ROAD U.S. ROUTE 1



229/8B
EXISTING BUILDING
FF=24.93

GRAPHIC SCALE



- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 229 AS LOT 8B.
 - 2) OWNERS OF RECORD:
ATLAS COMMONS, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6474/1538
 - 3) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED LIGHTING ON TAX MAP 229 LOT 8B.
 - 4) LIGHTING DESIGN BY EXPOSURE ESS. CONTACT: KEN SWEENEY 603-759-1043.
 - 5) NO CHANGE PROPOSED TO THE EXISTING BUILDING FRONT AND SIDE LIGHTING.

COMMERCIAL DEVELOPMENT 581 LAFAYETTE ROAD PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
4	Addendum 1	6/30/25
3	PARKING ENCROACHMENT	7/20/24
2	ADDED FIXTURES	3/27/24
1	BUILDING	2/21/24
0	ISSUED FOR APPROVAL	1/24/24

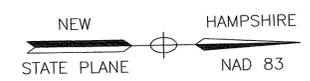
REVISIONS

SCALE: 1"=20' JULY 2023

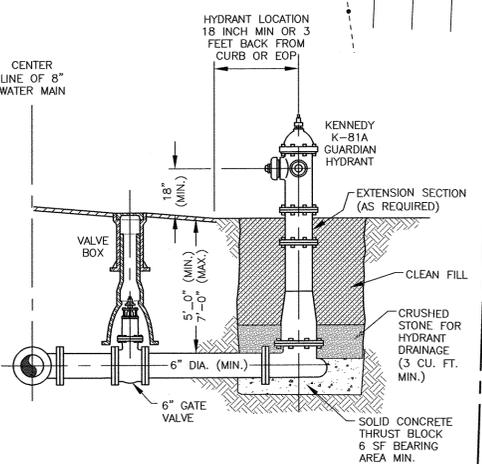
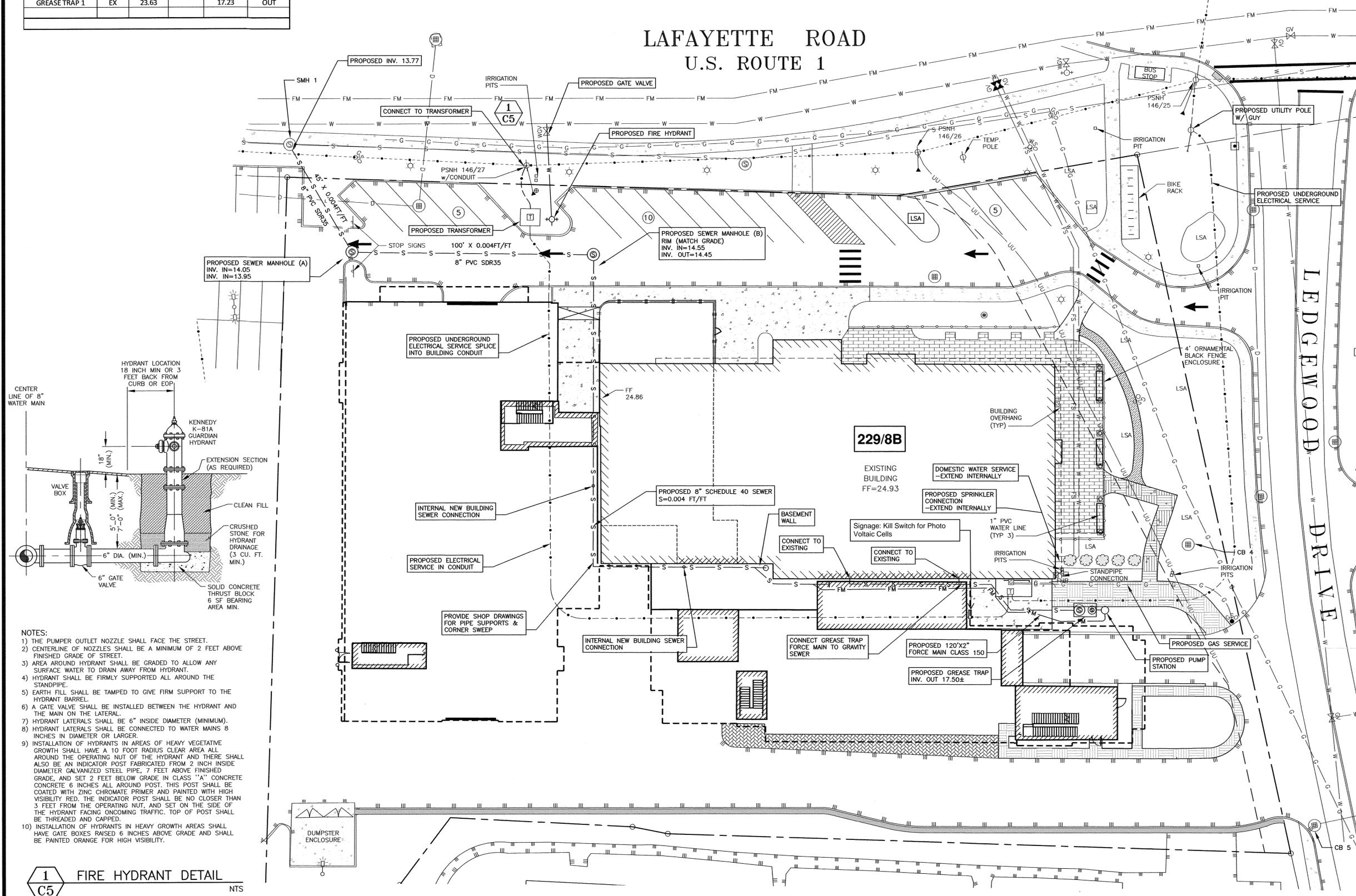
LIGHTING PLAN

LT1

EXISTING SEWER STRUCTURE SCHEDULE					
STRUCTURE	PROP/EX	RIM	PIPE SIZE	INVERT	DIRECTION
SMH 1	EX	22.56	8" CI	13.26	IN
			8" CI	13.21	OUT
GREASE TRAP 1	EX	23.63		17.58	OUT
GREASE TRAP 1	EX	23.63		17.23	OUT

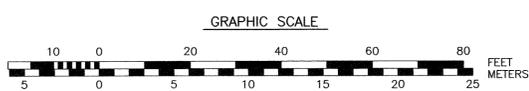


**LAFAYETTE ROAD
U.S. ROUTE 1**



- NOTES:**
- 1) THE PUMPER OUTLET NOZZLE SHALL FACE THE STREET.
 - 2) CENTERLINE OF NOZZLES SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE OF STREET.
 - 3) AREA AROUND HYDRANT SHALL BE GRADED TO ALLOW ANY SURFACE WATER TO DRAIN AWAY FROM HYDRANT.
 - 4) HYDRANT SHALL BE FIRMLY SUPPORTED ALL AROUND THE STANDPIPE.
 - 5) EARTH FILL SHALL BE TAMPED TO GIVE FIRM SUPPORT TO THE HYDRANT BARREL.
 - 6) A GATE VALVE SHALL BE INSTALLED BETWEEN THE HYDRANT AND THE MAIN ON THE LATERAL.
 - 7) HYDRANT LATERALS SHALL BE 6" INSIDE DIAMETER (MINIMUM).
 - 8) HYDRANT LATERALS SHALL BE CONNECTED TO WATER MAINS 8 INCHES IN DIAMETER OR LARGER.
 - 9) INSTALLATION OF HYDRANTS IN AREAS OF HEAVY VEGETATIVE GROWTH SHALL HAVE A 10 FOOT RADIUS CLEAR AREA ALL AROUND THE OPERATING NUT OF THE HYDRANT AND THERE SHALL ALSO BE AN INDICATOR POST FABRICATED FROM 2 INCH INSIDE DIAMETER GALVANIZED STEEL PIPE, 7 FEET ABOVE FINISHED GRADE, AND SET 2 FEET BELOW GRADE IN CLASS "A" CONCRETE 6 INCHES ALL AROUND POST. THIS POST SHALL BE COATED WITH ZINC CHROMATE PRIMER AND PAINTED WITH HIGH VISIBILITY RED. THE INDICATOR POST SHALL BE NO CLOSER THAN 3 FEET FROM THE OPERATING NUT, AND SET ON THE SIDE OF THE HYDRANT FACING ONCOMING TRAFFIC. TOP OF POST SHALL BE THREADED AND CAPPED.
 - 10) INSTALLATION OF HYDRANTS IN HEAVY GROWTH AREAS SHALL HAVE GATE BOXES RAISED 6 INCHES ABOVE GRADE AND SHALL BE PAINTED ORANGE FOR HIGH VISIBILITY.

1 FIRE HYDRANT DETAIL
C5 NTS



- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
 - 4) SEWER FLOW CALCULATION
EXISTING RESTAURANTS(S)
225 SEATS X 10 GPD/SEAT = 2,250 GPD

PROPOSED RESIDENCES
106 BEDROOMS X 80 GPD/BEDROOM = 8,480 GPD

TOTAL FLOW = 10,730 GPD
 - 5) FINAL SEWER PIPE DESIGN (BUILDING PERMIT PHASE) SHALL BE REVIEWED AND APPROVED BY PORTSMOUTH DPW.
 - 6) FIRE HYDRANT WILL BE PRIVATE AND SUBJECT TO CITY OF PORTSMOUTH DPW REGULATIONS AND MAINTENANCE.

9 Addendum 1 6/30/25

**COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
8	PARKING ENCROACHMENT	7/20/24
7	PARKING, TRANSFORMER, HYDRANT	5/1/24
6	NOTE 5, HYDRANT	3/27/24
5	BUILDING & SEWER	3/5/24
4	TRANSFORMER, NOTE 4	2/6/24
3	FORCE MAIN	1/24/24
2	GREASE TRAP	12/19/23
1	ISSUED FOR APPROVAL	11/20/23



SCALE: 1"=20' FEBRUARY 2023

UTILITY PLAN
C5



HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd, Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

NOTES:

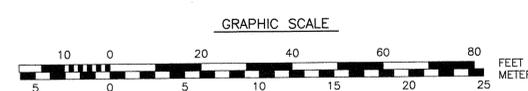
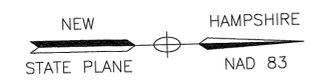
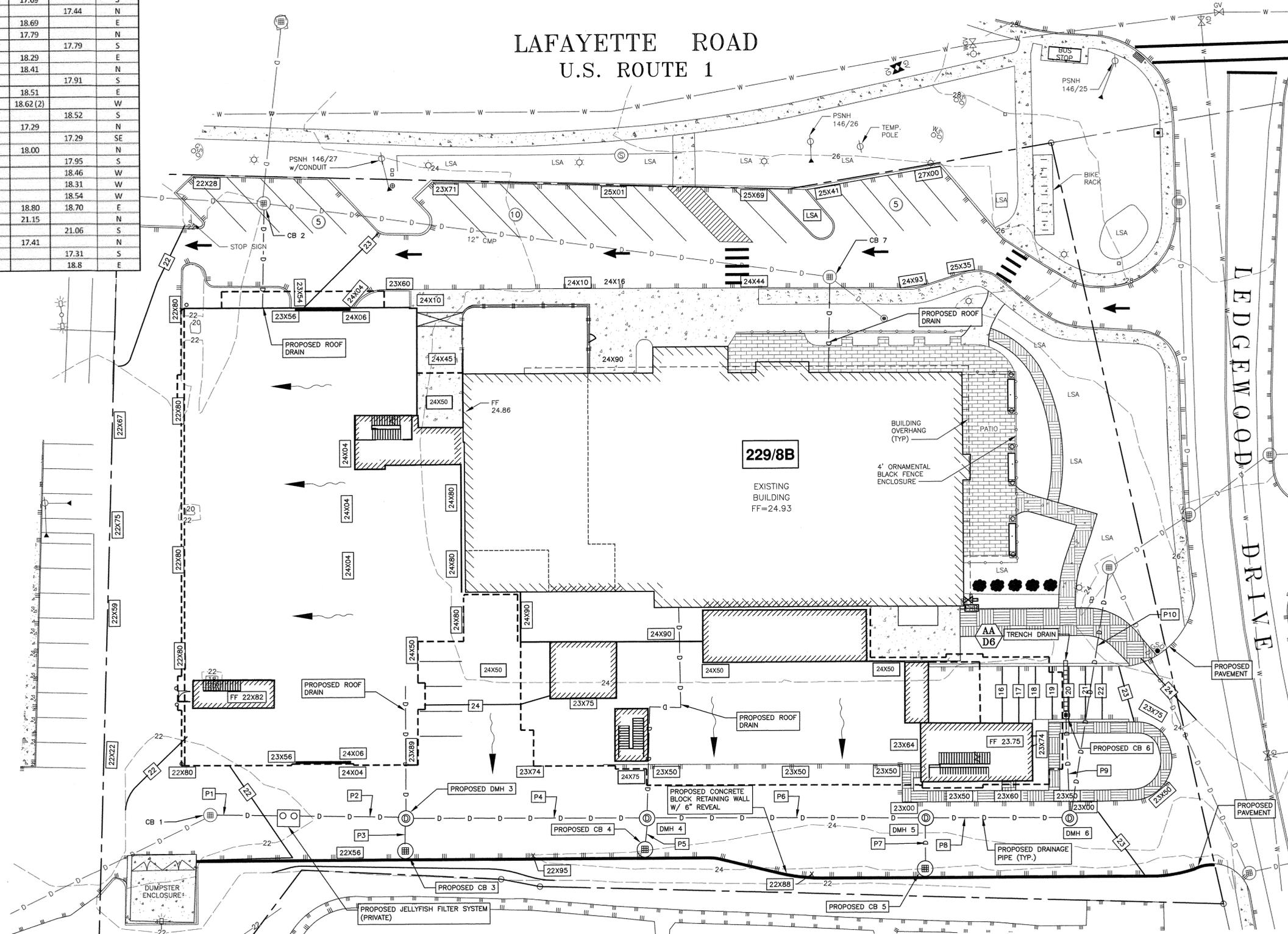
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DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
DMH 1	EX	22.3	15"	17.60	17.40	W
DMH 2	EX	22.3	15"	17.40	17.40	W
DMH 3	PROP	22.4	24"	17.69	17.44	S
			18"	18.69	17.44	N
DMH 4	PROP	23.2	12"	18.29	17.79	E
			18"	18.29	17.79	N
DMH 5	PROP	23.0	12"	18.41	17.91	S
			18"	18.51	17.91	E
DMH 6	PROP	23.0	12"	18.62 (2)	18.52	W
			12"	18.52	18.52	S
CB 1	EX	21.46	24"	17.29	17.29	N
CB 2	EX	22.00	12"	18.00	17.95	SE
			15"	17.95	17.95	S
CB 3	PROP	22.16	12"	18.46	18.46	W
CB 4	PROP	22.45	12"	18.31	18.31	W
CB 5	PROP	22.60	12"	18.54	18.54	W
CB 6	PROP	20.05	12"	18.80	18.70	E
CB 7	EX	24.16	12"	21.15	21.06	N
			10"	21.06	21.06	S
JELLYFISH FILTER	PROP	23.05	24"	17.41	17.31	N
			24"	17.31	17.31	S
TRENCH DRAIN	PROP	20.05			18.8	E

DRAINAGE PIPE SCHEDULE

PIPE #	PIPE SIZE	LENGTH	SLOPE
P1	24"	22'	0.0008
P2	24"	36'	0.0008
P3	12"	7'	0.0022
P4	18"	82'	0.0012
P5	12"	6'	0.0022
P6	18"	95'	0.0012
P7	12"	13'	0.0022
P8	12"	47'	0.0022
P9	12"	33'	0.0022
P10	12"	88'	0.0022



8 Addendum 1 6/30/25

COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
7	GRADING	4/28/25
6	PARKING ENCROACHMENT	7/20/24
5	PIPE SCHEDULE	3/27/24
4	PIPE/DMH LAYOUT	3/5/24
3	BUILDING GRADES	2/21/24
2	GRADES	1/24/24
1	ISSUED FOR APPROVAL	11/20/23

REVISIONS



SCALE: 1"=20' JULY 2023

GRADING DRAINAGE
EROSION CONTROL PLAN **C6**

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 229 AS LOT 8B.
 - 2) OWNERS OF RECORD:
ATLAS COMMONS, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6474/1538
 - 3) THE PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 3301500270E, EFFECTIVE MAY 17, 2005
 - 4) EXISTING LOT AREA:
98,124 S.F.
2.2526 AC
 - 5) PARCEL IS LOCATED IN THE GATEWAY NEIGHBORHOOD CORRIDOR (G1) DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE SECTION 10.5B22.10
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE OPEN SPACE ON TAX MAP 229 LOT 8B.

ASTM D 448 GRADATION TABLE

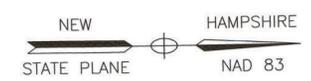
①		②		③	
ASTM No. 8 BEDDING & JOINT FILLER		ASTM No. 57 STONE OPEN GRADED BASE		ASTM No. 2 STONE SUBBASE	
SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)
1/2" (12.5mm)	100	1.5" (37.5mm)	100	3" (75mm)	100
3/8" (9.5mm)	85-100	1" (25mm)	95-100	2.5" (63mm)	90-100
No. 4 (4.75mm)	10-30	1/2" (12.5mm)	25-60	2" (50mm)	35-70
No. 8 (2.36mm)	0-10	No. 4 (4.75mm)	0-10	1.5" (37.5mm)	0-15
No. 16 (1.16mm)	0-5	No. 8 (2.36mm)	0-5	3/4" (19mm)	0-5

- NOTES:**
- 1) PAVING SYSTEM BASE DESIGN IS SIMILAR TO BASE REQUIRED FOR THE UNI ECO-STONE PAVER. INSTALLATION SHALL FOLLOW MANUFACTURER'S INSTRUCTIONS FOR PLACEMENT OF BASE MATERIALS.
 - 2) ALL STONE SHALL BE ANGULAR, WITH 90% FRACTURED FACES. STONE SHALL BE WASHED WITH LESS THAN 1% PASSING THE 200 SIEVE.
 - 3) CONTRACTOR SHALL SUBMIT SIEVE ANALYSIS FOR EACH COURSE MATERIAL TO PROJECT ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.
 - 4) ALL FABRIC TO BE TENCATE MIRAFI 140N NONWOVEN GEOTEXTILE.

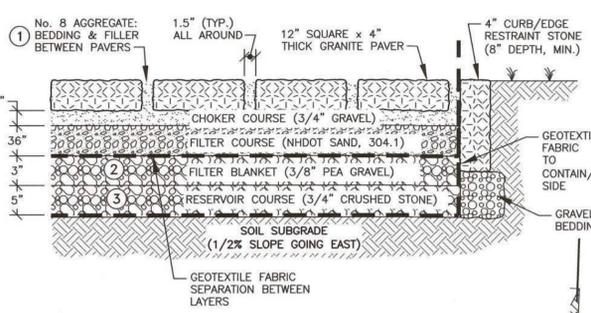
OPEN SPACE CALCULATION (TO PROPERTY LINE)

STRUCTURE	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	42343
SIDEWALK	2,888
PAVEMENT	30,757
CURB	266
RETAINING WALL	737
NON QUALIFYING	181
TOTAL	77172
LOT SIZE	98,124
% LOT COVERAGE	78.6%
% OPEN SPACE	21.4%

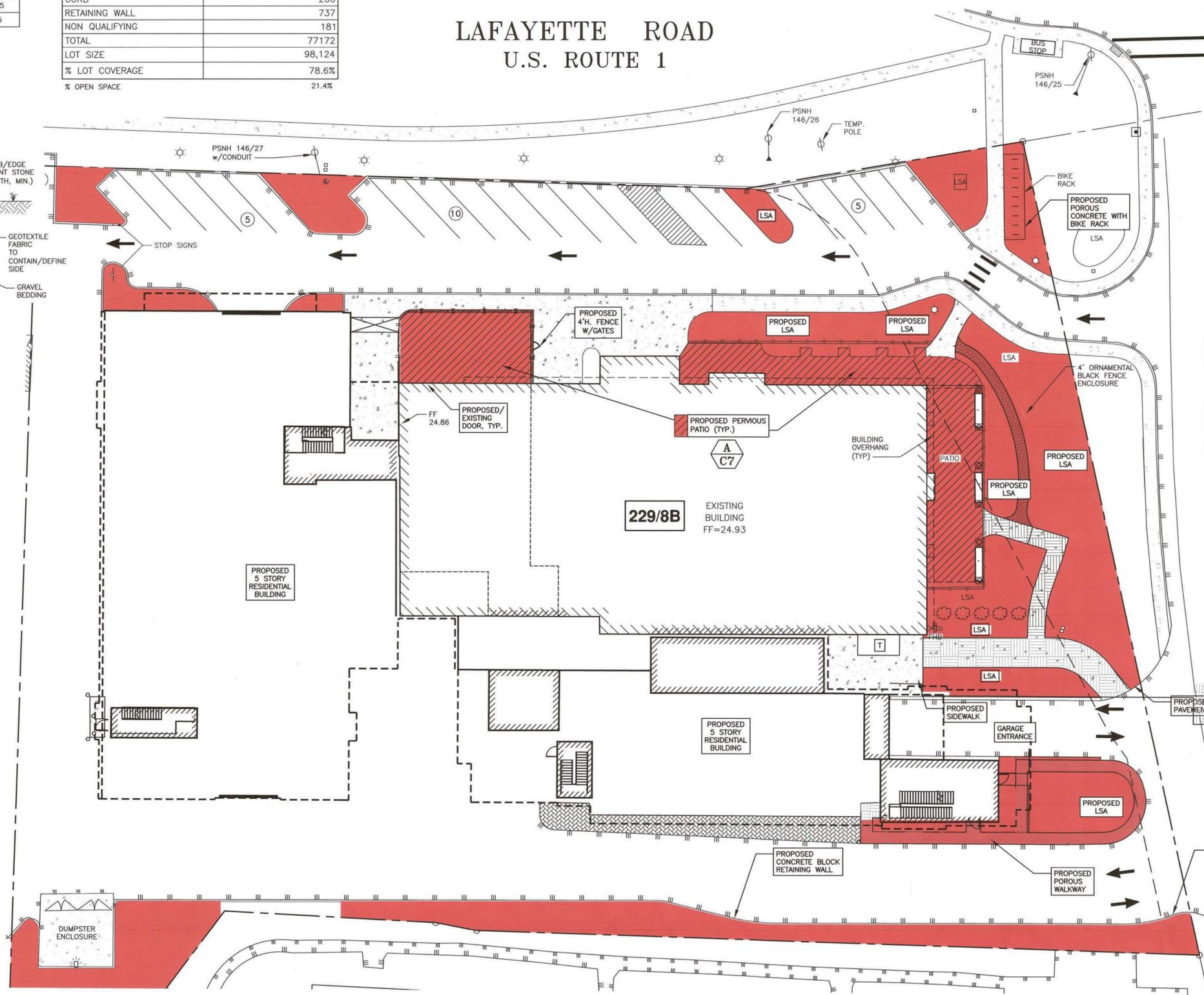
SIDEWALK NOTES:
IMPERVIOUS WALKWAY= 4,604 S.F.
POROUS WALKWAY= 1,716 S.F.
REMAINING IMPERVIOUS= 4,604-1,716= 2,888 S.F.



**LAFAYETTE ROAD
U.S. ROUTE 1**



A C7 POROUS PATIO SECTION
12" SQUARE GRANITE PAVERS OR APPROVED EQUAL NTS



■ OPEN SPACE

**COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
5	Addendum 1	6/30/25
4	PARKING ENCROACHMENT, OPEN SPACE TABLE	7/20/24
3	UPDATE	3/27/24
2	UPDATE	2/21/24
1	OPEN SPACE	1/2/24
0	ISSUED FOR COMMENT	12/19/23



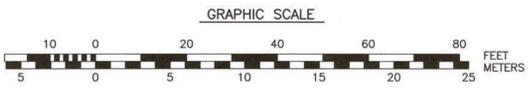
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OPEN SPACE PLAN

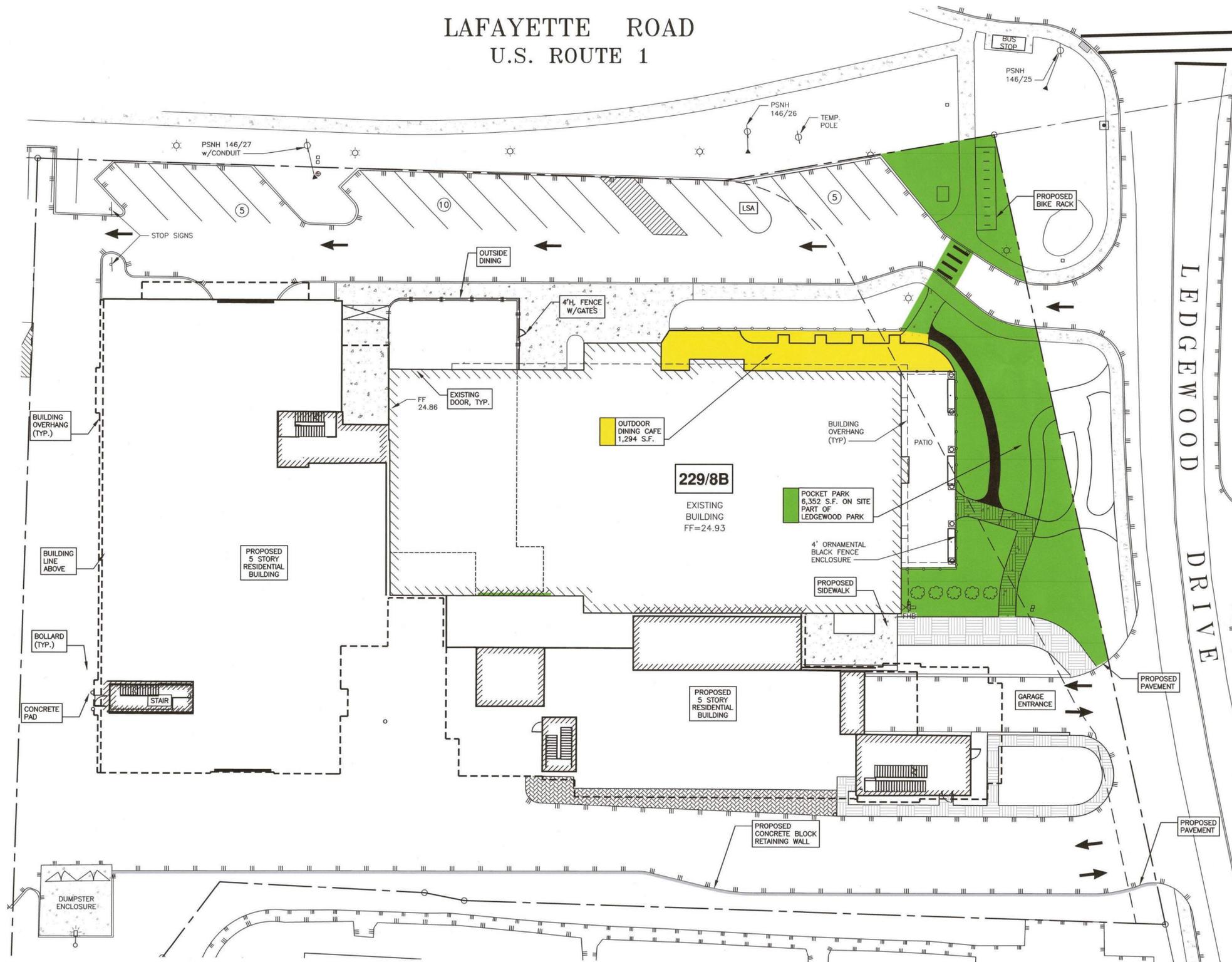
C7

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



LAFAYETTE ROAD
U.S. ROUTE 1



COMMUNITY SPACE ON-SITE

- POCKET PARK = 6,352 S.F.
- OUTDOOR DINING CAFE = 1,294 S.F.
- PROPOSED ON-SITE COMMUNITY SPACE 7,646 S.F.
- LOT AREA 98,124 S.F.
- COMMUNITY SPACE REQUIRED: 10%
(PER SECTION 10.5B41.80.2)
- ON-SITE COMMUNITY SPACE PROVIDED: 7.8%
- COMMUNITY SPACE USES
(PER SECTION 10.5B102)
- PROPOSED USES: OUTDOOR DINING CAFE
POCKET PARK

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 229 AS LOT 8B.
- 2) OWNERS OF RECORD:
ATLAS COMMONS, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6474/1538
- 3) THE PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0270F, EFFECTIVE JANUARY 29, 2021
- 4) EXISTING LOT AREA:
98,124 S.F.
2.2526 AC
- 5) PARCEL IS LOCATED IN THE GATEWAY NEIGHBORHOOD CORRIDOR (G1) DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE SECTION 10.5B22.10
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE ON-SITE COMMUNITY SPACE ON TAX MAP 229 LOT 8B.

6 Addendum 1 6/30/25

COMMERCIAL
DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

5	PARKING ENCROACHMENT & POCKET PARK	7/20/24
4	BUILDING LAYOUT	3/27/24
3	AREAS/TYPES	2/21/24
2	COMMUNITY SPACE TYPES	2/6/24
1	AREAS/TYPES	1/24/24
0	ISSUED FOR COMMENT	12/19/23

NO.	DESCRIPTION	DATE
REVISIONS		



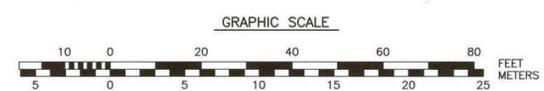
SCALE: 1"=20' JULY 2023

ON-SITE
COMMUNITY SPACE
PLAN

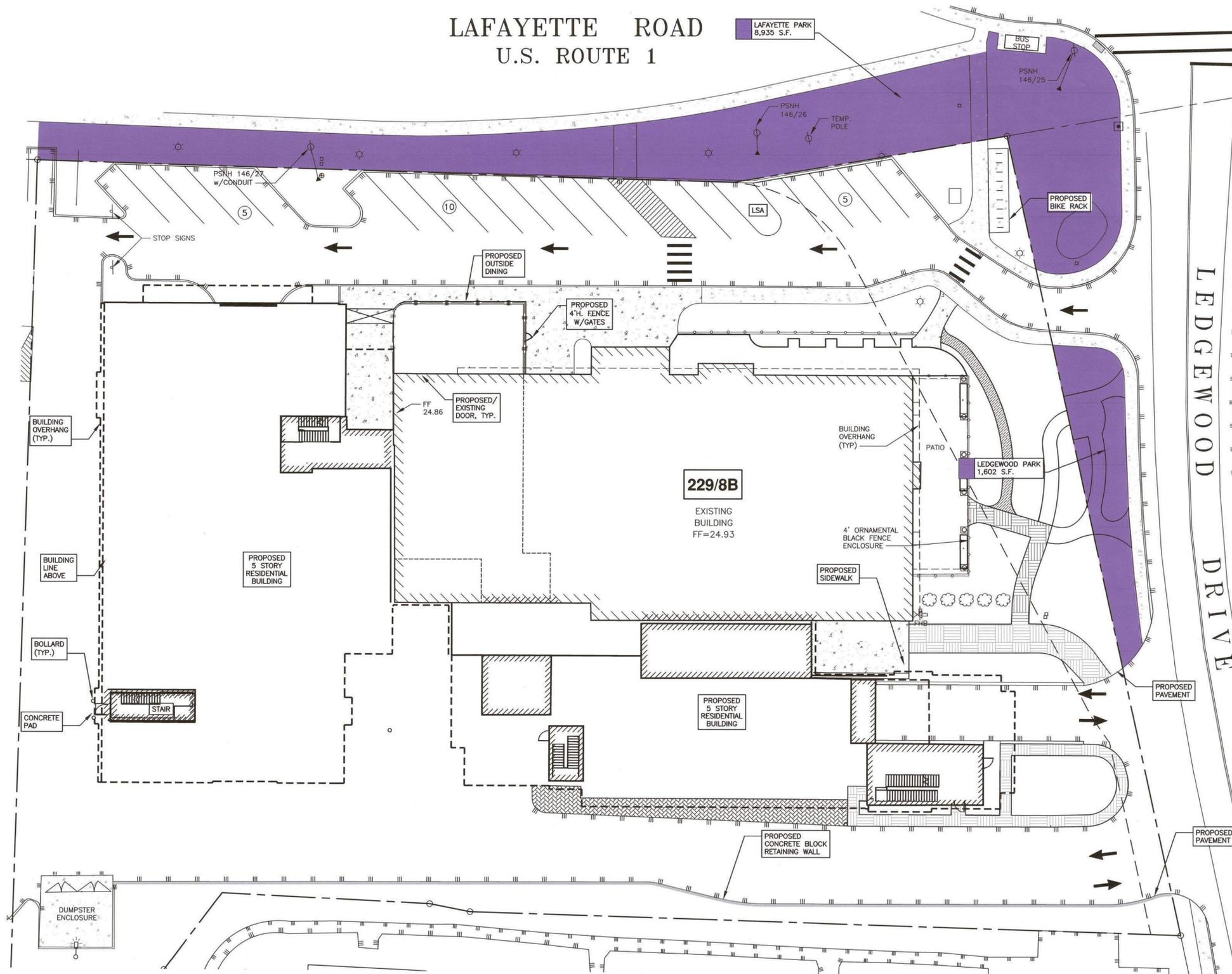
C8

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



LAFAYETTE ROAD
U.S. ROUTE 1



OFF-SITE LANDSCAPE MAINTENANCE AREA
LAFAYETTE PARK = 8,935 S.F.
LEDGEWOOD PARK = 1,602 S.F.
PROPOSED OFF-SITE MAINTENANCE AREA 10,537 S.F.

NOTES:

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6474/1538
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- 4) EXISTING LOT AREA:
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2.2526 AC
- 5) PARCEL IS LOCATED IN THE GATEWAY NEIGHBORHOOD CORRIDOR (G1) DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE SECTION 10.5B22.10
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE OFF-SITE COMMUNITY SPACE TO BE MAINTAINED BY THE OWNER OF TAX MAP 229 LOT 8B.
- 8) SIGNAGE IDENTIFYING THE POCKET PARK AS PUBLIC SPACE TO BE PROVIDED.

COMMERCIAL
DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

3	Addendum 1	6/30/25
2	BUILDING LAYOUT	3/27/24
1	TITLE	2/21/24
0	ISSUED FOR COMMENT	2/21/24

NO.	DESCRIPTION	DATE
REVISIONS		

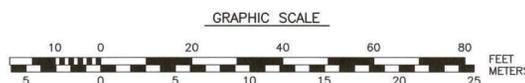


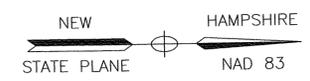
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OFF-SITE
LANDSCAPE
MAINTENANCE AREA **C8.1**

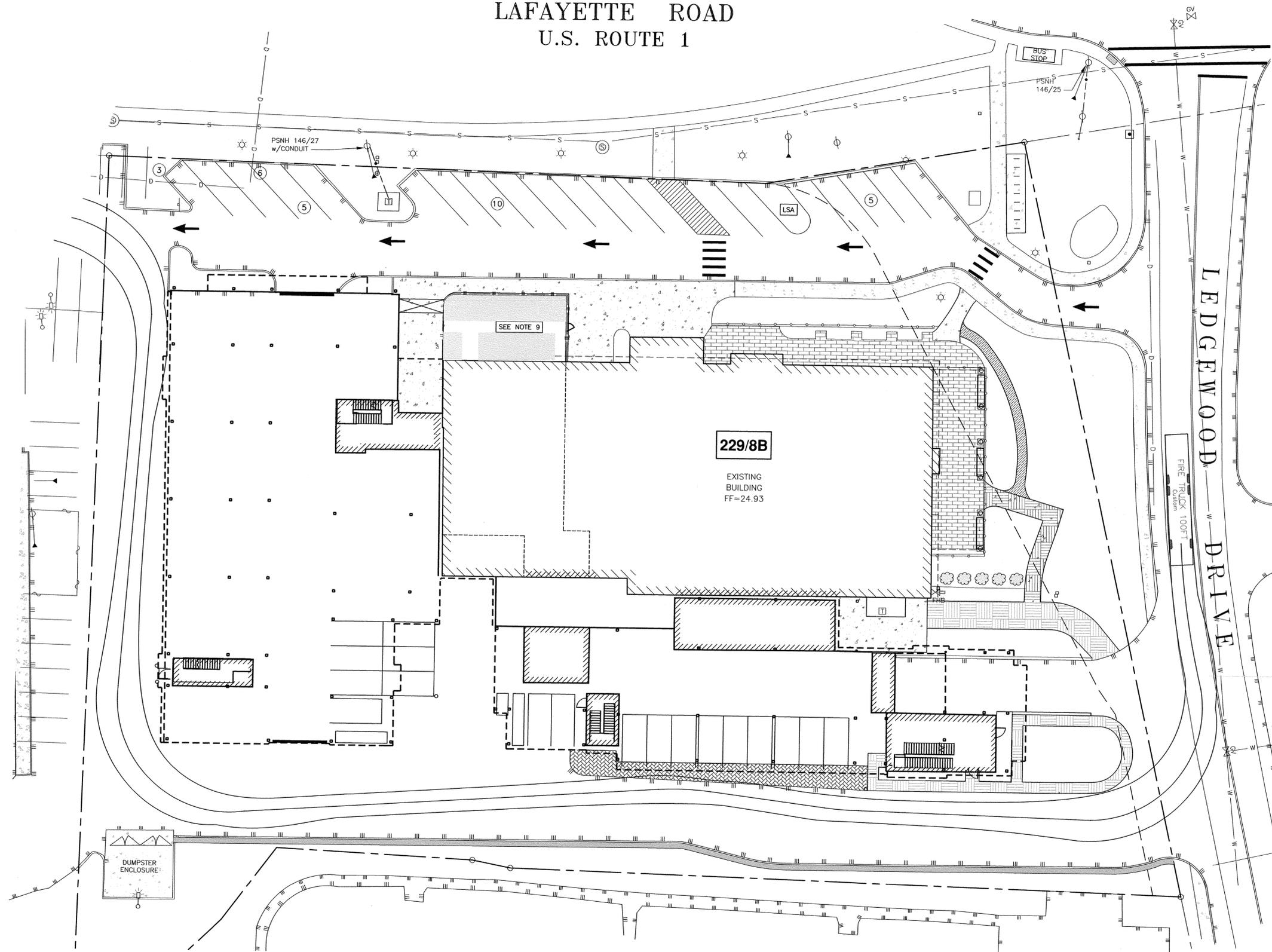
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____





**LAFAYETTE ROAD
U.S. ROUTE 1**



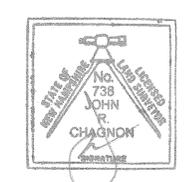
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- 5) PARCEL IS LOCATED IN THE GATEWAY CORRIDOR (G1) DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE SECTION 10.5B22.10
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW GENERAL TURNING MOVEMENTS ON TAX MAP 229 LOT 8B.
- 8) DESIGN BASED ON ARCHITECTURAL PLAN BY ARCOVE ARCHITECTS DATED 8/22/23.
- 9) CONVERSION OF TUSCAN MARKETPLACE TO RESTAURANT (NORTHEASTERN THAI, LLC) APPROVED UNDER PERMIT: LU-22-254

**COMMERCIAL
DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
5	Addendum 1	6/30/25
4	PARKING ENCROACHMENT	7/20/24
3	BUILDING COLUMNS & BOLLARD	3/27/24
2	BUILDING	3/5/24
1	ISSUED FOR APPROVAL	9/29/23
0	ISSUED FOR COMMENT	8/31/23

REVISIONS



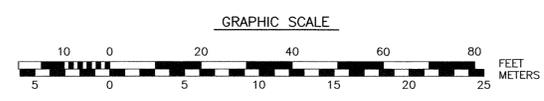
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**FIRE TRUCK
TURNING PLAN**

T1

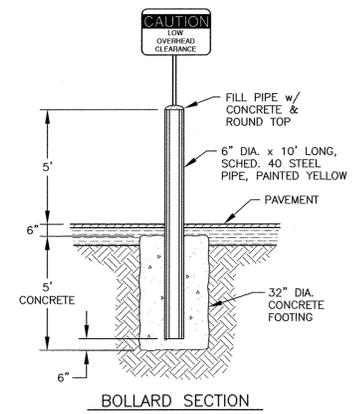
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

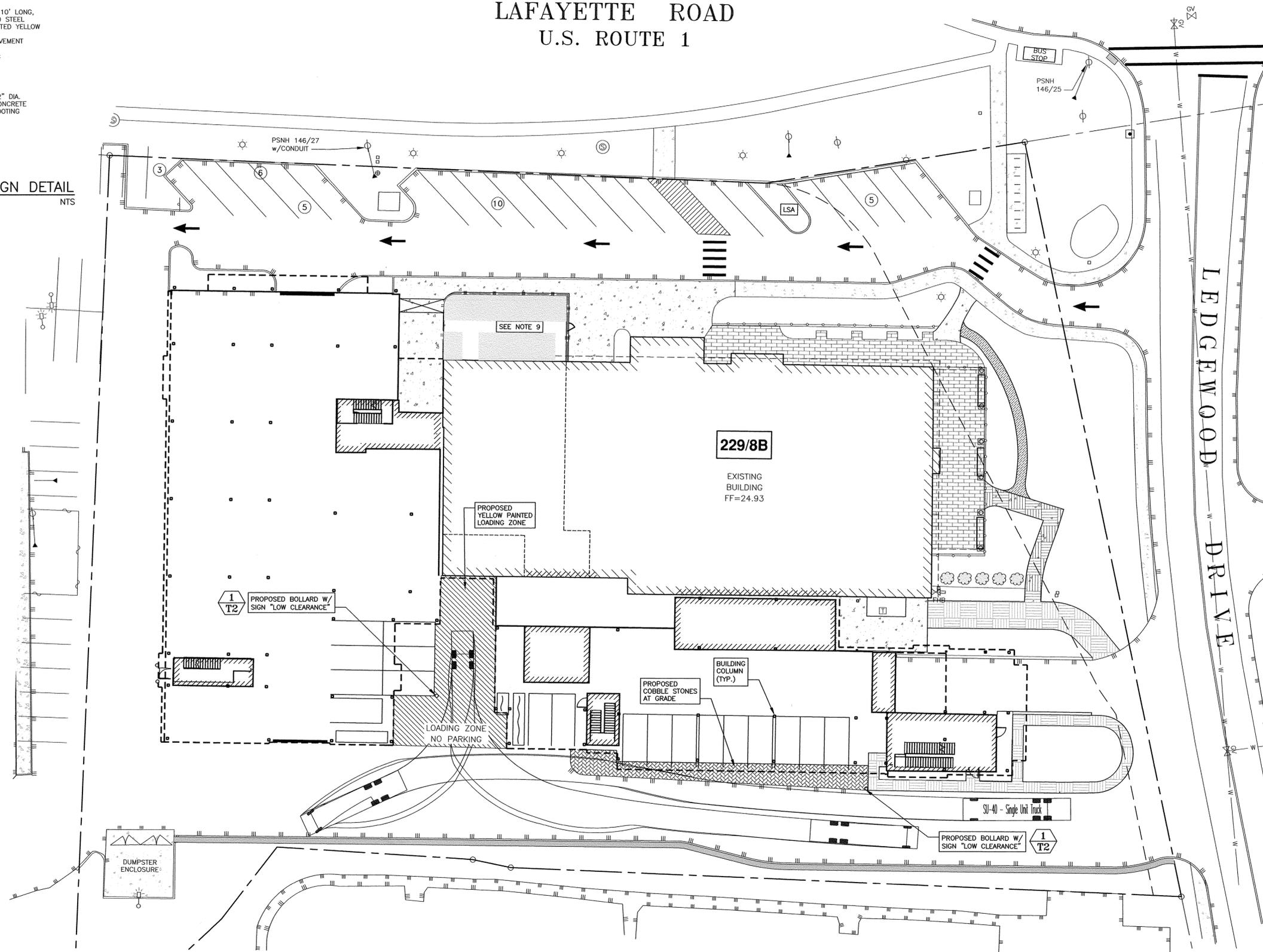


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**LAFAYETTE ROAD
U.S. ROUTE 1**



1
T2 BOLLARD W/ SIGN DETAIL
NTS

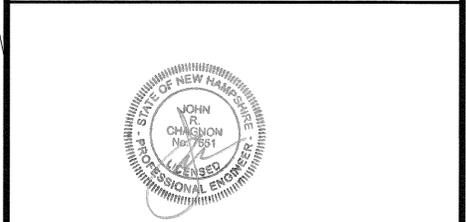


NOTES:

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- 2) OWNERS OF RECORD:
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3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6474/1538
- 3) THE PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0270E, EFFECTIVE MAY 17, 2005
- 4) EXISTING LOT AREA:
98,124 S.F.
2.2526 AC
- 5) PARCEL IS LOCATED IN THE GATEWAY CORRIDOR (G1) DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE SECTION 10.5B22.10
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW GENERAL TURNING MOVEMENTS ON TAX MAP 229 LOT 8B.
- 8) DESIGN BASED ON ARCHITECTURAL PLAN BY ARCOVE ARCHITECTS DATED 8/22/23.
- 9) CONVERSION OF TUSCAN MARKETPLACE TO RESTAURANT (NORTHEASTERN THAI, LLC) APPROVED UNDER PERMIT: LU-22-254

**COMMERCIAL
DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
5	Addendum 1	6/30/25
4	PARKING ENCROACHMENT	7/20/24
3	BUILDING COLUMNS & BOLLARD	3/27/24
2	BUILDING	3/5/24
1	ISSUED FOR APPROVAL	9/29/23
0	ISSUED FOR COMMENT	8/31/23

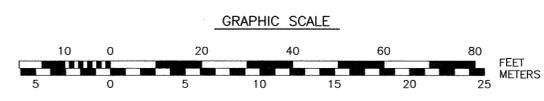


SCALE: 1"=20' JULY 2023

**DELIVERY TRUCK
TURNING PLAN** **T2**

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

- DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- THE CONTRACTOR SHALL OBTAIN AN NPDES PHASE II STORMWATER PERMIT BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE S.W.P.P.P. AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.
- INSTALL PERIMETER CONTROLS, I.E., SILT/SEDIMENT BARRIERS AT THE LIMITS OF DISTURBANCE AND CATCH BASIN BASKETS AS NEEDED BEFORE ANY EARTH MOVING OPERATIONS.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
- CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED.
- DEMOLISH EXISTING WALKWAYS, PAVEMENT, AND UTILITIES AS INDICATED ON THE PLANS.
- REPLANT TREES OR MOVE TO STABLE LOCATION.
- BEGIN CONSTRUCTION OF ADDITIONS.
- LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.
- FINISH GRADE SITE, BACKFILL ROAD SUBBASE GRAVEL IN TWO, COMPACTED LIFTS. PROVIDE TEMPORARY EROSION PROTECTION IN THE FORM OF MULCHING, JUTE MESH OR DITCH DAMS.
- INSTALL RETAINING WALL.
- INSTALL DRAINAGE SYSTEM.
- PLACE BINDER LAYER OF PAVEMENT, THEN RAISE CATCH BASIN FRAMES TO FINAL GRADE. REINSTALL BASIN INLET PROTECTION.
- PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.
- AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.
- CONSTRUCT ASPHALT WEARING COURSE.
- REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

- THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AOR 3800 RELATIVE TO INVASIVE SPECIES.
- DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.
- ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.
- DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
- SILT FENCES AND SILT/SEDIMENT BARRIERS SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND SILT/SEDIMENT BARRIERS SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.
- AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.
- ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS--CONSTRUCT SILT FENCE OR SILT/SEDIMENT BARRIERS AROUND STOCKPILE.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF IN AN APPROVED FACILITY.
- ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.
- ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.
- FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELICIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.
- FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.
- DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.
- THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.
- ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
 - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

- LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.
- 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.
- SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. 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 AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

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 SHALL BE RESEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

GENERAL COVER	PROPORTION	SEEDING RATE
CREeping RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	
SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)		
CREeping RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDFOOT TREFLOIL	16%	

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

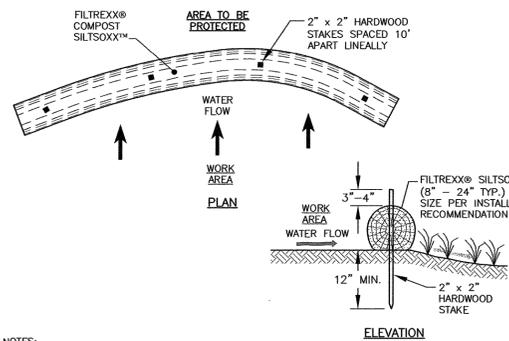
FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
 MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
 PERENNIAL RYE: 0.7 LBS/1,000 S.F.
 MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

- THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THAN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.
- TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.
- SEEDED AREAS WILL BE FERTILIZED AND RESEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.
- THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
- THE SILT FENCE OR SILT/SEDIMENT BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- SILT FENCING AND SILT/SEDIMENT BARRIERS SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILT/SEDIMENT BARRIER REMOVAL SHALL BE PERMANENTLY SEEDED.

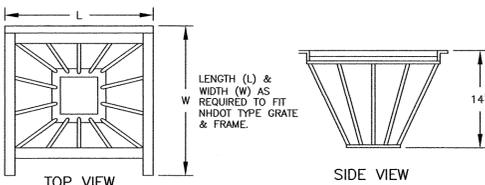
WINTER NOTES

- ALL PROPOSED VEGETATED 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 INSTALLATION 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 EVENTS.
- 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 TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.



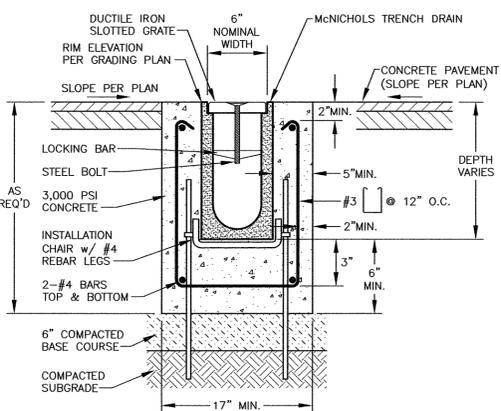
- NOTES:**
- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 - FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
 - THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 - SILT/SEDIMENT BARRIERS DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
 - THE COMPOST FILTER MATERIAL WILL BE DISPENSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

A FILTREXX® SILT/SEDIMENT BARRIER SYSTEM NTS

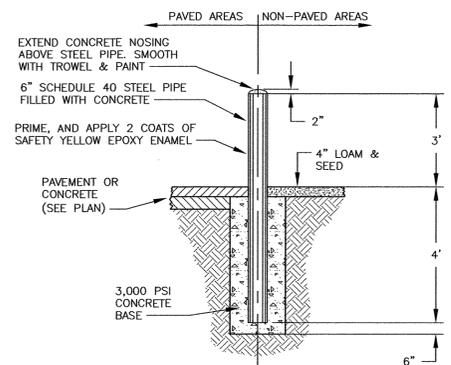


- INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.
- FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND SHALL EXTEND AT LEAST 6" PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.
- THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC, POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
 - RAB STRENGTH: 45 LB. MIN. IN ANY PRINCIPAL DIRECTION (ASTM D1682)
 - MULLEN BURST STRENGTH: MIN. 60 psi (ASTM D774)
- THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 gpm/ft (MULTIPLY THE PERMEABILITY IN SEC.-1 FROM ASTM 54491-85 CONSTANT HEAD TEST USING THE CONVERSION FACTOR OF 74.)
- THE INLET BASKET 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.
- SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

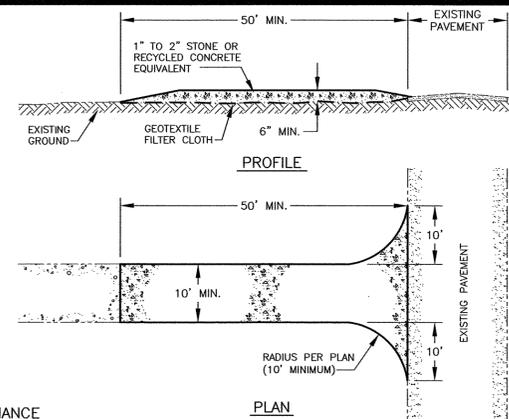
B CATCH BASIN INLET BASKET NTS



D EVAPORATIVE TRENCH DRAIN DETAIL IN GARAGE NTS



E PIPE BOLLARD DETAIL NTS



MAINTENANCE

- MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOP DRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
- IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS

- STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

C STABILIZED CONSTRUCTION ENTRANCE NTS

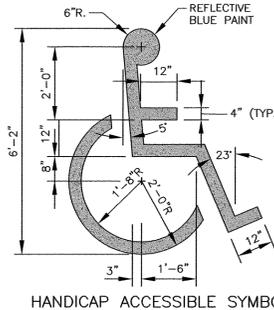


R7-8a
12" x 18"
SIGN ON POST

EACH SPACE SHALL HAVE THIS SIGN DISPLAYED PER ADA CODE

SIGNAGE

LEGEND SYMBOL

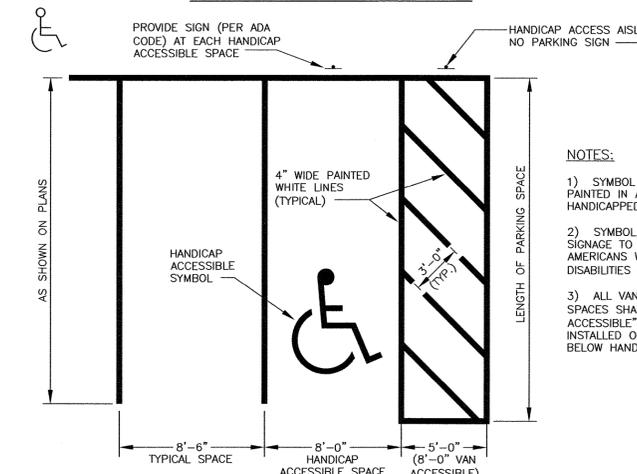


HANDICAP ACCESSIBLE SYMBOL



K-4438
12" x 18"
SIGN ON POST

SIGNAGE



EE HANDICAP PARKING DETAIL NTS

AMBIT ENGINEERING, INC.
 A DIVISION OF HALEY WARD, INC.
 200 Griffin Road, Unit 3
 Portsmouth, NH 03801
 603.430.9282
 WWW.HALEYWARD.COM

- NOTES:**
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

MIXED USE DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	Addendum 1	6/30/25
1	DETAIL EE	2/21/24
0	ISSUED FOR COMMENT	11/20/23

NOTES:

- SYMBOL TO BE PAINTED IN ALL HANDICAPPED SPACES.
- SYMBOL, PAINT AND SIGNAGE TO CONFORM TO AMERICANS WITH DISABILITIES ACT (ADA).
- ALL VAN ACCESSIBLE SPACES SHALL HAVE "VAN ACCESSIBLE" PLATE INSTALLED ON SIGN POST BELOW HANDICAP SIGN.

SCALE: AS NOTED NOVEMBER 2023

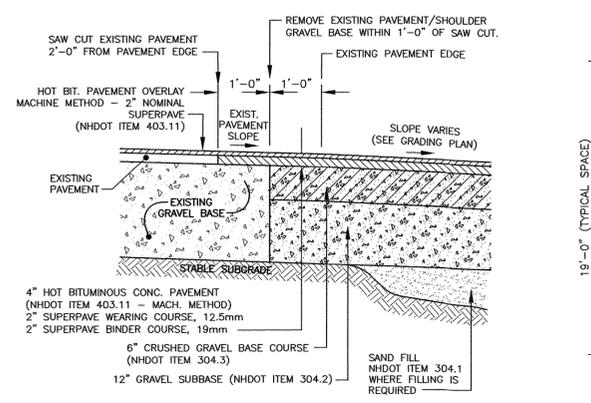
EROSION CONTROL NOTES & DETAILS

D1

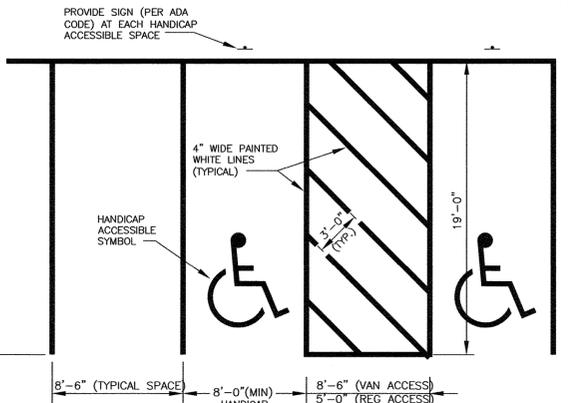
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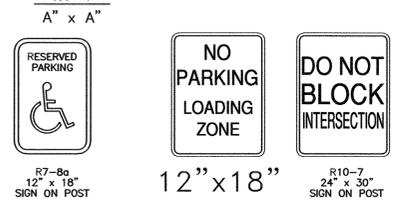
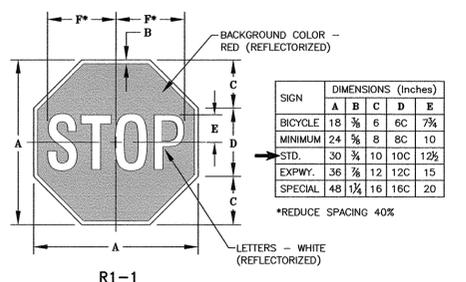
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F
C3 FULL DEPTH PAVEMENT SECTION AND PAVEMENT JOINT DETAIL
NTS



J
C3 PARKING STALL DETAIL
NTS

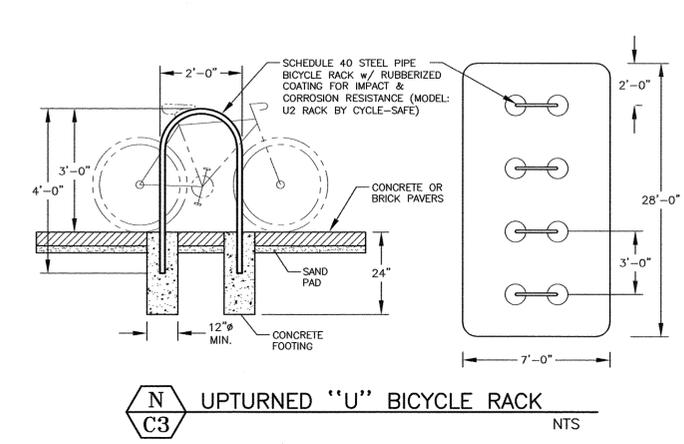


R7-8a
12" x 18" SIGN ON POST
EACH SPACE SHALL HAVE THIS SIGN DISPLAYED PER ADA CODE

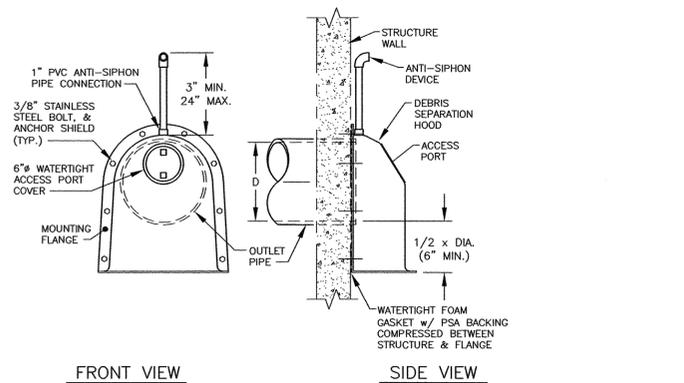
R10-7
24" x 30" SIGN ON POST
SEE DETAIL NN/D7 FOR SIGN LOCATION AT INTERSECTION OF LEDGWOOD DRIVE AND LAFAYETTE ROAD



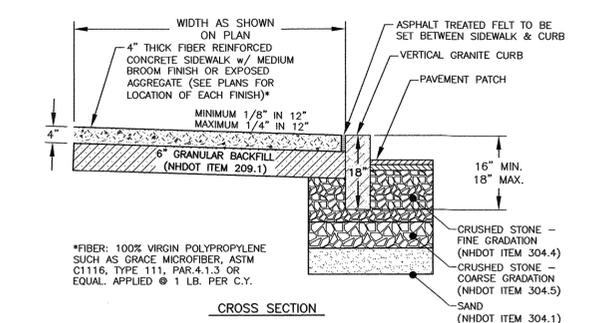
R5-1
30" x 30"
M
C3 SIGN DETAILS
NTS



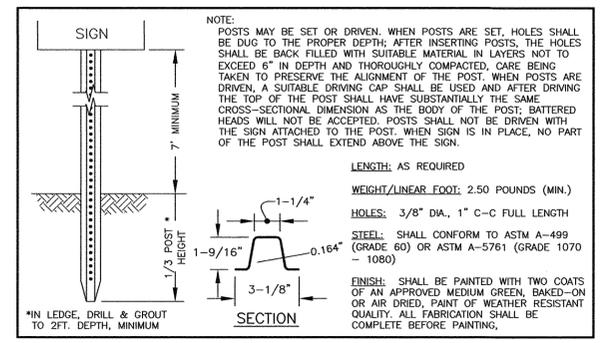
N
C3 UPTURNED "U" BICYCLE RACK
NTS



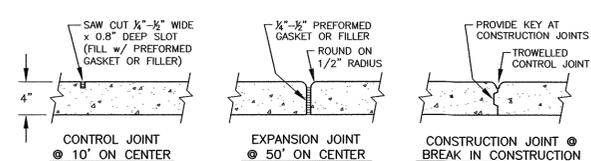
O
C6 CATCH BASIN OUTLET HOOD DETAIL
NTS



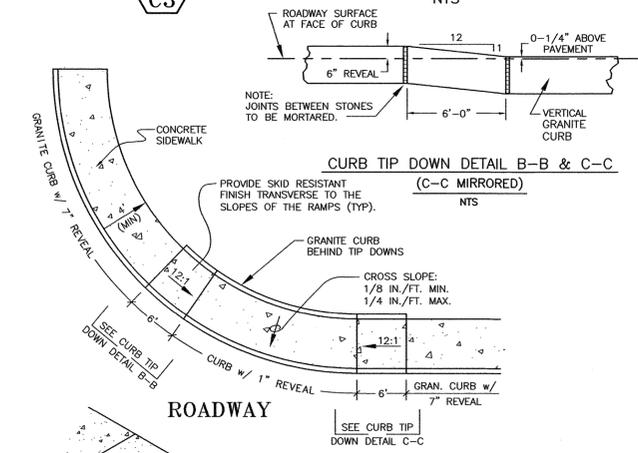
G
C3 PORTLAND CEMENT CONCRETE SIDEWALK
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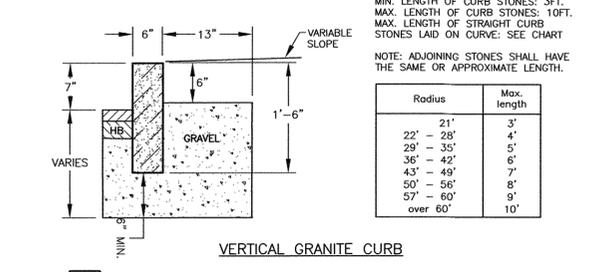
K
C3 SIGN POST DETAIL
NTS



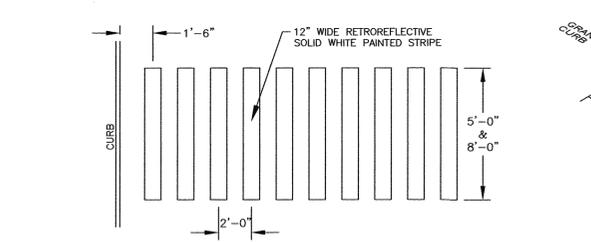
H
C3 GRANITE CURBING DETAILS
(CITY OF PORTSMOUTH)
NTS



L
C3 TIP DOWNS FOR CONCRETE SIDEWALK
NTS



I
C3 PAINTED CROSSWALK DETAIL
NTS



P
C5 TRANSFORMER PAD
COORDINATE WITH EVERSOURCE
NTS

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

MIXED USE DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	Addendum 1	6/30/25
0	ISSUED FOR COMMENT	11/20/23

SCALE: AS NOTED
NOVEMBER 2023

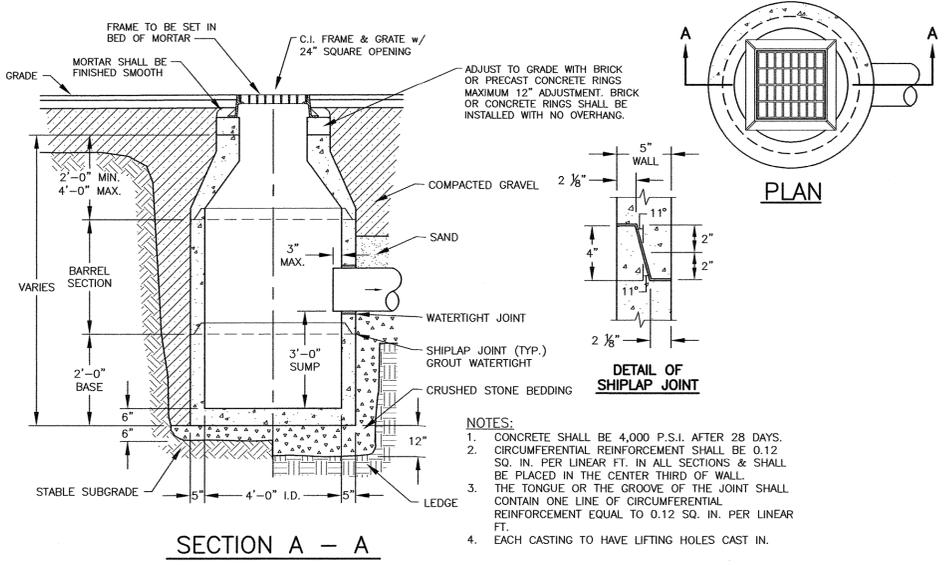
DETAILS

D2

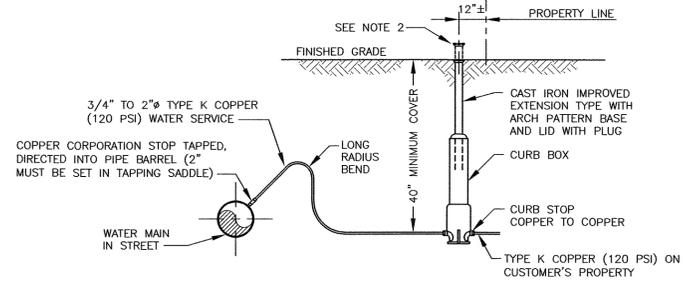
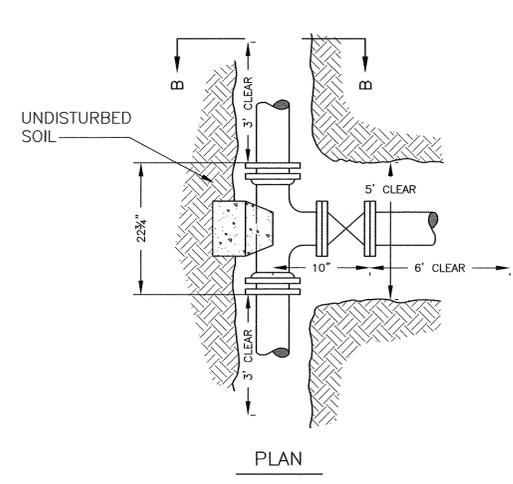
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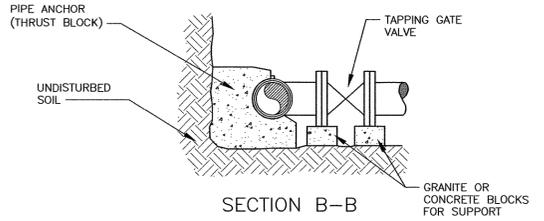
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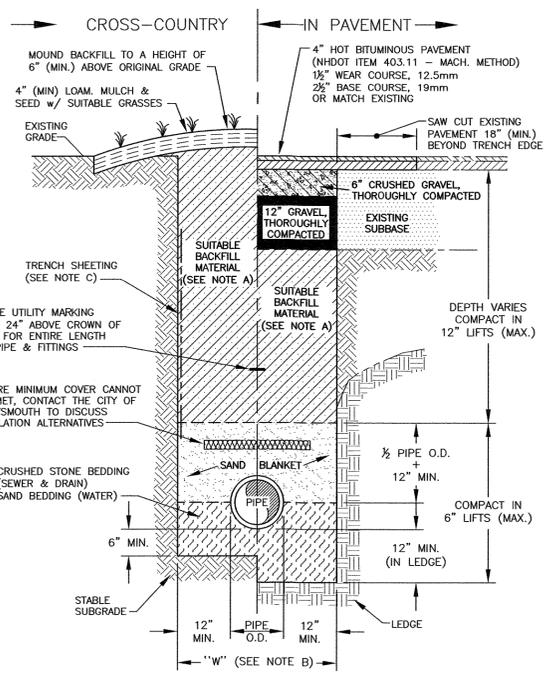
- NOTES:**
1. CONCRETE SHALL BE 4,000 P.S.I. AFTER 28 DAYS.
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FT. IN ALL SECTIONS & SHALL BE PLACED IN THE CENTER THIRD OF WALL.
3. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. EACH CASTING TO HAVE LIFTING HOLES CAST IN.



- NOTE:**
1) INSTALLATION OF WATER MAIN TAP & CURB STOP & BOX SHALL ONLY BE PERFORMED BY THOSE AUTHORIZED BY THE PUBLIC WORKS DEPARTMENT.
2) IN AREAS OF HEAVY GROWTH THE CURB BOX COVER SHALL BE SET 6" ABOVE FINISH GRADE AND A WITNESS STAKE SET.
3) CURB BOX SHALL BE SET APPROXIMATELY 12" OUTSIDE PROPERTY LINE AS SHOWN.
4) PRIOR TO ACCEPTANCE, A PLAN INDICATING THE LOCATION OF THE CURB BOX SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH WATER DIVISION.

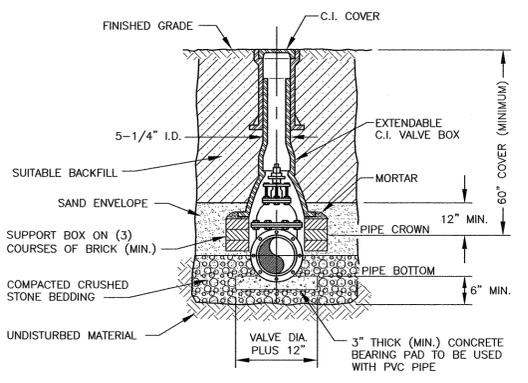


- NOTES:**
1) ALL MATERIALS SHALL BE APPROVED BY THE PORTSMOUTH WATER DEPARTMENT PRIOR TO INSTALLATION AND USE.
2) ALL JOINTS SHALL BE MECHANICAL.
3) "CLEAR" DIMENSIONS SHOWN ARE REQUIRED FOR WORKSPACE. NO JOINTS ON PIPE BEING TAPPED WITHIN "CLEAR" AREA.
4) FORD TYPE STAINLESS STEEL TAPPING SADDLES OR APPROVED EQUAL ARE ALSO ACCEPTABLE.

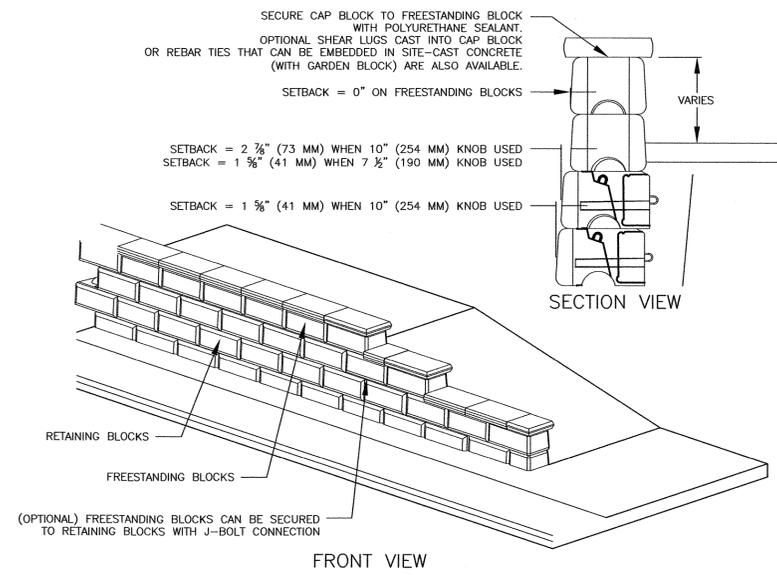


- TRENCH NOTES:**
A) TRENCH BACKFILL:
- IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.
- IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE.
B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D.
C) TRENCH SHEETING:
IF REQUIRED, WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):
6" MINIMUM FOR SEWER (IN PAVEMENT)
4" MINIMUM FOR SEWER (CROSS COUNTRY)
3" MINIMUM FOR STORMWATER DRAINS
5" MINIMUM FOR WATER MAINS
E) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.

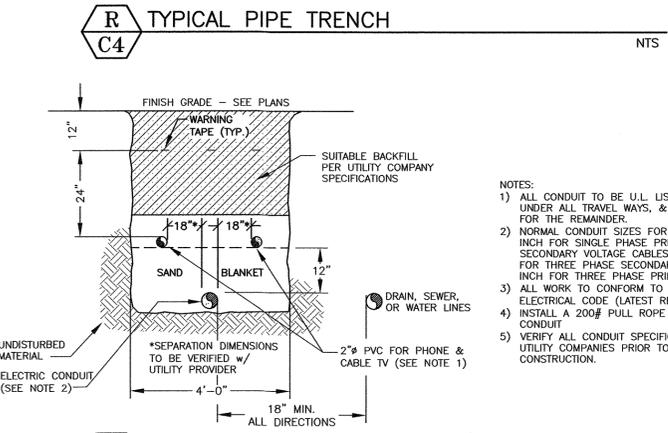
T C4 TAPPING SLEEVE AND GATE
INSTALL PER PORTSMOUTH REQUIREMENTS NTS



U C4 TYPICAL VALVE BOX INSTALLATION
INSTALL PER PORTSMOUTH REQUIREMENTS NTS



W C3 SMALL BLOCK RETAINING WALL
GENEST - BRUSSELS - UNILOCK WALL
COORDINATE COLOR WITH OWNER NTS



S C4 UTILITY TRENCH ELECTRIC/COMMUNICATIONS
NTS

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

MIXED USE DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	Addendum 1	6/30/25
0	ISSUED FOR COMMENT	11/20/23



SCALE: AS NOTED NOVEMBER 2023

DETAILS **D3**

JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

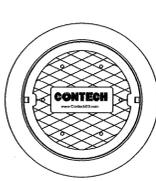
CARTRIDGE SELECTION	54"	40"	27"	15"
CARTRIDGE LENGTH	6'-4"	5'-4"	4'-3"	3'-5"
OUTLET INVERT TO STRUCTURE INVERT (A)	0.47'	0.47'	0.47'	0.47'
FLOW RATE HI-FLO / DRAINDOWN (CFS) PER CART	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	1.96	1.47	0.98	0.54
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00

- GENERAL NOTES:**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.conteches.com
 - JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10' AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M308 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
 - STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
 - OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
 - THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
 - NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

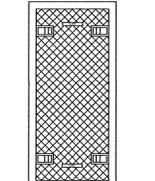
- INSTALLATION NOTES:**
- ANY SUB-BASE, BACKFILL, DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
 - CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
 - CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

SITE SPECIFIC DATA REQUIREMENTS

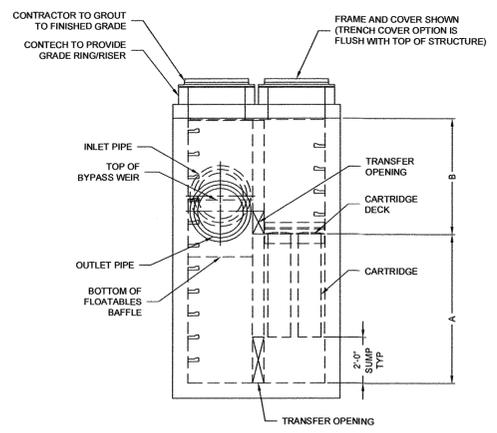
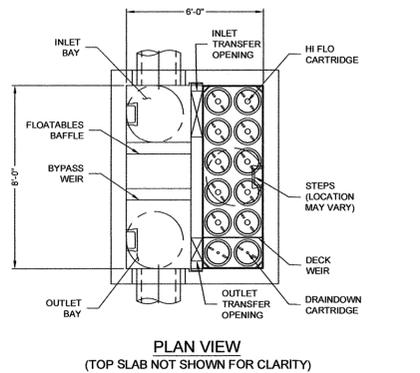
STRUCTURE ID	ID
WATER QUALITY FLOW RATE (cfs)	WFLOW
PEAK FLOW RATE (cfs)	PEAK
RETURN PERIOD OF PEAK FLOW (yrs)	RETURN
# OF CARTRIDGES REQUIRED (HF / DD)	CART
CARTRIDGE LENGTH	SIZE
PIPE DATA: LE MATL DIA SLOPE % HGL	
INLET #1 ELEV MATL DIA SLOPE HGL	
INLET #2 ELEV MATL DIA SLOPE HGL	
OUTLET ELEV MATL DIA SLOPE HGL	
SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS	
RIM ELEVATION	RIMELEV
ANTI-FLOTATION BALLAST	WIDTH HEIGHT
	WIDTH HEIGHT
NOTES/SPECIAL REQUIREMENTS:	
* PER ENGINEER OF RECORD	



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
(LENGTH VARIES)
N.T.S.



JELLYFISH FILTER DETAIL
N.T.S.

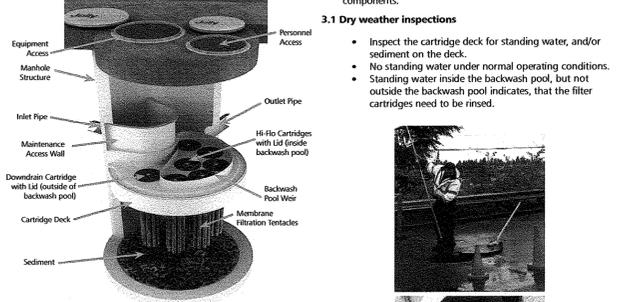
1.0 Inspection and Maintenance Overview

The primary purpose of the Jellyfish® Filter is to capture and remove pollutants from stormwater runoff. As with any filtration system, these pollutants must be removed to maintain the filter's maximum treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system.

- A minimum of quarterly inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure proper functioning of the system.
- Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year.
- Inspection is recommended after each major storm event.
- Inspection is required immediately after an upstream oil, fuel or other chemical spill.

3.0 Inspection Procedure

- The following procedure is recommended when performing inspections:
- Provide traffic control measures as necessary.
 - Inspect the MAW or inlet bay for floatable pollutants such as trash, debris, and oil sheen.
 - Measure oil and sediment depth in several locations, by lowering a sediment probe until contact is made with the floor of the structure. Record sediment depth, and presences of any oil layers.
 - Inspect cartridge lids. Missing or damaged cartridge lids to be replaced.
 - Inspect the MAW (where appropriate), cartridge deck and receptacles, and backwash pool weir, for damaged or broken components.



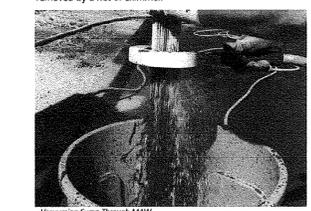
2.0 Inspection Timing

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of, the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below, or per the approved project stormwater quality documents (if applicable), whichever is more frequent.

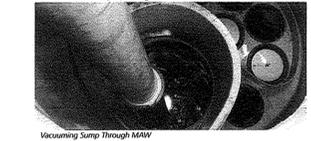
- Collected rinse water is typically removed by vacuum hose.
- Reassemble cartridges as detailed later in this document. Reuse O-rings and nuts, ensuring proper placement on each tentacle.

5.3 Sediment and Floatables Extraction

- Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning only through the maintenance access wall (MAW) opening. Be careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck on manhole systems. Do not lower the vacuum wand through a cartridge receptacle, as damage to the receptacle will result.
- Vacuum floatable trash, debris, and oil, from the MAW opening or inlet bay. Alternatively, floatable solids may be removed by a net or skimmer.



- Pressure wash cartridge deck and receptacles to remove all sediment and debris. Sediment should be rinsed into the sump area. Take care not to flush rinse water into the outlet pipe.
- Remove water from the sump area. Vacuum or pump equipment should only be introduced through the MAW or inlet bay.
- Remove the sediment from the bottom of the unit through the MAW or inlet bay opening.



- Standing water outside the backwash pool is not anticipated and may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream infrastructure.
- Any appreciable sediment (≥1/16") accumulated on the deck surface should be removed.

3.2 Wet weather inspections

- Observe the rate and movement of water in the unit. Note the depth of water above deck elevation within the MAW or inlet bay.
- Less than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool).
- Greater than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
- 18 inches or greater and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges need to be rinsed.

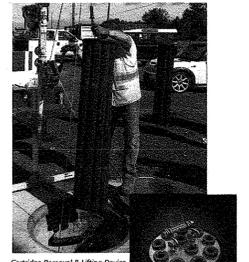
4.0 Maintenance Requirements

Required maintenance for the Jellyfish Filter is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan, whichever is more frequent. In general, maintenance requires some combination of the following:

- Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.
- Floatable trash, debris, and oil removal.
- Deck cleaned and free from sediment.
- Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs sooner.
- Replace tentacles if rinsing does not restore adequate hydraulic capacity, remove accumulated sediment, or if damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
- Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
- The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged or compromised by the spill.

5.0 Maintenance Procedure

- The following procedures are recommended when maintaining the Jellyfish Filter:
- Provide traffic control measures as necessary.
 - Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures. **Caution: Dropping objects onto the cartridge deck may cause damage.**
 -
 -



- Position tentacles in a container (or over the MAW), with the threaded connector (open end) facing down, so rinse water is flushed through the membrane and captured in the container.
- Using the Jellyfish rinse tool (available from Contech) or a low-pressure garden hose sprayer, direct water spray onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. **Caution: Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane.**

Jellyfish Filter Components & Filter Cartridge Assembly and Installation

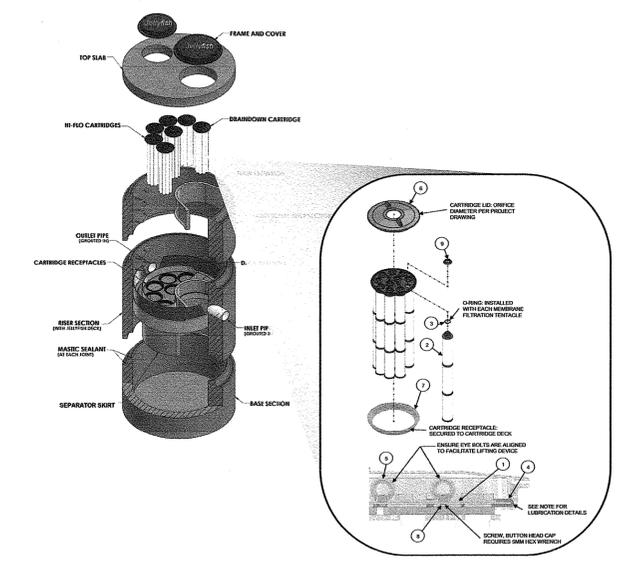


TABLE 1: BOM

ITEM NO.	DESCRIPTION
1	JF HEAD PLATE
2	JF TENTACLE
3	JF O-RING
4	JF HEADPLATE GASKET
5	JF CARTRIDGE EYELET
6	JF 1/4" COVER
7	JF RECEPTACLE
8	BUTTON HEAD CAP SCREW (M6X1MM) SS
9	JF CARTRIDGE NUT

TABLE 2: APPROVED GASKET LUBRICANTS

PART NO.	MFR.	DESCRIPTION
78713	LA-CO	LUBR-JOINT
40501	HERCULES	DOCK BUTTER
39600	QATEY	PIPE LUBRICANT
FRUB0010	PROSEDUCT	PIPE JOINT LUBRICANT

NOTES:

Head Plate Gasket Installation:
Install Head Plate Gasket (Item 4) onto the Head Plate (Item 1) and liberally apply a lubricant from Table 2: Approved Gasket Lubricants onto the gasket where it contacts the Receptacle (Item 7) and Cartridge Lid (Item 6). Follow Lubricant manufacturer's instructions.

Lid Assembly:
Rotate Cartridge Lid counter-clockwise until both male threads drop down and properly seat. Then rotate Cartridge Lid clockwise approximately one-third of a full rotation until Cartridge Lid is firmly secured, creating a watertight seal.

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9262

WWW.HALEYWARD.COM

- ### NOTES:
- THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE EROSION AND SEDIMENT CONTROL BMP'S" PUBLISHED BY THE NEW HAMPSHIRE D.E.S. IN 2008.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

MIXED USE DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	Addendum 1	6/30/25
0	ISSUED FOR COMMENT	11/20/23

REVISIONS

SCALE: AS NOTED NOVEMBER 2023

JELLYFISH DETAILS **D4**

NOTES:

- 1) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 2) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

MANHOLE NOTES

- 1) IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
- 2) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE, OR POURED IN PLACE REINFORCED CONCRETE IF POURED AS A COMPLETE MANHOLE.
- 3) PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
- 4) LEAKAGE TEST MAY NOT BE FEASIBLE, BUT SHALL CONFORM TO ENV-WQ 704.10(X) THROUGH ENV-WQ 704.10(Z).
- 5) INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE AND TANGENT TO THE CENTERLINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
- 6) FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A THREE INCH (MINIMUM HEIGHT) WORD "SEWER" FOR SEWERS AND "DRAIN" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER. CASTINGS SHALL CONFORM TO CLASS 30, ASTM A48.
- 7) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE, FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67.

100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
20%- 55% PASSING	3/8 INCH SCREEN
0%- 10% PASSING	#4 SIEVE
0%- 5% PASSING	#8 SIEVE

WHEN ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1-1/2 INCH SHALL BE USED.

- 8) FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:
RCP & CI PIPE - ALL SIZES - 48"
- 9) SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.
- 10) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATER TIGHTNESS UPON AN ELASTOMERIC OR MASTIC-LIKE GASKET, IN 2 ROWS. APPROVED ELASTOMERIC SEALANTS ARE:

RAM-NEK	KENT SEAL NO. 2
EZ	

- 11) PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATER TIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.
- 12) THE PURPOSE OF THIS PLAN IS TO SHOW STANDARDS FOR SEWER CONSTRUCTION.
- 13) ALL WORK SHALL BE IN COMPLIANCE WITH NHDES CODE OF ADMINISTRATIVE RULES PART ENV-WQ 704 DESIGN OF SEWERS.
- 14) BASE SECTIONS SHALL BE OF MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE LARGEST INCOMING PIPE.

GENERAL NOTES

- 1) MINIMUM PIPE SIZE FOR HOUSE SERVICE SHALL BE FOUR INCHES.
- 2) PIPE AND JOINT MATERIALS:
 - A. PLASTIC SEWER PIPE
 1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
AWWA C900	PVC (SOLID WALL)	8" THROUGH 18"

*PVC: POLYVINYL CHLORIDE

2. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON BELL AND SPIGOT TYPE.
- 3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
- 4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.
- 5) HOUSE SEWER INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND REFILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.
- 6) THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.
- 7) TESTING: WHEN REQUIRED BY THE GOVERNING AUTHORITY, TESTING SHALL CONFORM TO ENV-WQ 704.07.
- 8) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM HOUSE TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.
- 9) HOUSE WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE, UNLESS IT IS ON A SHELF 12" HIGHER, AND 18" APART.
- 10) BEDDING: PROCESSED GRAVEL OR CRUSHED STONE, FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING THE FOLLOWING GRADATION (ALL STONE MUST HAVE AT LEAST 2 FRACTURED FACES):

100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
0%- 75% PASSING	3/8 INCH SCREEN
0%- 25% PASSING	#4 SIEVE
0%- 5% PASSING	#10 SIEVE

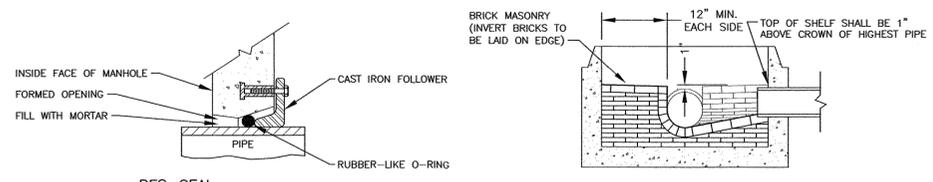
WHEN ORDERED BY THE ENGINEER, OVEREXCAVATE UNSTABLE TRENCH BOTTOM AND BACKFILL WITH CRUSHED STONE.

- 13) BACKFILL UP TO SUBBASE GRAVEL SHALL BE WITH EXCAVATED SOIL FROM TRENCHING OPERATIONS. COMPACT IN 8" LIFTS WITH VIBRATORY PLATE COMPACTORS TO 90% OF MODIFIED PROCTOR DENSITY. IF FINE-GRAINED, COMPACT WITH POGO STICKS OR SHEEPSFOOT ROLLERS. PLACE NO LARGE ROCKS WITHIN 24" OF PIPE. TRENCHES THAT ARE NOT ADEQUATELY COMPACTED SHALL BE RE-EXCAVATED AND BACKFILLED UNDER THE SUPERVISION OF THE DESIGN ENGINEER OR GOVERNING BODY. UNSUITABLE BACKFILL MATERIAL INCLUDES CHUNKS OF PAVEMENT, TOPSOIL, ROCKS OVER 6" IN SIZE, MUCK, PEAT OR PIECES OF PAVEMENT.
- 14) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB-SITE SAFETY AND COMPLIANCE WITH GOVERNING REGULATIONS.
- 15) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL FOR TRENCH WIDTH SEE TRENCH DETAIL.
- 16) SAND BLANKET: CLEAN SAND, FREE FROM ORGANIC MATTER, SO GRADED THAT 90% - 100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.
- 17) BASE COURSE GRAVEL, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE:

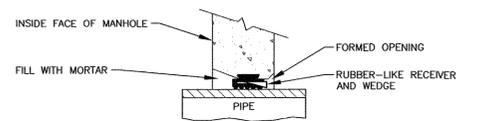
CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG OF CEMENT
MAXIMUM AGGREGATE SIZE: 3/4 INCH

STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION.

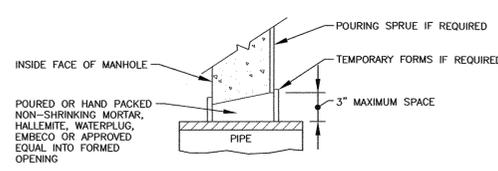
- 18) IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
- 19) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION.
- 20) THE PURPOSE OF THIS PLAN IS TO SHOW STANDARDS FOR SEWER CONSTRUCTION.
- 21) ALL WORK SHALL BE IN COMPLIANCE WITH NHDES CODE OF ADMINISTRATIVE RULES PART ENV-WQ 704 DESIGN OF SEWERS.



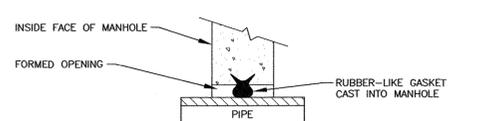
RES-SEAL
(OR ACCEPTABLE SUBSTITUTE)



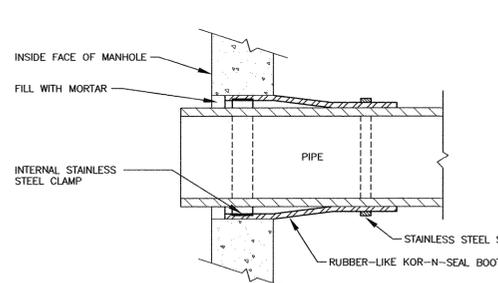
PRESS-WEDGE II
(OR ACCEPTABLE SUBSTITUTE)



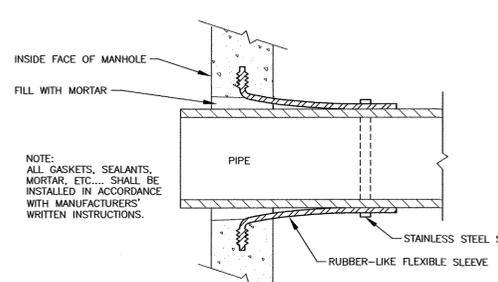
NON-SHRINKING MORTAR
(OR ACCEPTABLE SUBSTITUTE)



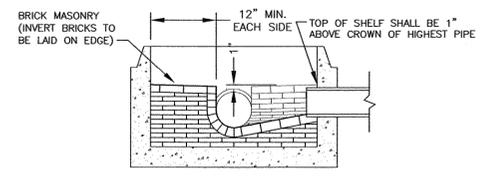
A-LOK
(OR ACCEPTABLE SUBSTITUTE)



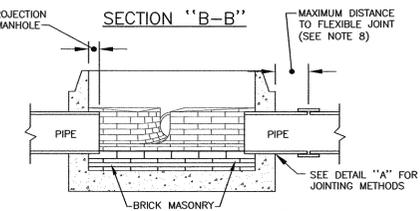
KOR-N-SEAL JOINT SLEEVE
(OR ACCEPTABLE SUBSTITUTE)



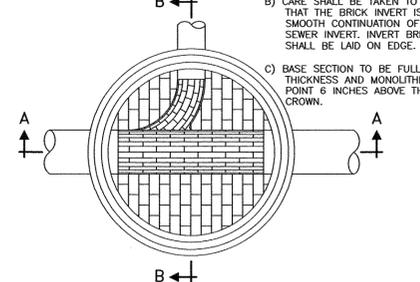
LOCK-JOINT FLEXIBLE MANHOLE SLEEVE
(OR ACCEPTABLE SUBSTITUTE)



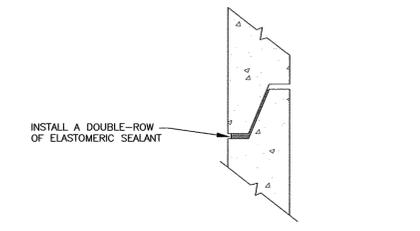
SECTION "B-B"



SECTION "A-A"



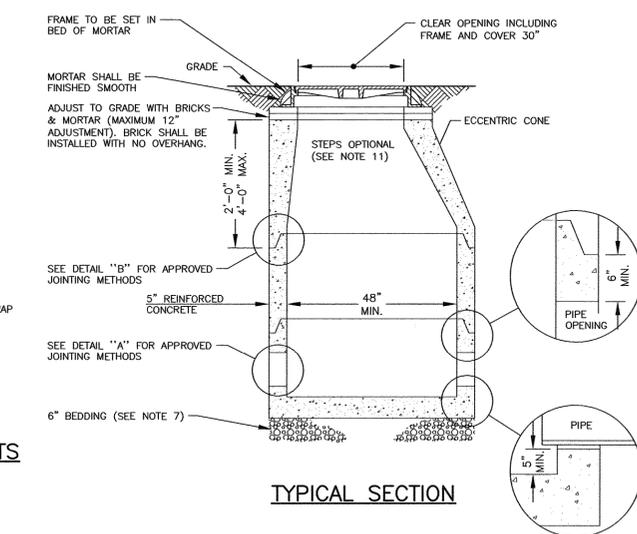
TYPICAL MANHOLE - PLAN VIEW



ELASTOMERIC SEALANT

NOTE: ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

DETAIL "B" - HORIZONTAL JOINTS



TYPICAL SECTION

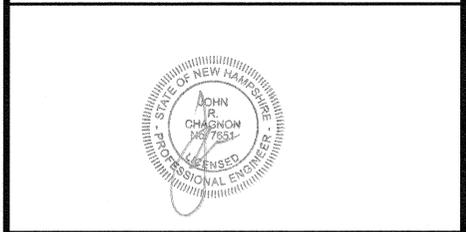
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

SEWER MANHOLE DETAILS
INSTALL PER PORTSMOUTH REQUIREMENTS NTS

MIXED USE DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	Addendum 1	6/30/25
0	ISSUED FOR COMMENT	11/20/23

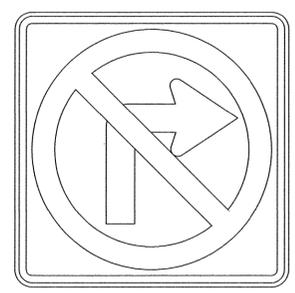
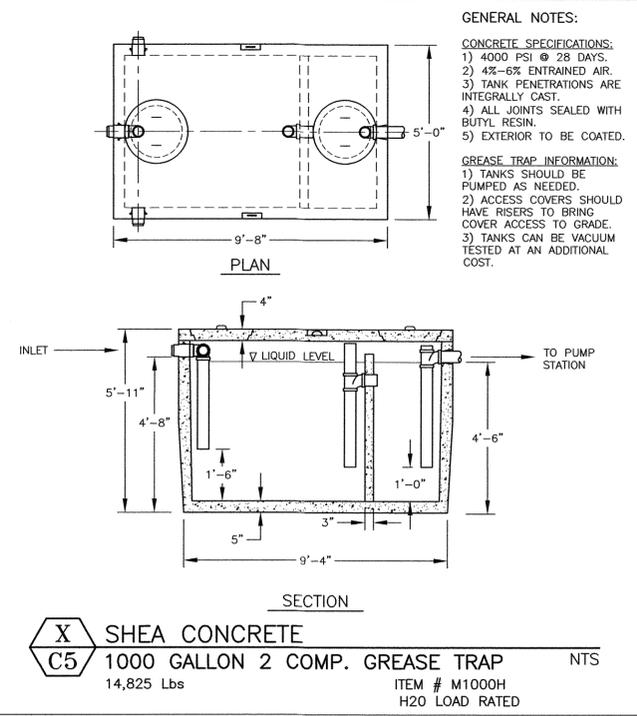


SCALE: AS NOTED NOVEMBER 2023

SEWER DETAILS **D5**

NOTES:

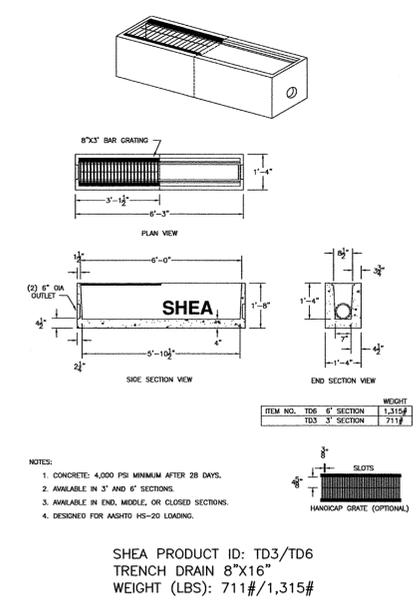
- 1) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 2) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).



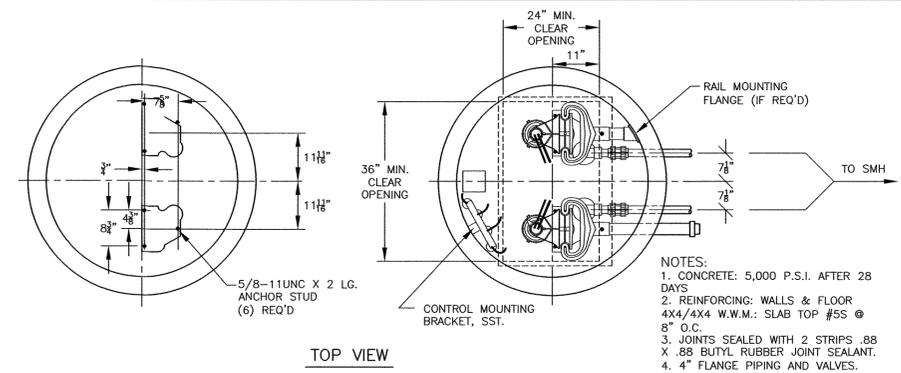
MUTCD R3-1

SIGN TO BE MOUNTED SO BOTTOM EDGE IS NO LESS THAN 7 FEET FROM GROUND SURFACE AND EDGE NEAREST STREET IS NO LESS THAN 2 FEET LATERALLY FROM EDGE OF PAVEMENT.

Z WALL MOUNTED NO RIGHT
C3 HAND TURN SIGN NTS

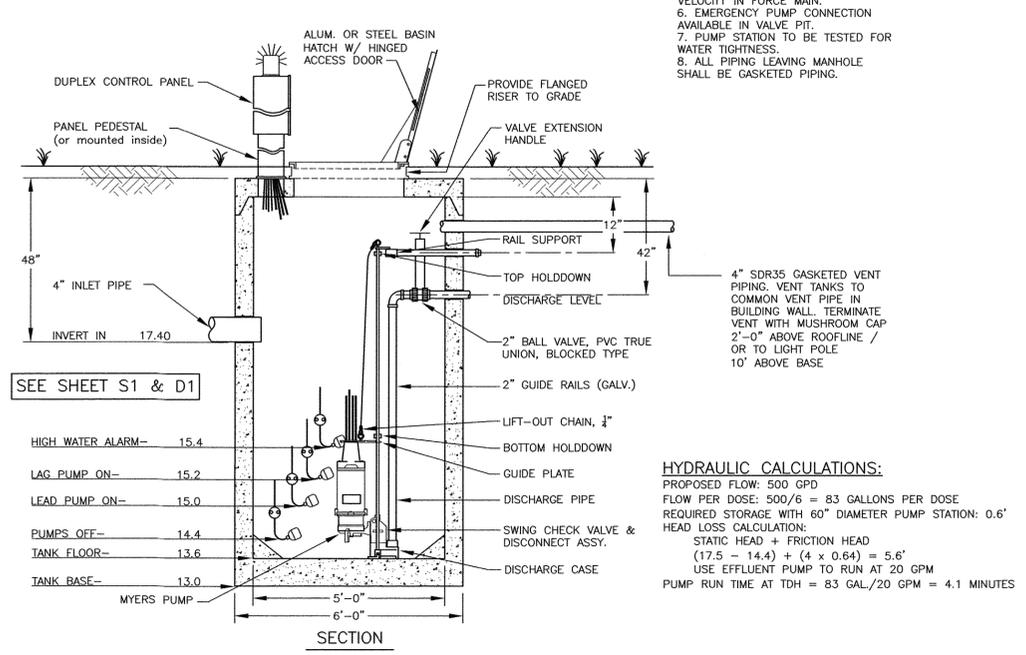
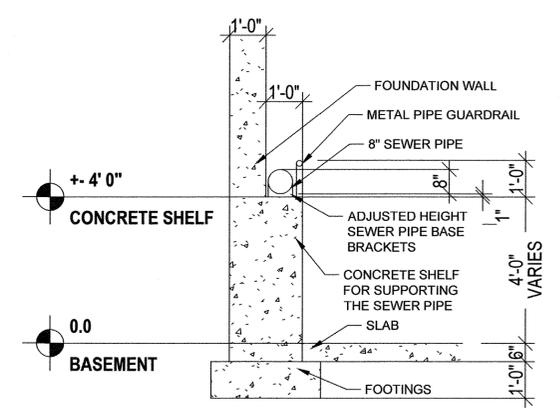


AA STRIP DRAIN
C6 NTS



NOTES:

1. CONCRETE: 5,000 P.S.I. AFTER 28 DAYS.
2. REINFORCING: WALLS & FLOOR 4X4/4X4 W.W.M.: SLAB TOP #5S @ 8" O.C.
3. JOINTS SEALED WITH 2 STRIPS .88 X .88 BUTYL RUBBER JOINT SEALANT.
4. 4" FLANGE PIPING AND VALVES.
5. PUMPS TO BE GRINDER PUMPS. PUMPS MUST MAINTAIN 3 FT/SEC MIN. VELOCITY IN FORCE MAIN.
6. EMERGENCY PUMP CONNECTION AVAILABLE IN VALVE PIT.
7. PUMP STATION TO BE TESTED FOR WATER TIGHTNESS.
8. ALL PIPING LEAVING MANHOLE SHALL BE GASKETED PIPING.

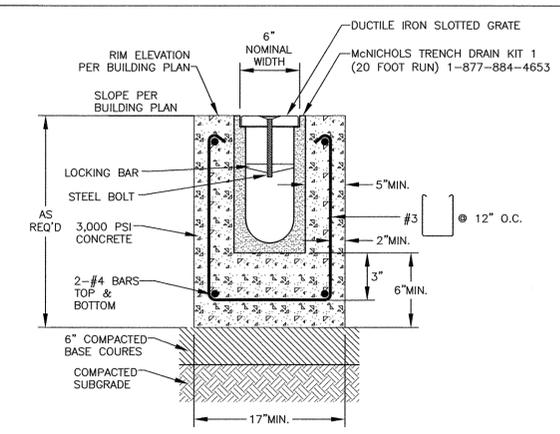


HYDRAULIC CALCULATIONS:

PROPOSED FLOW: 500 GPD
FLOW PER DOSE: 500/6 = 83 GALLONS PER DOSE
REQUIRED STORAGE WITH 60" DIAMETER PUMP STATION: 0.6'

HEAD LOSS CALCULATION:

STATIC HEAD + FRICTION HEAD
(17.5 - 14.4) + (4 x 0.64) = 5.6'
USE EFFLUENT PUMP TO RUN AT 20 GPM
PUMP RUN TIME AT TDH = 83 GAL./20 GPM = 4.1 MINUTES

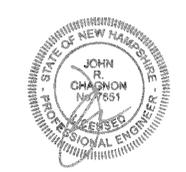


APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

MIXED USE DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
5	Addendum 1	6/30/25
4	DETAIL 4	3/27/24
3	DETAIL Y, AA, BB, CC	3/5/24
2	DETAIL Z	2/21/24
1	DETAIL Y	2/6/24
0	ISSUED FOR COMMENT	1/2/24



SCALE: AS NOTED JANUARY 2024

DETAILS **D6**

MIXED USE DEVELOPMENT

581 LAFAYETTE ROAD

PORTSMOUTH, NEW HAMPSHIRE

SITE CONSTRUCTION

OFFSITE PUBLIC REALM IMPROVEMENTS

OWNER:

CITY OF PORTSMOUTH
PO BOX 628
PORTSMOUTH, NH 03802

DEVELOPER:

ATLAS COMMONS, LLC
10 PLEASANT STREET
SUITE #300
PORTSMOUTH, NH 03801

LAND SURVEYOR & CIVIL ENGINEER:

HALEY WARD, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
Tel. (603) 430-9282
Fax (603) 436-2315

LIGHTING CONSULTANT:

EXPOSURE2LIGHTING
501 ISLINGTON ST UNIT 1A
PORTSMOUTH, NH 03801
TEL. (603) 759-1043

LANDSCAPE ARCHITECT:

TERRA FIRMA LANDSCAPE
ARCHITECTURE
163A COURT STREET
PORTSMOUTH, NH 03801
TEL. (603) 430-8388

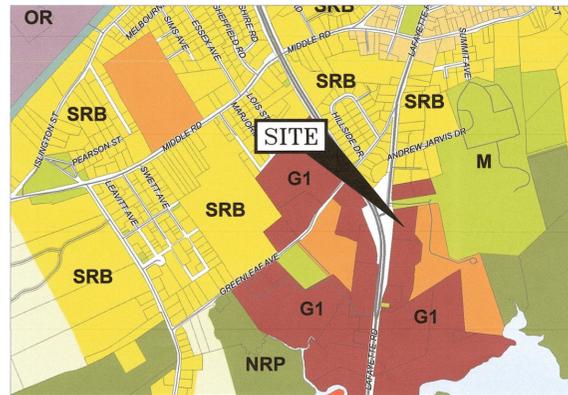
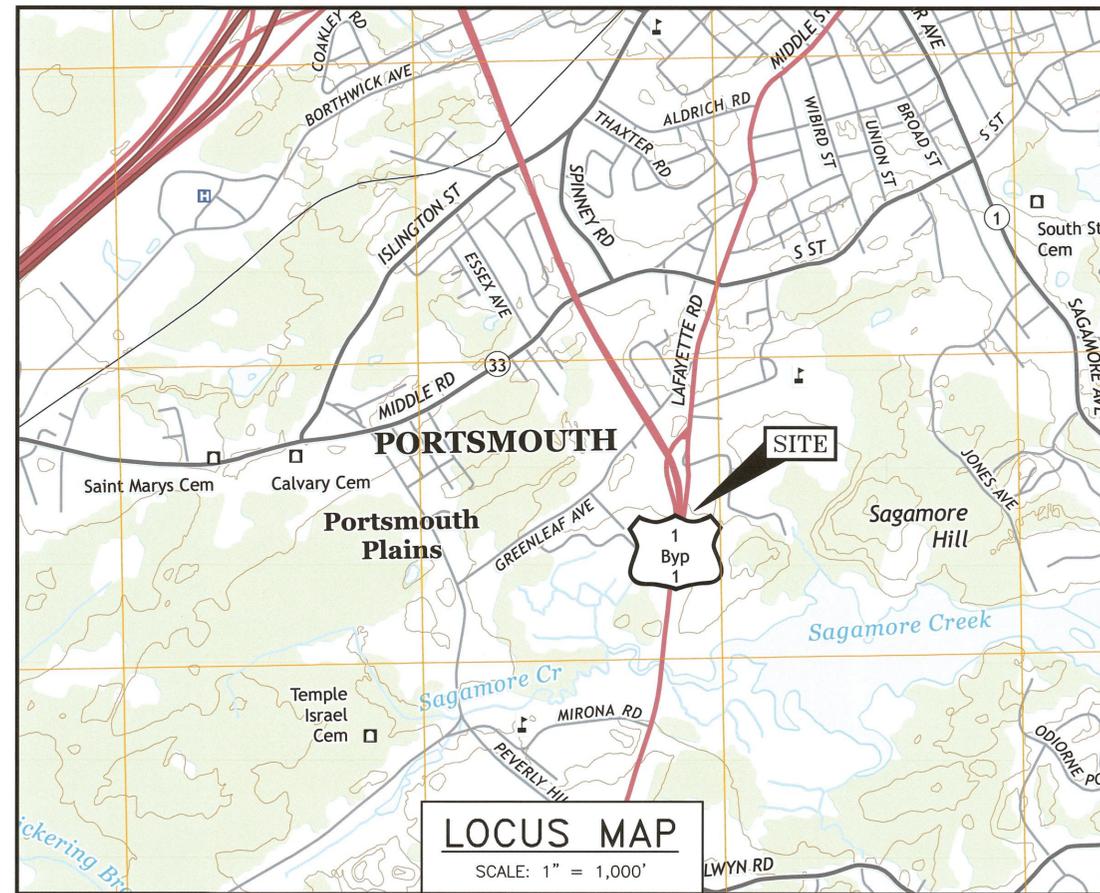
PERMIT LIST:

SCHOOL BOARD/CITY COUNCIL APPROVAL: PENDING
TREES & GREENERY: PENDING

LEGEND:

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
---	---	FOUNDATION DRAIN
---	---	EDGE OF PAVEMENT (EP)
---	---	CONTOUR
---	---	SPOT ELEVATION
---	---	UTILITY POLE
---	---	WALL MOUNTED EXTERIOR LIGHTS
---	---	TRANSFORMER ON CONCRETE PAD
---	---	ELECTRIC HANDHOLD
---	---	SHUT OFFS (WATER/GAS)
---	---	GATE VALVE
---	---	HYDRANT
---	---	CATCH BASIN
---	---	SEWER MANHOLE
---	---	DRAIN MANHOLE
---	---	TELEPHONE MANHOLE
---	---	PARKING SPACE COUNT
---	---	PARKING METER
---	---	LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	AC	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL

Residential Districts	
R	Rural
SRA	Single Residence A
SRB	Single Residence B
GRA	General Residence A
GRB	General Residence B
GRC	General Residence C
GA/MH	Garden Apartment/Mobile Home
Mixed Residential Districts	
MRO	Mixed Residential Office
MRB	Mixed Residential Business
G1	Gateway Corridor
G2	Gateway Center
Business Districts	
GB	General Business
B	Business
WB	Waterfront Business
Industrial Districts	
OR	Office Research
I	Industrial
WI	Waterfront Industrial
Airport Districts	
AIR	Airport
AI	Airport Industrial
PI	Pease Industrial
ABC	Airport Business Commercial
Other Districts	
M	Municipal
NRP	Natural Resource Protection
TC	Transportation Corridor



INDEX OF SHEETS

DWG No.	
C1	OVERALL PLAN
C2	EXISTING CONDITIONS PLAN
C3	SITE PLAN
C4&C5	GRADING PLAN
C6	TREE REMOVAL PLAN
C7	TREE PLANTING PLAN
L1	LIGHTING PLAN
P1	WALKWAY PLAN & PROFILE
D1-D2	DETAILS

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext. 555.5678
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

NATURAL GAS:
UNIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294-5144
ATTN: DAVE BEAULIEU

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679-5695 (X1037)
ATTN: MIKE COLLINS

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427-1530
ATTN: JIM TOW

COMMUNICATIONS:
FAIRPOINT COMMUNICATIONS
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

SITE CONSTRUCTION PLANS
OFFSITE PUBIC REALM IMPROVEMENTS
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.



WWW.HALEYWARD.COM

200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

PLAN SET SUBMITTAL DATE: 3 JANUARY 2025

229/8B

LEDGEWOOD DRIVE

50' ROADWAY EASEMENT FOR THE BENEFIT OF ASSESSORS MAP 229 LOT 7 SEE RCRD 2110/431

6"x6" CONCRETE BOUND W/ DH FOUND, FLUSH

TBM C SPIKE IN ROOT OF 14" MAPLE ELEV. 22.11

6"x6" CONCRETE BOUND W/ DH FOUND, UP 13"

2" IRON PIPE FOUND, UP 12"

2 C1

IRON ROD W/ CAP "VERRA" FOUND, UP 4"

EXISTING GRAVEL FOOTPATH

(2) 1" PINCHED IRON PIPES FOUND INSIDE 2 1/2" FENCE POST SET IN CONCRETE

4" IRON PIPE FILLED W/ CONCRETE FOUND, FLUSH

3/4" IRON ROD FOUND, UP 6", LEANING

TBM A SPIKE IN UPOLE ELEV. 20.74

3/4" IRON ROD FOUND, UP 12", LEANING

UTILITY POLE NO WIRES

"NO PARKING"

"SPEED LIMIT 10"

COMMUNICATION PEDESTAL

UTILITY POLE NOT IN SERVICE

TOWER LIGHTS (TYP.)

ELECTRIC HANDHOLD

IRON ROD W/ CAP "LLS 787" FOUND, FLUSH

GRAVEL PATH AT 3' BREAK WIDE IN FENCE

"CLERGY PARKING"

TBM B SPIKE IN UPOLE ELEV. 27.41

ES 4A2 W/ UGU

SHED

POOLHOUSE

229/3

PORTSMOUTH HIGH SCHOOL PROPERTY

NEW HAMPSHIRE STATE PLANE NAD 83



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 229 AS LOT 3.
- 2) OWNERS OF RECORD:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03802
1985/379

APPLICANT
ATLAS COMMONS, LLC
10 PLEASANT STREET, SUITE 300
PORTSMOUTH, NH 03801
6474/1538
- 3) THE PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0270E, EFFECTIVE MAY 17, 2005
- 4) EXISTING LOT AREA: (DEVELOPMENT LOT MAP 229 LOT 8B)
98,124 S.F.
2.2526 AC
- 5) PARCEL IS LOCATED IN THE GATEWAY NEIGHBORHOOD CORRIDOR (G1) DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE SECTION 10.5B22.10
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW PUBLIC REALM IN ACCORDANCE WITH SECTION 10.5B7320.1 ON TAX MAP 229 LOT 3.
- 8) PUBLIC REALM IMPROVEMENTS SHOWN HERON ARE SUBJECT TO CITY OF PORTSMOUTH SCHOOL DEPARTMENT REVIEW AND APPROVAL.
- 9) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.

COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

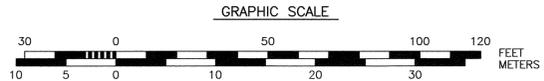
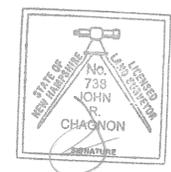
1	ADDED TOPOGRAPHY	1/3/25
0	ISSUED FOR COMMENT	11/21/24
NO.	DESCRIPTION	DATE
REVISIONS		

SCALE: 1"=30' NOVEMBER 2024

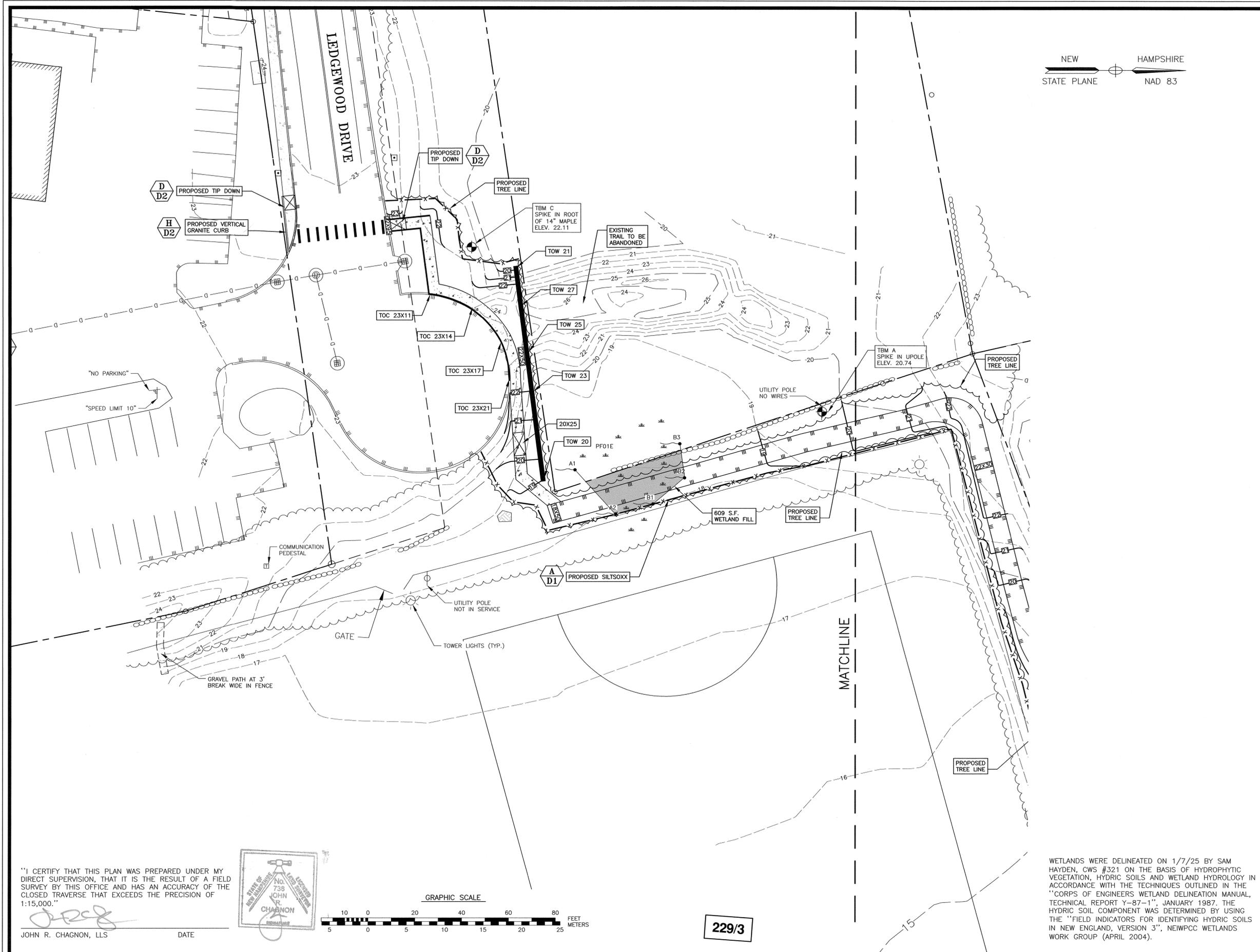
EXISTING CONDITIONS PLAN C2

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

[Signature]
JOHN R. CHAGNON, LLS DATE 1.3.25



P:\Projects\2025\1397\03_Lafayette_Rd_Portsmouth_NH\2025\1397.dwg Plot: 1397\03\1397.dwg Date: 11/21/24 10:00:00 AM



- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
 - 4) WETLAND FILL SUBJECT TO STATE AND LOCAL PERMITS.

COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	PUBLIC REALM LOCATION	1/3/25
0	ISSUED FOR COMMENT	11/21/24

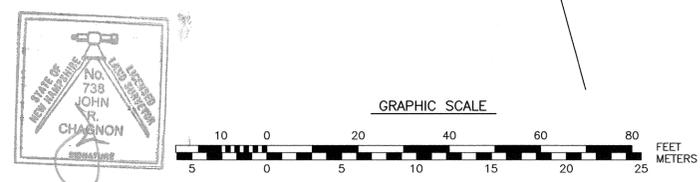


SCALE: 1"=20' NOVEMBER 2024

GRADING PLAN **C4**

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

[Signature]
 JOHN R. CHAGNON, LLS
 DATE



229/3

WETLANDS WERE DELINEATED ON 1/7/25 BY SAM HAYDEN, CWS #321 ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS AND WETLAND HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1", JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3", NEWIPCC WETLANDS WORK GROUP (APRIL 2004).

P:\Projects\2024\581 Lafayette Road\581 Lafayette Road.dwg, 11/21/24, 11:21 AM, JRC
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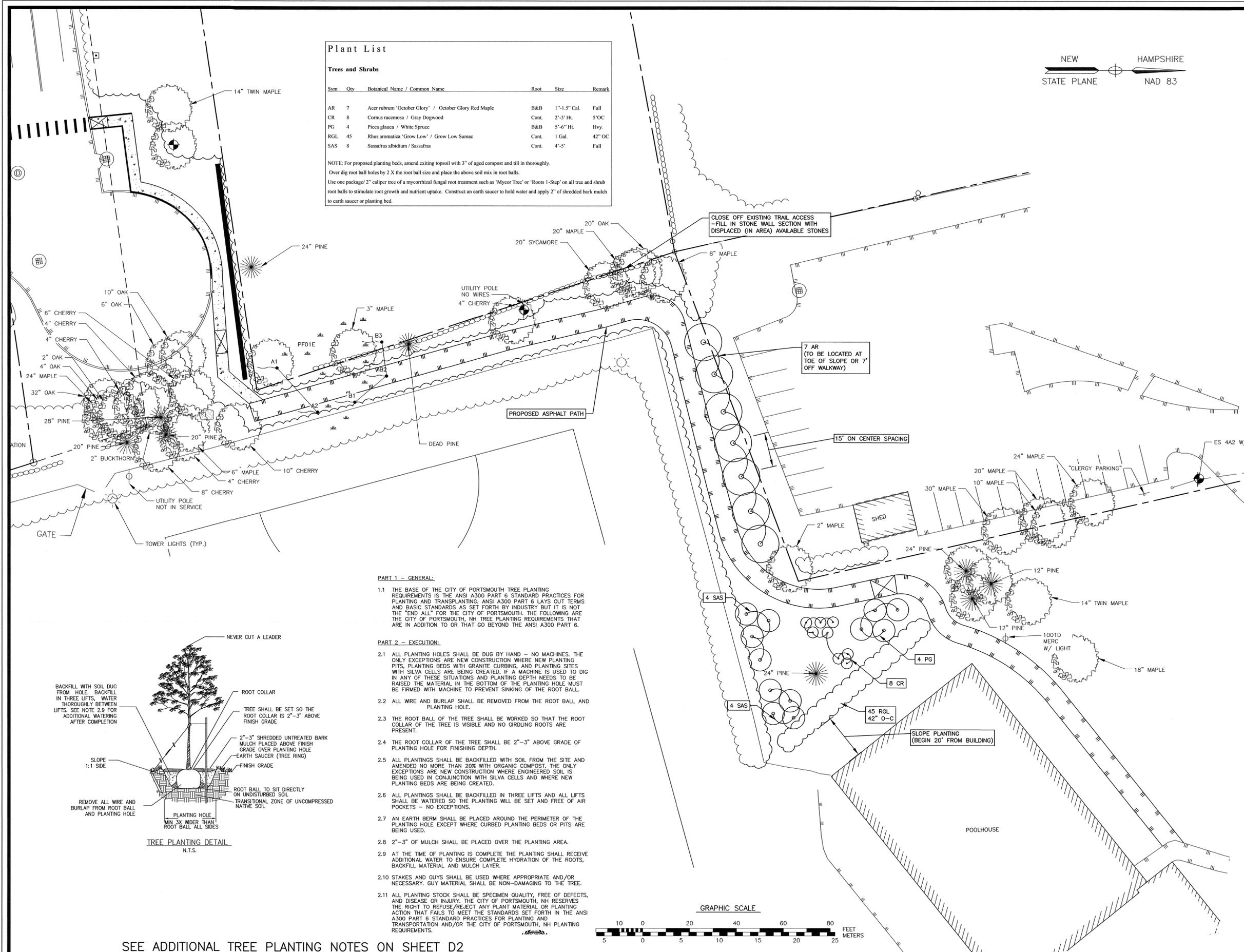
NEW HAMPSHIRE
STATE PLANE NAD 83

Plant List

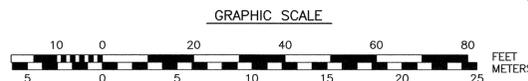
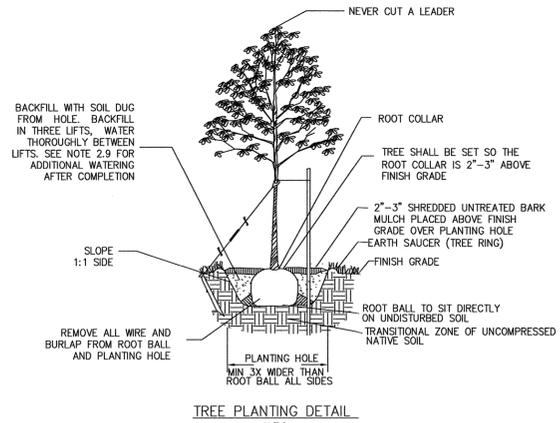
Sym	Qty	Botanical Name / Common Name	Root	Size	Remark
AR	7	Acer rubrum 'October Glory' / October Glory Red Maple	B&B	1"-1.5" Cal.	Full
CR	8	Cornus racemosa / Gray Dogwood	Cont.	2'-3' Ht.	5'OC
PG	4	Picea glauca / White Spruce	B&B	5'-6" Ht.	Hvy.
RGL	45	Rhus aromatica 'Grow Low' / Grow Low Sumac	Cont.	1 Gal.	42" OC
SAS	8	Sassafras albidum / Sassafras	Cont.	4'-5'	Full

NOTE: For proposed planting beds, amend existing topsoil with 3" of aged compost and till in thoroughly.
Over dig root ball holes by 2 X the root ball size and place the above soil mix in root balls.
Use one package/ 2" caliper tree of a mycorrhizal fungal root treatment such as 'Mycor Tree' or 'Roots 1-Step' on all tree and shrub root balls to stimulate root growth and nutrient uptake. Construct an earth saucer to hold water and apply 2" of shredded bark mulch to earth saucer or planting bed.

- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
 - 4) TREE PLANTING PLAN FROM DESIGN BY TERRA FIRMA LANDSCAPE ARCHITECT DATED 1/10/25.
 - 5) TREE PLANTING SHALL OCCUR IN SEPTEMBER OR OCTOBER AS THE SITE DOES NOT HAVE IRRIGATION.



- PART 1 - GENERAL:**
- 1.1 THE BASE OF THE CITY OF PORTSMOUTH TREE PLANTING REQUIREMENTS IS THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPLANTING. ANSI A300 PART 6 LAYS OUT TERMS AND BASIC STANDARDS AS SET FORTH BY INDUSTRY BUT IT IS NOT THE "END ALL" FOR THE CITY OF PORTSMOUTH. THE FOLLOWING ARE THE CITY OF PORTSMOUTH, NH TREE PLANTING REQUIREMENTS THAT ARE IN ADDITION TO OR THAT GO BEYOND THE ANSI A300 PART 6.
- PART 2 - EXECUTION:**
- 2.1 ALL PLANTING HOLES SHALL BE DUG BY HAND - NO MACHINES. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE NEW PLANTING PITS, PLANTING BEDS WITH GRANITE CURBING, AND PLANTING SITES WITH SILVA CELLS ARE BEING CREATED. IF A MACHINE IS USED TO DIG IN ANY OF THESE SITUATIONS AND PLANTING DEPTH NEEDS TO BE RAISED THE MATERIAL IN THE BOTTOM OF THE PLANTING HOLE MUST BE FIRMED WITH MACHINE TO PREVENT SINKING OF THE ROOT BALL.
 - 2.2 ALL WIRE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL AND PLANTING HOLE.
 - 2.3 THE ROOT BALL OF THE TREE SHALL BE WORKED SO THAT THE ROOT COLLAR OF THE TREE IS VISIBLE AND NO GIRDLING ROOTS ARE PRESENT.
 - 2.4 THE ROOT COLLAR OF THE TREE SHALL BE 2"-3" ABOVE GRADE OF PLANTING HOLE FOR FINISHING DEPTH.
 - 2.5 ALL PLANTINGS SHALL BE BACKFILLED WITH SOIL FROM THE SITE AND AMENDED NO MORE THAN 20% WITH ORGANIC COMPOST. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE ENGINEERED SOIL IS BEING USED IN CONJUNCTION WITH SILVA CELLS AND WHERE NEW PLANTING BEDS ARE BEING CREATED.
 - 2.6 ALL PLANTINGS SHALL BE BACKFILLED IN THREE LIFTS AND ALL LIFTS SHALL BE WATERED SO THE PLANTING WILL BE SET AND FREE OF AIR POCKETS - NO EXCEPTIONS.
 - 2.7 AN EARTH BERM SHALL BE PLACED AROUND THE PERIMETER OF THE PLANTING HOLE EXCEPT WHERE CURBED PLANTING BEDS OR PITS ARE BEING USED.
 - 2.8 2"-3" OF MULCH SHALL BE PLACED OVER THE PLANTING AREA.
 - 2.9 AT THE TIME OF PLANTING IS COMPLETE THE PLANTING SHALL RECEIVE ADDITIONAL WATER TO ENSURE COMPLETE HYDRATION OF THE ROOTS, BACKFILL MATERIAL AND MULCH LAYER.
 - 2.10 STAKES AND GUYS SHALL BE USED WHERE APPROPRIATE AND/OR NECESSARY. GUY MATERIAL SHALL BE NON-DAMAGING TO THE TREE.
 - 2.11 ALL PLANTING STOCK SHALL BE SPECIMEN QUALITY, FREE OF DEFECTS, AND DISEASE OR INJURY. THE CITY OF PORTSMOUTH, NH RESERVES THE RIGHT TO REFUSE/REJECT ANY PLANT MATERIAL OR PLANTING ACTION THAT FAILS TO MEET THE STANDARDS SET FORTH IN THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPORTATION AND/OR THE CITY OF PORTSMOUTH, NH PLANTING REQUIREMENTS.



COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/3/25
REVISIONS		

SCALE: 1"=20'
NOVEMBER 2024

TREE PLANTING PLAN
C7

SEE ADDITIONAL TREE PLANTING NOTES ON SHEET D2

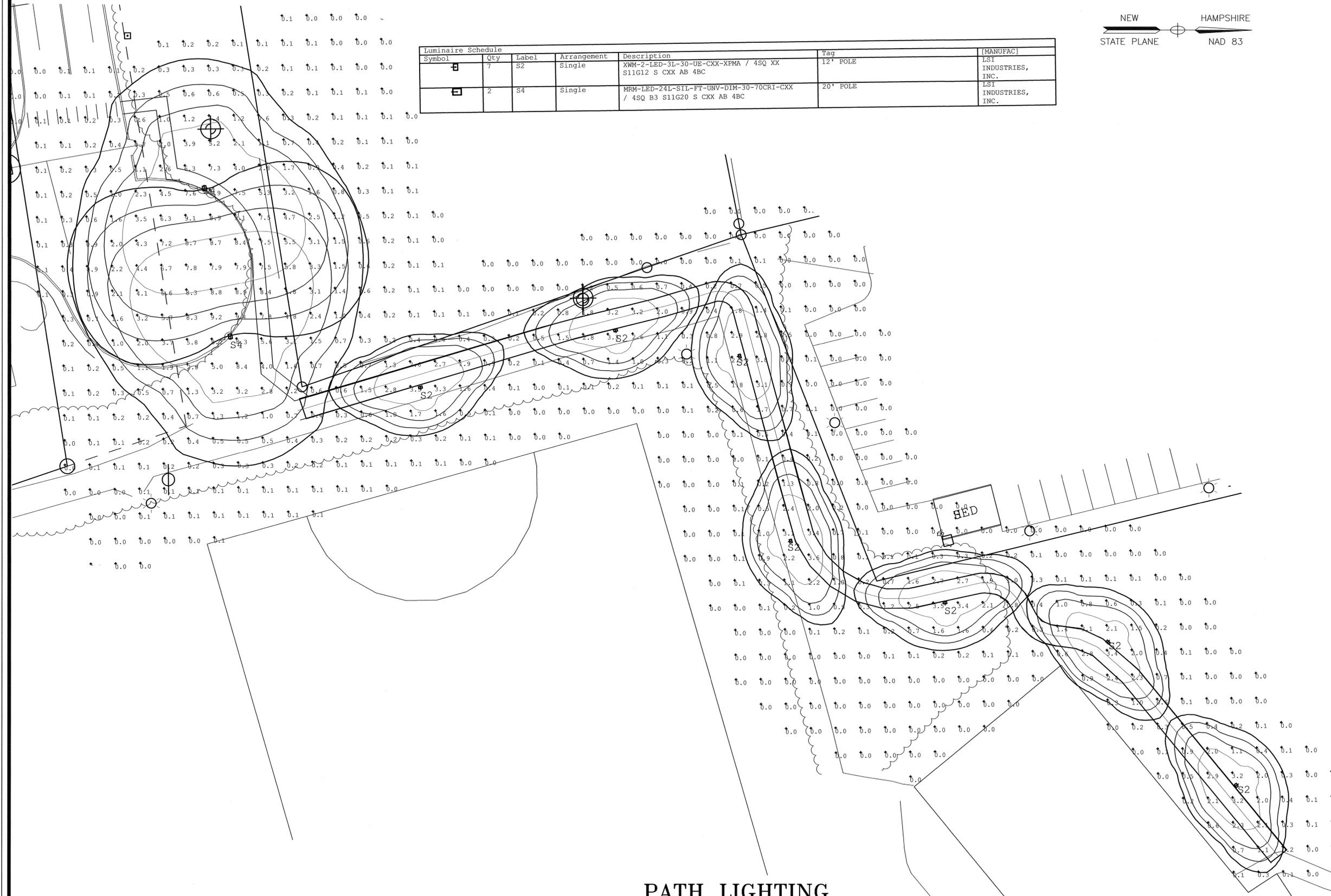


AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NEW HAMPSHIRE
STATE PLANE NAD 83

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
☐	7	S2	Single	XWM-2-LED-3L-30-UE-CXX-XPMA / 4SQ XX S11G12 S CXX AB 4BC	12' POLE	LSI INDUSTRIES, INC.
☐	2	S4	Single	MRM-LED-24L-SIL-FT-UNV-DIM-30-70CRI-CXX / 4SQ B3 S11G20 S CXX AB 4BC	20' POLE	LSI INDUSTRIES, INC.



- NOTES:**
- 1) LIGHTING DESIGN PROVIDED BY EXPOSURE ESS ON 1/7/24. CONTACT: KEN SWEENEY 603-601-8080.
 - 2) ALL LIGHTS SHALL BE DARK SKY COMPLIANT AND DIRECTED DOWNWARD.
 - 3) LIGHTS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
 - 4) NUMBERS REPRESENT INITIAL FOOTCANDLE VALUES AT 3 FEET ABOVE GRADE.
 - 5) THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
 - 6) BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

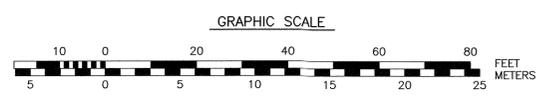
1	PUBLIC REALM LOCATION	1/3/25
0	ISSUED FOR COMMENT	11/21/24
NO.	DESCRIPTION	DATE

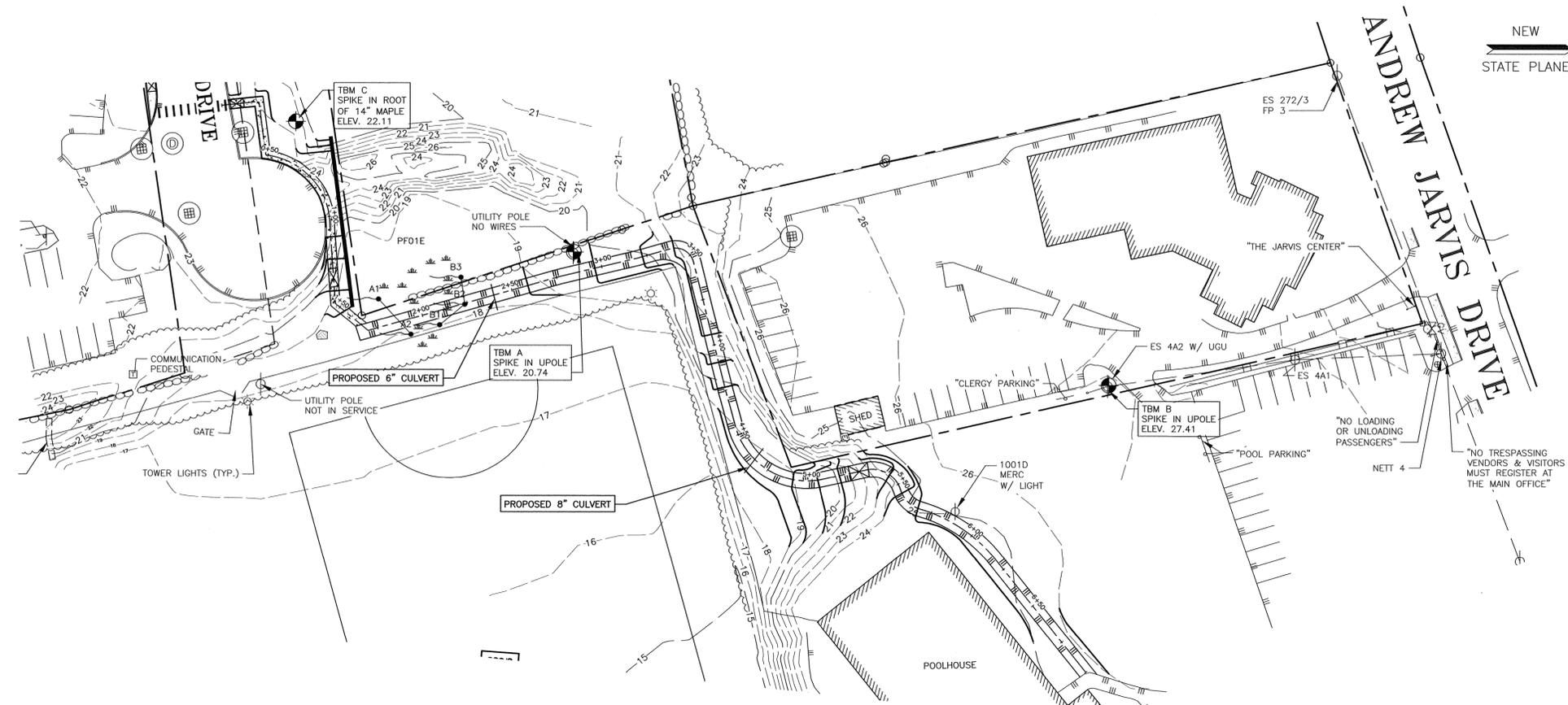
REVISIONS		

SCALE: 1"=20' NOVEMBER 2024

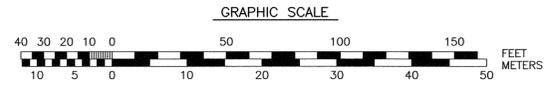
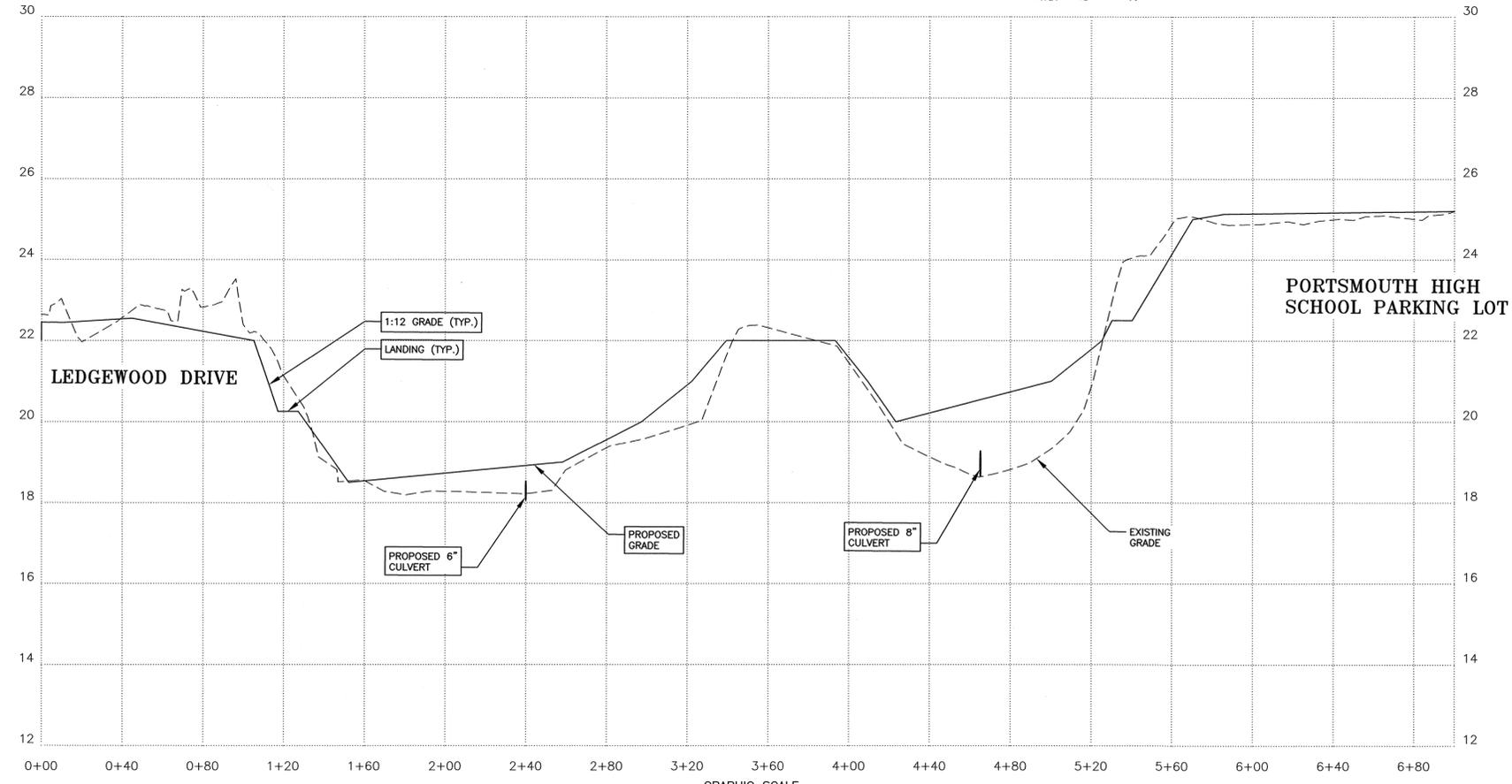
LIGHTING PLAN **L1**

PATH LIGHTING
PATH POLE MOUNTED LIGHTS



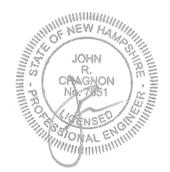


- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
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 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
 - 4) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.



COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	REVISED SIDEWALK & PATH	1/3/25
0	ISSUED FOR COMMENT	11/21/24



SCALE: H1"=40' V1"=2' NOVEMBER 2024

WALKWAY PLAN & PROFILE

P1

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

IF REQUIRED THE CONTRACTOR SHALL OBTAIN AN NPDES PHASE II STORMWATER PERMIT AND SUBMIT A NOTICE OF INTENT (N.O.I) BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE S.W.P.P.P. AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:

- OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER.
- AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR.
- A REPRESENTATIVE OF THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES.
- IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

INSTALL PERIMETER CONTROLS, I.E., SILT/SOXX AND CATCH BASIN PROTECTION AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES. PLACE FODS AS NEEDED.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED.

ROUGH GRADE SITE.

LAYOUT AND INSTALL ELECTRICAL SERVICES. CAP AND MARK TERMINATIONS OR LOG SWING TIRES.

CONNECT UTILITIES.

CONSTRUCT SIDEWALKS. PLACE CONCRETE AND BINDER LAYER OF PAVEMENT FOR PATHWAY.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF CONSTRUCTING A BASKETBALL COURT AT THE END OF LEDGEWOOD DRIVE. BEGINNING AT THE COURT, A CONCRETE SIDEWALK THAT TRANSITIONS INTO RECYCLED ASPHALT WILL CONNECT TO THE PORTSMOUTH HIGH SCHOOL PARKING LOT ALONG THE RECREATION FIELD.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.470 ACRES.

BASED ON THE USCS WEB SOIL SURVEY THE SOILS ON SITE CONSISTS OF URBAN LAND AND UDOERTHENS.

THE STORMWATER RUNOFF FROM THE SITE WILL HAVE MINIMAL IMPACT AND FLOW SIMILARLY TO THE EXISTING CONDITIONS. DRAINAGE WILL FOLLOW TOPOGRAPHY AND WILL FLOW TO THE SAGAMORE CREEK.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DUST CONTROL: DUST CONTROL MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.

DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ADJUTING AREAS. IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILT/SOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT/SOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
 - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.

IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA.

STABILIZATION MEASURES TO BE USED INCLUDE:

- TEMPORARY SEEDING;
- MULCHING.

- ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN THESE AREAS, SILT/SOXX, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
- 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/SOXX, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

MAINTENANCE AND PROTECTION

THE SILT/SOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SILT/SOXX SHALL BE REMOVED ONCE SITE IS STABILIZED, AND DISTURBED AREAS RESULTING FROM SILT/SOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

THE CATCH BASIN INLET BASKET 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. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION 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 EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;

AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;

STOCKPILES

- LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
- ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
- PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
- PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

CONCRETE WASHOUT AREA

THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:

- THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY;
- IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
- CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
- INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES

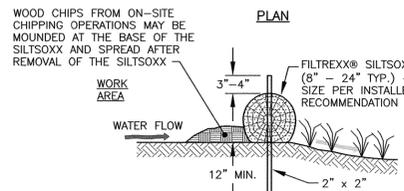
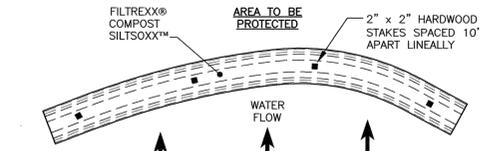
- FIRE-FIGHTING ACTIVITIES;
- FIRE HYDRANT FLUSHING;
- WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
- WATER USED TO CONTROL DUST;
- POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
- ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
- PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
- UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
- UNCONTAMINATED GROUND WATER OR SPRING WATER;
- FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
- UNCONTAMINATED EXCAVATION DEWATERING;
- LANDSCAPE IRRIGATION.

WASTE DISPOSAL

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

BLASTING NOTES

- CONTRACTOR SHALL CONTACT THE NHDES AND/OR LOCAL JURISDICTION PRIOR TO COMMENCING ANY BLASTING ACTIVITIES.
- FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT SHALL SUBMIT A BLASTING PLAN THAT IDENTIFIES:
 - WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR;
 - THE ESTIMATED QUANTITY OF BLAST ROCK IN CUBIC YARDS; AND
 - SITE-SPECIFIC BLASTING BEST MANAGEMENT PRACTICES.



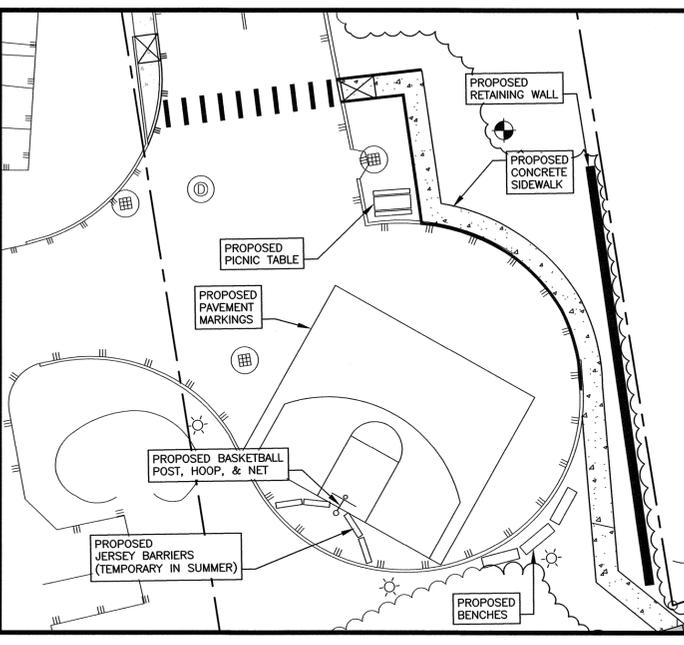
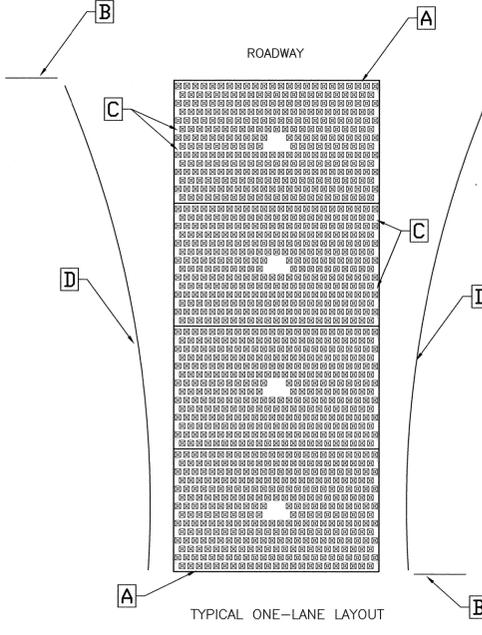
- NOTES:
- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 - FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
 - THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 - SILT/SOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
 - THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

FILTREXX® SILT/SOXX™ FILTRATION SYSTEM

FODS TRACKOUT CONTROL SYSTEM INSTALLATION:

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

- KEY NOTES:
- FODS TRACKOUT CONTROL SYSTEM MAT.
 - FODS SAFETY SIGN.
 - ANCHOR POINT.
 - SILT OR ORANGE CONSTRUCTION FENCE.



LEDGEWOOD IMPROVEMENTS

AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

- NOTES:
- THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

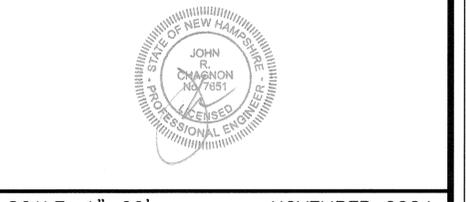
COMMERCIAL DEVELOPMENT

581 LAFAYETTE ROAD

PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	DETAIL C	1/3/25
0	ISSUED FOR COMMENT	11/21/24

REVISIONS



SCALE: 1"=20' NOVEMBER 2024

DETAILS D1

