Parking Lot Reclamation Plans

GREENLEAF RECREATION CENTER
195 GREENLEAF AVENUE

Portsmouth, New Hampshire
Assessor's Parcel 243-4

Issued:

April 29, 2016 Conditional Use Permit Submission

Owner/Applicant:

GREENLEAF RECREATION CENTER
c/o CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, N.H. 03801

Civil Engineer:

ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

Landscape Architect:

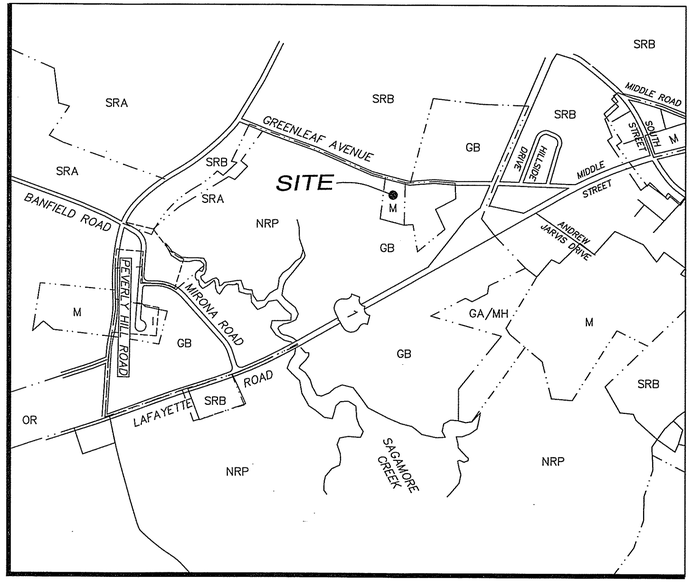
WOODBURN & COMPANY
Landscape Architecture, LLC

103 Kent Place
Newmarket, NH 03857
Tel 603.659.5949
Fax: 603.659.5939

Surveyor:

James Verra and Associates, Inc.
LAND SURVEYORS

101 SHATTUCK WAY – SUITE 8
NEWINGTON, N.H. 03801– 7876
603-436-3557



Locus Map
Scale: 1"=1000' (±)

Permit Summary

City of Portsmouth Wetlands Conditional Use Permit – Received _____

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Site Plan	C-2	0	04/29/16
Grading and Drainage Plan	C-3	0	04/29/16
Landscape Plan (by Woodburn & Company)	L1	0	04/29/16
Detail Sheet	C-4	0	04/29/16
Detail Sheet	C-5	0	04/29/16
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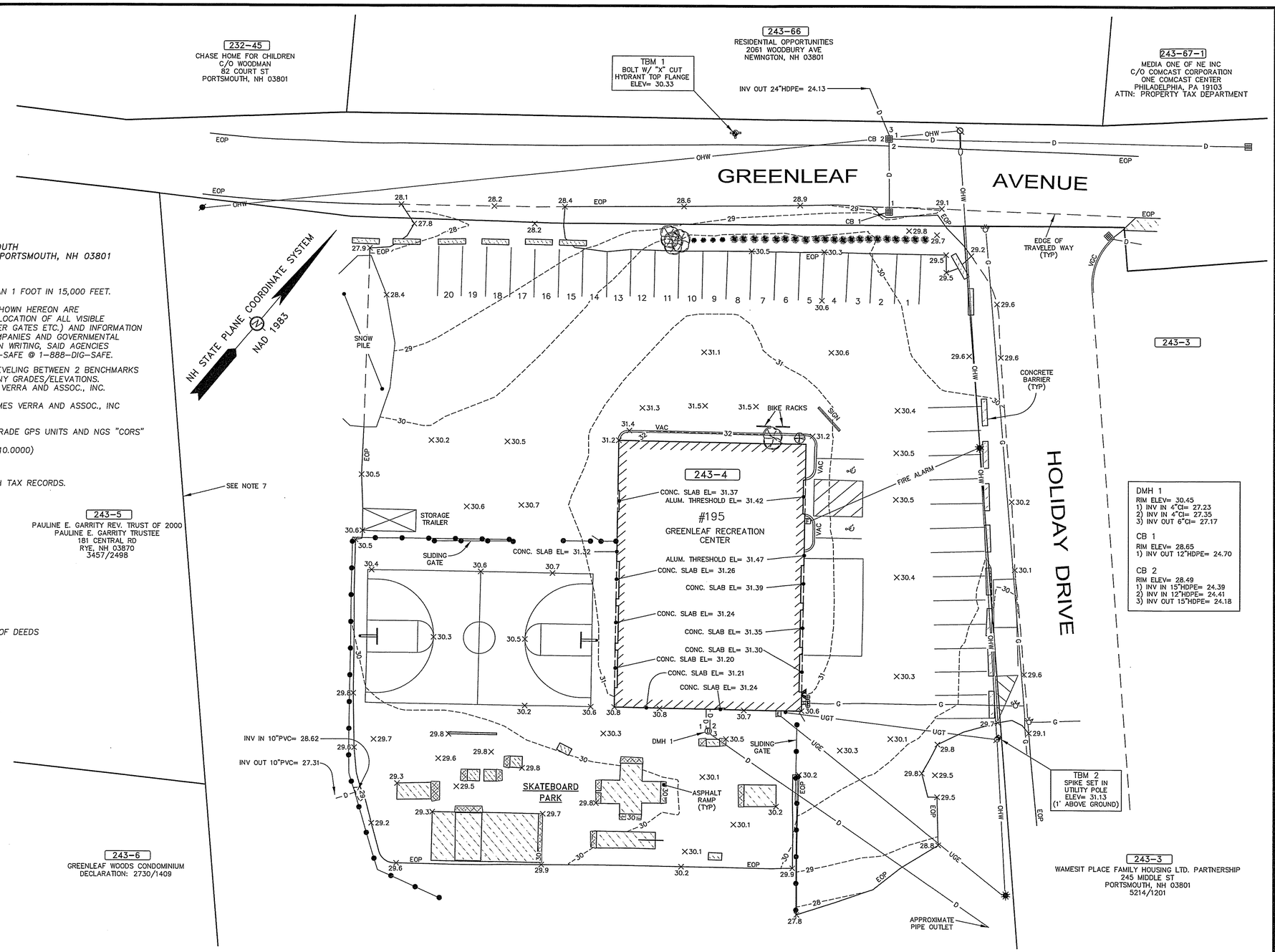
P4779

NOTES:

1. OWNER OF RECORD.....CITY OF PORTSMOUTH
   ADDRESS.....1 JUNKINS AVE, PORTSMOUTH, NH 03801
   DEED REFERENCE.....3416/1161
   TAX SHEET / LOT.....243-4
2. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
3. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
4. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
5. THIS PLAN IS BASED ON A FIELD SURVEY BY JAMES VERRA AND ASSOC., INC CONDUCTED 3/2016.
6. ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS AND NGS "CORS" NETWORK. STATIONS USED: NHCO, NHUN & ZBW1
   HORIZONTAL DATUM: NAD 1983 (2011)(EPOCH: 2010.0000)
   VERTICAL DATUM: NAVD 1988
   VERTICAL BM: CITY CONTROL POINT "ALBA"
7. PARCEL LINES TAKEN FROM CITY OF PORTSMOUTH TAX RECORDS.

LEGEND:

- CHAIN LINK FENCE
- 110-5 ..... TAX SHEET - LOT NUMBER
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- EOP ..... EDGE OF PAVEMENT
- VAC ..... VERTICAL FACED ASPHALT CURB
- VGC ..... VERTICAL FACED GRANITE CURB
- BOLLARD
- HANDICAP SPACE
- UTILITY POLE
- UTILITY POLE W/TRANSFORMER
- UTILITY POLE WITH ARM & LIGHT
- ELECTRICAL CONDUIT
- ELECTRIC METER
- GAS METER
- GAS VALVE
- HYDRANT
- SIAMESE FIRE CONNECTION
- CATCH BASIN
- DRAIN MANHOLE
- DECIDUOUS TREE
- CONIFEROUS SHRUB
- DECIDUOUS SHRUB
- D ..... DRAIN LINE
- G ..... GAS LINE
- UGE ..... UNDERGROUND ELECTRIC
- UGT ..... UNDERGROUND TELEPHONE
- OHW ..... OVERHEAD WIRES
- CEMENT CONCRETE
- ×12.5 ..... SPOT GRADE



20 0 20 40 60 80 FEET

10 0 10 20 METERS

SURVEYOR:
James Verra and Associates, Inc.
LAND SURVEYORS
101 SHATTUCK WAY - SUITE 8
NEWINGTON, N.H. 03801- 7876
603-436-3557
JOB NO: 23668 PLAN NO: 23668

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR:
ENGINEERING DESIGN

ISSUE DATE:
APRIL 15, 2016

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ENGINEERING DESIGN	JV	3/14/16
2	MODIFY TITLE BLOCK	JV	4/15/16

DRAWN BY: JCS
APPROVED BY: JV
DRAWING FILE: 23668.DWG

SCALE:
22" x 34" - 1" = 20'
11" x 17" - 1" = 40'

OWNER/APPLICANT:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, N.H. 03801

PROJECT:
PROPOSED PARKING LOT RECLAMATION PLANS
GREENLEAF RECREATION CENTER
195 GREENLEAF AVENUE
PORTSMOUTH, N.H.
ASSESSOR'S PARCEL 243-4

TITLE:
LIMITED TOPOGRAPHIC PLAN

SHEET NUMBER:
1 OF 1

NH STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 625 JAMES VERRA
SIGNATURE

P4779

DEMOLITION NOTES

1. CONTRACTOR SHALL SAFELY SECURE THE SITE WITH SECURITY FENCING. FENCING SHALL BE LOCKED DURING NON-WORK HOURS.

2. CONTRACTOR SHALL PROVIDE SAFE ENTRY AND EGRESS TO AND FROM THE BUILDING AND GROUNDS AT ALL TIMES DURING THE OPERATING HOURS OF THE FACILITY.

3. THE DEMOLITION PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, CONCRETE BARRIERS, SUBGRADE EARTHEN MATERIALS, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.

5. ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE PORTSMOUTH DEPARTMENT OF PUBLIC WORKS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.

6. ALL STRUCTURES, CURBING, CONCRETE, PAVEMENT AND SUBBASE MATERIALS SHALL BE REMOVED FROM PROPOSED LANDSCAPE AREAS AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPE PURPOSES AND MEETING THE PROJECT SPECIFICATIONS.

7. WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, MONITORING WELLS, ETC. SHALL BE ADJUSTED TO FINISH GRADE.

8. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.

9. HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.

10. IN AREAS WHERE CONSTRUCTION IS TO BE ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG THE PROPERTY LINE IN ALL AREAS WHERE SILT FENCING IS NOT OTHERWISE REQUIRED.

11. SEE EROSION CONTROL PLANS FOR EROSION CONTROL REQUIREMENTS TO BE IN PLACE PRIOR TO START OF DEMOLITION ACTIVITIES, INCLUDING, BUT NOT LIMITED TO; SILT FENCING, STABILIZED CONSTRUCTION SITE EXITS, AND STORM DRAIN INLET PROTECTION.

12. ALL DEMOLISHED MATERIALS OR MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR.

13. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE & FEDERAL REGULATIONS & CODES.

LEGEND:

- CHAIN LINK FENCE
- 110-5 ..... TAX SHEET – LOT NUMBER
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
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- GAS VALVE
- HYDRANT
- SIAMESE FIRE CONNECTION
- CATCH BASIN
- DRAIN MANHOLE
- DECIDUOUS TREE
- CONIFEROUS SHRUB
- DECIDUOUS SHRUB
- —D— ..... DRAIN LINE
- — G — ..... GAS LINE
- —UGE— ..... UNDERGROUND ELECTRIC
- —UGT— ..... UNDERGROUND TELEPHONE
- —OHW— ..... OVERHEAD WIRES
- CEMENT CONCRETE
- ×12.5 ..... SPOT GRADE

TEST PITS MARCH 16, 2016
EVALUATED BY: ERIC WEINRIEB, PE
SIEVE ANALYSIS NOT COMPLETED FOR TEST PITS – VISUAL ANALYSIS

TP 1
- 2 – 0" PAVEMENT
- 0 – 3" PROCESSED GRAVEL
- 3 – 24" LOAMY GRAVEL WITH STONES TO 12" DIAMETER AND OCCASIONAL BOULDER TO 24"
- 24" STOPPED

TP 2
- 2 – 0" PAVEMENT
- 0 – 3" PROCESSED GRAVEL
- 3 – 10" LOAMY GRAVEL
- 10" SHALEY LEDGE – REFUSAL

TP 3
- 2 – 0" PAVEMENT
- 0 – 8" FINE SAND WITH OCCASIONAL WASHED STONE TO 3"DIAMETER
- 8 – 24" MIXED SAND AND GRAVEL WITH STONES TO 4"DIAMETER
- 24" STOPPED -12-INCH DIAMETER STONE IN BOTTOM OF EXCAVATION

TP 4
- 1.5 – 0" PAVEMENT
- 0 – 8" PROCESSED GRAVEL
- 8" LEDGE – REFUSAL

TP 5
- 1.5 – 0" PAVEMENT
- 0 – 3.5" PROCESSED GRAVEL
- 3.5 – 12" MEDIUM SAND WITH OCCASIONAL STONE TO 2-INCHES DIAMETER
- 12 – 30" NATIVE FIRM SILT WITH STONES TO 6-INCH DIAMETER 30" STOPPED

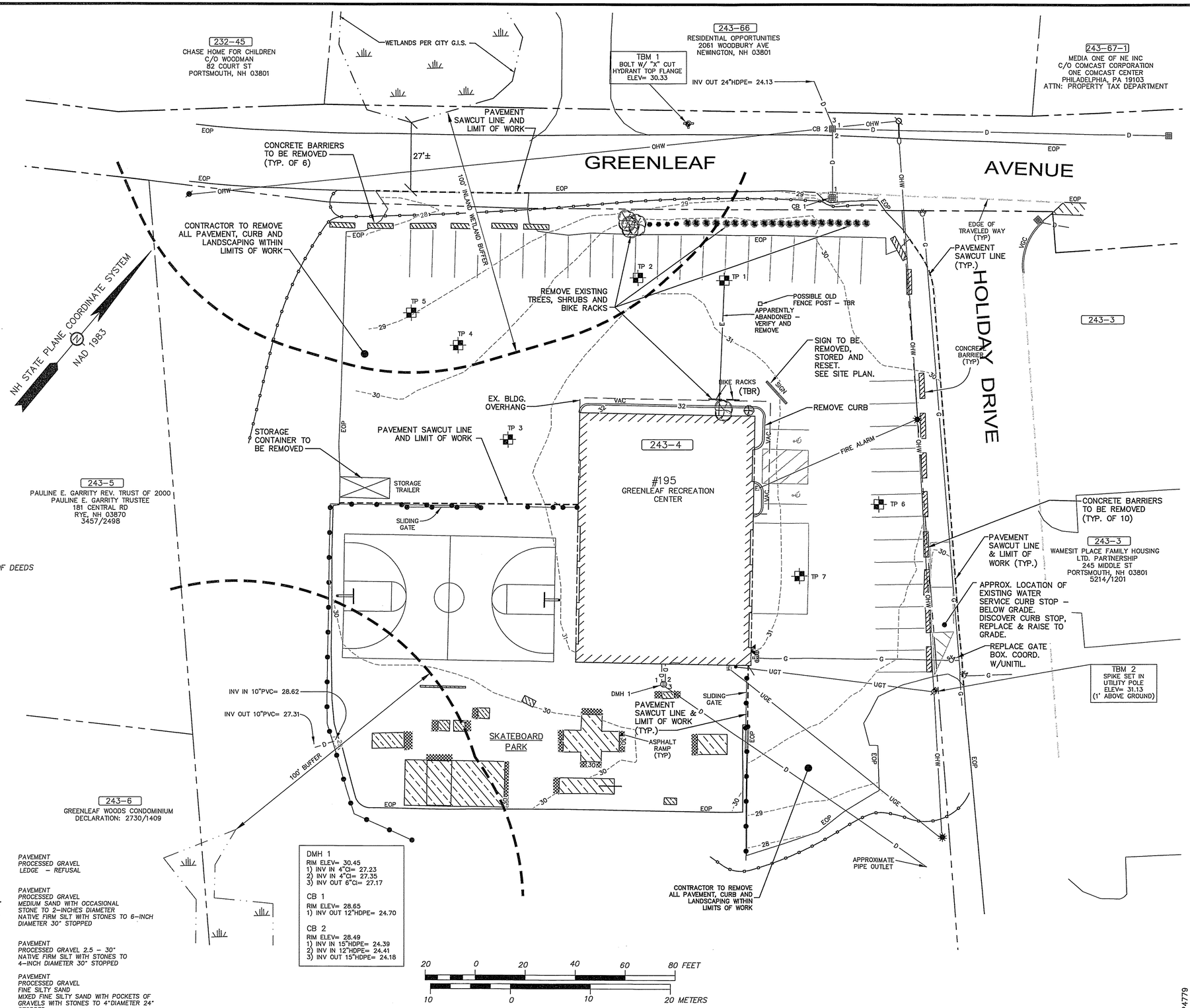
TP 6
- 1.5 – 0" PAVEMENT
- 0 – 2.5" PROCESSED GRAVEL 2.5 – 30" NATIVE FIRM SILT WITH STONES TO 4-INCH DIAMETER 30" STOPPED

TP 7
- 1.75 – 0" PAVEMENT
- 0 – 4" PROCESSED GRAVEL
- 4 – 9" FINE SILTY SAND
- 9 – 24" MIXED FINE SILTY SAND WITH POCKETS OF GRAVELS WITH STONES TO 4"DIAMETER 24" STOPPED

DMH 1
RIM ELEV= 30.45
1) INV IN 4"CI= 27.23
2) INV IN 4"CI= 27.35
3) INV OUT 6"CI= 27.17

CB 1
RIM ELEV= 28.65
1) INV OUT 12"HDPE= 24.70

CB 2
RIM ELEV= 28.49
1) INV IN 15"HDPE= 24.39
2) INV IN 12"HDPE= 24.41
3) INV OUT 15"HDPE= 24.18



P4779

ENGINEER:

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133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR: CONDITIONAL USE PERMIT/PLANNING BOARD

ISSUE DATE: APRIL 29, 2016

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	4/29/16

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 4779-SITE.DWG

SCALE:
22" x 34" – 1" = 20'
11" x 17" – 1" = 40'

OWNER/APPLICANT:

CITY OF PORTSMOUTH, N.H. INCORPORATED 1849

GREENLEAF RECREATION CENTER
C/O CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, N.H. 03801

PROJECT:

PARKING LOT RECLAMATION PLANS

GREENLEAF RECREATION CENTER
195 GREENLEAF AVENUE
PORTSMOUTH, N.H.
ASSESSOR'S PARCEL 243-4

TITLE:

SITE PREPARATION & DEMOLITION PLAN

SHEET NUMBER:

C-1

SITE NOTES

1. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.

2. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.

3. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.

4. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.

5. AREA OF DISTURBANCE IS UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.

6. SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN UPLAND AREAS SHOWN THEREON, AND/OR STORED IN AREAS OUTSIDE THE WETLAND BUFFER.

7. PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OREQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS. PAVEMENT MARKINGS SHALL BE INSTALLED AT LEAST 14-DAYS AFTER INSTALLATION OF WEARING COURSE PAVEMENT. CONTRACTOR SHALL APPLY TWO (2) COATS OF ALL PAVEMENT MARKINGS.

8. PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.

9. OBTAIN BIKE RACKS FROM CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.

DMH 1
RIM ELEV= 30.45
1) INV IN 4"CI= 27.23
2) INV IN 4"CI= 27.35
3) INV OUT 6"CI= 27.17

CB 1
RIM ELEV= 28.65
1) INV OUT 12"HDPE= 24.70

CB 2
RIM ELEV= 28.49
1) INV IN 15"HDPE= 24.39
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- CONIFEROUS SHRUB
- DECIDUOUS SHRUB
- -D- ..... DRAIN LINE
- -G- ..... GAS LINE
- -UGE- ..... UNDERGROUND ELECTRIC
- -UGT- ..... UNDERGROUND TELEPHONE
- -OHW- ..... OVERHEAD WIRES
- CEMENT CONCRETE
- x12.5 ..... EXISTING SPOT GRADE
- 31.07 ..... PROPOSED SPOT GRADE
- -31- ..... EXISTING CONTOUR
- 31 ..... PROPOSED CONTOUR
- PROPOSED DRAINAGE SWALE
- APPROX. PROPERTY LINE
- WETLAND SYMBOL
- WETLAND BOUNDARY (PER CITY G.I.S.)
- 100' WETLAND BUFFER

232-45
CHASE HOME FOR CHILDREN
C/O WOODMAN
82 COURT ST
PORTSMOUTH, NH 03801

243-66
RESIDENTIAL OPPORTUNITIES
2061 WOODBURY AVE
NEWINGTON, NH 03801

243-67-1
MEDIA ONE OF NE INC
C/O COMCAST CORPORATION
ONE COMCAST CENTER
PHILADELPHIA, PA 19103
ATTN: PROPERTY TAX DEPARTMENT

GREENLEAF AVENUE

HOLIDAY DRIVE

NH STATE PLANE COORDINATE SYSTEM
NAD 1983

100' INLAND WETLAND BUFFER

RAIN GARDEN #1

RAIN GARDEN #2

RESET RESERVED SIGN

SNOW STORAGE

6' CONCRETE SIDEWALK W/VERTICAL GRANITE CURB

TIP DOWN

CITY STANDARD BIKE RACK (4)

CITY STANDARD BIKE RACK (3)

ACCESSIBLE PARKING STALL SIGN ON BOLLARD (TYP.x2)
243-4

VAN ACCESSIBLE SIGN

#195
GREENLEAF RECREATION CENTER

END SIDEWALK

NO PARKING

62' PER ZONING

PROPOSED STRIPING ON HOLIDAY DRIVE TO PROVIDE APPROX. 15 ON-STREET PARKING STALLS.
243-3

243-3
WAMESIT PLACE FAMILY HOUSING LTD. PARTNERSHIP
245 MIDDLE ST
PORTSMOUTH, NH 03801
5214/1201

243-5
PAULINE E. GARRITY REV. TRUST OF 2000
PAULINE E. GARRITY TRUSTEE
181 CENTRAL RD
RYE, NH 03870
3457/2498

243-6
GREENLEAF WOODS CONDOMINIUM
DECLARATION: 2730/1409

100' BUFFER

PAVEMENT SAWCUT LINE (TYP.)

GRAVEL PARKING PAD FOR LONG TERM TRUCK STORAGE

RAIN GARDEN #3

20 0 20 40 60 80 FEET
10 0 10 20 METERS

PAVED SURFACE COMPARISON

ALL AREAS ARE CALCULATED BETWEEN THE PROPOSED SAWCUTS ON GREENLEAF AVENUE AND HOLIDAY DRIVE

EXISTING PAVED SURFACE:	32,722 S.F.
PROPOSED PAVED SURFACE:	18,599 S.F.
REDUCTION:	14,163 S.F.
EXISTING PAVEMENT IN WETLANDS BUFFER:	7,010 S.F.
PROPOSED PAVEMENT IN WETLANDS BUFFER:	2,001 S.F.
REDUCTION:	5,009 S.F.

P4779

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ISSUE DATE: APRIL 29, 2016

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	4/29/16

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 4779-SITE.DWG

SCALE:
22" x 34" - 1" = 20'
11" x 17" - 1" = 40'

OWNER/APPLICANT:

CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, N.H. 03801

PROJECT:

PARKING LOT RECLAMATION PLANS

GREENLEAF RECREATION CENTER
195 GREENLEAF AVENUE
PORTSMOUTH, N.H.
ASSESSOR'S PARCEL 243-4

TITLE:

SITE PLAN

SHEET NUMBER:

C-2

GENERAL NOTES:

1. THE INTENT OF THIS PLAN SET IS TO PROVIDE THE NECESSARY INFROMATION FOR THE REVIEW, PERMITTING AND RECONSTRUCTION OF THE EXISTING PARKING LOT AT GREENLEAF RECREATION CENTER ON GREENLEAF AVENUE IN PORTSMOUTH. THESE PLANS PROVIDE DETAILED INFORMATION FOR THE LAYOUT, GRADING, STORMWATER MANAGEMENT, AND LANDSCAPE IMPROVEMENTS.

2. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE, LOCAL AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. THE LANDOWNER (CITY OF PORTSMOUTH) AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH LOCAL, STATE AND FEDERAL WETLAND PERMITTING REQUIREMENTS INCLUDING PROTECTION OF NATURAL RESOURCES AND THEIR BUFFERS.

3. CONTRACTOR SHALL CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING CONSTRUCTION.

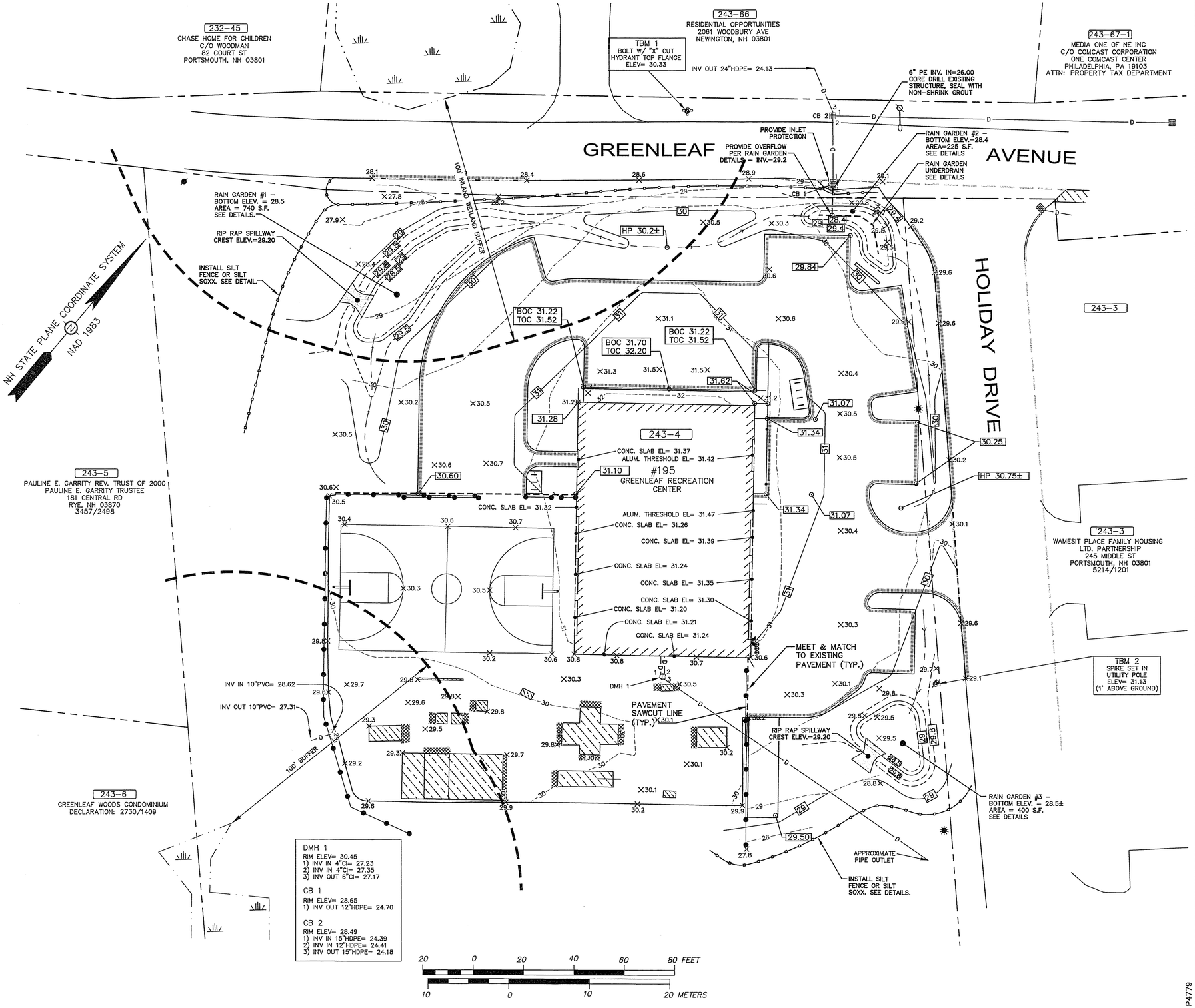
4. CONTRACTOR SHALL INSTALL AND MAINTAIN A TEMPORARY SECURITY FENCE AROUND THE PERIMETER OF THE WORK AREA THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ACCESS TO THE BUILDING AND EMERGENCY EGRESS AT ALL TIMES.

5. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SEDIMENT AND EROSION CONTROL ITEMS TO PREVENT SEDIMENT FROM CONSTRUCTION ACTIVITIES FROM LEAVING THE SITE. CONTROLS SHALL BE INSPECTED ON A REGULAR BASIS AND AFTER ALL RAIN EVENTS OF 0.25 INCHES OR GREATER. ANY DEFICIENCIES IN THE CONTROLS SHALL BE ADDRESSED IMMEDIATELY AND BROUGHT TO THE ATTENTION OF THE OWNER. ALL STORMS DRAINS WITHIN OR ADJACENT TO THE WORK AREA, WITH THE POTENTIAL TO RECEIVE RUNOFF FROM EXPOSED CONSTRUCTION AREAS, SHALL RECEIVE STORM DRAIN INLET PROTECTION.

6. CONTRACTOR SHALL PREVENT TRACKING OF DIRT ONTO ANY PUBLIC OR PRIVATE ROADWAYS. IF TRACKING OF DIRT FROM CONSTRUCTION VEHICLES IS PRESENT ON THE OPEN STREETS, CONTRACTOR WILL BE REQUIRED TO SWEEP THE ROADWAY AT NO ADDITIONAL EXPENSE TO THE OWNER.

7. SEE SHEET C-4 FOR EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.

8. SEE SHEET C-2 FOR LEGEND.



P4779

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PORTSMOUTH, N.H. 03801

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PARKING LOT RECLAMATION PLANS

GREENLEAF RECREATION CENTER
195 GREENLEAF AVENUE
PORTSMOUTH, N.H.
ASSESSOR'S PARCEL 243-4

TITLE:

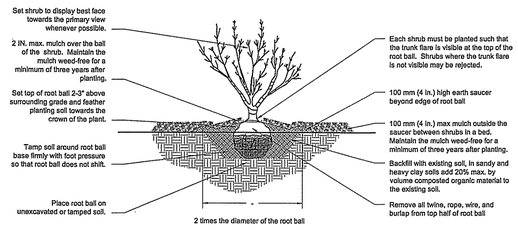
GRADING PLAN

SHEET NUMBER:

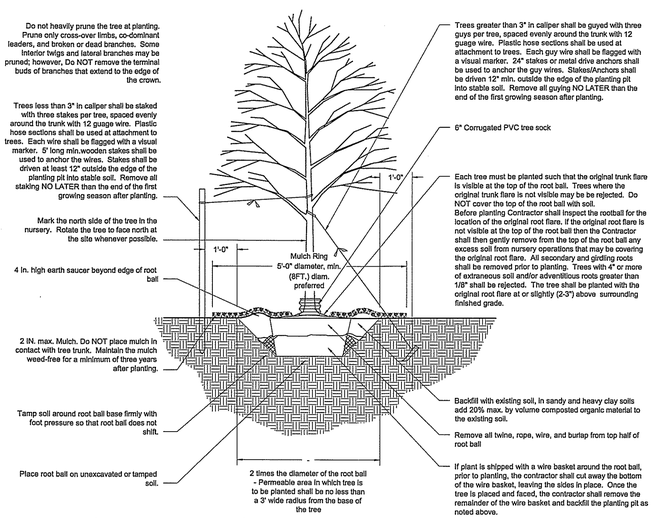
C-3

Landscape Notes

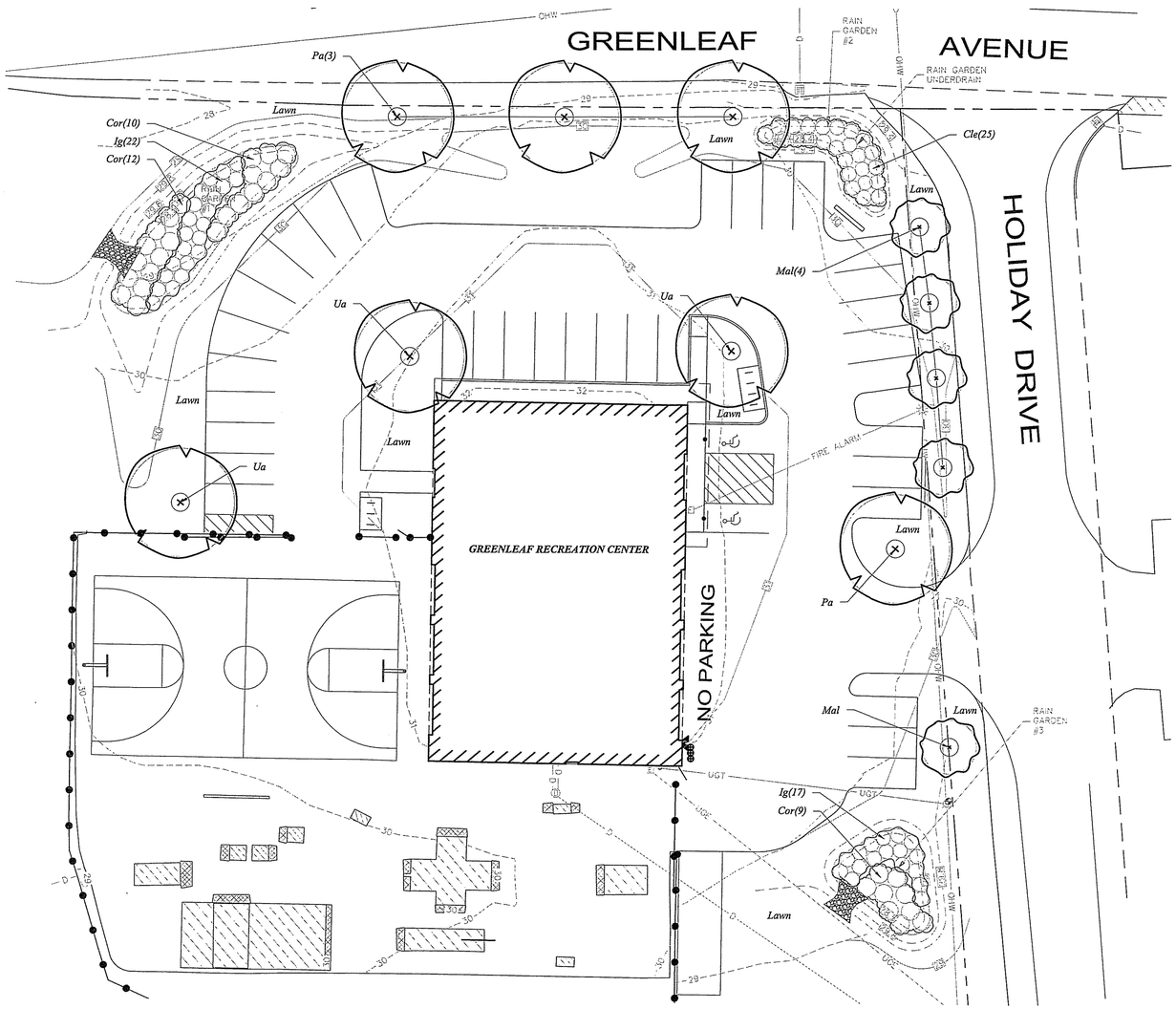
1. Design is based on drawings by Altus Engineering dated 4/29/2016 and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
7. Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
8. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
9. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
10. The Contractor shall procure any required permits prior to construction.
11. Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
12. Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
13. The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
14. A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
15. All plants shall be legibly tagged with proper botanical name.
16. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
17. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
18. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
19. All landscaping shall be provided with either of the following
    a. An underground sprinkling system
    b. An outside hose attachment within 150 feet
20. All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
21. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and ½" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
22. In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
23. Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy.
24. Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
25. Landscape Architect is not responsible for the means and methods of the contractor.



Shrub Planting Detail, Typ



Tree Planting Detail, Typ



Plant List

TREES

Symbol	Botanical Name	Common Name	Quantity	Size		Comments
Mal	*Malus 'Prairiefire'*	Prairiefire Crabapple	5	2.5-3" Cal		B&B
Pa	*Platanus x acerifolia 'Bloodgood'*	Bloodgood London Planetree	4	2.5-3" Cal		B&B
Ua	*Ulmus americana 'Princeton'*	Princeton American Elm	3	2.5-3" Cal		B&B

SHRUBS

Symbol	Botanical Name	Common Name	Quantity	Size	Minimum Height/Width	Comments
Cle	*Clethra alnifolia 'Compacta'*	Compact Summersweet	25	5 gal	2' Ht.	
Cor	*Cornus alba 'Ivory Halo'*	Ivory Halo Dogwood	31	5 gal	2' Ht.	
Ig	*Ilex glabra 'Shamrock'*	Shamrock Inkberry	39	5 gal	2' Ht.	full to ground

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

WOODBURN & COMPANY
Landscape Architecture, LLC
103 Kent Place
Newmarket, NH 03857
Tel 603.659.5949
Fax: 603.659.5959

ISSUED FOR: *Conditional Use Permit/ Planning Board*

ISSUE DATE: APRIL 29, 2016

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	VM	4/29/16

DRAWN BY: VM
APPROVED BY: RW
DRAWING FILE: 4779-CO-7.DWG

SCALE:
22" x 34" - 1" = 20'
11" x 17" - 1" = 40'

OWNER/APPLICANT:

CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, N.H. 03801

PROJECT:

PARKING LOT RECLAMATION PLANS

GREENLEAF RECREATION CENTER
195 GREENLEAF AVENUE
PORTSMOUTH, N.H.
ASSESSOR'S PARCEL 243-4

TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-1

P4779

Z:\Working\Shared Files\Altus Documents\4750-4799\4779 Greeleaf Recreation Center\vecd\WOODBURN\2016-04-26 Altus Greenleaf Rec Landscape Plan.dwg, LANDSCAPE, 4/28/2016 12:45:06 PM

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

PARKING LOT RECLAMATION & SITE IMPROVEMENTS
TAX MAP 243 LOT 4
195 GREENLEAF AVENUE
PORTSMOUTH, NEW HAMPSHIRE

LATITUDE: 043° 03' 19" N
LONGITUDE: 070° 46' 27" W

OWNER / APPLICANT:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801

DESCRIPTION

The project consists of reconfiguration & reclamation of the existing parking area and associated improvements, including storm water management treatment enhancements.

DISTURBED AREA

The total area to be disturbed for the development improvements is approximately ±36,000 SF (±0.83 acres) including off-site improvements.

PROJECT PHASING

The proposed project will be completed in a single phase.

NAME OF RECEIVING WATER

The site drains to the closed municipal drainage system in Greenleaf Avenue or overland and eventually to Sagmore Creek.

SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control measures including silt fences, Silt-Soxx and inlet sediment filters as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
2. Reclaim/remove existing paved surfaces.
3. Perform all required demolition activities.
4. Rough grade site including placement of borrow materials.
5. Construct drainage structures, raingardens & pavement base course materials.
6. Install base course paving, sidewalks & curbing.
7. Loam (6" min) and seed all disturbed areas not paved or otherwise stabilized.
8. Install top course paving.
9. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 – 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, the silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, silt fences and any earth/dikes will be removed once permanent measures are established.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through hay bale barriers, stone check dams, and silt fences. All storm drain inlets shall be provided with hay bale filters or stone check dams. Stone rip rap shall be provided at the outlets of drain pipes and culverts where shown on the drawings.

Stabilize all ditches, swales, stormwater ponds, level spreaders and their contributing areas prior to directing flow to them.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practical portion of the site shall be denuded at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.5 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built-up sediment shall be removed from silt fence or other barriers when it has reached one-third the height of the fence or bale, or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. An area shall be considered stable if one of the following has occurred:
   a. Base coarse gravels have been installed in areas to be paved;
   b. A minimum of 85% vegetated growth as been established;
   c. A minimum of 3 inches of non-erosive material such as stone of riprap has been installed; – or –
   d. Erosion control blankets have been properly installed.
9. The length of time of exposure of area disturbed during construction shall not exceed 45 days.

B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

1. Timing – In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
   a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
   b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CON'T)

2. Guidelines for Winter Mulch Application –

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrub plantings.
Jute and Fibrous Matting (Erosion Blanket	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.
Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	* The organic matter content is between 80 and 100%, dry weight basis. * Particle size by weight is 100% passing a 6" screen and a minimum of 70 %, maximum of 85% passing a 0.75" screen. * The organic portion needs to be fibrous and elongated. * Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mmhos/cm. * The pH should fall between 5.0 and 8.0.

3. Maintenance – All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. TEMPORARY GRASS COVER

1. Seedbed Preparation –
   Apply fertilizer at the rate of 600 pounds per acre of 10–10–10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.

2. Seeding –
   a. Utilize annual rye grass at a rate of 40 lbs/acre.
   b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
   c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

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

D. FILTERS

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

Physical Property	Test	Requirements
Filtering Efficiency	VTM-51	75% minimum
Tensile Strength at 20% Maximum Elongation*	VTM-52	Extra Strength 50 lb/lin in (min) Standard Strength 30 lb/lin in (min)
Flow Rate	VTM-51	0.3 gal/sf/min (min)

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

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

   b. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location or as recommended by the manufacturer and driven securely into the ground (minimum of 16 inches).

   c. A trench shall be excavated approximately six (6) inches wide and eight (8) inches deep along the line of posts and upslope from the barrier.

   d. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces.

   e. The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.

   f. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item (g) applying.

   g. The trench shall be backfilled and the soil compacted over the filter fabric.

   h. Silt fences shall be removed when they have served their useful purpose but not before the upslope areas has been permanently stabilized.

2. Sequence of Installation –
   Sediment barriers shall be installed prior to any soil disturbance of the contributing upslope drainage area.

3. Maintenance –
   a. Silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water, the sediment barriers shall be replaced with a temporary stone check dam.

   b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.

   c. Sediment deposits must be removed when deposits reach approximately one-third (1/3) the height of the barrier.

   d. Any sediment deposits remaining in place after the silt fence or other barrier is no longer required shall be removed. The area shall be prepared and seeded.

   e. Additional stone may have to be added to the construction entrance, rock barrier and riprap lined swales, etc., periodically to maintain proper function of the erosion control structure.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CON'T)

E. PERMANENT SEEDING –

1. Bedding – stones larger than 1½", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.

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

   Agricultural Limestone @ 100 lbs. per 1,000 s.f.
   10–20–20 fertilizer @ 12 lbs. per 1,000 s.f.

3. Seed Mixture (recommended):

   SEE LANDSCAPE PLANS

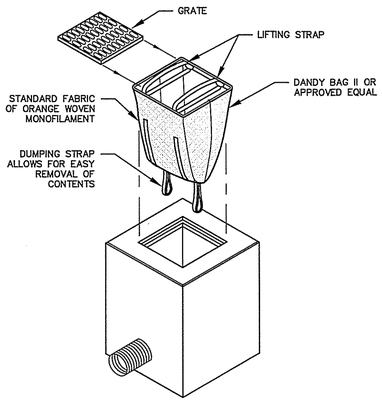
4. Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

WINTER CONSTRUCTION NOTES

1. 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 elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. 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;

2. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and

3. 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.



INSTALLATION AND MAINTENANCE:

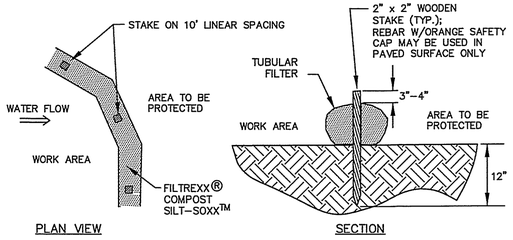
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF THE UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE CATCH BASIN INSERT. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY THE UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

UNACCEPTABLE INLET PROTECTION METHOD:

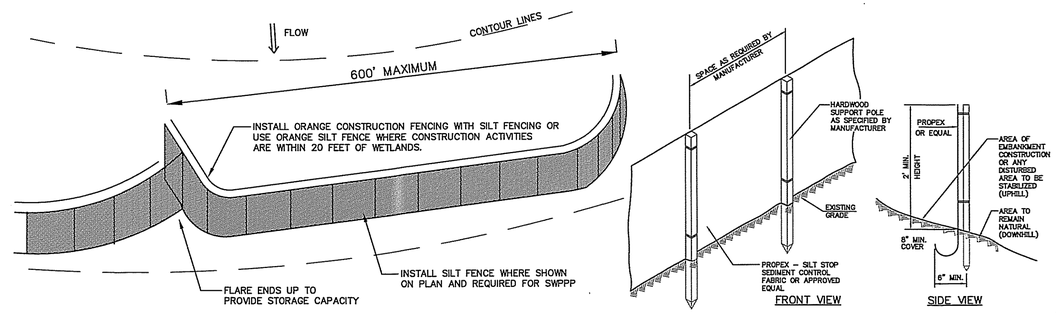
A SIMPLE SHEET OF GEOTEXTILE UNDER THE GRATE IS NOT ACCEPTABLE.

STORM DRAIN INLET PROTECTION NOT TO SCALE



NOTES:
1. SILTSOXX OR APPROVED EQUAL SHALL BE USED FOR TUBULAR SEDIMENT BARRIERS.
2. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS.
3. COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
4. ALL SEDIMENT TRAPPED BY BARRIER SHALL BE DISPOSED OF PROPERLY.

TUBULAR SEDIMENT BARRIER DETAIL NOT TO SCALE



SILT AND ORANGE CONSTRUCTION FENCE LAYOUT DETAIL NOT TO SCALE

P4779

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR: CONDITIONAL USE PERMIT/PLANNING BOARD

ISSUE DATE: APRIL 29, 2016

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	04/29/16

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 4779-DETAILS.DWG

SCALE: NOT TO SCALE

OWNER/APPLICANT:

GREENLEAF RECREATION CENTER
C/O CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, N.H. 03801

PROJECT:

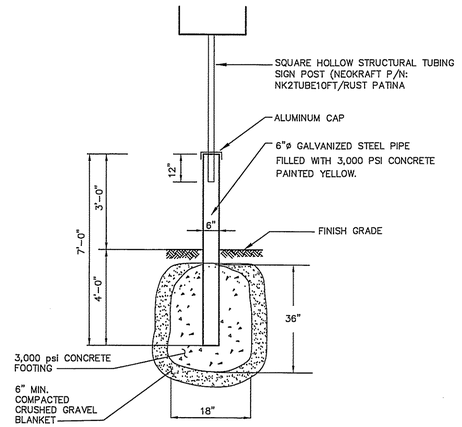
PARKING LOT RECLAMATION PLANS
GREENLEAF RECREATION CENTER
195 GREENLEAF AVENUE
PORTSMOUTH, N.H.
ASSESSOR'S PARCEL 243–4

TITLE:

DETAIL SHEET

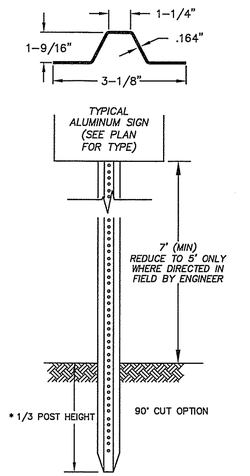
SHEET NUMBER:

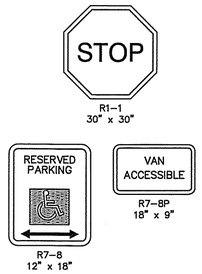
C-4



SIGN BOLLARD DETAIL

NOT TO SCALE





NOTES

1. *ALL SIGNS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.*
2. *WALL-MOUNTED SIGNS SHALL BE INSTALLED 6' MIN. ABOVE FINISH GRADE*

LENGTH: AS REQUIRED

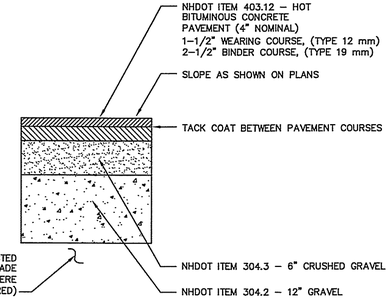
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)

HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH

STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)

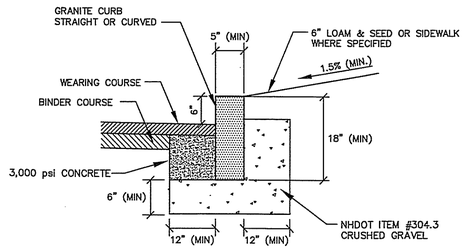
SIGN DETAILS

NOT TO SCALE



PAVEMENT CROSS SECTION

NOT TO SCALE



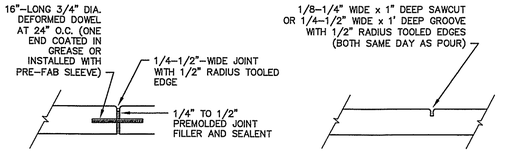
NOTES

1. SEE PLANS FOR CURB LOCATION.
2. SEE PLANS FOR PAVEMENT CROSS SECTION.
3. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
4. MINIMUM LENGTH OF CURB STONES = 4'.
5. MAXIMUM LENGTH OF CURB STONES = 10'.
6. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART.
7. CURB ENDS TO ROUNDED AND BATTERED FACES TO BE CUT WHEN CALL FOR ON THE PLANS.
8. CURB SHALL BE INSTALLED PRIOR TO PLACEMENT OF TOP PAVEMENT COURSE.
9. JOINTS BETWEEN CURB STONES SHALL BE MORTARED.

RADIUS	MAX. LENGTH
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
OVER 60'	10'

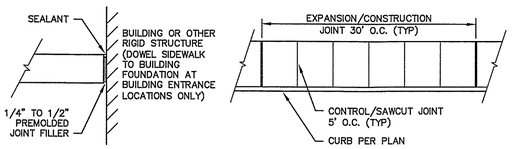
VERTICAL GRANITE CURB

NOT TO SCALE

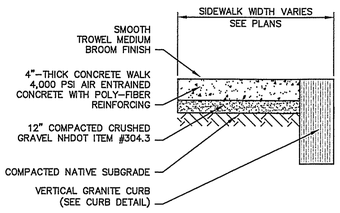


EXPANSION/CONSTRUCTION JOINT

CONTROL/SAWCUT JOINT



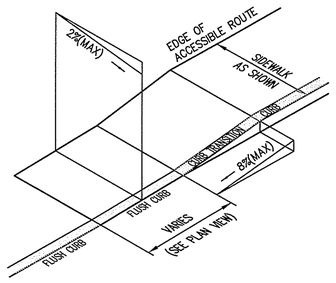
ISOLATION JOINT PLAN



SECTION

CONCRETE SIDEWALK DETAIL

NOT TO SCALE

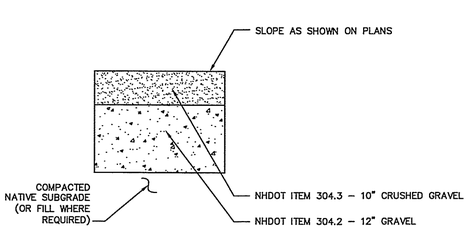


NOTES:

1. THE MAXIMUM ALLOWABLE CROSS SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
2. THE MAXIMUM ALLOWABLE SLOPE OF AN ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) CURB RAMP SHALL BE 8%.
4. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
5. BASE OF RAMP SHALL BE GRADED TO PREVENT THE PONDING OF WATER.
6. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
7. ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) AND ALL APPLICABLE CODES.
8. FLUSH CURB SECTIONS SHALL HAVE A MAXIMUM LIP REVEAL OF 1/2" AT THE EDGE OF PAVEMENT.
9. EDGES OF SIDEWALK FOOTINGS ALONG FLUSH CURBS SHALL BE HAUNCHED SO AS TO EXTEND TO A MINIMUM DEPTH OF 1' BELOW FINISH GRADE.
10. NO RAMP SHALL BE LESS THAN 4' IN WIDTH.

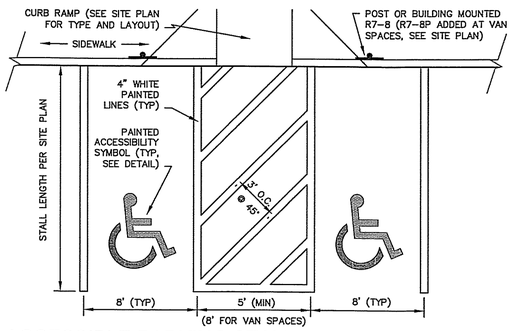
CURB RAMP (TYPE 'I')

NOT TO SCALE



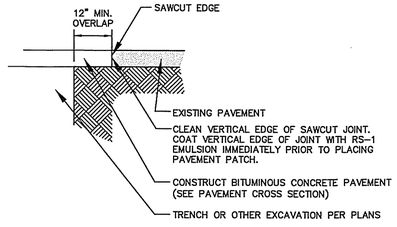
GRAVEL PARKING AREA DETAIL

NOT TO SCALE



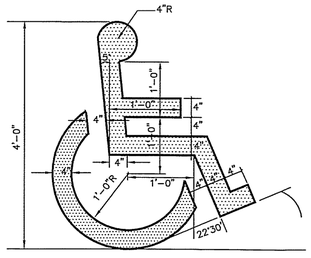
ACCESSIBLE PARKING STALL LAYOUT

NOT TO SCALE



TYPICAL PAVEMENT SAWCUT

NOT TO SCALE



NOTES

1. SYMBOL TO BE PAINTED IN ALL HANDICAPPED ACCESSIBLE SPACES IN WHITE PAINT (BLUE-PAINTED SQUARE BACKGROUND OPTIONAL).

PAINTED ACCESSIBILITY SYMBOL

NOT TO SCALE

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ISSUED FOR: CONDITIONAL USE PERMIT/PLANNING BOARD

ISSUE DATE: APRIL 29, 2016

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	04/29/16

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 4779-DETAILS.DWG

SCALE: NOT TO SCALE

OWNER/APPLICANT:

GREENLEAF RECREATION CENTER
C/O CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, N.H. 03801

PROJECT:

PARKING LOT RECLAMATION PLANS

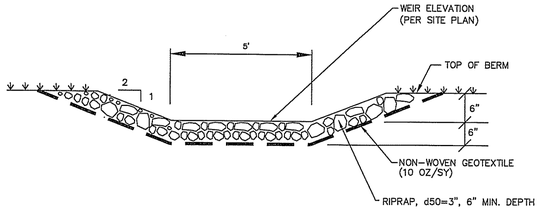
GREENLEAF RECREATION CENTER
195 GREENLEAF AVENUE
PORTSMOUTH, N.H.
ASSESSOR'S PARCEL 243-4

TITLE:

DETAIL SHEET

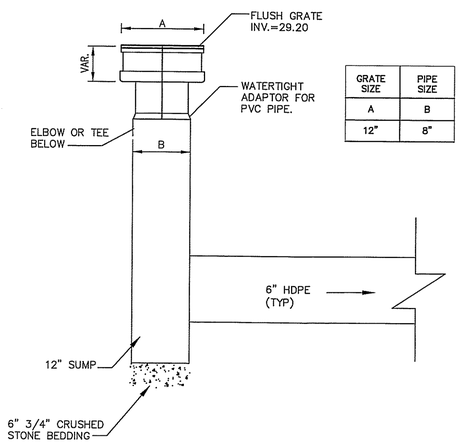
SHEET NUMBER:

C-5



1. CONSTRUCT EMERGENCY OVERFLOW WEIR TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN.
2. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO LINES AND GRADES SHOWN ON THE PLANS.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE EROSION STONE. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 18 INCHES.
4. THE EROSION STONE MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

EMERGENCY OVERFLOW WEIR NOT TO SCALE

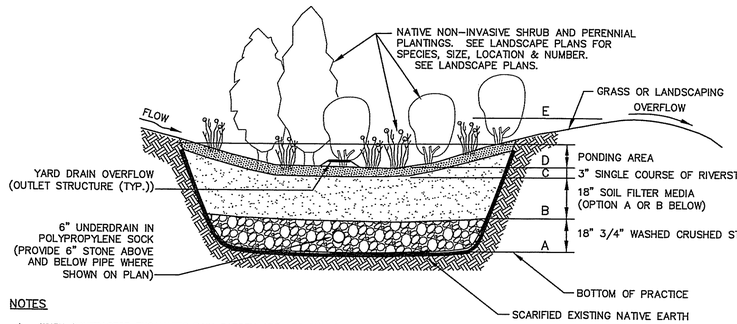


GRATE SIZE	PIPE SIZE
A	B
12"	8"

YARD DRAIN NOTES:

1. INLINE DRAIN TO BE PVC DIAMETER AS SPECIFIED AND AS MANUFACTURED BY ADS 1-800-821-6710 OR APPROVED EQUAL.
2. THE CONTRACTOR SHALL INSTALL THE INLINE DRAIN AS PER THE MANUFACTURER'S RECOMMENDATIONS AND AS SHOWN ON THE DRAWINGS.

YARD DRAIN AND GRATE NOT TO SCALE



NOTES

1. WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL FILTER MEDIA SHALL EITHER OPTION A OR OPTION B AT CONTRACTOR'S DISCRETION.

MAINTENANCE REQUIREMENTS

- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWNG ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

- UNH STORMWATER CENTER
- EPA (1999A)
- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

KEY ELEVATIONS

RAINGARDEN ELEVATIONS TABLE					
	A	B	C	D	E
RG1	25.5	27.0	28.5	29.2	29.8
RG2	25.4	26.9	28.4	29.2	29.4
RG3	25.5	27.0	28.5	29.2	29.8

CRUSHED STONE BEDDING *

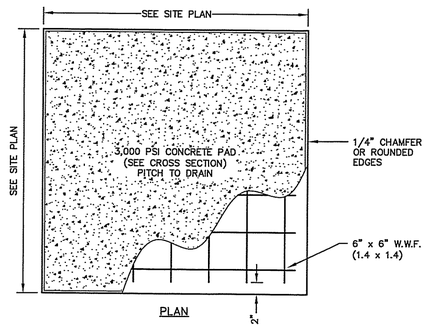
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 –10
# 8	0 – 5

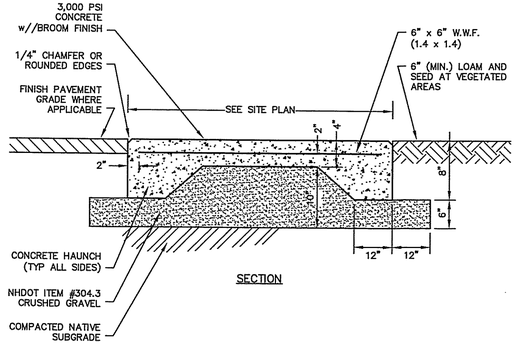
* EQUIVALENT TO STANDARD STONE SIZE #67 – SECTION 703 OF NHDOT NHDOT STANDARD SPECIFICATIONS

FILTER MEDIA MIXTURES

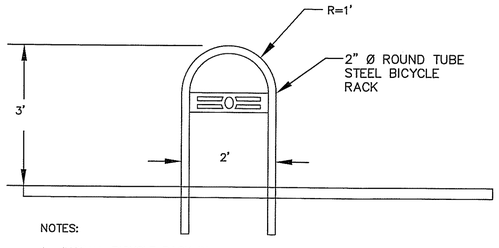
Component Material	Percent of Mixture by Volume	Gradation of material: Sieve No.	Gradation of material: Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Filter Media Option B			
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Loamy coarse sand	70 to 80	10	85 to 100
		20	70 to 100
		60	15 to 40
		200	8 to 15

TYPICAL RAINGARDEN NOT TO SCALE





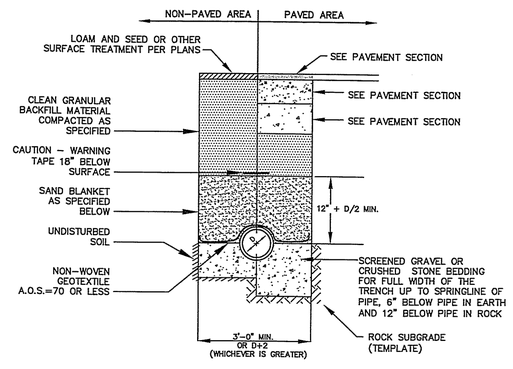
BICYCLE RACK PAD NOT TO SCALE



NOTES:

1. INSTALL BICYCLE RACK IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. DETAIL DEPICTS IN-GROUND MOUNT. USE SURFACE MOUNT BICYCLE RACK FOR INSTALLATIONS ON CONCRETE PADS.

BICYCLE RACK DETAIL NOT TO SCALE



BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

SCREENED GRAVEL OR CRUSHED STONE BEDDING*

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 – 10
# 8	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #67 – SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

DRAIN AND UTILITY TRENCH SECTION NOT TO SCALE

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