

**MINUTES of the  
City of Portsmouth  
Trees and Public Greenery Committee Meeting  
January 8, 2025**

**Members Present:** Chair Patricia Bagley; Director of Public Works Peter Rice; City Tree Supervisor/Arborist Maxwell Wiater; Members A. J. Dupere, Deborah Chag, and Scott McDermott

**Members Excused:** Assistant Mayor Joanna Kelley-Adams, Dennis Souto, and Michael Griffin

---

Chair Bagley called the meeting to order at 8:00 a.m.

**1. Acceptance of the Minutes of the December 11 Meeting**

The December 11 meeting minutes were **approved** as submitted.

**2. Update on City's Ongoing Tree Maintenance and Planting Plans**

Mr. Wiater said there were some projects that his staff had not gotten to because the weather was cold, but they had been doing stump grinding. He said they would also prune and remove as many trees as they could, weather permitting. He said he identified over 150 tree planting sites and would assign tree species selection for them. He said he would submit all the Dig Safe requests and put out door hangers in April before planting.

At this point in the meeting, Chair Bagley welcomed new member Scott McDermott. Mr. McDermott said he was a landscape designer and had a small landscape design business. He said he was impressed by Portsmouth's commitment to its trees and had seen the amazing things the City did in terms of the tree planting program and the follow-up care.

**3. Tree Removal Requests**

**Note:** 212 Miller Avenue and 186 Miller Avenue were addressed together.

- **212 Miller Avenue on Highland Street:** 1 white ash, fair condition, removal recommended by City. The tree is showing signs of Emerald Ash Borer (EAB) infestation.
- **186 Miller Avenue on Highland Street:** 2 white ash, fair condition, removal recommended by City. The tree is showing signs of Emerald Ash Borer infestation.

Mr. Wiater said one ash tree was removed a month ago and that he saw three more ash trees with EAB infestations when he was in the area, one at 212 Miller Ave and two at 186 Miller Ave. He said the three trees were small and would be easy removals and that

other trees would be planted there. He said the trees were about 15 years old. He said new trees could be planted nearby in the spring.

Chair Bagley asked for a motion. *Mr. Rice moved to recommend the removal of the three trees, seconded by Ms. Chag. The motion passed unanimously.*

- **942 Middle Road:** 1 black walnut, fair condition, removal recommended by City. There is a large, spiraling wound starting from the southern base reaching about 15' tall. A cavity and decomposing wood exist where a large limb attaches to the trunk of the tree.

Mr. Wiater said he thought he could prune the walnut tree at first but said the odds of the large limb coming out in a windstorm was good. He said it would take less time to just remove the tree and plant another one. Ms. Chag asked what was planned for sidewalk removal in that part of Middle Road. Mr. Rice said nothing was planned. He said the Bicycle Pedestrian Master Plan was being updated and the intent was to have a bicycle corridor down Middle Road, but sidewalk renovations were not part of it. He said the sidewalk was in good shape and that it was a bigger project that the master plan would drive. Ms. Chag noted that there were five or six stop lights that people coming off Route 95 encountered that were annoying to people and people still sped anyway. She said trees were traffic calming. She noted a few studies, one of which was a 46 percent decrease in crash rates along urban arteries and highway sites after landscape improvements were installed. She said another study showed that placing trees and planters on urban roadsides reduced mid-block crashes by 5-20 percent. She said making the road narrower could also help. She asked that the committee consider those options in the future instead of removing more trees. Mr. Rice said the road had a challenging width and configuration, so there were limited things to do for traffic calming. He said speed had been an issue on that road for several years and thought that they way to address the speed was to reconfigure the roadway to make it much narrower. He said that would force people into an uncomfortable situation as far as speeding. He said the challenges in the area were multifold and that planting trees would not be the panacea. He said that all the new street projects include trees but was glad that Ms. Chag brought up the issue.

Chair Bagley asked for a motion. *Mr. Dupere moved to remove the black walnut tree, seconded by Mr. Rice. The motion passed unanimously.*

- **Langdon Park:** 1 Norway spruce, poor condition, removal recommended by City. The tree has been in decline for many years. Buttress roots on the north side of the tree are rotten, and the foliage is very thin throughout the canopy. An additional Norway spruce in Langdon Park will be removed because it is dead.

Mr. Wiater said one of the trees he tagged for removal was completely dead and felt that the other Norway spruce should also be removed. He said its foliage was very thin and there was still some activity further up the tree, but there was no grand recovery for the tree and the buttress root on the north side of the tree was soft. Mr. Rice asked if it was possible to leave 30-40 feet of the tree to be used as a habitat for a while. Mr. Wiater said

he saw no reason not to because it was surrounded by other trees and the thin foliage would not hold pounds of snow and ice. He said reducing a lot of the weight above and leaving the tree to sit below the tree line of the trees next to it would keep the tree from experiencing more wind. He also noted that there is a very low frequency of people going under the tree for long periods. He recommended removing it in the future but allowing it to slowly decline as long as the buttress roots did not continue to rot. He said the tree still had several roots that were in good condition.

Chair Bagley asked for a motion. *Mr. Rice moved that Mr. Wiater be allowed to either take down the tree or leave it to the extent that he felt comfortable with it. Ms. Chag seconded. The motion passed unanimously.*

Chair Bagley asked if there were other concerns about the trees in the Langdon Park. Mr. Wiater said the dead trees along Junkins Avenue were not as significant as the spruce and that some of the sugar maples were getting big. He said he would assess the situation and report back at the next meeting. Ms. Chag said the park might be a good place to plant some conifers, noting that they mitigate water and do not drop their leaves. Mr. Wiater said he intended to put another spruce to replace the one that was dead and that he planned to plant a conifer in Langdon Park, as well as one on Route 33 and one in another park. Mr. Dupere said 2026 would be Langdon Park's 150<sup>th</sup> anniversary and thought it would be a good time to do something. Mr. Rice suggested doing something on Arbor Day. Mr. Wiater noted that Langdon Park may be the City's first designated park as well, but was unsure. Mr. Dupere noted that former Vice-Chair Dick Adams knew a lot about the park's history, and Ms. Chag suggested that he be invited to the celebration.

#### **4. New Business**

**951 Peverly Hill Rd.** There is a small portion of City ROW on Peverly Hill Rd that was recently landscaped in front of condos A1-A5, and two serviceberries (*Amelanchier canadensis*) were planted without prior Committee approval. Arborist Foreman Wiater believes this is a good ornamental selection for these sites, and their multi-stem form will fill this space nicely but wants to discuss the concept of approving species selection after planting.

Mr. Wiater said circumstances led to two trees to be planted on the City's right-of-way. He said the contractor planted two serviceberries and that the committee would retroactively approve them. He said he had no reason to fault the contractor for selecting those trees for those particular locations, but he wasn't a fan of the stone landscaping. Ms. Chag asked if the landscaping would be a problem for the survival of the trees. Mr. Wiater explained why it would not. Ms. Chag asked if the trees could be removed. Mr. Rice said the trees were not in the approved site plan, so the condominium development was not obligated to maintain the trees, but he said the City could work with them to adjust the site plan to include the trees so if the trees died, the condo development would be obligated to replace them. Mr. Wiater said all signs indicated that the trees were on the City's right-of-way, even though the trees looked like they were on private property. Mr. Rice suggested that it be followed up with the Planning Department, noting that there should be a true boundary survey done for the development. Mr. Wiater asked if the trees

should be approved for now. Mr. Dupere said the trees were not a problem species and would not add any risk. It was further discussed and agreed that it would be determined whether the trees were on City property or not and that the condo development would be put on notice, but the tree plantings are approved retroactively.

## **5. Old Business**

Ms. Chag asked how the former Chair Peter Loughlin being acknowledged by the City Council went. Mr. Rice said it went great and that a piece of pink granite would be placed in Mr. Loughlin's tree farm as an acknowledgment of his service.

Mr. Rice said the City Council passed a new ordinance relating to a manual for a volunteer member of a committee. He said new members as well as existing ones would be encouraged to read the manual, which outlined members' roles and responsibilities as well as appropriate actions to be taken. He said the Legal Department and the Deputy City Manager would reach out to committees. He said he had asked if an orientation could be done. He said the City appreciated resident participation in the committees because their input better informed the City of what the community's desires are. He asked everyone to encourage others who may be interested in participating in committees

**Next meeting:** Wednesday, February 5, 2025

The meeting **adjourned** at 8:40 a.m.

Submitted,

Joann Breault  
Trees and Greenery Committee Meeting Minutes Taker



HALEY WARD

200 Griffin Road, Unit 3, Portsmouth, NH 03801  
Phone (603) 430-9282 Fax 436-2315

4 February, 2025

Patricia Bagley, Acting Chair  
City of Portsmouth Trees and Greenery Committee  
1 Junkins Avenue  
Portsmouth, NH 03801

**RE: Trees and Greenery Approval, 581 Lafayette Road Mixed Use Development  
Proposed Public Realm Improvements on City of Portsmouth Property**

Dear Ms. Bagley:

On behalf of Atlas Common, LLC (the Developer), we hereby submit the attached Plan Set and additional Supporting Material for the above-mentioned project. We request that the application be placed on the Agenda for the **February 12, 2025, Trees and Greenery Committee meeting**. The project consists of the addition of 72 residential units (including 20% of the units as Workforce Housing) at 581 Lafayette Road with two new building additions, with the associated and required site improvements. This Mixed-Use Development at 581 Lafayette Road was approved by the Portsmouth Planning Board on May 16, 2024. The approval included on site lot benefits (housing unit density) which required that the developer construct some off-site improvements at his expense. In this application, a proposed trail connection linking Ledgewood Drive and Portsmouth High School was chosen. This connection provides a dedicated pedestrian link from Lafayette Road to the High School. Given the need for this public connection, as evidenced by an existing unauthorized trail serving the same purpose, which is on private property, the proposal provides a usefulness public benefit. An exhibit showing how this connection relates to the city's bicycle / pedestrian network is included in the submission.

In accordance with the project approval, under Section 10.5B73.20(1) of the Portsmouth Ordinance, the development proposed an off-site sidewalk connection to Portsmouth High School, which includes an improved basketball facility with bench seating at the end of Ledgewood Drive. These improvements are all on city property, and are categorized as **Public Realm Improvements**. As a part of the construction of the Public Realm Improvements required for this project there will be tree cutting on city property. This submission requests that the Trees and Greenery Committee authorize the removal of city trees, only as required, to achieve the project goals. The development team met with city staff in advance of this submission, and staff suggested changes to the plans which did reduce the number of trees to be removed, and protected some important trees that will remain.

The proposed "Site Construction, Offsite Public Realm Improvements" plan set is included in the submission. The plan set shows all the elements of the proposed trail connection. In particular, and of interest to the Trees and Greenery Committee, are Sheets C6 and C7 of the plan set. These plans show the trees to be removed, and show tree planting to improve the impacted area.

The existing area has been taken over by invasive species, in particular invasive *Bittersweet*. The current condition is a wooded area in decline, with many of the trees dead or dying. The impact created by the project is minimal when the Trees and Greenery Committee considers the following:

- The species selected for planting are hardy native plants that have a wide range of habitat east of the Mississippi River.
- Each of the proposed trees are well regarded by horticulturalist Michael Dirr and the American Forestry Association.
- The proposed trees are planted in clusters to mimic the natural distribution of these species in the wild.
- These trees will grow together naturally to create discernable pockets of vegetation that will create habitat and food for wildlife, and in the area next to the adjacent church property, will serve to separate the proposed walkway from the parking lot.
- Each of the proposed trees and the dogwood and sumac shrubs will provide an excellent source of food via their berry or seed production and provide distinctive leaves for students to study.
- The red maple, sassafras and white spruce are very hardy and will require no more maintenance than another native tree.
- Normal maintenance around the fence and the athletic fields should suffice to keep the fence in a sound condition.
- The amount of invasive bittersweet vine seeds in this area presents a much greater maintenance issue to the existing fence given the destructive and rapid growth habit of that plant.
- The proposed trees are to be planted in smaller sizes because of the existing root stock in the ground after the demolition of the white pine cluster.
- The trees are proposed to be planted in the fall to reduce the watering needs.

On behalf of Atlas Common, LLC (Owner) we submit the following specific project benefits:

The development is consistent with the Portsmouth Master Plan. The project has been designed under Article 5B Gateway Neighborhood Mixed Use Districts, Section 10.5B34.80, Mixed-Use Building and Section 10.5B42.20, Mixed-Use Development.

The development project is consistent with the Portsmouth Master Plan. One of the goals is to encourage walkable mixed-use development along existing commercial corridors. The project will promote walking and bicycling by expanding the sidewalk network and connecting, through the Public Realm off-site improvement, the Lafayette Road sidewalk network to the Portsmouth High School property.

The plan also creates public community space consisting of a Pocket Park and an Outdoor Café. The plans identify public bicycle storage spaces in close proximity to a Coast Bus Stop.

The proposed residential building additions will add residential use to the adjacent commercial development. This creates the Mixed-Use environment that the Master Plan

identifies as essential to the maintenance of a vibrant neighborhood. Residential uses expand on the commercial retail and restaurant uses located in the Lafayette Plaza and surrounding parcels. The Gateway Corridor was identified as an area where residential expansion is encouraged. The introduction of Workforce Housing provides much needed relief to the need for affordable housing.

We look forward to the **Trees and Greenery Committee** review of this submission and we hereby request that the project, as submitted, be approved.

Sincerely,

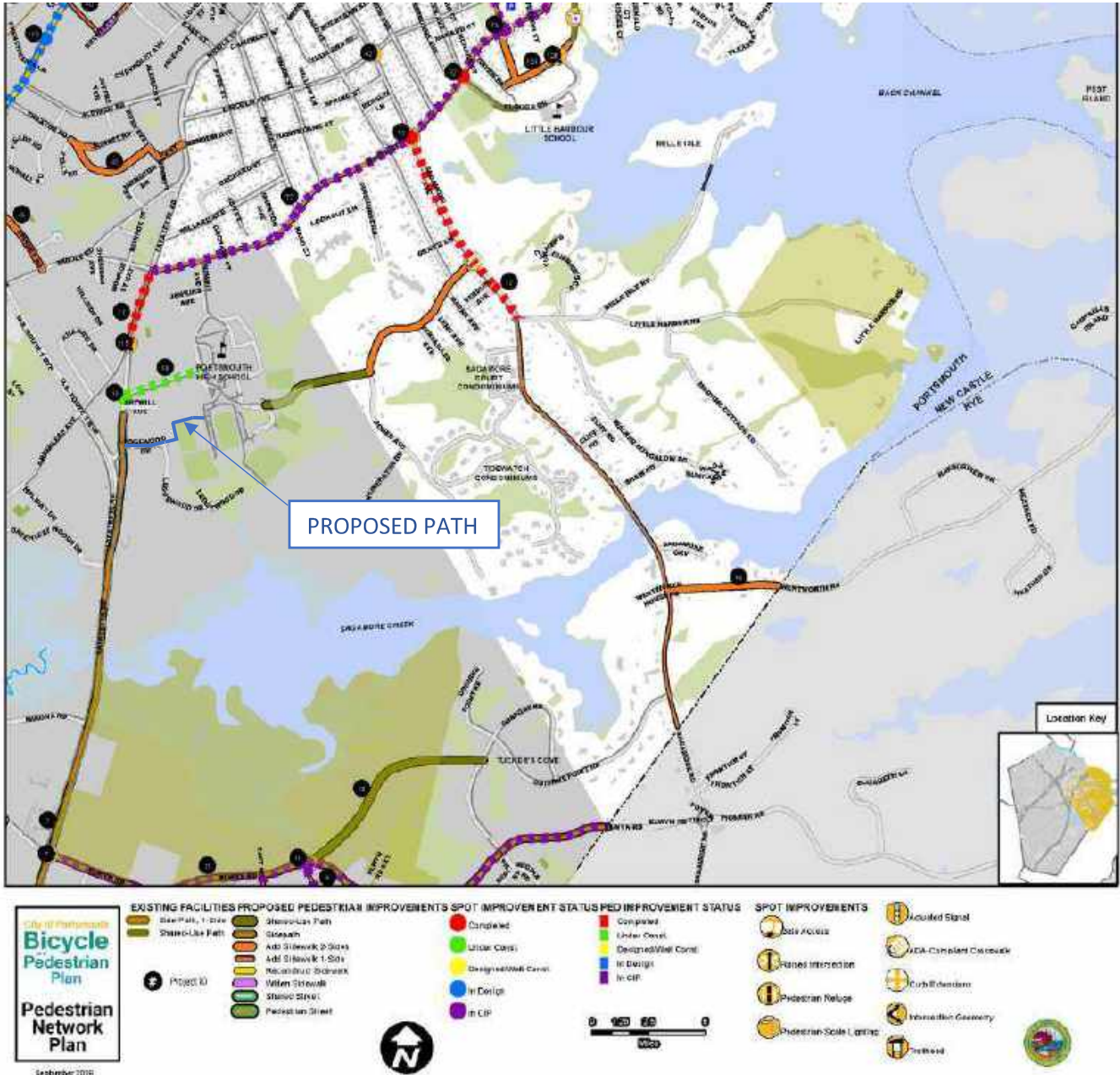
A handwritten signature in black ink, appearing to read 'J. Chagnon', with a long horizontal flourish extending to the right.

John Chagnon, PE; Ambit Engineering – Haley Ward

P:\NH\5010156-McNabb\_Properties\1397.03-Lafayette Rd., Portsmouth-JRC\2023 Site Plan 1397.03\Applications\Public Realm Improvement\581 Lafayette Trees and Greenery Committee Submission 2-4-25.doc

200 Griffin Road, Unit 3, Portsmouth, NH 03801  
Phone (603) 430-9282 Fax 436-2315

### Bicycle & Pedestrian Network Plan





# 581 Lafayette – High School

## PLANTS BY TYPE

### Trees

#### *Acer rubrum* 'October Glory'

October Glory Red Maple



#### PLANT TYPE

Tree

#### HEIGHT

40-50 ft.

#### WIDTH

30-40 ft.

#### SUN

Full, Half

#### WATER

Low, Medium, High

#### SOIL

Sandy, Clay, Loam, Rocky, Unparticular

#### DESCRIPTION

A very popular species of the popular red maple, 'October Glory'™ is distinguished by its reliable, if late, autumn color and its vigorous growth. This deciduous native of the low and wet areas of the eastern United States and Canada, 'October Glory'™ is relatively narrow and will ultimately reach 35' wide and 40' tall with a rounded crown if given full to part sun and moderate to heavy water. The latter treatment encourages a deep root system. 'October Glory'™ is aptly named as the 3-6" glossy dark green leaves take their time in developing their brilliant fall deep red to reddish-purple peak. Profuse clusters of pretty red flowers will precede leaf production in the late winter to very early spring and become showy samaras that bear seeds which are considered a delicacy by the squirrel, chipmunk, and bird populations.

#### LEAF SEASON

Deciduous

#### LEAF COLOR

Dark Green

#### FLOWER COLOR

n/a

#### FLOWER SEASON

Spring

#### FRUIT SEASON

n/a

#### FRUIT TYPE

n/a

#### HABIT

Round, Upright

#### DESIGN STYLES

Formal, Wetlands, Woodland

#### LOCATION USES

Background, Lawn, Parking Strip, Park, Street Tree

#### ATTRACTS WILDLIFE

Birds

# *Cornus racemosa*

## Gray Dogwood



### PLANT TYPE

Tree

### HEIGHT

10-15 ft.

### WIDTH

10-15 ft.

### SUN

Full, Half

### WATER

Low, Medium

### SOIL

Sandy, Clay, Rocky

### DESCRIPTION

*Cornus racemosa* is a shrub but sometimes found in a tree form, meaning it does not sucker from the base. This deciduous tree will easily reach 15' tall and wide but suckers freely so pruning is necessary for most residences. Foliage is gray green and elliptical and turns reddish purple in fall although color is considered insignificant. Tiny white flowers appear in late spring on red stems, followed by small white fruit. Juvenile bark is reddish brown but changes to gray with maturity and has square patches. This shrub does well in full to part sun with average, well draining soil. It tolerates wet and dry soil and air pollution. This is a great plant for erosion control, for shrub borders, along streams and buildings.



### LEAF SEASON

Deciduous

### LEAF COLOR

Grey Green

### FLOWER COLOR

White

### FLOWER SEASON

Spring

### FRUIT SEASON

Summer

### FRUIT TYPE

Fleshy



### HABIT

Broad

### DESIGN STYLES

Wetlands, Wild Garden, Woodland

### LOCATION USES

Background, Shrub Border, Park, Parking Lot, Roadside, Walls / Fences

### ATTRACTS WILDLIFE

n/a

# *Picea glauca*

## White Spruce



### PLANT TYPE

Tree

### HEIGHT

80 ft.

### WIDTH

40-60 ft.

### SUN

Full

### WATER

Medium

### SOIL

Sandy, Clay, Loam, Rocky, Unparticular

### DESCRIPTION

*Picea glauca* is an evergreen tree or shrub. It is a cone-shaped tree to 60'-70' tall. It is dense when young, with pendulous twigs and silver green foliage. This is a highly combustible plant.



### LEAF SEASON

Evergreen

### LEAF COLOR

Green, Blue Green, Dark Green, Grey Green

### FLOWER COLOR

n/a

### FLOWER SEASON

n/a

### FRUIT SEASON

Winter, Fall

### FRUIT TYPE

Cone



### HABIT

Pyramidal

### DESIGN STYLES

Formal, Ranch

### LOCATION USES

Background, Lawn, Park

### ATTRACTS WILDLIFE

n/a

# *Sassafras albidum*

## Sassafras



### PLANT TYPE

Tree

### HEIGHT

60 ft.

### WIDTH

40 ft.

### SUN

Full, Half

### WATER

Medium

### SOIL

Clay, Loam, Unparticular

### DESCRIPTION

Widely distributed from Texas across the East and south to Florida, Sassafras is often shrublike in colder locations, but forms a tree up to 60 feet tall in warmer habitats. It grows from lowlands to the higher mountains. The leaf is variable in shape, from a single lobe, to mitten-like, to three-lobed. Autumn color is yellow or reddish. The flowers are borne in short clusters and open before the leaves, with male and female flowers on separate trees. The wood is fragrant, and the leaves, twigs, and fruit are eaten by wildlife. Sassafras roots were traditionally used for root beer.



### LEAF SEASON

Evergreen

### LEAF COLOR

Dark Green, Yellow

### FLOWER COLOR

Yellow

### FLOWER SEASON

Spring

### FRUIT SEASON

Summer

### FRUIT TYPE

Berry



### HABIT

Arching, Pyramidal

### DESIGN STYLES

Formal, Mediterranean, Seascap, Spanish, Wild Garden

### LOCATION USES

Background, Patio, Street Tree

### ATTRACTS WILDLIFE

n/a

# Shrubs

## *Rhus aromatica* Gro-Low

Gro-Low Fragrant Sumac



### PLANT TYPE

Shrub

### HEIGHT

2-3 ft.

### WIDTH

6-8 ft.

### SUN

Full

### WATER

Very Low, Extra in Summer

### SOIL

Sandy, Clay, Loam, Rocky, Unparticular

### DESCRIPTION

*Rhus aromatica*, commonly called fragrant sumac, is a deciduous Missouri native shrub which occurs in open woods, glades and thickets throughout the State. A dense, low-growing, rambling shrub which spreads by root suckers to form thickets in the wild. Typically grows 2-4' tall (less frequently to 6') and spreads to 10' wide. Trifoliate, medium green leaves turn attractive shades of orange, red and purple in autumn. Leaves and twigs are aromatic when bruised (hence the species name). Although smaller, the leaves resemble in appearance those of the related poison ivy (*Rhus radicans*). -Missouri Botanical Garden

### LEAF SEASON

Evergreen

### LEAF COLOR

Green, Dark Green

### FLOWER COLOR

White

### FLOWER SEASON

Spring

### FRUIT SEASON

Summer

### FRUIT TYPE

Berry

### HABIT

Mound, Round

### DESIGN STYLES

Mediterranean, Ranch, Spanish

### LOCATION USES

Background, Shrub Border, Park, Roadside,  
With Rocks

### ATTRACTS WILDLIFE

n/a

# MIXED USE DEVELOPMENT

## 581 LAFAYETTE ROAD

### PORTSMOUTH, NEW HAMPSHIRE

#### SITE CONSTRUCTION

#### OFFSITE PUBLIC REALM IMPROVEMENTS

**OWNER:**  
CITY OF PORTSMOUTH  
PO BOX 528  
PORTSMOUTH, NH 03802

**DEVELOPER:**  
ATLAS COMMONS, LLC  
10 PLEASANT STREET  
SUITE 300  
PORTSMOUTH, NH 03801

**LAND SURVEYOR & CIVIL ENGINEER:**  
HALEY WARD, INC.  
300 CHEFFIN ROAD, UNIT 3  
PORTSMOUTH, NH 03801  
Tel: (603) 430-8282  
Fax: (603) 430-2315

**LIGHTING CONSULTANT:**  
EXPOSURE LIGHTING  
501 ASHINGTON ST. SUITE 1A  
PORTSMOUTH, NH 03801  
TEL: (603) 759-1043

**LANDSCAPE ARCHITECT:**  
TERRA FIRMA LANDSCAPE  
ARCHITECTS  
165 WILSON STREET  
PORTSMOUTH, NH 03801  
TEL: (603) 430-8386

**PERMIT LIST:**  
SO-CO, BOARD/CITY CONSENT, APPROVAL, FIDING  
TREE & TREEMOV: FIDING

**LEGEND:**

EXISTING	PROPOSED
1" = 1"	1" = 1"
2" = 1"	2" = 1"
3" = 1"	3" = 1"
4" = 1"	4" = 1"
5" = 1"	5" = 1"
6" = 1"	6" = 1"
7" = 1"	7" = 1"
8" = 1"	8" = 1"
9" = 1"	9" = 1"
10" = 1"	10" = 1"
11" = 1"	11" = 1"
12" = 1"	12" = 1"
13" = 1"	13" = 1"
14" = 1"	14" = 1"
15" = 1"	15" = 1"
16" = 1"	16" = 1"
17" = 1"	17" = 1"
18" = 1"	18" = 1"
19" = 1"	19" = 1"
20" = 1"	20" = 1"
21" = 1"	21" = 1"
22" = 1"	22" = 1"
23" = 1"	23" = 1"
24" = 1"	24" = 1"
25" = 1"	25" = 1"
26" = 1"	26" = 1"
27" = 1"	27" = 1"
28" = 1"	28" = 1"
29" = 1"	29" = 1"
30" = 1"	30" = 1"
31" = 1"	31" = 1"
32" = 1"	32" = 1"
33" = 1"	33" = 1"
34" = 1"	34" = 1"
35" = 1"	35" = 1"
36" = 1"	36" = 1"
37" = 1"	37" = 1"
38" = 1"	38" = 1"
39" = 1"	39" = 1"
40" = 1"	40" = 1"
41" = 1"	41" = 1"
42" = 1"	42" = 1"
43" = 1"	43" = 1"
44" = 1"	44" = 1"
45" = 1"	45" = 1"
46" = 1"	46" = 1"
47" = 1"	47" = 1"
48" = 1"	48" = 1"
49" = 1"	49" = 1"
50" = 1"	50" = 1"
51" = 1"	51" = 1"
52" = 1"	52" = 1"
53" = 1"	53" = 1"
54" = 1"	54" = 1"
55" = 1"	55" = 1"
56" = 1"	56" = 1"
57" = 1"	57" = 1"
58" = 1"	58" = 1"
59" = 1"	59" = 1"
60" = 1"	60" = 1"
61" = 1"	61" = 1"
62" = 1"	62" = 1"
63" = 1"	63" = 1"
64" = 1"	64" = 1"
65" = 1"	65" = 1"
66" = 1"	66" = 1"
67" = 1"	67" = 1"
68" = 1"	68" = 1"
69" = 1"	69" = 1"
70" = 1"	70" = 1"
71" = 1"	71" = 1"
72" = 1"	72" = 1"
73" = 1"	73" = 1"
74" = 1"	74" = 1"
75" = 1"	75" = 1"
76" = 1"	76" = 1"
77" = 1"	77" = 1"
78" = 1"	78" = 1"
79" = 1"	79" = 1"
80" = 1"	80" = 1"
81" = 1"	81" = 1"
82" = 1"	82" = 1"
83" = 1"	83" = 1"
84" = 1"	84" = 1"
85" = 1"	85" = 1"
86" = 1"	86" = 1"
87" = 1"	87" = 1"
88" = 1"	88" = 1"
89" = 1"	89" = 1"
90" = 1"	90" = 1"
91" = 1"	91" = 1"
92" = 1"	92" = 1"
93" = 1"	93" = 1"
94" = 1"	94" = 1"
95" = 1"	95" = 1"
96" = 1"	96" = 1"
97" = 1"	97" = 1"
98" = 1"	98" = 1"
99" = 1"	99" = 1"
100" = 1"	100" = 1"



**UTILITY CONTACTS**

**ELECTRIC:**  
EXPOSURE LIGHTING  
501 ASHINGTON ST. SUITE 1A  
PORTSMOUTH, NH 03801  
Tel: (603) 430-8282  
Fax: (603) 430-2315  
ATTN: MICHAEL BLOSSY, P.E. (MANAGER)

**NATURAL GAS:**  
UNILINT ENERGY  
1000 WINDY HILL ROAD  
PORTSMOUTH, NH 03801  
Tel: (603) 430-7700, Ext. 505,5678  
Fax: (603) 430-7526  
ATTN: GAVE BEAULIEU

**SEWER & WATER:**  
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS  
1000 WINDY HILL ROAD  
PORTSMOUTH, NH 03801  
Tel: (603) 430-7526  
Fax: (603) 430-7526  
ATTN: JIM TON

**COMMUNICATIONS:**  
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS  
1000 WINDY HILL ROAD  
PORTSMOUTH, NH 03801  
Tel: (603) 430-7526  
Fax: (603) 430-7526  
ATTN: JIM TON

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



AMBITENGINEERING.COM  
1977 N. 501.775

**INDEX OF SHEETS**

NO.	DESCRIPTION
01	OVERALL PLAN
02	EXISTING CONDITIONS PLAN
03	SITE PLAN
04	GRADING PLAN
05	TREE REMOVAL PLAN
06	TREE PLANTING PLAN
07	LIGHTING PLAN
08	WALKWAY PLAN & PROFILE
09-02	DETAILS



Color	Zone/Type
Light Green	Residential Districts
Yellow	SRB
Orange	G1
Red	NRP
Dark Green	Other Districts







**AMBIT ENGINEERING, INC.**  
 Civil, Structural & Land Surveyors  
 100 Collins Road, Suite 5  
 Portsmouth, N.H. 02871-1114  
 Tel: (603) 445-0515  
 Fax: (603) 445-0518

**NOTES:**  
 1) ALL NOTES TO BE READ IN THE CITY OF PORTSMOUTH RECORDERS' MAP  
 2) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP

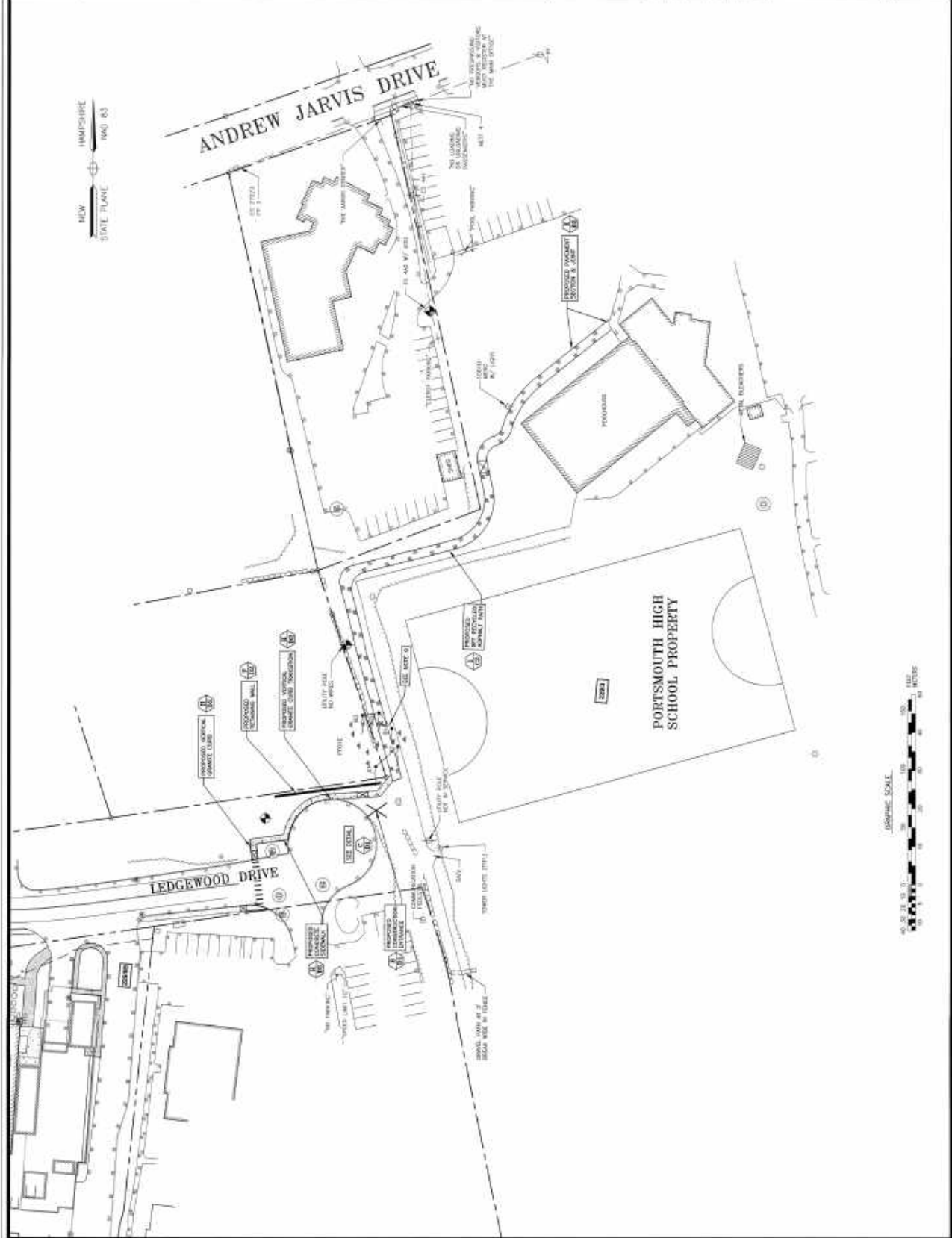
- 3) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 4) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 5) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 6) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 7) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 8) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 9) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 10) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 11) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 12) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 13) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 14) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 15) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 16) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 17) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 18) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 19) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 20) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 21) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 22) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 23) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 24) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 25) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 26) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 27) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 28) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 29) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 30) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 31) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 32) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 33) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 34) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 35) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 36) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 37) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 38) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 39) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 40) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 41) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 42) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 43) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 44) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 45) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 46) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 47) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 48) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 49) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 50) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 51) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 52) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 53) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 54) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 55) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 56) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 57) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 58) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 59) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 60) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 61) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 62) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 63) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 64) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 65) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 66) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 67) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 68) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 69) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 70) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 71) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 72) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 73) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 74) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 75) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 76) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 77) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 78) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 79) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 80) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 81) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 82) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 83) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 84) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 85) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 86) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 87) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 88) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 89) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 90) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 91) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 92) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 93) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 94) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 95) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 96) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 97) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 98) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 99) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP
- 100) 229 AS LOT 5, LOCATED IN THE CITY OF PORTSMOUTH RECORDERS' MAP

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

NO.	REVISION	DATE
1	PUBLIC HEALTH LICENSES	1/7/20
2	ISSUED FOR COMMENT	1/7/20
3	DESCRIPTION	DATE
4	DESCRIPTION	DATE
5	DESCRIPTION	DATE
6	DESCRIPTION	DATE
7	DESCRIPTION	DATE
8	DESCRIPTION	DATE
9	DESCRIPTION	DATE
10	DESCRIPTION	DATE
11	DESCRIPTION	DATE
12	DESCRIPTION	DATE
13	DESCRIPTION	DATE
14	DESCRIPTION	DATE
15	DESCRIPTION	DATE
16	DESCRIPTION	DATE
17	DESCRIPTION	DATE
18	DESCRIPTION	DATE
19	DESCRIPTION	DATE
20	DESCRIPTION	DATE
21	DESCRIPTION	DATE
22	DESCRIPTION	DATE
23	DESCRIPTION	DATE
24	DESCRIPTION	DATE
25	DESCRIPTION	DATE
26	DESCRIPTION	DATE
27	DESCRIPTION	DATE
28	DESCRIPTION	DATE
29	DESCRIPTION	DATE
30	DESCRIPTION	DATE
31	DESCRIPTION	DATE
32	DESCRIPTION	DATE
33	DESCRIPTION	DATE
34	DESCRIPTION	DATE
35	DESCRIPTION	DATE
36	DESCRIPTION	DATE
37	DESCRIPTION	DATE
38	DESCRIPTION	DATE
39	DESCRIPTION	DATE
40	DESCRIPTION	DATE
41	DESCRIPTION	DATE
42	DESCRIPTION	DATE
43	DESCRIPTION	DATE
44	DESCRIPTION	DATE
45	DESCRIPTION	DATE
46	DESCRIPTION	DATE
47	DESCRIPTION	DATE
48	DESCRIPTION	DATE
49	DESCRIPTION	DATE
50	DESCRIPTION	DATE
51	DESCRIPTION	DATE
52	DESCRIPTION	DATE
53	DESCRIPTION	DATE
54	DESCRIPTION	DATE
55	DESCRIPTION	DATE
56	DESCRIPTION	DATE
57	DESCRIPTION	DATE
58	DESCRIPTION	DATE
59	DESCRIPTION	DATE
60	DESCRIPTION	DATE
61	DESCRIPTION	DATE
62	DESCRIPTION	DATE
63	DESCRIPTION	DATE
64	DESCRIPTION	DATE
65	DESCRIPTION	DATE
66	DESCRIPTION	DATE
67	DESCRIPTION	DATE
68	DESCRIPTION	DATE
69	DESCRIPTION	DATE
70	DESCRIPTION	DATE
71	DESCRIPTION	DATE
72	DESCRIPTION	DATE
73	DESCRIPTION	DATE
74	DESCRIPTION	DATE
75	DESCRIPTION	DATE
76	DESCRIPTION	DATE
77	DESCRIPTION	DATE
78	DESCRIPTION	DATE
79	DESCRIPTION	DATE
80	DESCRIPTION	DATE
81	DESCRIPTION	DATE
82	DESCRIPTION	DATE
83	DESCRIPTION	DATE
84	DESCRIPTION	DATE
85	DESCRIPTION	DATE
86	DESCRIPTION	DATE
87	DESCRIPTION	DATE
88	DESCRIPTION	DATE
89	DESCRIPTION	DATE
90	DESCRIPTION	DATE
91	DESCRIPTION	DATE
92	DESCRIPTION	DATE
93	DESCRIPTION	DATE
94	DESCRIPTION	DATE
95	DESCRIPTION	DATE
96	DESCRIPTION	DATE
97	DESCRIPTION	DATE
98	DESCRIPTION	DATE
99	DESCRIPTION	DATE
100	DESCRIPTION	DATE



SCALE: 1"=40'  
 NOVEMBER 2024  
**SITE PLAN**  
**C3**  
 18-437-10-1  
 20181003-20174





**AMBIT ENGINEERING, INC.**  
 Civil Engineering & Land Surveyors  
 200 Middle Road, Suite 2  
 Portsmouth, N.H. 03801-5114  
 Tel: 603.438.8900  
 Fax: 603.438.8901

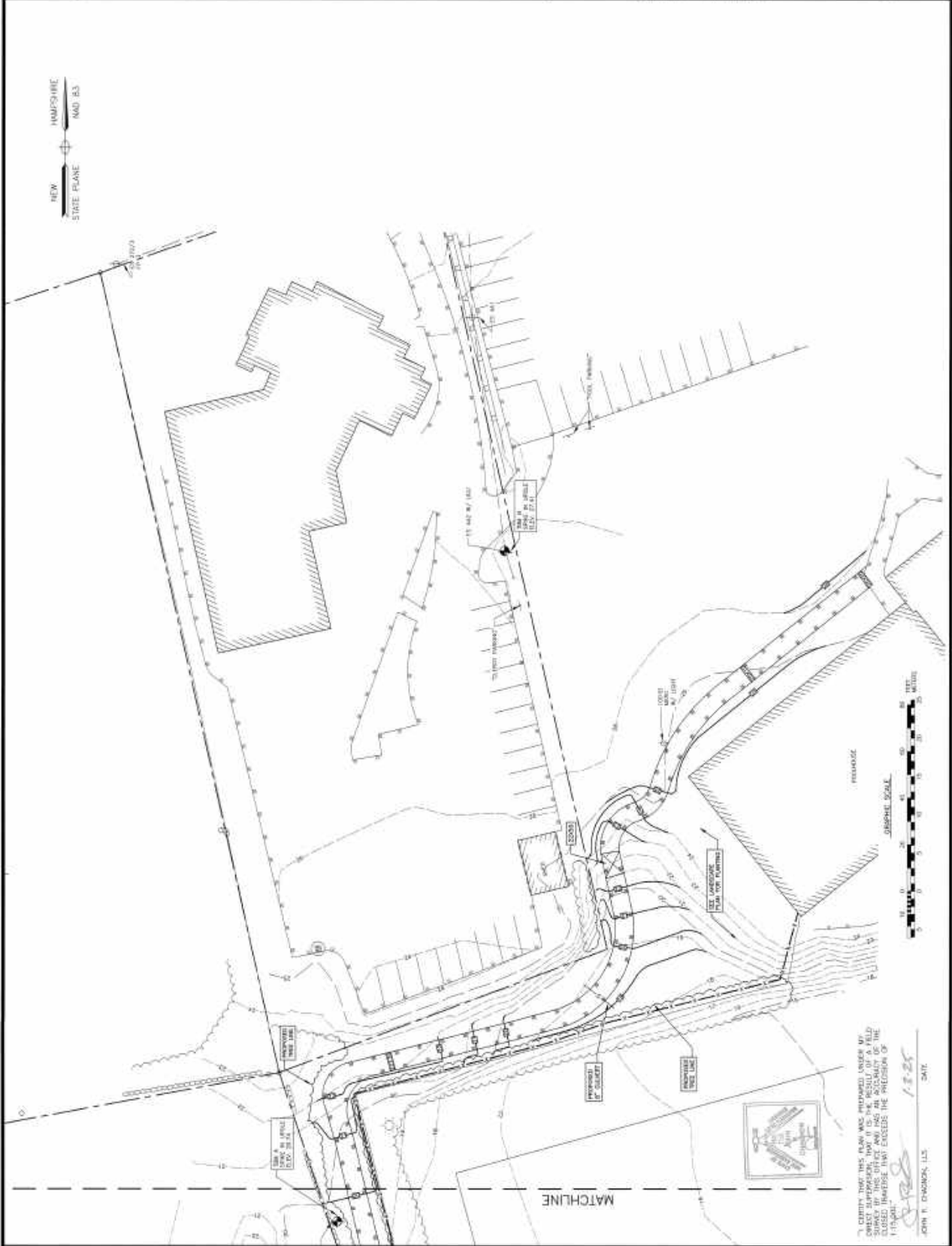
- NOTES:**
1. SEE CONSTRUCTION SHALL NOTIFY THE STATE AT 1-888-202-SAVE (1-888-244-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION OR OTHER WORK THAT MAY AFFECT ANY PUBLIC UTILITY UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN WORKS. SEE SHEET TRENCHES EXHIBIT IN THIRTY (30).
  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. THE CONTRACTOR SHALL VERIFY ALL UTILITIES SHOULD BE REMOVED AT ONCE TO THE DESIGN OWNERS.
  3. CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES TO PREVENT EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION (PHASES) (DECEMBER 2020).

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

NO.	REVISION	DATE
1	PUBLIC HEARIN LOCATION	1/23/25
2	GOED FOR COMPLETION	11/27/24



SCALE: 1" = 20'  
 NOVEMBER 2024  
**C5**  
 GRADING PLAN  
 TB 487 PL 1  
 5010184.100204



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE PRECISION OF THE SURVEY DOES NOT EXCEED THE PRECISION OF 1:15,000."  
 JOHN T. D'AMICO, L.L.S. 11-25  
 CIVIL ENGINEER

**ARBIT ENGINEERING, INC.**  
 Civil, Electrical, & Land Surveyors  
 200 South Main Street, 3rd Floor  
 Portsmouth, N.H. 02871-2118  
 Tel: 603.433.8800  
 Fax: 603.433.8800

- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY THE SAFE AT 1-800-368-5427 (1-800-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION OR OTHER WORK INVOLVING THE REMOVAL OF UNDERGROUND UTILITY. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN WORKING SAFE TICKETS THROUGHOUT THE WORK.
  - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN WORKING SAFE TICKETS THROUGHOUT THE WORK.
  - 3) CONTRACTOR SHALL INSTALL ALL NECESSARY EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION (PRIOR TO COMMENCING WORK). THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN WORKING SAFE TICKETS THROUGHOUT THE WORK.
  - 4) TREE REMOVAL SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF PORTSMOUTH TREES AND GREENS COMMITTEE.

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

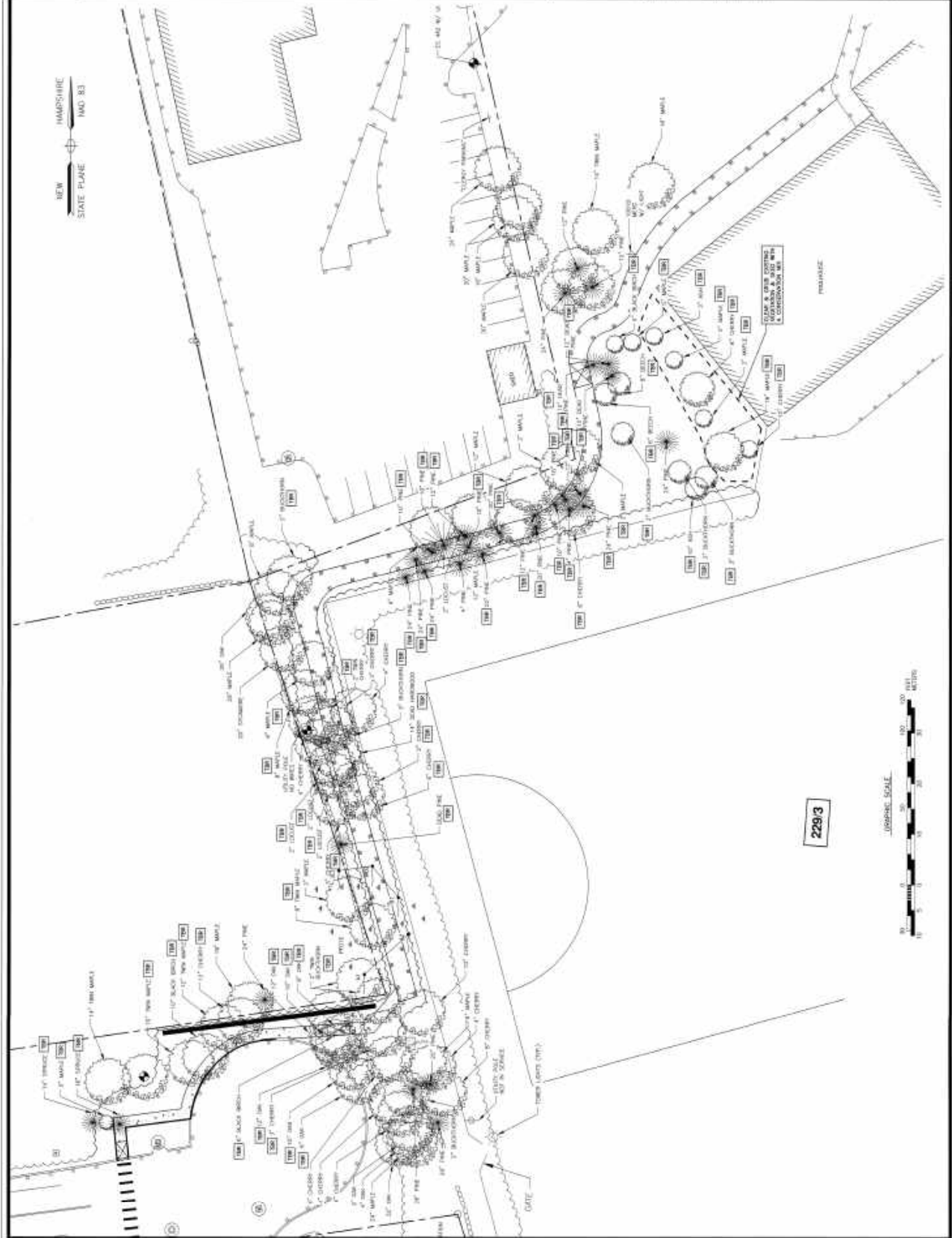
NO.	DESCRIPTION	DATE
1	PUBLIC REVIEW COMMENTS	1/23/24
2	ISSUED FOR COMMENT	12/17/23



SCALE: 1" = 20'  
 NOVEMBER, 2024

**TREE REMOVAL PLAN**

**C6**  
 5010568.1302.004



229/3





**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
881 South Road - Unit 3  
Portsmouth, N.H. 03801-5114  
Tel: (603) 835-5222  
Fax: (603) 835-5223

**NOTES:**

- 1) LIGHTING DESIGN PROVIDED BY EXISTING 100' DIA. 17' TALL CONCRETE AND STEEL LIGHT TOWER.
- 2) ALL LIGHTS SHALL BE DARK SKY COMPLIANT AND DIRECTED DOWNWARD.
- 3) LIGHTING SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- 4) ALL LIGHTING SHALL BE DARK SKY COMPLIANT WITH ALL FEDERAL REGULATIONS.
- 5) THE LIGHTING SYSTEMS PROVIDED TO ILLUMINATE THE CALCULATED FROM LIGHTING DATA, WHICH SHALL BE CONTROLLED BY A PHOTOCELL CONTROLLER TO MAINTAIN THE LIGHTING SYSTEMS AT THE LOWEST POSSIBLE LEVEL OF ILLUMINATION AT ALL TIMES.
- 6) THE LIGHTING SYSTEMS PROVIDED TO ILLUMINATE THE CALCULATED FROM LIGHTING DATA, WHICH SHALL BE CONTROLLED BY A PHOTOCELL CONTROLLER TO MAINTAIN THE LIGHTING SYSTEMS AT THE LOWEST POSSIBLE LEVEL OF ILLUMINATION AT ALL TIMES.

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

NO.	DESCRIPTION	DATE
1	FIELD WORK LOCATION	1/13/24
2	ISSUED FOR CONSTRUCTION	1/13/24
3	REVISION	

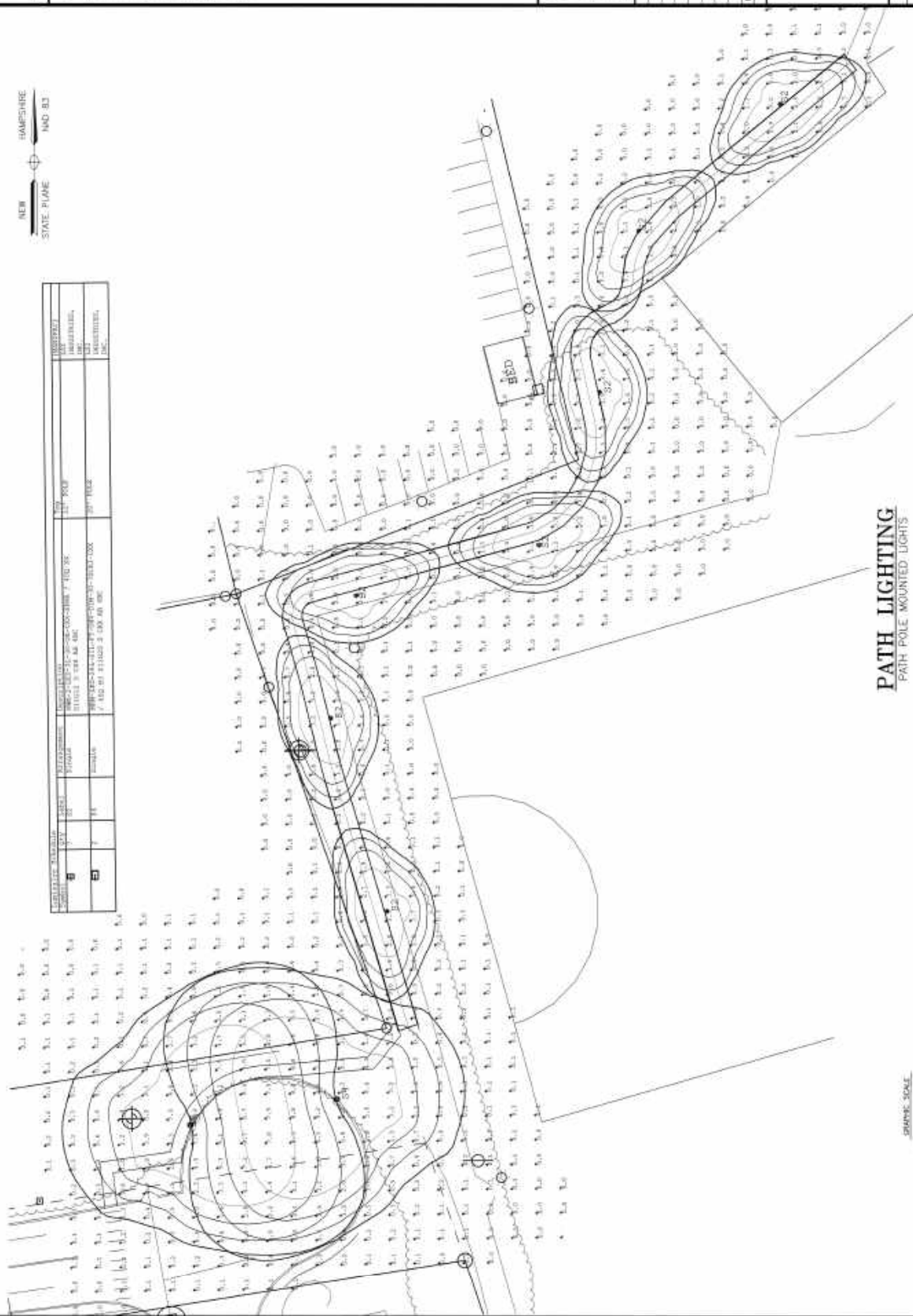
SCALE: 1"=20'  
NOVEMBER 2024

**L1**  
LIGHTING PLAN

FR 402 - P2 - 1  
5015158.1331.04



NO.	DATE	DESCRIPTION	BY	CHKD.
1	1/13/24	ISSUED FOR CONSTRUCTION	J. BROWN	J. BROWN
2	1/13/24	FIELD WORK LOCATION	J. BROWN	J. BROWN



**PATH LIGHTING**  
PATH POLE MOUNTED LIGHTS



**NOTES:**

- 1) THE CONTRACTOR SHALL NOTIFY THE STATE AT 1-800-665-9977 (1-800-344-2333) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION OR PUBLIC OR PRIVATE PROPERTY WITHIN THE FEET OF ANY EXISTING OR PROPOSED UTILITY OR TO MAINTAIN MARKS. THE STATE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATIONS ARE PROTECTED BY AROUNDING OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITY UNDERGROUND.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE NEW HAMPSHIRE EROSION CONTROL ACT (RSA 423:10) AND SOIL CONSTRUCTION CONTROL (RSA 423:10) (DECEMBER 2008).
- 4) VERTICAL CURVES IS BASED ON BASE OF VERTICAL CURVE IS ACCORDANT WITH NHPS 605.

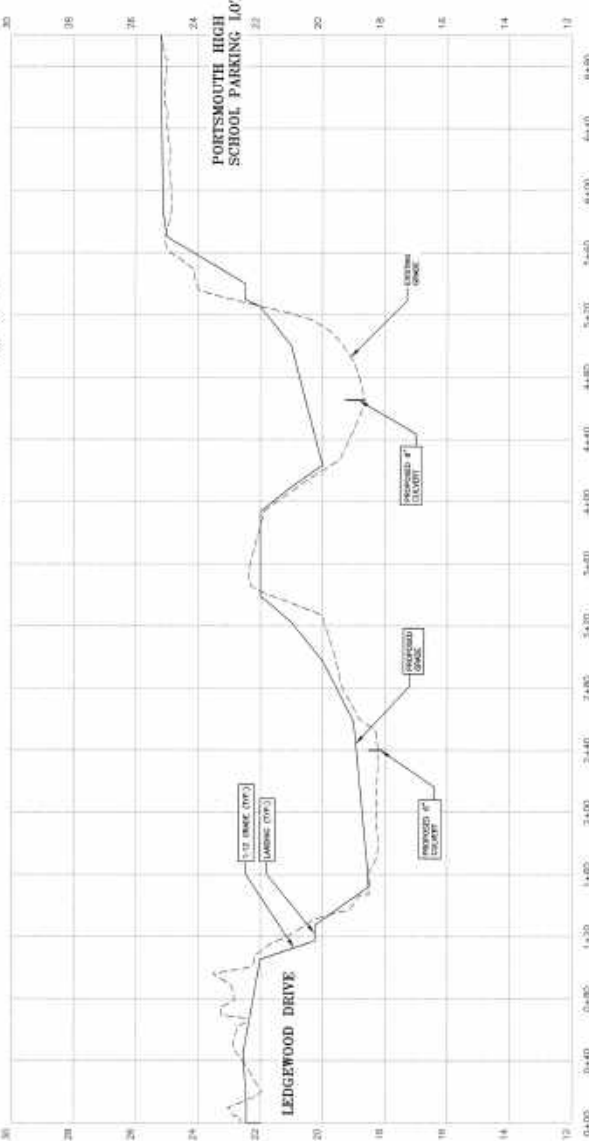
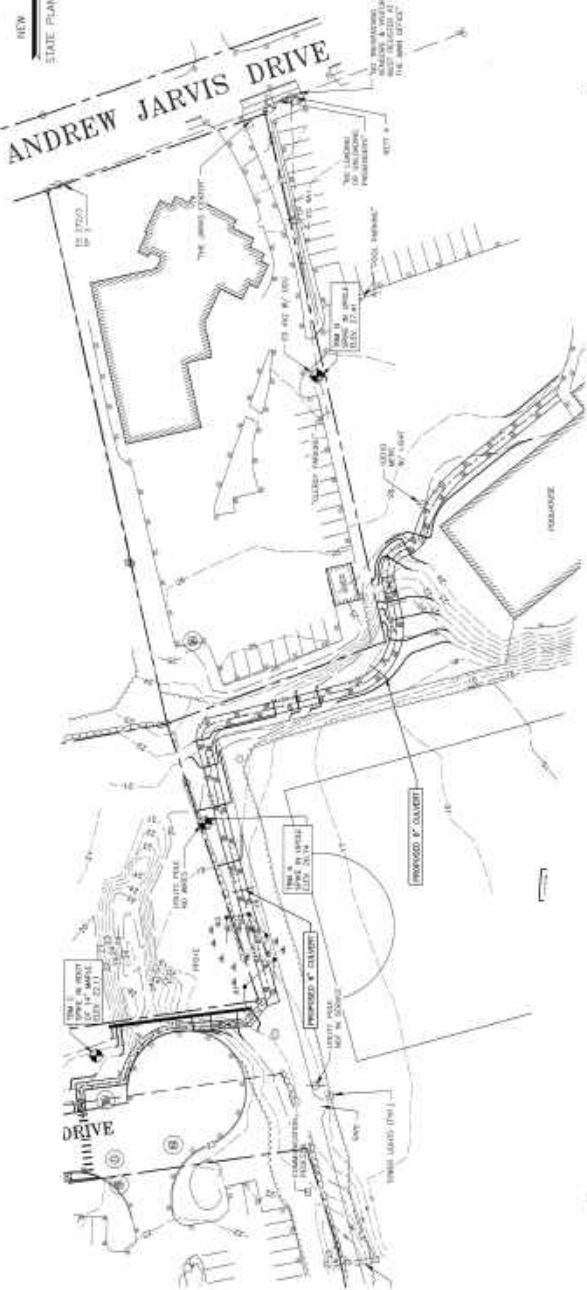
**COMMERCIAL  
 DEVELOPMENT  
 581 LAFAYETTE ROAD  
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS & 90% PLAN	11/21/24
2	ISSUED FOR COMMON	11/21/24



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

**PI**  
 WALKWAY  
 PLAN & PROFILE



**NOTES:**  
 1. CONTRACTOR SHALL VERIFY THE SIZE OF ALL EROSION CONTROL MEASURES FOR PUBLIC OR PRIVATE PROPERTY.  
 2. UNDESIRABLE EROSION CONTROL MEASURES SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.  
 3. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.  
 4. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.  
 5. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

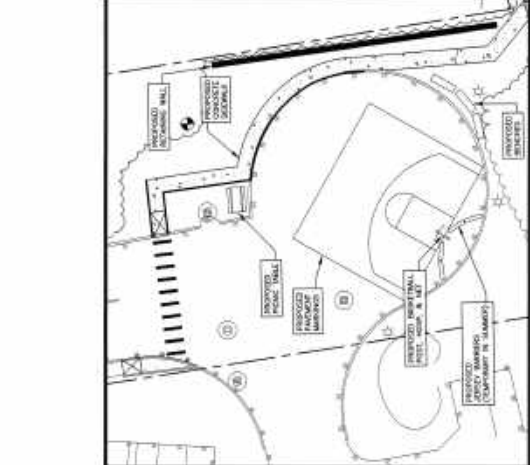
**COMMERCIAL DEVELOPMENT**  
**581 LAFAYETTE ROAD**  
**PORTSMOUTH, N.H.**

NO.	REVISION	DATE
1	ISSUED FOR COMMENT	1/2/2018
2	ISSUED FOR CONSTRUCTION	1/2/2018



SCALE: 1"=20'  
 NOVEMBER 2024

DETAILS  
**D1**



**FILTRESS<sup>SM</sup> FILTRATION SYSTEM**  
 A SILT-SOXX<sup>SM</sup> FILTRATION SYSTEM  
 C4

**NOTE:**  
 1. ALL MEASURES TO BE INSTALLED AS SHOWN.  
 2. ALL MEASURES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.  
 3. ALL MEASURES TO BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.  
 4. ALL MEASURES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.  
 5. ALL MEASURES TO BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.



**FODS TRACKOUT CONTROL SYSTEM**  
 INSTALLATION:  
 1. CONCRETE CURB SHALL BE INSTALLED AS SHOWN.  
 2. FILTER FABRIC SHALL BE INSTALLED AS SHOWN.  
 3. ALL MEASURES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.  
 4. ALL MEASURES TO BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.



**TRACKOUT CONTROL SYSTEM**  
 INSTALLATION:  
 1. CONCRETE CURB SHALL BE INSTALLED AS SHOWN.  
 2. FILTER FABRIC SHALL BE INSTALLED AS SHOWN.  
 3. ALL MEASURES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.  
 4. ALL MEASURES TO BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.

**CONCRETE WASHOUT AREA**  
 ALL CONCRETE SHALL BE WASHED AT THE WASHOUT AREA PRIOR TO LEAVING THE SITE.  
 ALL CONCRETE SHALL BE WASHED AT THE WASHOUT AREA PRIOR TO LEAVING THE SITE.  
 ALL CONCRETE SHALL BE WASHED AT THE WASHOUT AREA PRIOR TO LEAVING THE SITE.

**ALLOWABLE NON-STORMWATER DISCHARGES**  
 1. ALL NON-STORMWATER DISCHARGES SHALL BE COLLECTED AND STORED IN A STORAGE TANK.  
 2. ALL NON-STORMWATER DISCHARGES SHALL BE COLLECTED AND STORED IN A STORAGE TANK.  
 3. ALL NON-STORMWATER DISCHARGES SHALL BE COLLECTED AND STORED IN A STORAGE TANK.

**MAINTENANCE AND PROTECTION**  
 ALL MEASURES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.  
 ALL MEASURES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.  
 ALL MEASURES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.

**BLASTING NOTES**  
 ALL BLASTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPROPRIATE REGULATIONS.  
 ALL BLASTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPROPRIATE REGULATIONS.  
 ALL BLASTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPROPRIATE REGULATIONS.

**CONSTRUCTION NOTES**  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE REGULATIONS.  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE REGULATIONS.  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE REGULATIONS.

**EROSION CONTROL NOTES**  
 ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN.  
 ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN.  
 ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN.

**CONSTRUCTION SEQUENCE**  
 1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN.  
 2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN.  
 3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN.

**CONCRETE WASHOUT AREA**  
 ALL CONCRETE SHALL BE WASHED AT THE WASHOUT AREA PRIOR TO LEAVING THE SITE.  
 ALL CONCRETE SHALL BE WASHED AT THE WASHOUT AREA PRIOR TO LEAVING THE SITE.  
 ALL CONCRETE SHALL BE WASHED AT THE WASHOUT AREA PRIOR TO LEAVING THE SITE.

**ALLOWABLE NON-STORMWATER DISCHARGES**  
 1. ALL NON-STORMWATER DISCHARGES SHALL BE COLLECTED AND STORED IN A STORAGE TANK.  
 2. ALL NON-STORMWATER DISCHARGES SHALL BE COLLECTED AND STORED IN A STORAGE TANK.  
 3. ALL NON-STORMWATER DISCHARGES SHALL BE COLLECTED AND STORED IN A STORAGE TANK.

**MAINTENANCE AND PROTECTION**  
 ALL MEASURES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.  
 ALL MEASURES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.  
 ALL MEASURES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.

**BLASTING NOTES**  
 ALL BLASTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPROPRIATE REGULATIONS.  
 ALL BLASTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPROPRIATE REGULATIONS.  
 ALL BLASTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPROPRIATE REGULATIONS.

**CONSTRUCTION NOTES**  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE REGULATIONS.  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE REGULATIONS.  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE REGULATIONS.

**EROSION CONTROL NOTES**  
 ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN.  
 ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN.  
 ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN.

**CONSTRUCTION SEQUENCE**  
 1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN.  
 2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN.  
 3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN.



**NOTES:**  
1. CONTRACTOR SHALL VERIFY THE SIZE OF ALL SIZES AND TYPES OF MATERIALS TO BE USED IN THE PROJECT.  
2. CONTRACTOR SHALL VERIFY THE SIZE OF ALL SIZES AND TYPES OF MATERIALS TO BE USED IN THE PROJECT.  
3. CONTRACTOR SHALL VERIFY THE SIZE OF ALL SIZES AND TYPES OF MATERIALS TO BE USED IN THE PROJECT.  
4. CONTRACTOR SHALL VERIFY THE SIZE OF ALL SIZES AND TYPES OF MATERIALS TO BE USED IN THE PROJECT.

**City of Portsmouth Tree Planting Requirements**  
The purpose of this document is to provide guidelines for the selection and planting of trees in the City of Portsmouth. The guidelines are intended to ensure that trees planted in the City of Portsmouth are of high quality and are planted in a manner that will ensure their long-term survival and growth.

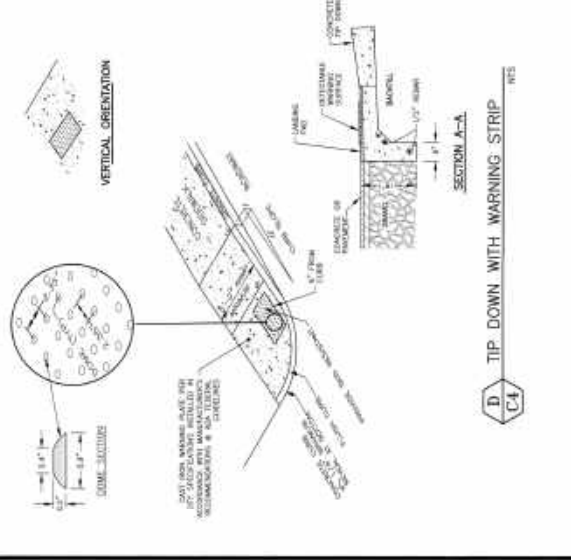
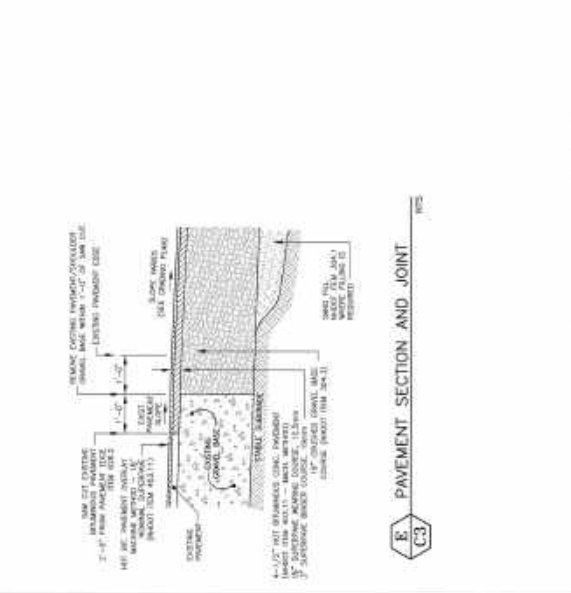
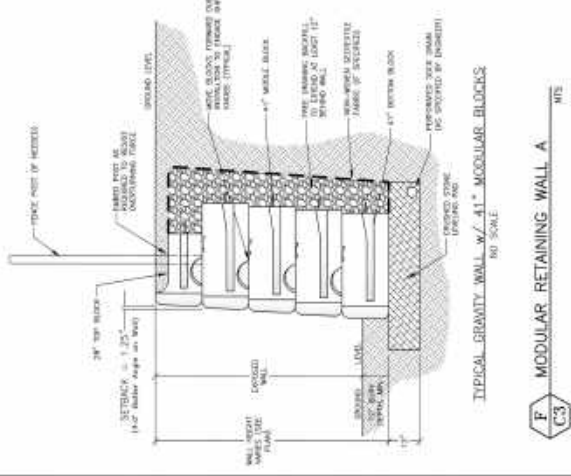
NO.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	11/21/24
2	REVISION	11/21/24

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

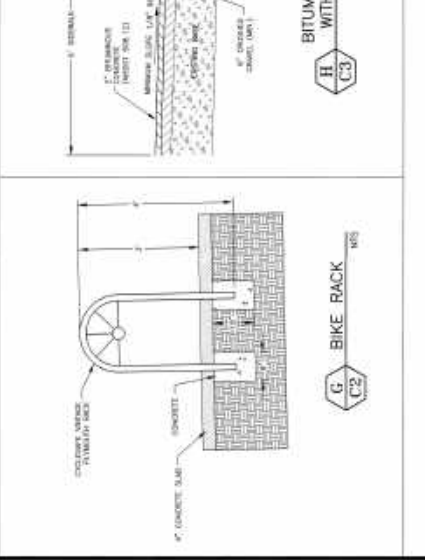
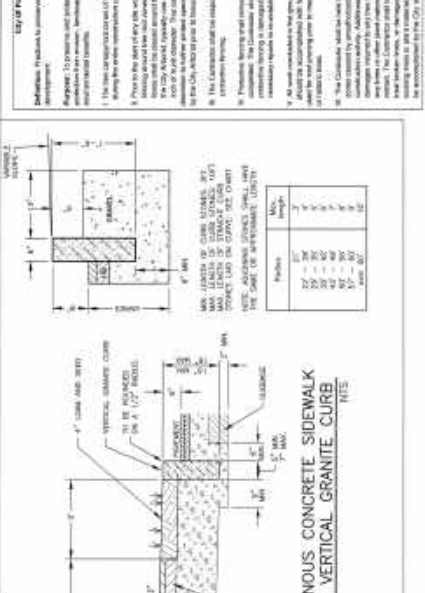
NO.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	11/21/24
2	REVISION	11/21/24



SCALE: 1"=20'  
NOVEMBER 2024  
**D2**  
DETAILS



**City of Portsmouth Tree Planting Policy**  
The purpose of this document is to provide guidelines for the selection and planting of trees in the City of Portsmouth. The guidelines are intended to ensure that trees planted in the City of Portsmouth are of high quality and are planted in a manner that will ensure their long-term survival and growth.



**City of Portsmouth Tree Planting Policy**  
The purpose of this document is to provide guidelines for the selection and planting of trees in the City of Portsmouth. The guidelines are intended to ensure that trees planted in the City of Portsmouth are of high quality and are planted in a manner that will ensure their long-term survival and growth.

**City of Portsmouth Tree Planting Policy**  
The purpose of this document is to provide guidelines for the selection and planting of trees in the City of Portsmouth. The guidelines are intended to ensure that trees planted in the City of Portsmouth are of high quality and are planted in a manner that will ensure their long-term survival and growth.

**City of Portsmouth Tree Planting Policy**  
The purpose of this document is to provide guidelines for the selection and planting of trees in the City of Portsmouth. The guidelines are intended to ensure that trees planted in the City of Portsmouth are of high quality and are planted in a manner that will ensure their long-term survival and growth.



**250 Miller Ave:** 1 little-leaf linden, good condition, resident request. The tree is causing a line-of-sight obstruction from the driveway on Miller Ave. (Photos)



**274 Miller Ave:** 1 silver maple, good condition, resident request. The tree is causing a line-of-sight obstruction from the driveway of 260 Miller Ave and when entering Miller Ave from Spring St. (Photos)

