

**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

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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.

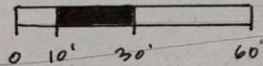
John Chagnon, PE; Ambit Engineering – Haley Ward

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



581 LAFAYETTE ROAD

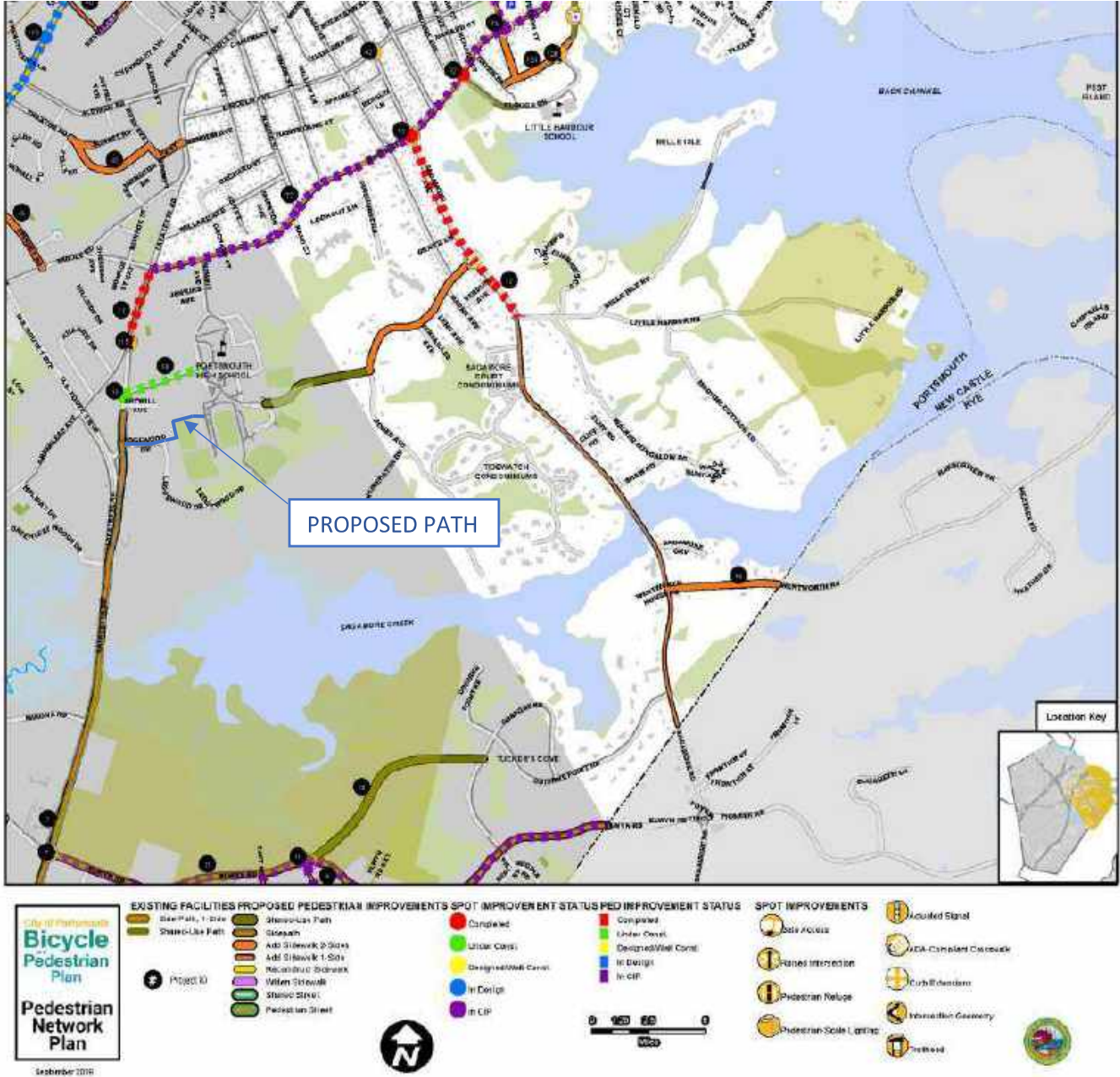
HIGH SCHOOL WALK





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

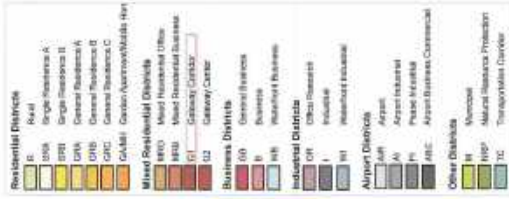
**OWNER:**  
 CITY OF PORTSMOUTH  
 P.O. BOX 528  
 PORTSMOUTH, NH 03802

**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. UNIT #A  
 PORTSMOUTH, NH 03801  
 TEL: (603) 759-1043

**LANDSCAPE ARCHITECT:**  
 TERRA FIRMA LANDSCAPE  
 ARCHITECTS & PLANNERS  
 105 W. BOSTON STREET  
 PORTSMOUTH, NH 03801  
 TEL: (603) 430-8388



### UTILITY CONTACTS

**ELECTRIC:**  
 EXPOSURE LIGHTING  
 501 ASHINGTON ST. UNIT #A  
 PORTSMOUTH, NH 03801  
 TEL: (603) 430-8282  
 ATTN: MICHAEL BUSHBY, P.E. (MANAGER)

**NATURAL GAS:**  
 UNITIL  
 200 WEST ROAD  
 PORTSMOUTH, NH 03801  
 TEL: (603) 294-5144  
 ATTN: DAVE BEAULIEU

**DABLET:**  
 COMPACT  
 200 WEST ROAD  
 PORTSMOUTH, NH 03801  
 TEL: (603) 294-5144  
 ATTN: MIKE COLLINS

**SEWER & WATER:**  
 PORTSMOUTH DEPARTMENT OF PUBLIC WORKS  
 880 PEVERLY HILL ROAD  
 PORTSMOUTH, NH 03801  
 TEL: (603) 427-1526  
 ATTN: JIM TOWN

**COMMUNICATIONS:**  
 PORTSMOUTH DEPARTMENT OF PUBLIC WORKS  
 880 PEVERLY HILL ROAD  
 PORTSMOUTH, NH 03801  
 TEL: (603) 427-1526  
 ATTN: JIM TOWN

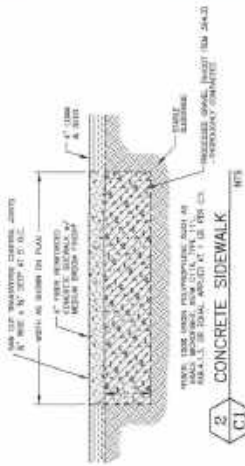
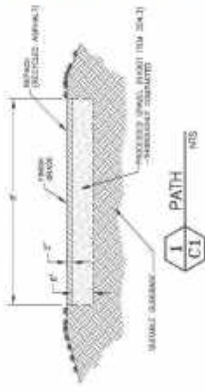
**SITE CONSTRUCTION PLANS**  
**OFFSITE PUBLIC REALM IMPROVEMENTS**  
**581 LAFAYETTE ROAD**  
**PORTSMOUTH, N.H.**



PLAN SET SUBMITTAL DATE: 3 JANUARY 2025

**PUBLIC REALM**

PUBLIC REALM IMPROVEMENT (PER SECTION 10.007.020.3)  
 LINEAR STREET IMPROVEMENT OF SITE 229.3  
 PREPARED FOR: MEMPHIS LIGHTS (0017)  
 SCHEDULED LENGTH: 619 FT  
 PROJECT NUMBER: 003-PT



**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 1000 W. Main Street  
 Portsmouth, NH 03801-7114  
 Tel: (603) 438-2825

- NOTES:**
- 1) SHEET IS SHOWN IN THE CITY OF PORTSMOUTH ACCESSORS MAP FOR THE LOT.
  - 2) OWNER OF RECORD:  
 MEMPHIS LIGHTS  
 1000 W. MAIN STREET  
 PORTSMOUTH, NH 03801
  - 3) APPLICANT:  
 PUBLIC REALM, LLC  
 1000 W. MAIN STREET, SUITE 200  
 PORTSMOUTH, NH 03801
  - 4) THE PROJECT IS SET IN A 10,000 SQUARE FOOT 20' WIDE TRAIL RIGHT-OF-WAY, APPROXIMATELY 10' WIDE.
  - 5) EXISTING LOT ACK RECOGNITION OF MAP 229 LOT 300 2,200 S.F.
  - 6) OWNER IS LOCATED IN THE SURVEY RECORDED CROSSING (R/C) STRIP.
  - 7) IMPROVAL RECOMMENDATIONS:  
 SEE OTHER RELEVANT SYSTEMS 11/00/20
  - 8) THE PURPOSE OF THIS PLAN IS TO OBTAIN PUBLIC REALM IN ACCORDANCE WITH SECTION 10.007.020.3 ON AN ADJACENT LOT.
  - 9) PUBLIC REALM IMPROVEMENTS SHALL BE SUBJECT TO THE CITY OF PORTSMOUTH SCHOOL DEPARTMENT REVIEW AND APPROVAL. FINAL DESIGN IS SUBJECT TO BE DETERMINED.

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

NO.	DESCRIPTION	DATE
1	PUBLIC REALM IMPROVEMENT	1/2/20
2	ISSUED FOR COMMITMENT	6/17/24
NO.	DESCRIPTION	DATE



SCALE: 1"=60'  
 JANUARY 2024  
**OVERALL PLAN**  
**CI**  
 185 259 981 10  
 201010-08-1307104





**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
1000 North Main Street  
Portsmouth, N.H. 03801-1114  
Tel: (603) 435-2383

**NOTES:**

- 1) THIS PLAN IS SHOWN ON THE CITY OF PORTSMOUTH ASSOCIATES MAP 229-88 LOT 1.
- 2) OWNER: PORTSMOUTH ASSOCIATES  
CITY OF PORTSMOUTH  
1 JARVIS AVENUE  
PORTSMOUTH, NH 03801  
06/15/20
- 3) ARCHITECT: AVALON COMMERCIAL LLC  
10 FISHBONE STREET, STE 500  
PORTSMOUTH, NH 03801  
04/14/20
- 4) THE PROPERTY IS A 1.700 ACRES ZONE 45 SHOWN ON THE FINAL SUBDIVISION PLAT MAP 229-107 REC.
- 5) EXISTING SEWER (DEVELOPMENT LOT 48) 229-107 REC 2-2508 AC
- 6) PARCEL IS LOCATED IN THE CENTRAL INCORPORATED COMMERCIAL DISTRICT
- 7) UNUSUAL REQUIREMENTS:  
SEE DRAINAGE SECTION 11.02(2)(1)
- 8) THE PURPOSE OF THIS PLAN IS TO SHOW PUBLIC WORKS IN ACCORDANCE WITH SECTION 11.02(2)(1) FOR MAP 229-107 A.
- 9) PUBLIC WORKS IMPROVEMENTS SHOWN HEREIN ARE SUBJECT TO CITY OF PORTSMOUTH SCHOOL DISTRICT POLICY AND APPROVAL.
- 10) VERIFY EXISTING MAJOR BASES OF SURVEY AGAIN AS INDICATED ON THE 1988 MAP.

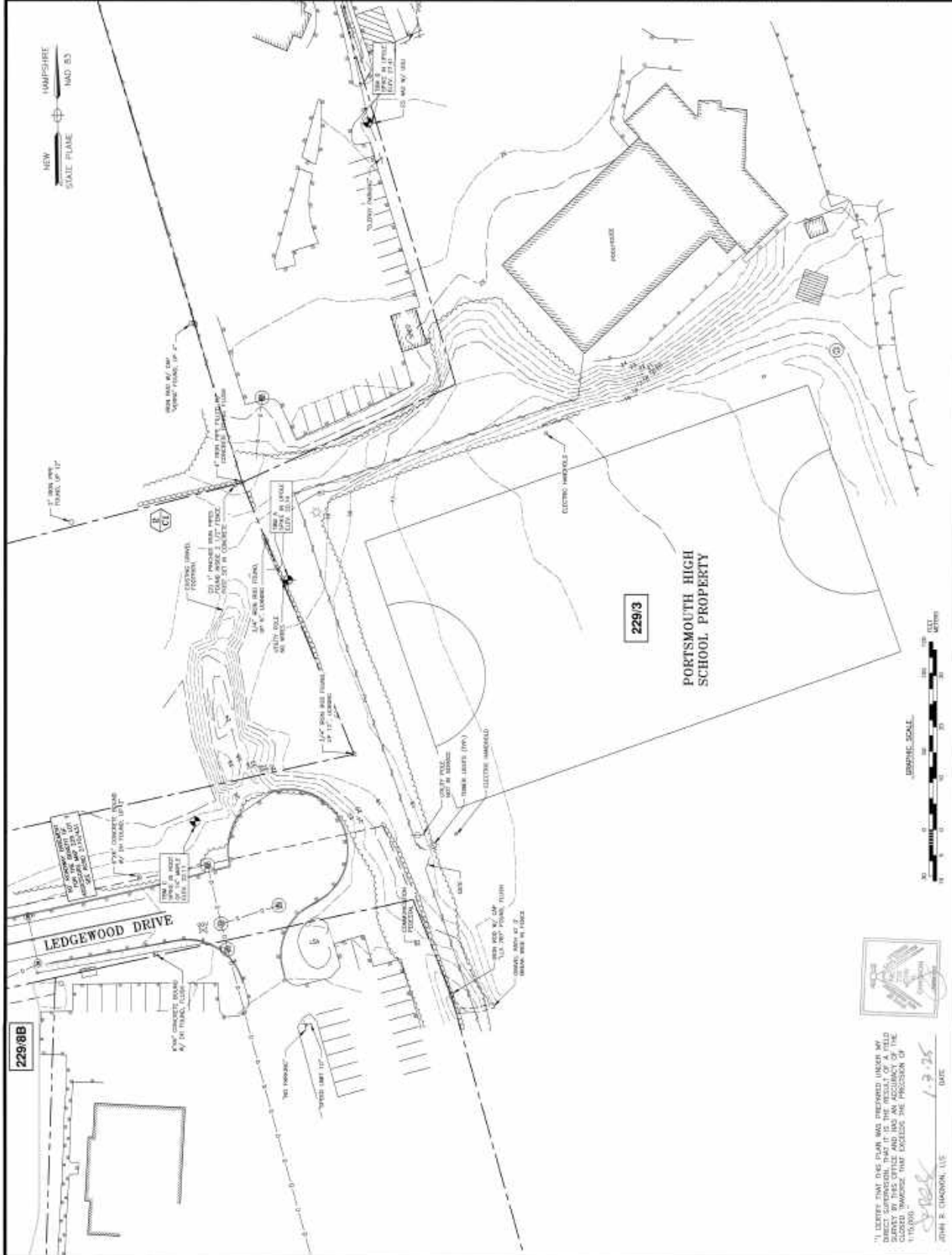
**COMMERCIAL  
DEVELOPMENT  
581 LAFAYETTE ROAD  
PORTSMOUTH, N.H.**

REVISIONS	
NO.	DESCRIPTION
1	ADDED TOPOGRAPHY
2	ISSUED FOR COMMENT
3	DATE

SCALE: 1"=30'  
NOVEMBER 2024

EXISTING CONDITIONS  
PLAN  
**C2**

1978.04



229/88

229/3

PORTSMOUTH HIGH  
SCHOOL PROPERTY



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD CHECK MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW HAMPSHIRE."  
DATE: 11.25.24  
JOHN E. CANNON, P.E.

**AMBIT ENGINEERING, INC.**  
Civil, Structural & Land Surveyors  
290 Colby Road, Suite 5  
Portsmouth, N.H. 03801-5114  
Tel: (603) 425-8188

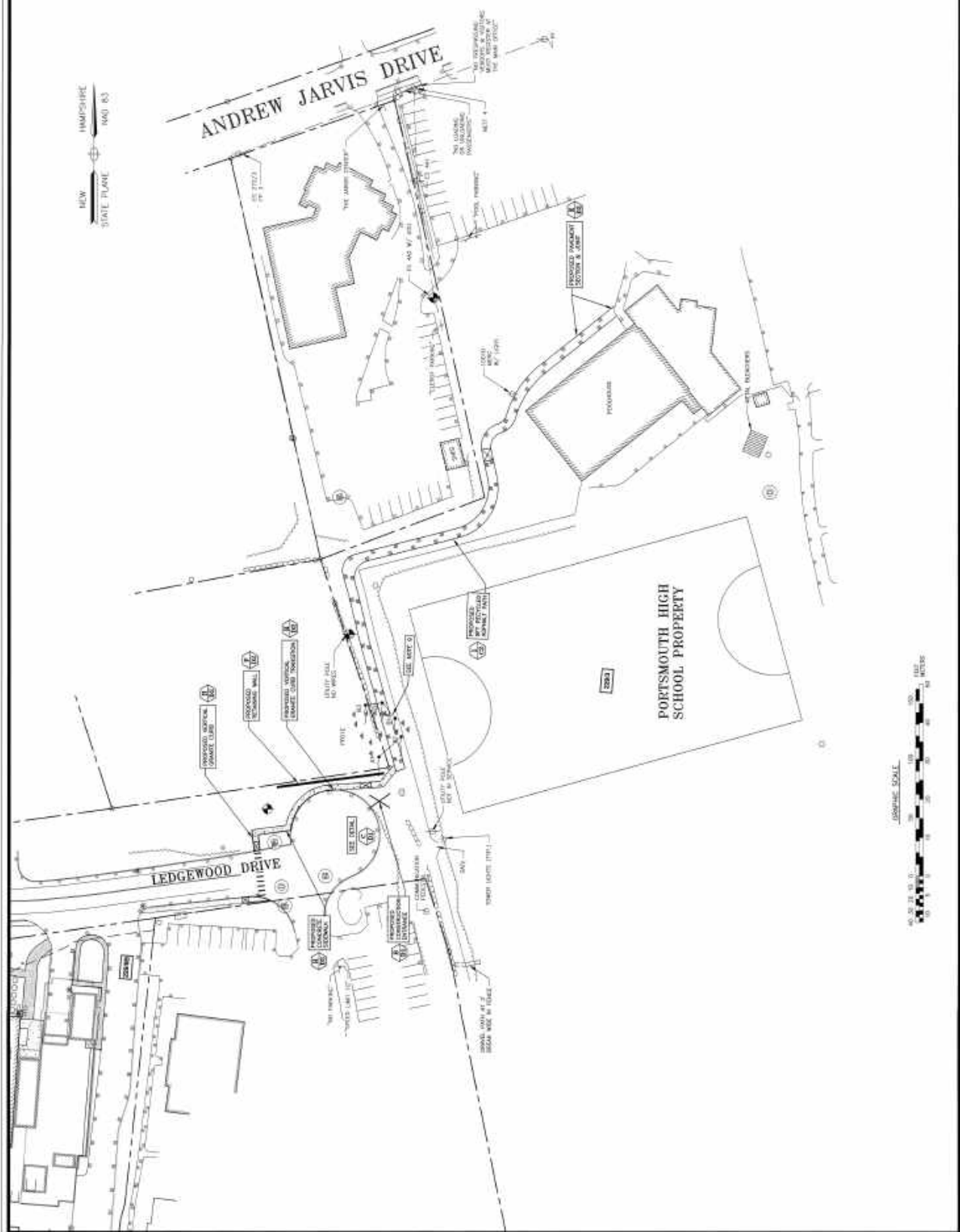
**NOTES:**

1. ALL NOTES ARE TO BE READ IN THE CITY OF PORTSMOUTH RESOLUTIONS AND ORDINANCES.
2. THE PROPERTY IS LOCATED IN THE CITY OF PORTSMOUTH.
3. THE PROPERTY IS LOCATED IN THE CITY OF PORTSMOUTH.
4. ALL NOTES ARE TO BE READ IN THE CITY OF PORTSMOUTH RESOLUTIONS AND ORDINANCES.
5. THE PROPERTY IS LOCATED IN THE CITY OF PORTSMOUTH.
6. THE PROPERTY IS LOCATED IN THE CITY OF PORTSMOUTH.
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12. THE PROPERTY IS LOCATED IN THE CITY OF PORTSMOUTH.
13. THE PROPERTY IS LOCATED IN THE CITY OF PORTSMOUTH.
14. THE PROPERTY IS LOCATED IN THE CITY OF PORTSMOUTH.
15. THE PROPERTY IS LOCATED IN THE CITY OF PORTSMOUTH.
16. THE PROPERTY IS LOCATED IN THE CITY OF PORTSMOUTH.
17. THE PROPERTY IS LOCATED IN THE CITY OF PORTSMOUTH.
18. THE PROPERTY IS LOCATED IN THE CITY OF PORTSMOUTH.
19. THE PROPERTY IS LOCATED IN THE CITY OF PORTSMOUTH.
20. THE PROPERTY IS LOCATED IN THE CITY OF PORTSMOUTH.

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

NO.	DATE	DESCRIPTION	BY	DATE
1	1/7/20	PRELIMINARY PLANS		
2	1/7/20	REVISIONS		
3	1/7/20	REVISIONS		
4	1/7/20	REVISIONS		
5	1/7/20	REVISIONS		
6	1/7/20	REVISIONS		
7	1/7/20	REVISIONS		
8	1/7/20	REVISIONS		
9	1/7/20	REVISIONS		
10	1/7/20	REVISIONS		
11	1/7/20	REVISIONS		
12	1/7/20	REVISIONS		
13	1/7/20	REVISIONS		
14	1/7/20	REVISIONS		
15	1/7/20	REVISIONS		
16	1/7/20	REVISIONS		
17	1/7/20	REVISIONS		
18	1/7/20	REVISIONS		
19	1/7/20	REVISIONS		
20	1/7/20	REVISIONS		

SCALE: 1"=40'  
NOVEMBER 2024  
SITE PLAN  
C3  
15111063-001-04





**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
300 Gilman Road - Box 9  
Hampton, NH 03843  
Tel: (603) 882-1114  
Fax: (603) 882-9333

**NOTES:**

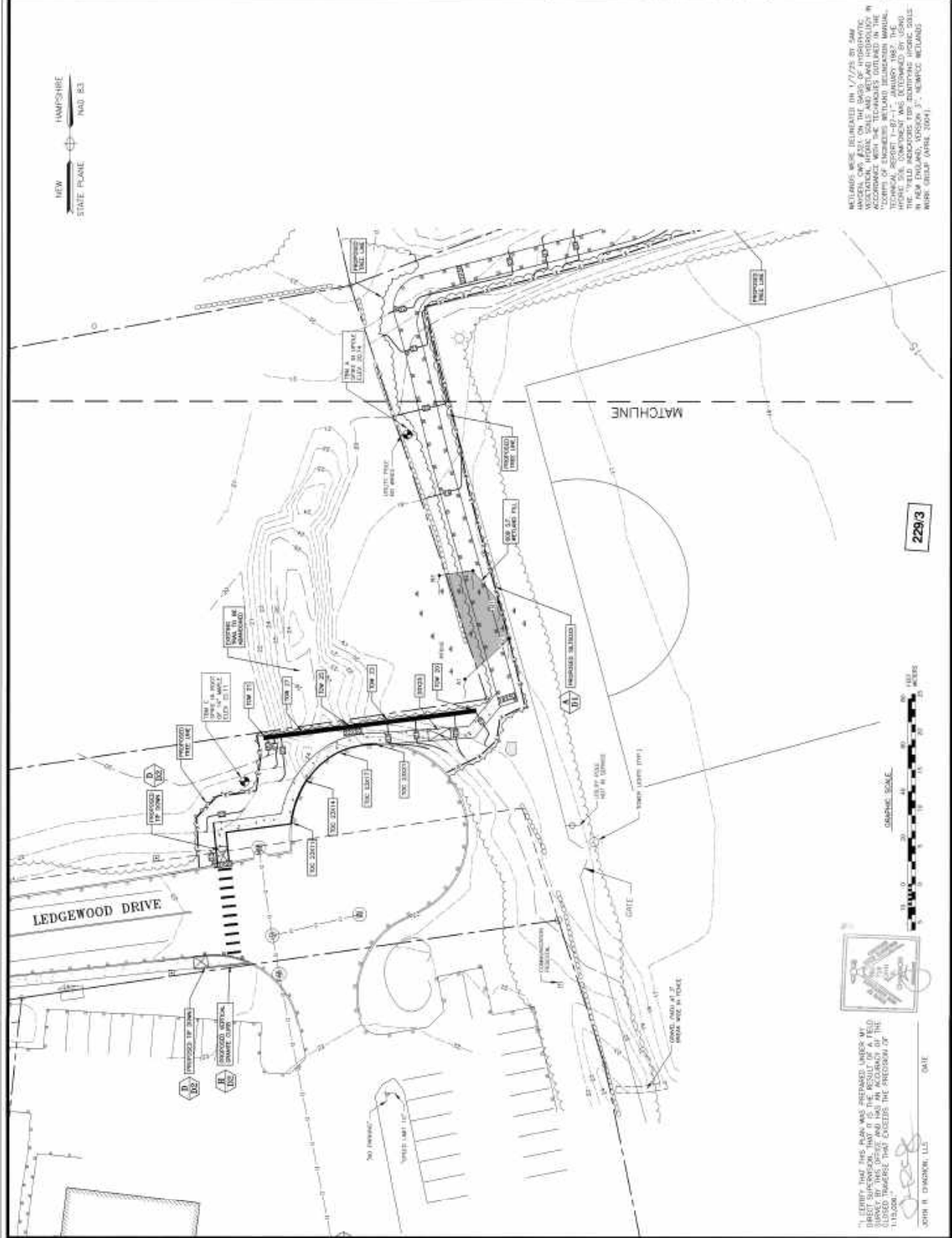
- 1) THE CONTRACTOR SHALL NOTIFY THE STATE AT 1-800-662-5461 (1-800-344-7333) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION OR FILLING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ACCESS TO ALL TRAVEL ROUTES TO THE SITE.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATIONS AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE UTILITY LOCATIONS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE PROJECT. HANDBOOK FOR CONSTRUCTION CONTROL MEASURES (REVISED DECEMBER 2008).
- 4) WETLANDS ARE SUBJECT TO STATE AND LOCAL PERMITS.

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

NO.	DESCRIPTION	DATE
1	FIELD MOBILE LOCATION	1/27/20
2	ISSUED FOR COMMENT	1/27/20
3	DATE	DATE



SCALE: 1"=20'  
NOVEMBER 2024  
**GRADING PLAN**  
**C4**



WETLANDS WERE DELINEATED ON 1/27/20 BY SAH ANGELO CIVIL ENGR. ON THE BASIS OF HYDROPHOTIC, VEGETATION, SOILS, AND RETAIN HYDROLOGY IN THE FIELD. WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE FEDERAL REGULATIONS, 48 CFR PART 101, 101.10. THE TECHNICAL REPORT IS DATED JANUARY 1987. THE WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE FIELD MANUAL FOR WETLANDS IN NEW ENGLAND, VERSION 3.0, NEWHYC WETLANDS WERE DEVELOPED (APRIL 2004).

229/3



"I, JERRY H. DUNN, LICENSED UNDER MY DIRECT SUPERVISION, THAT THIS IS THE RESULT OF A FIELD SURVEY THAT EXISTS THE PERIMETER OF THIS PLAN."  
**JERRY H. DUNN**  
DATE: \_\_\_\_\_  
GATE

**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 SOIL EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION (PHASES) (DECEMBER 2020).

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

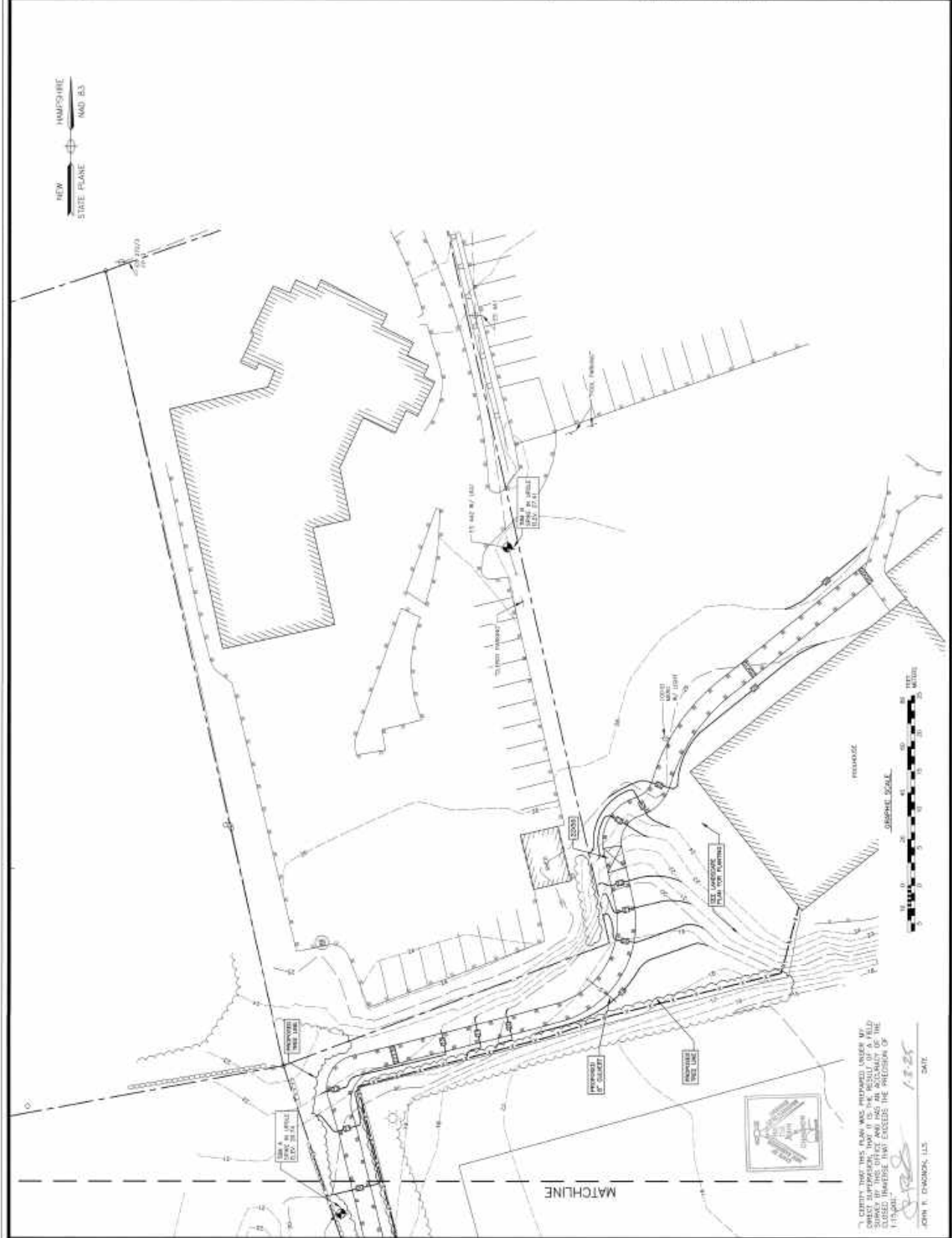
NO.	REVISION	DATE
1	PUBLIC HEARIN LOCATION	1/23/25
2	GOED FOR COMPLETION	11/27/24



SCALE: 1" = 20'  
 NOVEMBER 2024

**GRADING  
 PLAN**

**C5**  
 18-087-PL-1  
 5020185.102204



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY  
 DIRECT SUPERVISION, THAT I AM A REGISTERED PROFESSIONAL  
 ENGINEER IN THE STATE OF NEW HAMPSHIRE AND THAT THE  
 DESIGN AND CONSTRUCTION OF THE PROJECT HAS BEEN  
 CLOSED HEREIN IN ACCORDANCE WITH THE PRECISION OF  
 1:15 SCALE."  
 JOHN T. DONOVAN, P.E.  
 11-25  
 115304

**ARBIT ENGINEERING, INC.**  
 Civil Engineering & Land Surveying  
 200 South Main Street, 3rd Floor  
 Portsmouth, N.H. 02871-2118  
 Tel: 603-233-1800  
 Fax: 603-233-1805

- 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 USE OF SAFETY TO MAINTAIN WORKERS TO SAFE TICKETS ISSUED IN THIRTY DAYS.
  - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOOKING AND PROTECTING ANY ADJACENT OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY DAMAGE TO UNDERGROUND UTILITIES SHOULD BE REPORTED AT ONCE TO THE DESIGN CONTRACTOR.
  - 3) CONTRACTOR SHALL INSTALL ALL NECESSARY EROSION CONTROL MEASURES AND SHALL MAINTAIN ALL NECESSARY EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION (PRIOR TO DECEMBER 2025).
  - 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.**

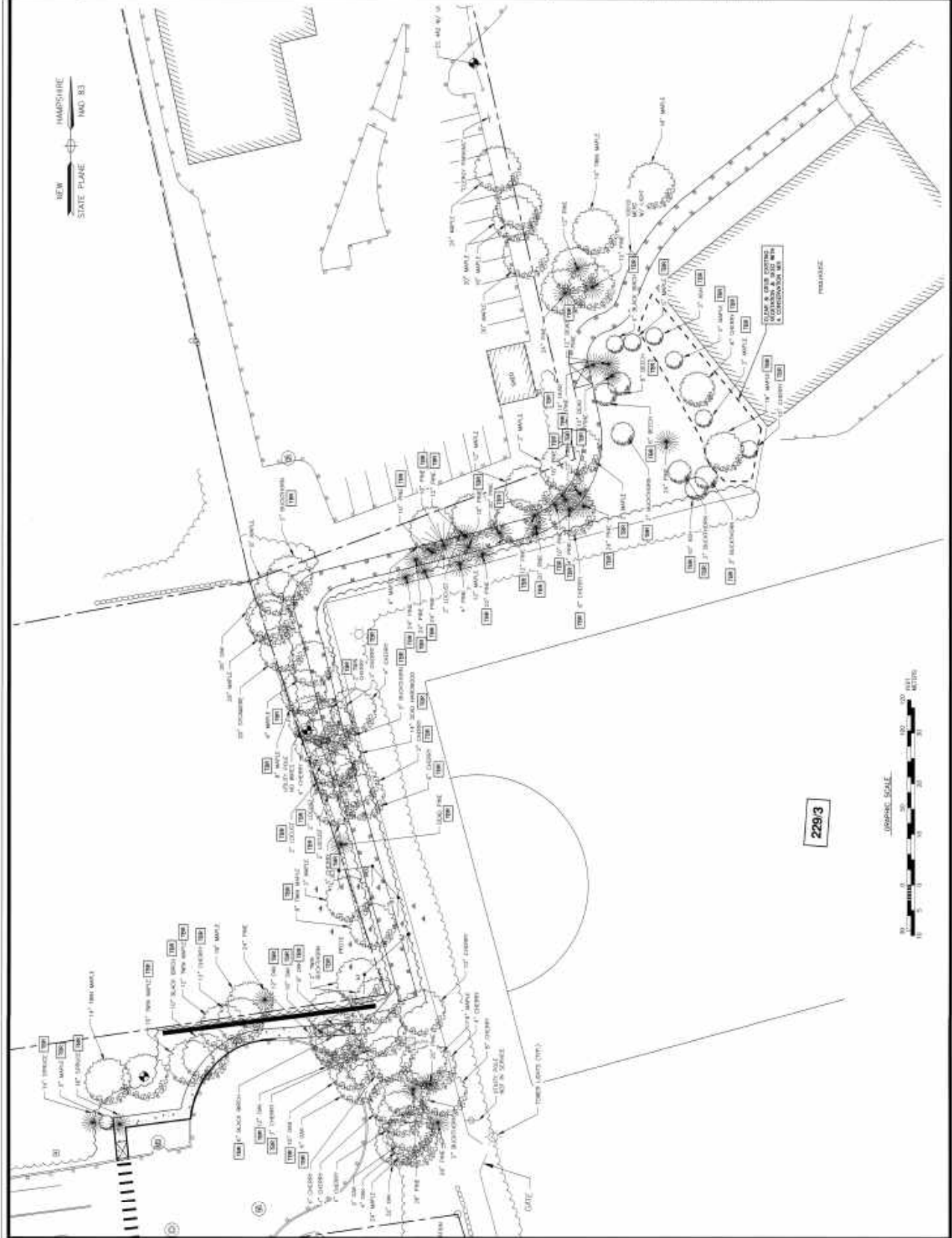
NO.	DESCRIPTION	DATE
1	PUBLIC REVIEW COMMENTS	1/23/25
2	ISSUED FOR CONSTRUCTION	12/7/24



SCALE: 1" = 20'  
 NOVEMBER, 2024

**TREE REMOVAL  
 PLAN**

**C6**  
 50105681380204



228/3

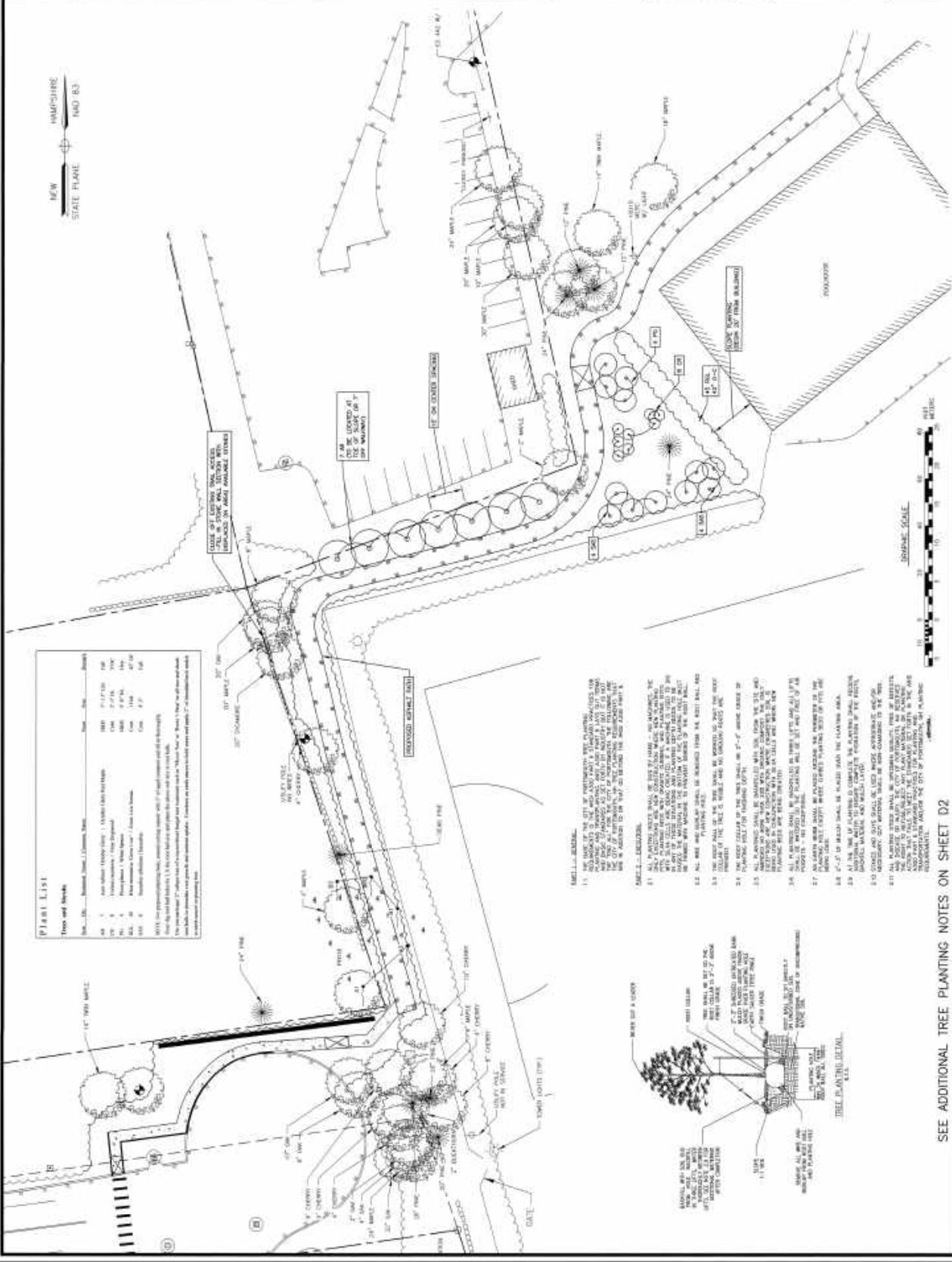


**NOTES:**

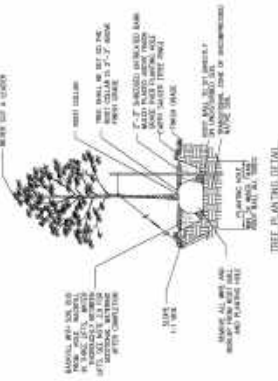
- 1) THE CONTRACTOR SHALL NOTIFY ONE SAFE AT 1-800-955-SAFE (1-800-955-7233), AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION OR OTHER WORK THAT MAY AFFECT THE STRENGTH OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MAINT. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOGGING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE FIELD VERIFY CONTACTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONSTRUCTION SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONSTRUCTION MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION, (M-013 DECEMBER 2006).
- 4) TREE PLANTING SHALL BE COMPLETED BY 10/01/2024. LANDSCAPE ARCHITECT DATED 1/13/23.
- 5) TREE PLANTING SHALL OCCUR IN SEPTEMBER OR OCTOBER AS THE SITE DOES NOT HAVE IRRIGATION.

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

NO.	ISSUED FOR	DESCRIPTION	DATE
1	ISSUED FOR COMMENT		1/13/23
REVISIONS			



- GENERAL NOTES:**
- 1) ALL PLANTING SHALL BE DONE BY 10/01/2024. LANDSCAPE ARCHITECT DATED 1/13/23.
  - 2) TREE PLANTING SHALL OCCUR IN SEPTEMBER OR OCTOBER AS THE SITE DOES NOT HAVE IRRIGATION.
  - 3) CONSTRUCTION SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONSTRUCTION MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION, (M-013 DECEMBER 2006).
  - 4) TREE PLANTING SHALL BE COMPLETED BY 10/01/2024. LANDSCAPE ARCHITECT DATED 1/13/23.
  - 5) TREE PLANTING SHALL OCCUR IN SEPTEMBER OR OCTOBER AS THE SITE DOES NOT HAVE IRRIGATION.



SEE ADDITIONAL TREE PLANTING NOTES ON SHEET D2



**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. 17'7 1/2" CONCRETE AND BRASS 400-1007-1000.
- 2) ALL LIGHTS SHALL BE DARK SKY COMPLIANT AND DIRECTED DOWNWARD.
- 3) LAMP TYPE, COMPANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- 4) ALL LIGHTS TO BE INSTALLED AT THE LOCATION AND HEIGHT INDICATED ON THIS PLAN.
- 5) THE LIGHTING DESIGN IS BASED ON THE ASSUMPTIONS LISTED BELOW. CALCULATED FOOT CANDLE VALUES, WHICH WERE CONTROLLED BY THE LIGHTING DESIGNER, ARE PROVIDED FOR YOUR INFORMATION. THE ACTUAL PERFORMANCE OF ANY MANUFACTURED LIGHTING FIXTURES MAY VARY FROM THE ASSUMPTIONS LISTED BELOW. THE LIGHTING DESIGNER IS NOT RESPONSIBLE FOR ANY VARIATIONS IN THE PERFORMANCE OF ANY MANUFACTURED LIGHTING FIXTURES.
- 6) LIGHTING DESIGN IS BASED ON THE ASSUMPTIONS LISTED BELOW AND THE LIGHTING DESIGNER SHALL BE RESPONSIBLE FOR THE LIGHTING DESIGN. THE LIGHTING DESIGNER SHALL BE RESPONSIBLE FOR THE LIGHTING DESIGN.

**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

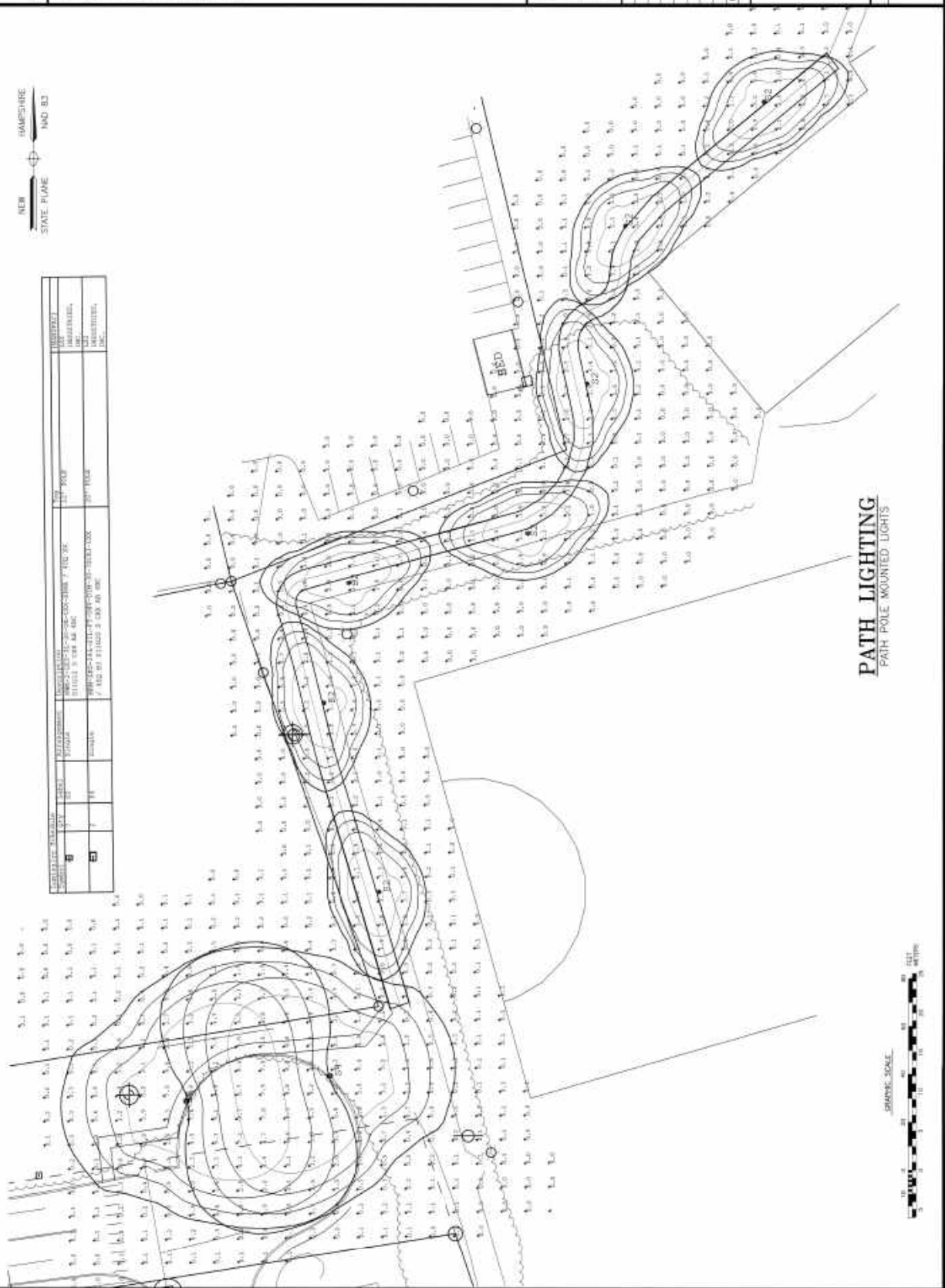
SCALE: 1"=20'  
NOVEMBER 2024

**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 1-800-633-SAFE (1-800-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION OR PUBLIC OR PRIVATE PROPERTY WITHIN THE FEET OF ANY EXISTING UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN MARKING. THE SAFE 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 UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL UTILITIES PRIOR TO ANY EXCAVATION. ALL UTILITIES SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE NEW HAMPSHIRE EROSION CONTROL ACT (RSA 483:1) AND SOIL CONSTRUCTION CONTROL (RSA 483:2) (DECEMBER 2008).
- 4) VERTICAL CURVES IS BASED ON GRADE OF VERTICAL CURVES IS ACCORDANT WITH NHRS 305.

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

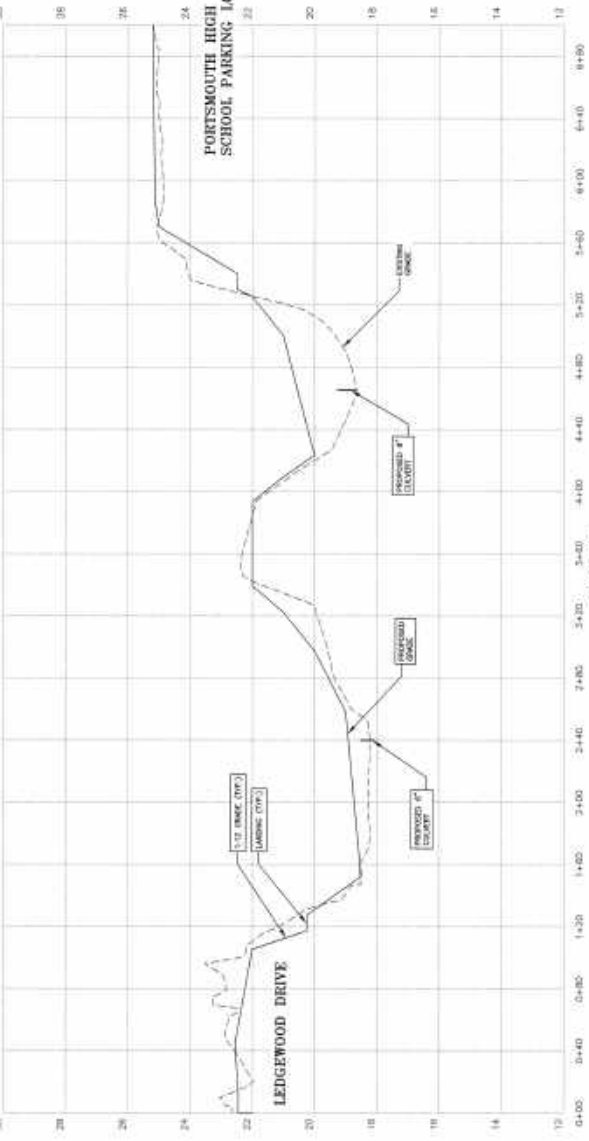
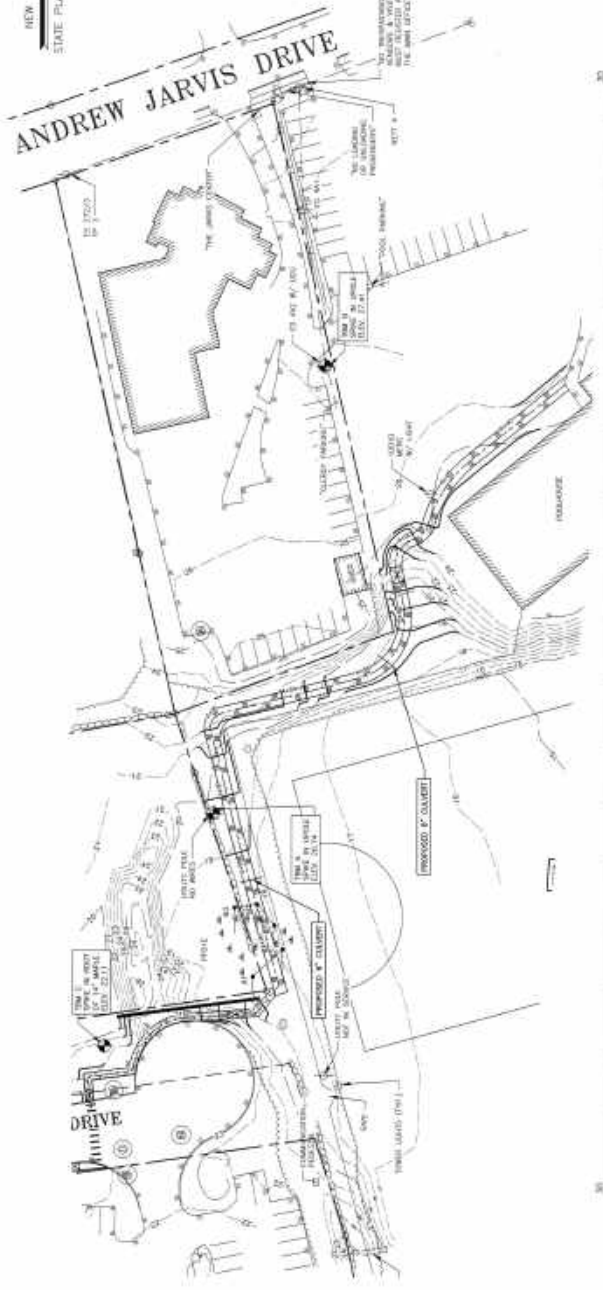
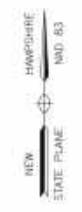
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS & RWH	11/21/24
2	ISSUED FOR CONSTRUCTION	11/21/24



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

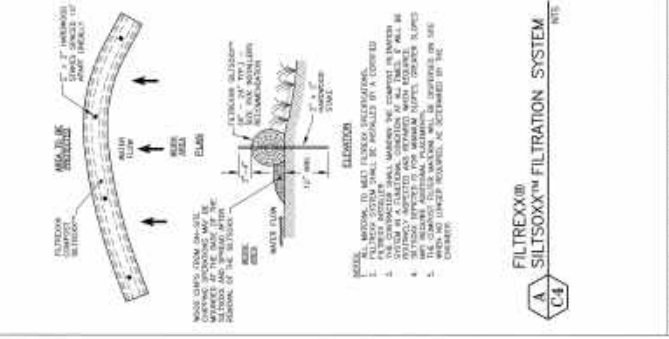
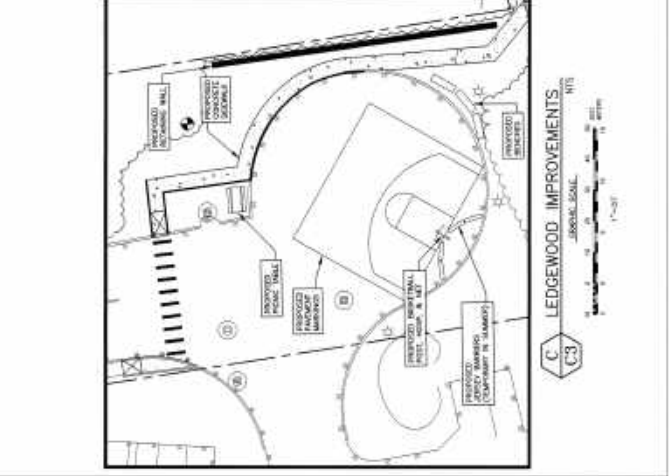
PLAN & PROFILE

PI





**NOTES:**  
1. CONTRACTOR SHALL VERIFY THE SIZE OF ALL EROSION CONTROL MEASURES AND THE LOCATION OF ALL EROSION CONTROL MEASURES TO BE INSTALLED IN THE FIELD PRIOR TO CONSTRUCTION.  
2. UNDESIRABLE EROSION CONTROL MEASURES AND MATERIALS SHALL BE REMOVED IMMEDIATELY UPON IDENTIFICATION BY THE CONTRACTOR AND REPORTED TO THE ENGINEER.  
3. CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.  
4. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.  
5. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

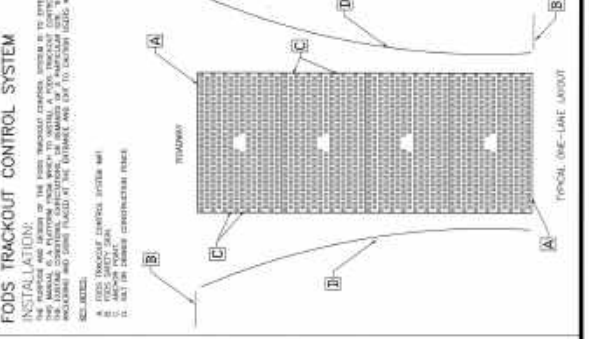


**EROSION CONTROL NOTES**  
1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.  
2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.  
3. ALL EROSION CONTROL MEASURES SHALL BE REMOVED IMMEDIATELY UPON IDENTIFICATION BY THE CONTRACTOR AND REPORTED TO THE ENGINEER.  
4. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.  
5. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

**CONCRETE WASHOUT AREA**  
1. ALL CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.  
2. ALL CONCRETE WASHOUT AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.  
3. ALL CONCRETE WASHOUT AREAS SHALL BE REMOVED IMMEDIATELY UPON IDENTIFICATION BY THE CONTRACTOR AND REPORTED TO THE ENGINEER.  
4. CONTRACTOR SHALL MAINTAIN CONCRETE WASHOUT AREAS THROUGHOUT THE CONSTRUCTION PERIOD.  
5. CONTRACTOR SHALL MAINTAIN CONCRETE WASHOUT AREAS THROUGHOUT THE CONSTRUCTION PERIOD.

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

**FODS TRACKOUT CONTROL SYSTEM**  
INSTALLATION:  
1. THE FODS TRACKOUT CONTROL SYSTEM IS TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.  
2. THE FODS TRACKOUT CONTROL SYSTEM IS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.  
3. THE FODS TRACKOUT CONTROL SYSTEM IS TO BE REMOVED IMMEDIATELY UPON IDENTIFICATION BY THE CONTRACTOR AND REPORTED TO THE ENGINEER.  
4. CONTRACTOR SHALL MAINTAIN FODS TRACKOUT CONTROL SYSTEM THROUGHOUT THE CONSTRUCTION PERIOD.  
5. CONTRACTOR SHALL MAINTAIN FODS TRACKOUT CONTROL SYSTEM THROUGHOUT THE CONSTRUCTION PERIOD.



**CONCRETE WASHOUT AREA**  
1. ALL CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.  
2. ALL CONCRETE WASHOUT AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.  
3. ALL CONCRETE WASHOUT AREAS SHALL BE REMOVED IMMEDIATELY UPON IDENTIFICATION BY THE CONTRACTOR AND REPORTED TO THE ENGINEER.  
4. CONTRACTOR SHALL MAINTAIN CONCRETE WASHOUT AREAS THROUGHOUT THE CONSTRUCTION PERIOD.  
5. CONTRACTOR SHALL MAINTAIN CONCRETE WASHOUT AREAS THROUGHOUT THE CONSTRUCTION PERIOD.

**CONCRETE WASHOUT AREA**  
1. ALL CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.  
2. ALL CONCRETE WASHOUT AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.  
3. ALL CONCRETE WASHOUT AREAS SHALL BE REMOVED IMMEDIATELY UPON IDENTIFICATION BY THE CONTRACTOR AND REPORTED TO THE ENGINEER.  
4. CONTRACTOR SHALL MAINTAIN CONCRETE WASHOUT AREAS THROUGHOUT THE CONSTRUCTION PERIOD.  
5. CONTRACTOR SHALL MAINTAIN CONCRETE WASHOUT AREAS THROUGHOUT THE CONSTRUCTION PERIOD.

**NOTES:**  
1. CONTRACTOR SHALL VERIFY THE SIZE OF ALL SIZES AND TYPES OF MATERIALS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.  
2. DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO FACE UNLESS NOTED OTHERWISE.  
3. CONTRACTOR SHALL VERIFY AND MAINTAIN EXISTING CONDITIONS, UTILITIES, AND ADJACENT STRUCTURES.  
4. CONTRACTOR SHALL VERIFY AND MAINTAIN EXISTING CONDITIONS, UTILITIES, AND ADJACENT STRUCTURES.  
5. CONTRACTOR SHALL VERIFY AND MAINTAIN EXISTING CONDITIONS, UTILITIES, AND ADJACENT STRUCTURES.

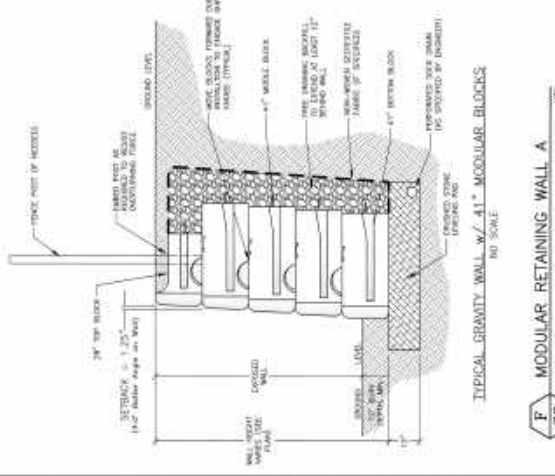
**City of Portsmouth Tree Planting Requirements**  
The purpose of this document is to provide guidelines for the selection and planting of trees in the City of Portsmouth. The guidelines are intended to ensure that trees planted in the City of Portsmouth are of high quality and are planted in a manner that will enhance the City's landscape. The guidelines are intended to be used by the City of Portsmouth and its contractors.

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

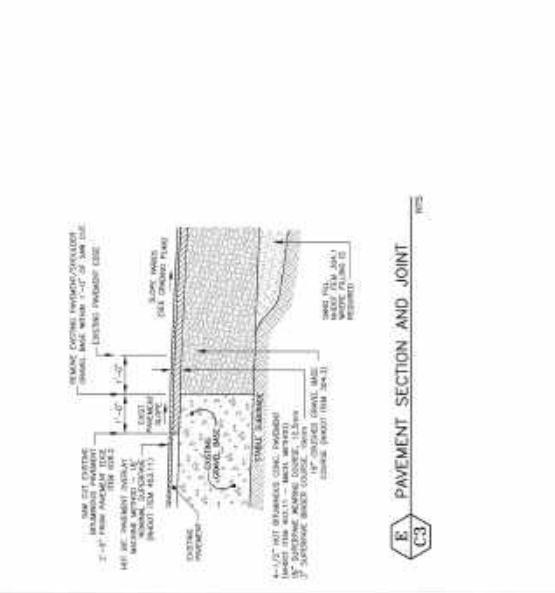
NO.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	11/21/24
2	REVISED FOR COMMENTS	11/21/24



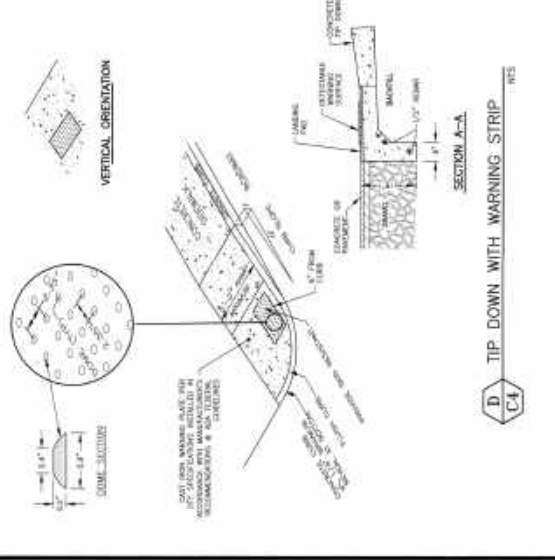
SCALE: 1"=20'  
NOVEMBER 2024  
DETAILS  
D2



**TYPICAL GRAVITY WALL w/ 41" MODULAR BLOCKS**  
NO SCALE  
**F** C3  
MODULAR RETAINING WALL A  
MTS

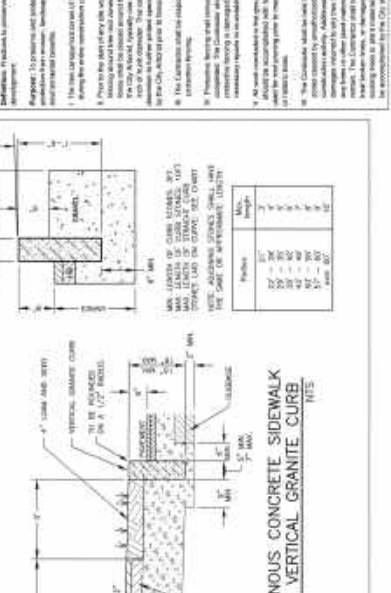


**E** C3  
PAVEMENT SECTION AND JOINT  
MTS

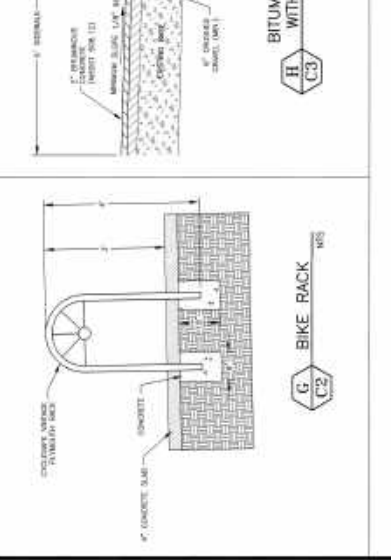


**D** C4  
TIP DOWN WITH WARNING STRIP  
MTS

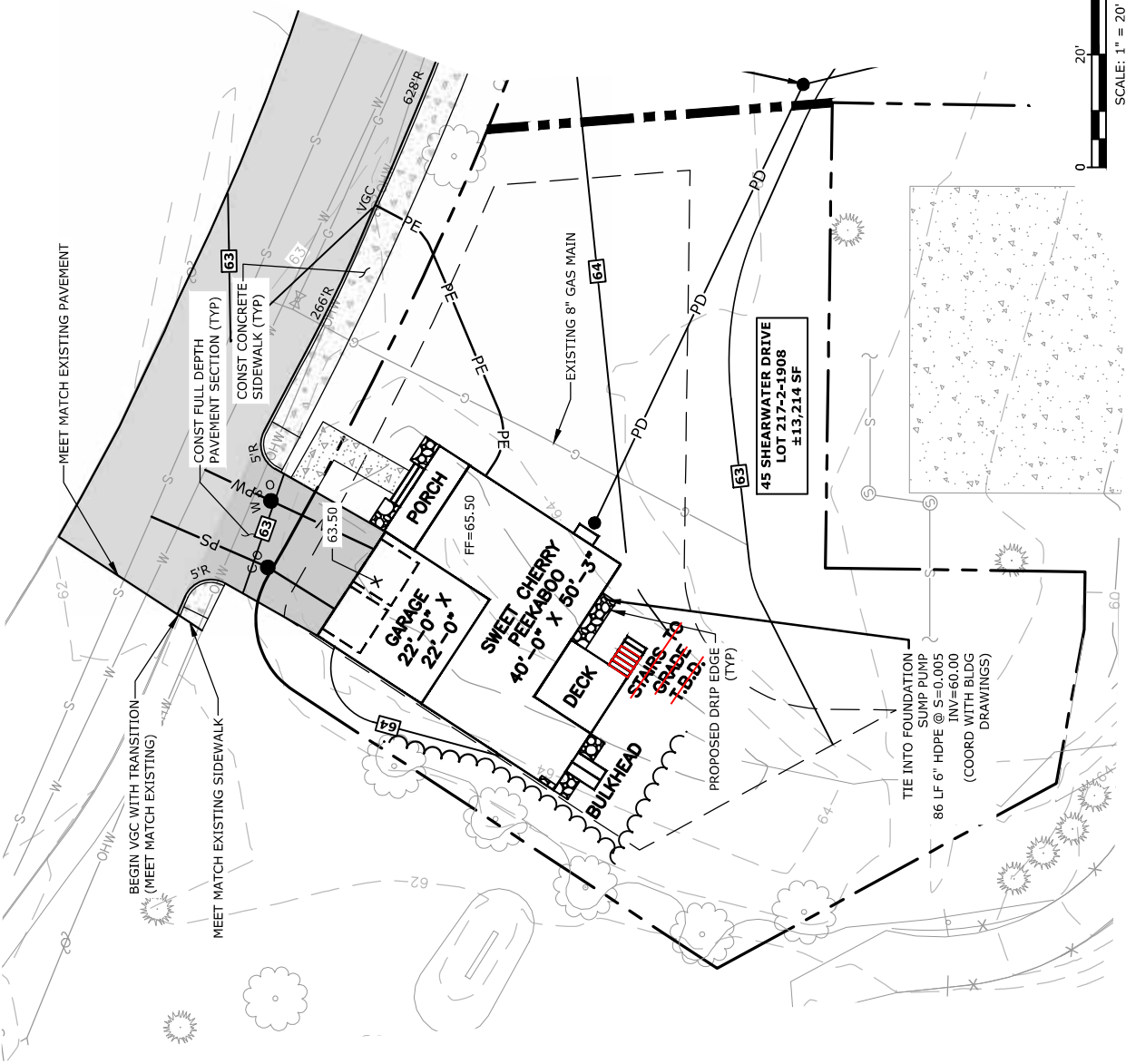
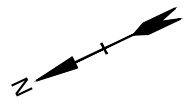
**City of Portsmouth Tree Planting Policy**  
The purpose of this document is to provide guidelines for the selection and planting of trees in the City of Portsmouth. The guidelines are intended to ensure that trees planted in the City of Portsmouth are of high quality and are planted in a manner that will enhance the City's landscape. The guidelines are intended to be used by the City of Portsmouth and its contractors.



**H** C3  
BITUMINOUS CONCRETE SIDEWALK WITH VERTICAL GRANITE CURB  
MTS



**G** C2  
BIKE RACK  
MTS



SHEARWATER DRIVE SUBDIVISION PORTSMOUTH, NH	
LOT 1908 PROPOSED CONDITIONS PLAN	
DATE: 07/18/2024	SCALE: 1" = 20'
FIGURE 1	

**Tight & Bond**

**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)

