



**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

October 8, 2019

Juliet T. H. Walker, AICP, Planning Director  
City of Portsmouth Municipal Complex  
Planning Department  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801

**Re: Application for TAC Work Session  
Assessor's Map 139, Lot 201  
Corpus Christi Parish  
Austin, Chatham, Winter and Summer Streets  
Altus Project #P4957**

Dear Juliet:

On behalf of the Corpus Christi Parish and the Roman Catholic Bishop of Manchester, Altus Engineering, Inc. (Altus) is pleased to submit plans for the October 15, 2019 TAC Work Session for the construction of landscape improvements and parking expansion for their property located at "98 Summer Street."

We presented this project at the September 10<sup>th</sup> Work Session. The Committee identified several issues. Prior to advancing with a formal application to TAC, the design team thought it would be prudent to attempt to address those issues.

The majority of the design revisions include:

- Winter Street is widened to 24-feet from Austin Street to the new driveway.
- The new parking lot has been modified to be a one-way access from Austin Street.
- A no right turn sign at the driveway exit has been added at the exit
- Two rain gardens have been added to further treat the storm water and to attenuate the flow from the site.
- The access from Winter Street to upper parking lot (existing lot) has been eliminated. A new driveway has been added on Chatham Street.
- The landscape design has been modified to include the rain gardens and to enhance the buffer along Austin Street.

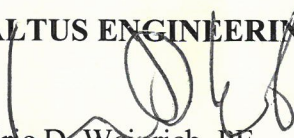
Attached are ten copies of the revised site plans (4 full, 6 reduced).

Juliet T. H. Walker, AICP, Planning Director  
October 8, 20197  
Page 2

Please call us if you have any questions or need any additional information.

Sincerely,

**ALTUS ENGINEERING, INC.**

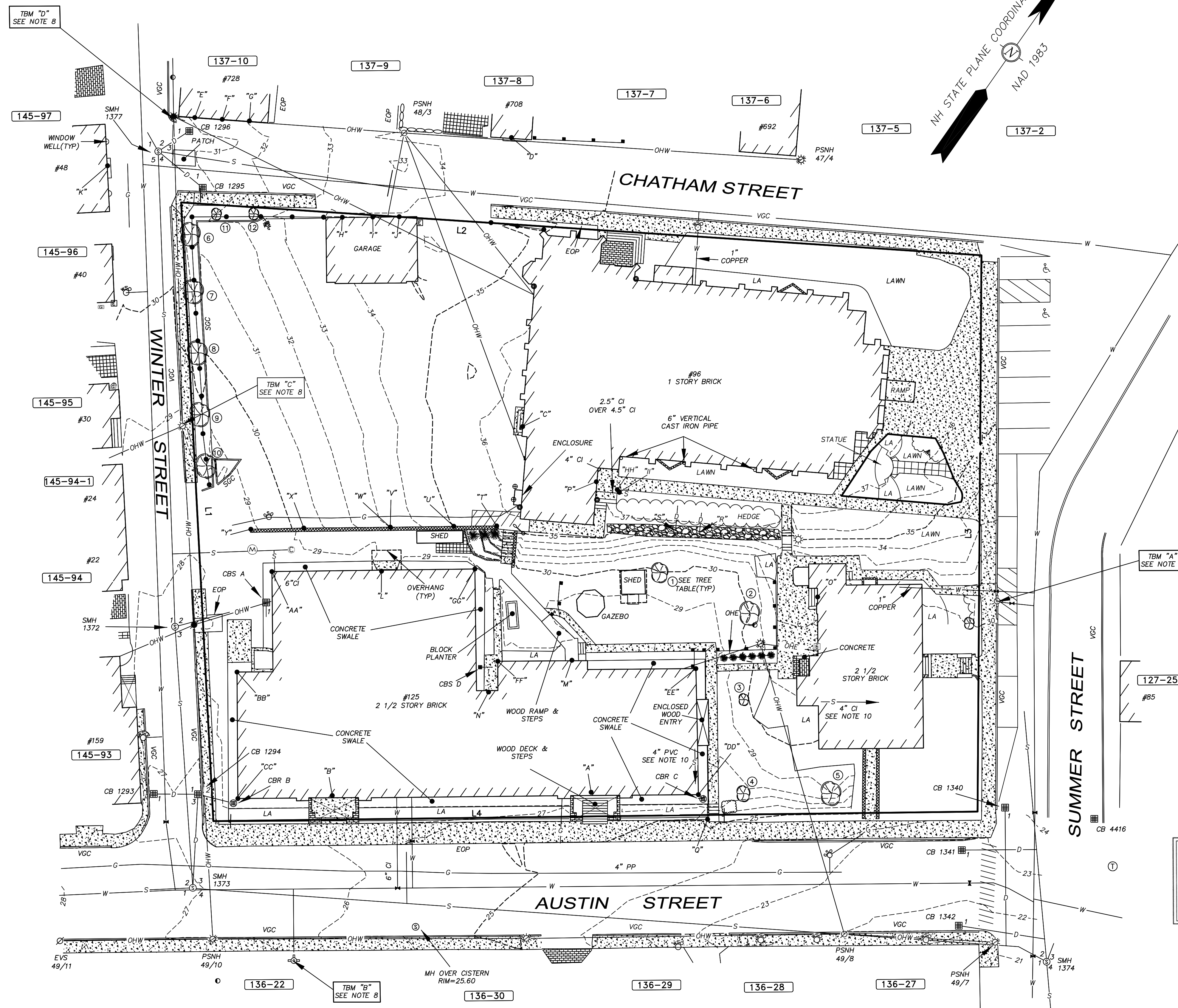


Eric D. Weinrieb, PE  
President

wde/4957 TAC work session cvr ltr

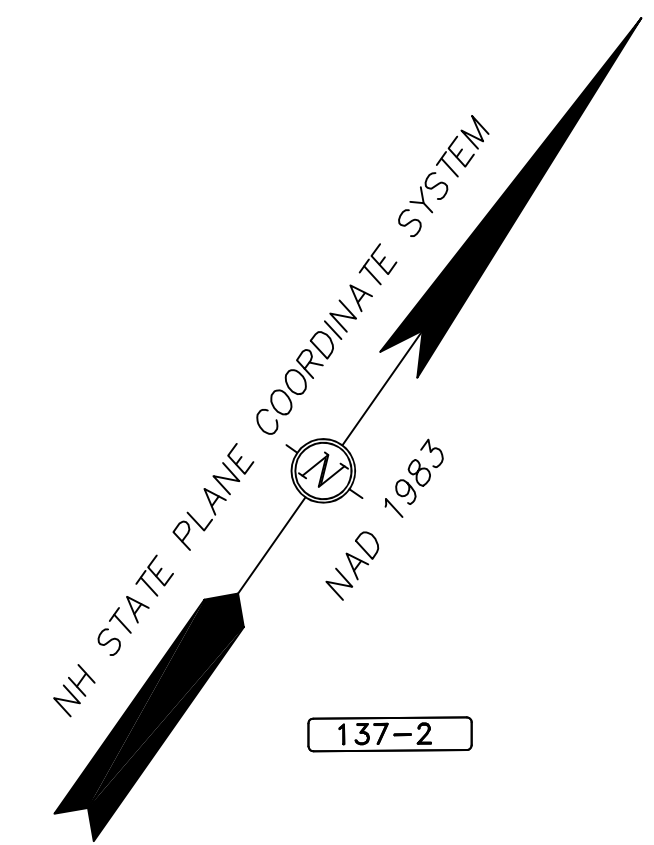
Enclosure

Ecopy: Father Gary Belliveau  
Peter Loughlin, Esq.  
Robbi Woodburn, Woodburn and Company

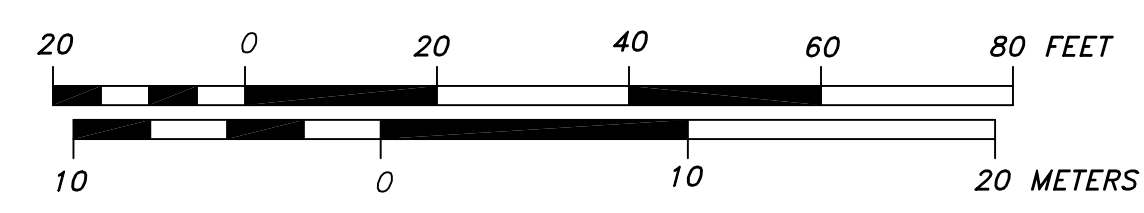


**NOTES:**

- OWNER OF RECORD.....ROMAN CATHOLIC BISHOP OF MANCHESTER ADDRESS.....153 ASH STREET, MANCHESTER, NH 03104 DEED REFERENCE.....455/230, 494/466, 502/49, 554/298, 722/246, 1145/78, 1697/81 TAX SHEET / LOT.....137-01 PARCEL AREA.....56,078 S.F. 1.29 ACRES
- ZONED:.....GENERAL RESIDENCE C FRONT YARD SETBACK.....5' MINIMUM LOT AREA..3,500 S.F. SIDE YARD SETBACK.....10' FRONTAGE.....70' REAR YARD SETBACK.....20'
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 (2011)(EPOCH: 2010.0000), US SURVEY FOOT. VERTICAL DATUM: NAVD 1988. PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ROBE" CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC..
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0295E, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- DESCRIPTIONS OF THE SITE BENCHMARKS:  
TBM "A": MARKED X TOP FLANGE BOLT ON HYDRANT ELEVATION=32.78  
TBM "B": MARKED X TOP FLANGE BOLT ON HYDRANT ELEVATION=29.24  
TBM "C": SURVEY NAIL SET IN UTILITY POLE #PSNH 48/3 1.0' ABOVE GRADE ELEV=30.39  
TBM "D": SURVEY NAIL SET IN UTILITY POLE #PSNH 47/4 1.0' ABOVE GRADE ELEV=31.79
- THE LOCATION OF WATER, SEWER AND DRAIN LINES OUTSIDE THE BUILDINGS COULD NOT BE DETERMINED.
- LOCATION & DIRECTION OF SEWER AS IT PENETRATES CONCRETE FLOOR. FINAL EXIT LOCATION COULD NOT BE DETERMINED.



- LEGEND:**
- ..... IRON ROD (AS NOTED)
  - △ ..... SURVEY NAIL (AS NOTED)
  - ..... CHAIN LINK FENCE
  - ..... WOOD FENCE
  - ▭ ..... CEMENT CONCRETE PAD
  - ▨ ..... BRICK PAVERS/WALLS
  - ▩ ..... RIP RAP
  - ▧ ..... CONCRETE RETAINING WALL
  - ▦ ..... CONCRETE PAVERS
  - ..... UTILITY POLE
  - ☆ ..... UTILITY POLE W/TRANSFORMER
  - ..... GUY
  - OHW— ..... OVERHEAD WIRES
  - OHE— ..... OVERHEAD ELECTRIC
  - OHC— ..... OVERHEAD COMMUNICATION WIRES
  - RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - 137-01 ..... TAX SHEET / LOT NO.
  - EOP ..... EDGE OF PAVEMENT
  - LA ..... LANDSCAPED AREA
  - ⊙ ..... CATCH BASIN
  - ⊕ ..... MONITORING WELL
  - ⊖ ..... SEWER CLEANOUT
  - ⊗ ..... TELEPHONE MANHOLE
  - ⊘ ..... SEWER MANHOLE
  - ⊙ ..... SEWER CLEAN OUT
  - W— ..... WATER LINE
  - S— ..... SEWER LINE
  - D— ..... DRAIN LINE
  - G— ..... GAS LINE
  - ⊕ ..... WATER GATE VALVE
  - ⊖ ..... WATER SHUT OFF VALVE
  - ⊙ ..... HYDRANT
  - SGC ..... SLOPED FACED GRANITE CURB
  - VGC ..... VERTICAL FACED GRANITE CURB
  - RWW ..... WOOD RETAINING WALL
  - RWG ..... GRANITE RETAINING WALL
  - PSNH ..... PUBLIC SERVICE CO. OF NH
  - EVS ..... EVERSOURCE
  - PP/PL ..... PLASTIC GAS LINE
  - ⊕ ..... GAS METER
  - ⊙ ..... LIGHT POLE
  - ⊙ ..... HANDICAP SPACE
  - ⊙ ..... DECIDUOUS TREE
  - ⊙ ..... CONIFEROUS SHRUB
  - ⊙ ..... DIRECTED LIGHT



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

SURVEYOR:  
 & James Verra Associates, Inc.  
 LAND SURVEYORS  
 101 SHATTUCK WAY - SUITE 8  
 NEWINGTON, N.H. 03801-7876  
 603-436-3557  
 JOB NO: 23799

ISSUED FOR: APPLICATION

ISSUE DATE: 10-7-2019

REVISIONS

NO.	DESCRIPTION	BY	DATE

DRAWN BY: GTD  
 APPROVED BY: JV  
 DRAWING FILE: 23799.DWG

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

APPLICANT:  
 CORPUS CHRISTI PARISH  
 125 AUSTIN STREET  
 PORTSMOUTH, NH 03801

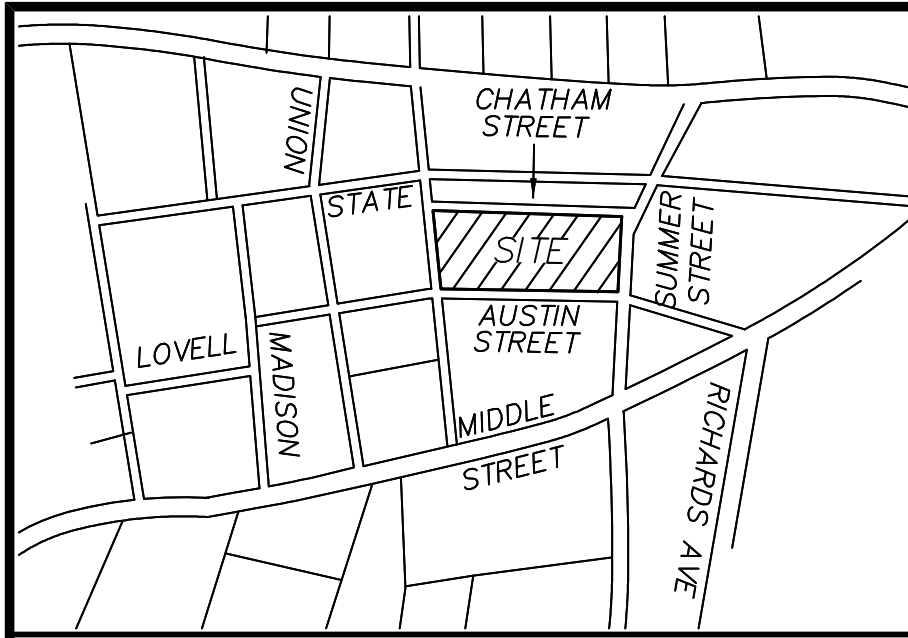
OWNER:  
 ROMAN CATHOLIC BISHOP  
 OF MANCHESTER  
 153 ASH STREET  
 MANCHESTER, NH 03104

PROJECT:  
 FORMER ST. PATRICKS  
 SCHOOL  
 TAX MAP 137,  
 LOT 01  
 125 AUSTIN STREET  
 PORTSMOUTH, NH

TITLE:  
 LIMITED  
 EXISTING  
 CONDITIONS PLAN  
 AUSTIN, WINTER &  
 CHATHAM STREETS  
 PORTSMOUTH, NH

SHEET NUMBER:  
 EX-1

P4957



**LOCUS**  
(N.T.S.)

BUILDING ELEVATION TABLE

LOCATION	DESCRIPTION	ELEVATION
"A"	WOOD THRESHOLD	31.55
"B"	ALUM. THRESHOLD	29.25
"C"	CONCRETE FLOOR	38.58
"D"	WOOD FLOOR	34.95
"E"	CONCRETE FLOOR	31.14
"F"	CONCRETE FLOOR	31.62
"G"	ASPHALT FLOOR	32.13
"H"	CONCRETE FLOOR	34.65
"I"	CONCRETE FLOOR	34.64
"J"	CONCRETE FLOOR	34.62
"K"	WOOD THRESHOLD	31.70
"L"	ALUM. THRESHOLD	29.25
"M"	WOOD THRESHOLD	32.19
"N"	WOOD THRESHOLD	32.33
"O"	BRICK THRESHOLD	34.81
"P"	ALUM. THRESHOLD	39.16

MISC. ELEVATION TABLE

LOCATION	DESCRIPTION	ELEVATION
"Q"	TOP CONC. WALL	25.90
"R"	INV 4" PVC	35.98
"S"	INV 3.5" ACP	35.80
"T"	TOP CONC. WALL	37.05
"U"	TOP CONC. WALL	36.99
"V"	TOP CONC. WALL	34.71
"W"	TOP CONC. WALL	33.91
"X"	TOP CONC. WALL	31.34
"Y"	TOP CONC. WALL	29.49
"AA"	BLDG. CORNER	30.06
"BB"	BLDG. CORNER	28.51
"CC"	BLDG. CORNER	28.71
"DD"	BLDG. CORNER	28.61
"EE"	BLDG. CORNER	28.82
"FF"	BLDG. CORNER	28.78
"GG"	BLDG. CORNER	28.77
"HH"	TOP CNR. CONCRETE	38.55
"II"	GROUND ELEV.	38.0

RIM AND INVERT DATA

CB #1293 RIM = 26.79 INV 6"PVC=25.24± SUMP=24.59	SMH #1372 RIM = 27.82 (1) INV (8"VCP)=21.4± (2) INV (8"VCP)=21.6± (3) INV (8"VCP)=21.42
CB #1294 RIM = 26.69 (1) INV (6"PVC)=23.99 (2) INV (6"PVC)=24.37 (3) INV (6"PVC)=23.74 SUMP=22.39	SMH #1373 RIM = 27.05 (1) INV (8"VCP)=20.06 (2) INV (8"VCP)=20.23 (3) INV (8"VCP)=20.9 (4) INV (8"VCP)=20.6
CB #1295 RIM = 30.76 (1) INV (6"PVC)=27.66 SUMP=25.76	SMH #1374 RIM = 21.04 (1) INV (8"VCP)=16.04± (2) INV (8"VCP)=16.04± (3) INV (8"VCP)=16.04± (4) INV (8"VCP)=16.04±
CB #1296 RIM = 30.82 (1) INV (6"PVC)=27.54 SUMP=25.76	SMH #1377 RIM = 30.64 (1) INV (8"VCP)=25.22 (2) INV (8"VCP)=26.75 (3) INV (8"VCP)=25.92 (4) INV (8"VCP)=26.71 (5) INV (8"VCP)=25.89
CB #1340 RIM = 23.90 (1) INV (6"VCP)=20.00 SUMP=19.90	
CB #1341 RIM = 22.51 (1) INV (10"VCP)=18.86 SUMP=18.00	
CB #1342 RIM = 21.56 (1) INV (4.5"VCP)=19.04 SUMP=18.56	

SMALL CATCH BASIN DATA TABLE

CBS #A RIM = 28.31 (1) INV (6"VCP)=26.0±	CBS #C RIM = 28.03 INV (INACCESSIBLE)
CBS #B RIM = 28.12 INV (INACCESSIBLE)	CBS #D RIM = 28.30 (1) INV (6"VCP)=26.90

TREE IDENTIFICATION TABLE

TREE	TYPE	SIZE	SPREAD
①	TWIN OAK	12"	50'
②	MAPLE	24"	44'
③	MAPLE	6"	24'
④	MAPLE	16"	30'
⑤	MAPLE	24"	34'
⑥	MAPLE	7"	12'
⑦	MAPLE	8"	12'
⑧	MAPLE	11"	16'
⑨	MAPLE	8"	12'
⑩	MAPLE	8"	10'
⑪	MAPLE	8"	16'
⑫	MAPLE	11"	9'

BOUNDARY LINE TABLE

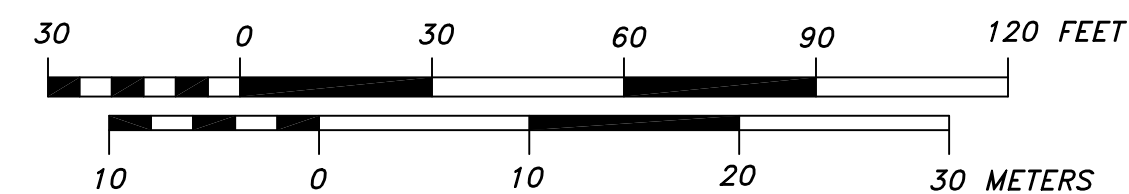
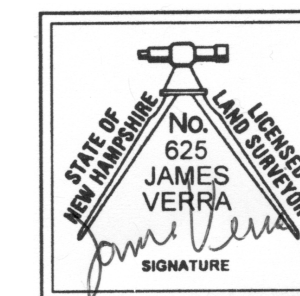
LINE	BEARING	DISTANCE
L1	N 37°58'51" W	216.45
L2	N 58°46'24" E	280.28
L3	S 34°36'19" E	194.39
L4	S 54°17'07" W	267.10

REFERENCE PLANS:

1. PLAN OF LAND NO. 119 SUMMER STREET, PORTSMOUTH, N.H. BY JOHN W. DURGIN DATED OCT. 1948, FILE NO. 2274, PLAN NO. 1-372
2. STANDARD BOUNDARY SURVEY, PLAT OF LOT, KNOWN AS TAX MAP U-37 LOT 2 OWNED BY PATTERSON CHATHAM STREET REVOCABLE TRUST, DATED JULY 1996 RCRD PLAN #D-24875.
3. APPENDIX C-SITE PLAN, 728 STATE STREET CONDOMINIUMS, PORTSMOUTH, NH DATED JANUARY 1984 RCRD PLAN #D-24875.
4. CONDOMINIUM SITE PLAN, MAP 145-LOT 93, AUSTIN STREET CONDOMINIUM FOR LYNN M. MCCARTHY & DYLAN M. KIMMEL, DATED APRIL 2002 RCRD PLAN #D-29891.
5. PLAN OF FIFTEEN HOUSE LOTS, PORTSMOUTH, BELONGING TO THE HEIRS OF MATTHEW S. MARSH, 1848, PORTSMOUTH RECORDS, BK 7. PG 354

ABUTTER'S LIST

127-23 ADVENT CHRISTIAN CHURCH 634 STATE STREET PORTSMOUTH, NH 03801	137-2 MARK D. GRAY 140 SUMMER STREET PORTSMOUTH, NH 03801 3515/636	145-93 AUSTIN STREET CONDOMINIUM 159-161 AUSTIN STREET PORTSMOUTH, NH 03801
127-24 SUSAN J. CERRO 53 WENTWORTH STREET PORTSMOUTH, NH 03801 5580/449	137-5 JOHN F. LEITH 83 WOODBURY AVENUE PORTSMOUTH, NH 03801 2947/2701	145-94 WILLIAM & LUCINDA CLARKE REVO. TRUST WILLIAM & LUCINDA CLARKE, TRUSTEES 22 WINTER STREET PORTSMOUTH, NH 03801 5152/1981
127-25 NANCY R. BECK REVO. TRUST NANCY R. BECK, TRUSTEE 43 AUSTIN STREET PORTSMOUTH, NH 03801 4556/648	137-6 VICTORIA WILLINGHAM & ROBERT BOWSER 692 STATE STREET PORTSMOUTH, NH 03801 3269/2978	145-94-1 DONNA MELLIO REVO. TRUST DONNA MELLIO, TRUSTEE 24 WINTER STREET PORTSMOUTH, NH 03801 4723/1275
136-22 SOCIETY PRESERVATION, NE ANTIQUITIES OF MA. 141 CAMBRIDGE STREET BOSTON, MA 02114 2395/1115	137-7 ALISON K. & JAMES FORBES 698 STATE STREET PORTSMOUTH, NH 03801 3308/1370	145-95 WILLIAM J. & REBECCA M. HARTGLASS 30 WINTER STREET PORTSMOUTH, NH 03801 5235/1781
136-27 DONALD M. & MARY SAARI 72 SUMMER STREET PORTSMOUTH, NH 03801 2373/1805	137-8 THOMAS J. & LONGI M. SCHLADENHAUFEN 708 STATE STREET PORTSMOUTH, NH 03801 3098/698	145-96 COLLEEN M. COOK 40 WINTER STREET PORTSMOUTH, NH 03801 5738/898
136-28 ROBERT GOWELL C. WALLIS 110 AUSTIN STREET PORTSMOUTH, NH 03801 2397/114	137-9 CONDOMINIUM AT GOODWIN PARK 8 STATE STREET PORTSMOUTH, NH 03801 5306/1197	145-97 PAUL D. STRAND & DEANNA HAND 48 WINTER STREET PORTSMOUTH, NH 03801 2819/1696
136-29 TRISHA BALLESTERO 45 EVANS ROAD MADBURY, NH 03823 5550/1043	137-10 MARK GRIFFEN 728 STATE STREET CONDOMINIUM PORTSMOUTH, NH 03801	
136-30 NANDREA J. MORRIS 122 AUSTIN STREET PORTSMOUTH, NH 03801 3071/1301	136-30 NANDREA J. MORRIS 122 AUSTIN STREET PORTSMOUTH, NH 03801 3071/1301	



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

SURVEYOR:  
& James Verra  
Associates, Inc.  
LAND SURVEYORS  
101 SHATTUCK WAY - SUITE 8  
NEWINGTON, N.H. 03801-7876  
603-436-3557  
JOB NO: 23799

ISSUED FOR: APPLICATION

ISSUE DATE: 10-7-2019

NO.	DESCRIPTION	BY	DATE

DRAWN BY: \_\_\_\_\_ GTD  
APPROVED BY: \_\_\_\_\_ JV  
DRAWING FILE: \_\_\_\_\_ 23799.DWG

SCALE:  
22" x 34" - 1" = 30'  
11" x 17" - 1" = 60'

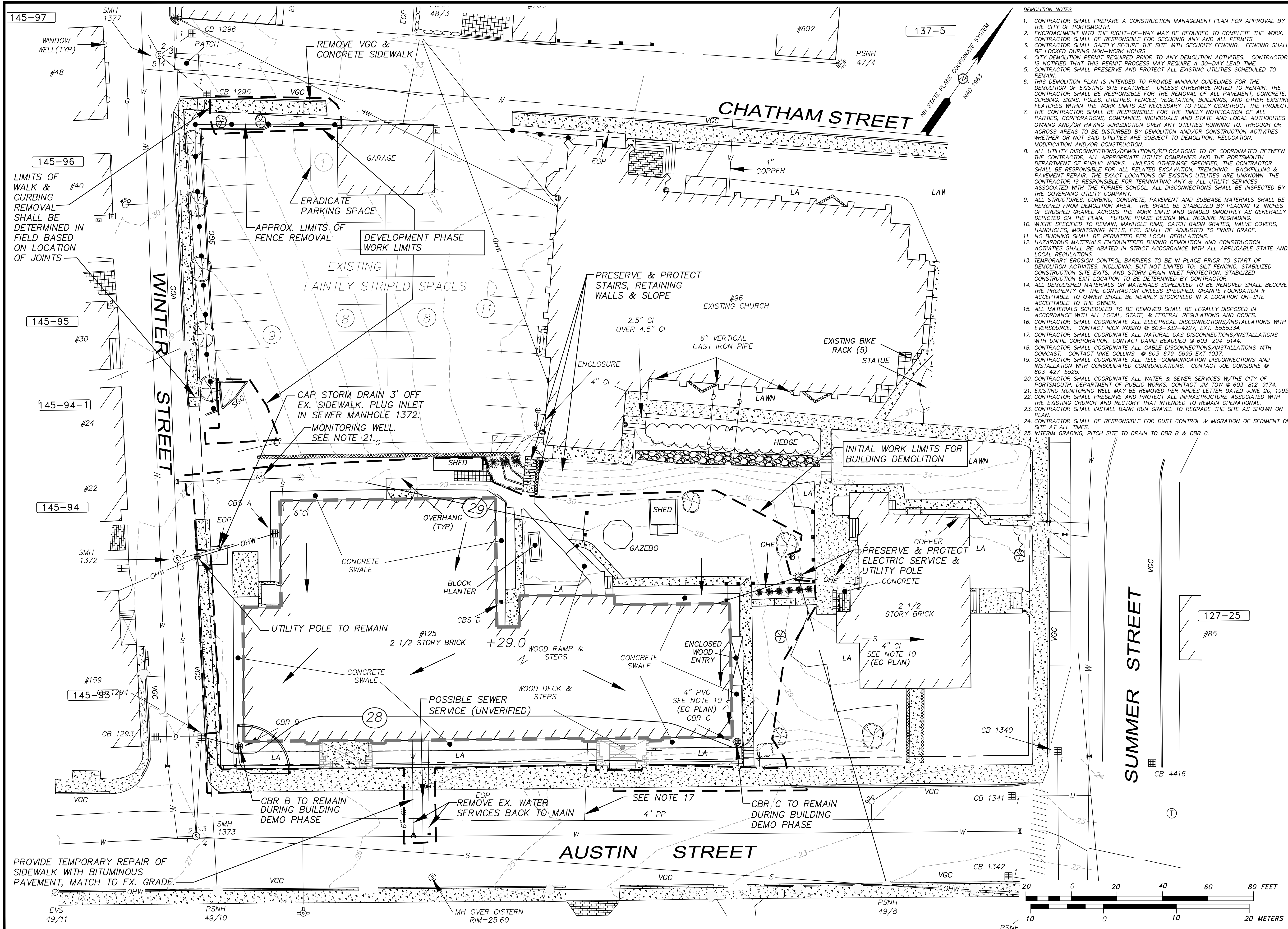
APPLICANT:  
CORPUS CHRISTI PARISH  
125 AUSTIN STREET  
PORTSMOUTH, NH 03801

OWNER:  
ROMAN CATHOLIC BISHOP  
OF MANCHESTER  
153 ASH STREET  
MANCHESTER, NH 03104

PROJECT:  
FORMER ST. PATRICKS  
SCHOOL  
TAX MAP 137,  
LOT 01  
125 AUSTIN STREET  
PORTSMOUTH, NH

TITLE:  
LIMITED  
EXISTING  
CONDITIONS PLAN  
AUSTIN, WINTER &  
CHATHAM STREETS  
PORTSMOUTH, NH

SHEET NUMBER:  
**EX-2**



- DEMOLITION NOTES**
- CONTRACTOR SHALL PREPARE A CONSTRUCTION MANAGEMENT PLAN FOR APPROVAL BY THE CITY OF PORTSMOUTH.
  - ENCROACHMENT INTO THE RIGHT-OF-WAY MAY BE REQUIRED TO COMPLETE THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY AND ALL PERMITS.
  - CONTRACTOR SHALL SAFELY SECURE THE SITE WITH SECURITY FENCING. FENCING SHALL BE LOCKED DURING NON-WORK HOURS.
  - CITY DEMOLITION PERMIT REQUIRED PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR IS NOTIFIED THAT THIS PERMIT PROCESS MAY REQUIRE A 30-DAY LEAD TIME.
  - CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
  - THIS DEMOLITION PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION, BUILDINGS, AND OTHER EXISTING FEATURES WITHIN THE WORK LIMITS AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
  - ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE PORTSMOUTH DEPARTMENT OF PUBLIC WORKS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING, BACKFILLING & PAVEMENT REPAIR. THE EXACT LOCATIONS OF EXISTING UTILITIES ARE UNKNOWN. THE CONTRACTOR IS RESPONSIBLE FOR TERMINATING ANY & ALL UTILITY SERVICES ASSOCIATED WITH THE FORMER SCHOOL. ALL DISCONNECTIONS SHALL BE INSPECTED BY THE GOVERNING UTILITY COMPANY.
  - ALL STRUCTURES, CURBING, CONCRETE, PAVEMENT AND SUBBASE MATERIALS SHALL BE REMOVED FROM DEMOLITION AREA. THE SHALL BE STABILIZED BY PLACING 12-INCHES OF CRUSHED GRAVEL ACROSS THE WORK LIMITS AND GRADED SMOOTHLY AS GENERALLY DEPICTED ON THE PLAN. FUTURE PHASE DESIGN WILL REQUIRE REGRADING.
  - WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, MONITORING WELLS, ETC. SHALL BE ADJUSTED TO FINISH GRADE.
  - NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
  - HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
  - TEMPORARY EROSION CONTROL BARRIERS TO BE IN PLACE PRIOR TO START OF DEMOLITION ACTIVITIES, INCLUDING, BUT NOT LIMITED TO: SILT FENCING, STABILIZED CONSTRUCTION SITE EXITS, AND STORM DRAIN INLET PROTECTION, STABILIZED CONSTRUCTION EXIT LOCATION TO BE DETERMINED BY CONTRACTOR.
  - ALL DEMOLISHED MATERIALS OR MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED. GRANITE FOUNDATION IF ACCEPTABLE TO OWNER SHALL BE NEARLY STOCKPILED IN A LOCATION ON-SITE ACCEPTABLE TO THE OWNER.
  - ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS AND CODES.
  - CONTRACTOR SHALL COORDINATE ALL ELECTRICAL DISCONNECTIONS/INSTALLATIONS WITH EVERSOURCE. CONTACT NICK KOSKO @ 603-332-4227, EXT. 5555334.
  - CONTRACTOR SHALL COORDINATE ALL NATURAL GAS DISCONNECTIONS/INSTALLATIONS WITH UNILIT CORPORATION. CONTACT DAVID BEAULIEU @ 603-294-5144.
  - CONTRACTOR SHALL COORDINATE ALL CABLE DISCONNECTIONS/INSTALLATIONS WITH COMCAST. CONTACT MIKE COLLINS @ 603-679-5695 EXT 1037.
  - CONTRACTOR SHALL COORDINATE ALL TELE-COMMUNICATION DISCONNECTIONS AND INSTALLATION WITH CONSOLIDATED COMMUNICATIONS. CONTACT JOE CONSIDINE @ 603-427-5525.
  - CONTRACTOR SHALL COORDINATE ALL WATER & SEWER SERVICES W/THE CITY OF PORTSMOUTH, DEPARTMENT OF PUBLIC WORKS. CONTACT JIM TOW @ 603-812-9174.
  - EXISTING MONITORING WELL MAY BE REMOVED PER NHDES LETTER DATED JUNE 20, 1995.
  - CONTRACTOR SHALL PRESERVE AND PROTECT ALL INFRASTRUCTURE ASSOCIATED WITH THE EXISTING CHURCH AND RECTORY THAT INTENDED TO REMAIN OPERATIONAL.
  - CONTRACTOR SHALL INSTALL BANK RUN GRAVEL TO REGRADE THE SITE AS SHOWN ON PLAN.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL & MIGRATION OF SEDIMENT ON SITE AT ALL TIMES.
  - INTERIM GRADING, PITCH SITE TO DRAIN TO CBR B & CBR C.

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

ISSUED FOR:  
**TAC WORK SESSION**  
 ISSUE DATE:  
**OCTOBER 8 2019**

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	9/16/19
1	TAC WORK SESSION	EDW	10/08/19

DRAWN BY: \_\_\_\_\_ RLH  
 APPROVED BY: \_\_\_\_\_ EDW  
 DRAWING FILE: 4957-CO-5.DWG

SCALE:  
 22" x 34" - 1" = 15'  
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OWNER:  
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 MANCHESTER, NH 03104

PROJECT:  
 FORMER ST. PATRICKS  
 SCHOOL  
 TAX MAP 137,  
 LOT 01  
 125 AUSTIN STREET  
 PORTSMOUTH, NH

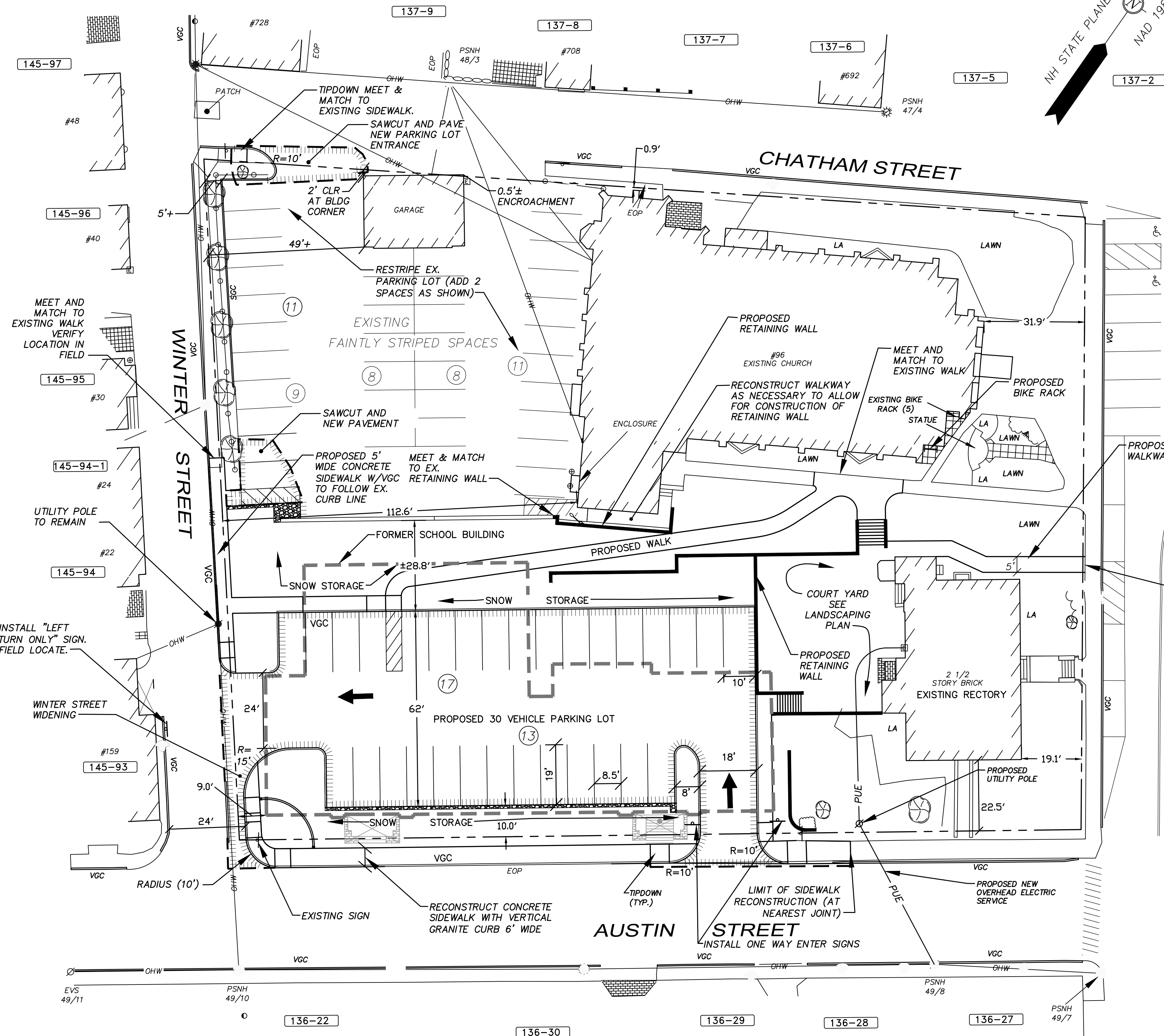
TITLE:  
**BUILDING  
 DEMOLITION  
 PLAN**

SHEET NUMBER:  
**C-1**

SEE EXISTING CONDITIONS PLANS FOR LEGEND.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



**SITE NOTES**

1. PARKING REQUIREMENTS 0.4 SPACES PER SEAT. MAXIMUM SEATING CAPACITY 600 SEATS. 240 SPACES REQUIRED. 36 SPACES ON SITE EXISTING 66 SPACES ON SITE PROPOSED
2. ONE BIKE RACK PER 10 VEHICLE SPACES REQUIRED. 66 SPACES, 7 BIKE RACKS REQUIRED. 10 PROVIDED.
3. ON SEPTEMBER 24, 2019, THE PORTSMOUTH ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM SECTION 10.1113.20 TO ALLOW A PARKING LOT BETWEEN A PRINCIPAL BUILDING AND A STREET.
4. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
5. ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
6. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL VERIFY ALL BUILDING AND RETAINING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
10. AREA OF DISTURBANCE UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED. SITEWORK ACTIVITIES UNDER 100,000 SF. NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
11. SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN UPLAND AREAS SHOWN THEREON. NO SNOW STORAGE SHALL BE PROVIDED IN THE LANDSCAPED ISLAND BETWEEN THE DRIVEWAY ENTRANCE AND EXIT THAT WOULD RESTRICT SITE VEHICULAR AND PEDESTRIAN SIGHT DISTANCE. IF ADEQUATE ON-SITE SNOW STORAGE IS NOT AVAILABLE, THE SNOW SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED.
12. PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW, OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3"-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS. PAVEMENT MARKINGS SHALL BE INSTALLED AT LEAST 14-DAYS AFTER INSTALLATION OF WEARING COURSE PAVEMENT. CONTRACTOR SHALL APPLY TWO (2) COATS OF ALL PAVEMENT MARKINGS.
13. PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
14. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION.
15. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
16. THE SITE PLAN PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
17. SITEWORK CONTRACTOR SHALL PREPARE A LICENSED LAND SURVEYOR (LLS) STAMPED AS-BUILT SITE PLAN & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.
18. THE PROPOSED LIGHTING SHALL BE DARK SKY FRIENDLY.
19. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE, LOCAL AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. THE LANDOWNER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH LOCAL, STATE AND FEDERAL WETLAND PERMITTING REQUIREMENTS INCLUDING PROTECTION OF NATURAL RESOURCES AND THEIR BUFFERS.
20. CONTRACTOR SHALL CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING CONSTRUCTION.
21. CONTRACTOR SHALL NOTIFY CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
22. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SEDIMENT AND EROSION CONTROL ITEMS TO PREVENT SEDIMENT FROM CONSTRUCTION ACTIVITIES FROM LEAVING THE SITE. CONTROLS SHALL BE INSPECTED ON A REGULAR BASIS AND AFTER ALL RAIN EVENTS OF 0.25 INCHES OR GREATER. ANY DEFICIENCIES IN THE CONTROLS SHALL BE ADDRESSED IMMEDIATELY AND BROUGHT TO THE ATTENTION OF THE OWNER. ALL STORM DRAINS WITHIN OR ADJACENT TO THE WORK AREA, WITH THE POTENTIAL TO RECEIVE RUNOFF FROM EXPOSED CONSTRUCTION AREAS, SHALL RECEIVE STORM DRAIN INLET PROTECTION.
23. CONTRACTOR SHALL PREVENT TRACKING OF DIRT ONTO ANY PUBLIC OR PRIVATE ROADWAYS. IF TRACKING OF DIRT FROM CONSTRUCTION VEHICLES IS PRESENT ON THE OPEN STREETS, CONTRACTOR WILL BE REQUIRED TO SWEEP THE ROADWAY AT NO ADDITIONAL EXPENSE TO THE OWNER.
24. SEE DETAIL SHEET FOR EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.

**ZONING SUMMARY**

ZONING DISTRICT	GENERAL RESIDENCE C
MINIMUM LOT AREA	3,500 SF
LOT AREA PROVIDED	56,078 SF
MINIMUM FRONTAGE	70 FEET
FRONTAGE PROVIDED	194.39 FEET
	SUMMER STREET
	267.10 FEET
	AUSTIN STREET
	216.45 FEET
	WINTER STREET
	280.28 FEET
	CHATHAM STREET

**MINIMUM YARD DIMENSIONS**

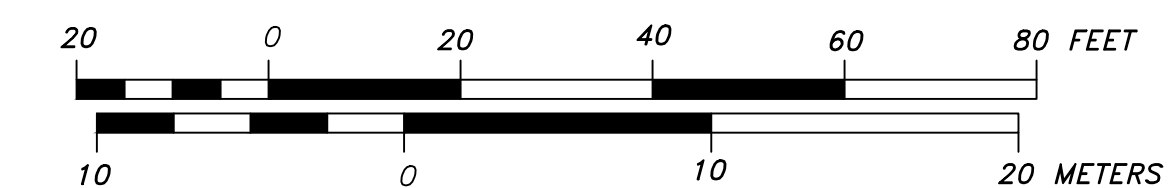
	REQUIRED	EXISTING	PROPOSED
FRONT (SUMMER)	5 FEET	19.1 FEET	19.1 FEET
FRONT (AUSTIN)	5 FEET	6.3 FEET	22.5 FEET
FRONT (CHATHAM)	5 FEET	0.9 FEET	0.9 FEET
FRONT (WINTER)	5 FEET	112.6 FEET	112.6 FEET

BUILDING COVERAGE	35% MAX	38.7%±	21.3%±
MINIMUM OPEN SPACE	20%	41%±	44%±

(NOTE: EXCLUDES WALKS & PATIOS)

**PARKING SETBACK REQUIREMENT**

	REQUIRED	EXISTING	PROPOSED
SUMMER STREET	19.1 FEET	N/A	N/A
AUSTIN STREET	22.5 FEET	N/A	10 FEET - VARIANCE GRANTED
CHATHAM STREET	0.9 FEET	0 FEET	0 FEET
WINTER STREET	112.6 FEET	6.0 FEET±	6.0 FEET ± - EXISTING



ENGINEER:

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

ISSUED FOR: TAC WORK SESSION

ISSUE DATE: OCTOBER 8, 2019

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	09/03/19
1	TAC WORK SESSION	EDW	10/08/19

DRAWN BY: RLH  
APPROVED BY: EDW  
DRAWING FILE: 4957-CO-5.DWG

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

APPLICANT:  
CORPUS CHRISTI PARISH  
125 AUSTIN STREET  
PORTSMOUTH, NH 03801

OWNER:  
ROMAN CATHOLIC BISHOP  
OF MANCHESTER  
153 ASH STREET  
MANCHESTER, NH 03104

PROJECT:  
FORMER ST. PATRICKS  
SCHOOL  
TAX MAP 137,  
LOT 01

125 AUSTIN STREET  
PORTSMOUTH, NH

TITLE:

**SITE PLAN**

SHEET NUMBER:

**C-2**

P-4957

**LEGEND**

- PD PROPOSED STORM DRAIN
- CB3 PROPOSED CATCH BASIN
- YD3 PROPOSED YARD DRAIN
- DMH P2 PROPOSED DRAIN MANHOLE
- 32 EXISTING CONTOUR
- 28 FINISHED GRADE
- 31.2 X EXISTING SPOT GRADE ELEVATION
- 31.75 + PROPOSED SPOT GRADE ELEVATION

**DRAINAGE STRUCTURES**

FOR EXISTING STRUCTURES, SEE EXISTING CONDITIONS PLANS EX-1 AND EX-2

YARD DRAIN YD 1  
RIM = 27.5  
INV. OUT = 24.5

DRAIN MANHOLE DMH P1  
RIM = 26.6  
INV. IN = 24.0 (YD 1)  
INV. IN = 22.15 (YD 2)  
INV. OUT = 22.05

YARD DRAIN 2  
RIM = 25.25  
INV. OUT = 22.25

DMH P2 (6" DIA.)  
RIM = 25.8  
INV. IN = 21.1 (3 REQ'D)  
INV. OUT = 21.0

CB P1  
RIM = 24.8  
INV. OUT = 21.3

YD 3  
RIM = 36.50  
INV. IN = (VIF)  
INV. OUT = 29.5 VIF

YD 4  
RIM = 31.50 (FINAL LOCATION & ELEVATION TO BE DETERMINED IN FIELD) - STRUCTURE SIZE SHALL BE DEPENDENT ON NUMBER OF INVERTS  
INV. IN = 28.0  
INV. OUT = 23.2

- R1 = 12" HDPE, S=0.005
- R2 = 12" HDPE, S=0.005
- R3 = 12" HDPE, S=0.015
- R4 = 12" HDPE, S=0.13
- R5 = 12" HDPE, S=0.03
- R6 = 12" HDPE, S=0.06
- R7 = 15" HDPE, S=0.005

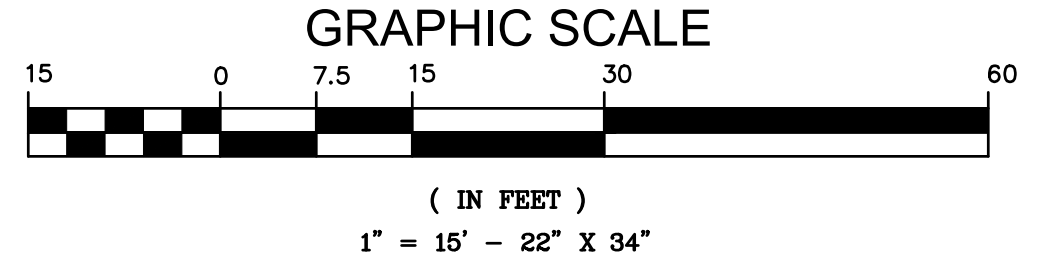
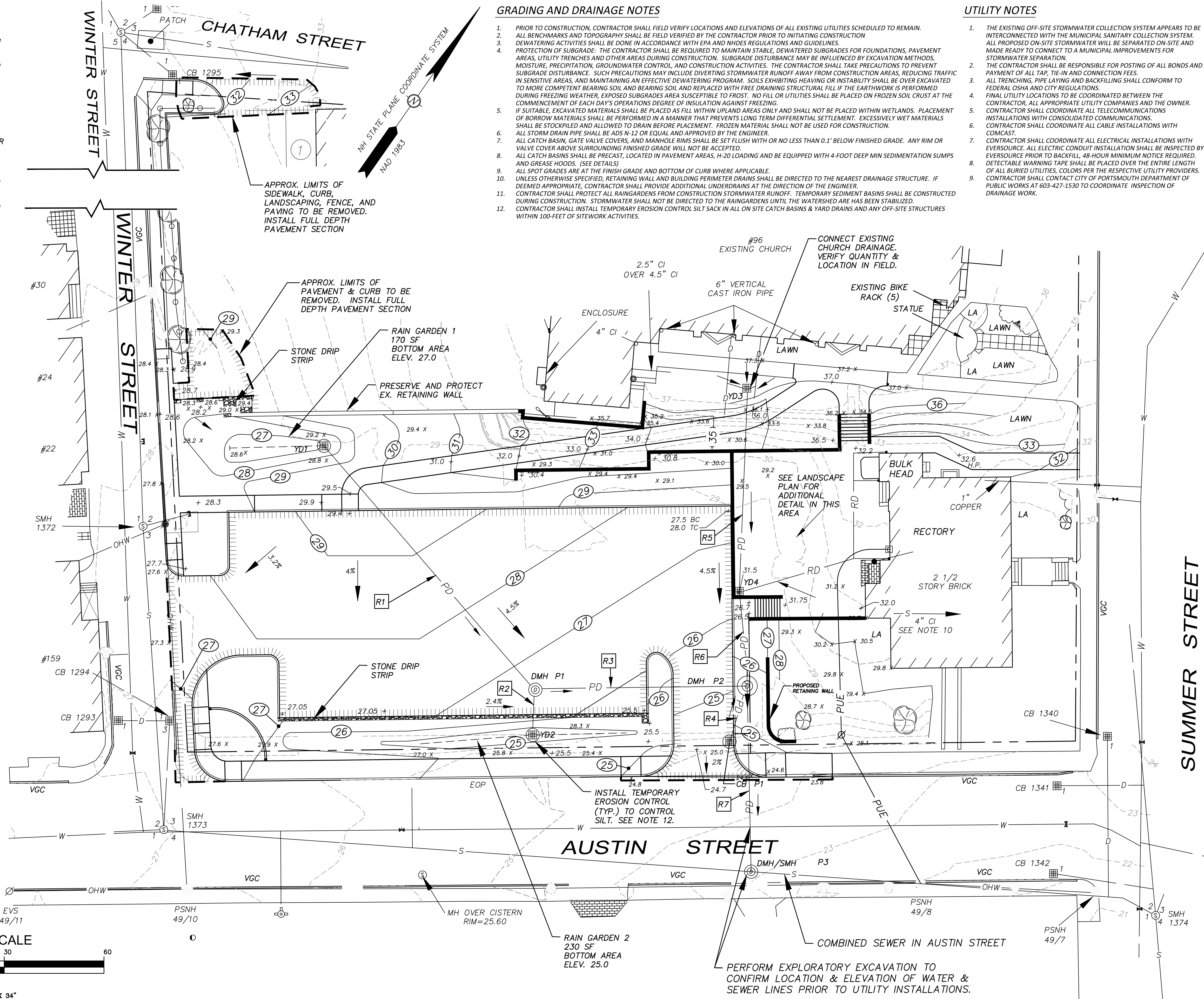
DMH/SMH P3 (DOG HOUSE)  
RIM = 23.2 (MATCH TO EXISTING GRADE)  
MATCH TO EX. FLOWLINE  
INV. IN = 20.5 (VIF)

**GRADING AND DRAINAGE NOTES**

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
2. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION
3. DEWATERING ACTIVITIES SHALL BE DONE IN ACCORDANCE WITH EPA AND NHDES REGULATIONS AND GUIDELINES.
4. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS DEGREE OF INSULATION AGAINST FREEZING.
5. IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
6. ALL STORM DRAIN PIPE SHALL BE ADS N-12 OR EQUAL AND APPROVED BY THE ENGINEER.
7. ALL CATCH BASIN, GATE VALVE COVERS, AND MANHOLE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISHED GRADE. ANY RIM OR VALVE COVER ABOVE SURROUNDING FINISHED GRADE WILL NOT BE ACCEPTED.
8. ALL CATCH BASINS SHALL BE PRECAST, LOCATED IN PAVEMENT AREAS, H-20 LOADING AND BE EQUIPPED WITH 4-FOOT DEEP MIN SEDIMENTATION SUMPS AND GREASE HOODS. (SEE DETAILS)
9. ALL SPOT GRADES ARE AT THE FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
10. UNLESS OTHERWISE SPECIFIED, RETAINING WALL AND BUILDING PERIMETER DRAINS SHALL BE DIRECTED TO THE NEAREST DRAINAGE STRUCTURE. IF DEEMED APPROPRIATE, CONTRACTOR SHALL PROVIDE ADDITIONAL UNDERDRAINS AT THE DIRECTION OF THE ENGINEER.
11. CONTRACTOR SHALL PROTECT ALL RAINGARDENS FROM CONSTRUCTION STORMWATER RUNOFF. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED DURING CONSTRUCTION. STORMWATER SHALL NOT BE DIRECTED TO THE RAINGARDENS UNTIL THE WATERSHED ARE HAS BEEN STABILIZED.
12. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL SILT SACK IN ALL ON SITE CATCH BASINS & YARD DRAINS AND ANY OFF-SITE STRUCTURES WITHIN 100-FEET OF SITEWORK ACTIVITIES.

**UTILITY NOTES**

1. THE EXISTING OFF-SITE STORMWATER COLLECTION SYSTEM APPEARS TO BE INTERCONNECTED WITH THE MUNICIPAL SANITARY COLLECTION SYSTEM. ALL PROPOSED ON-SITE STORMWATER WILL BE SEPARATED ON-SITE AND MADE READY TO CONNECT TO A MUNICIPAL IMPROVEMENTS FOR STORMWATER SEPARATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
3. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
4. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE OWNER.
5. CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH CONSOLIDATED COMMUNICATIONS.
6. CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.
7. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL, 48-HOUR MINIMUM NOTICE REQUIRED.
8. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
9. CONTRACTOR SHALL CONTACT CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS AT 603-427-1530 TO COORDINATE INSPECTION OF DRAINAGE WORK.



ENGINEER:  
**ALTUS ENGINEERING, INC.**  
133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433-2355 www.ALTUS-ENG.com

ISSUED FOR: TAC WORK SESSION

ISSUE DATE: OCTOBER 8, 2019

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	09/24/19
0	TAC WORK SESSION	EDW	10/08/19

DRAWN BY: RLH  
APPROVED BY: EDW  
DRAWING FILE: 4957-CO-5.DWG

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22" x 34" - 1" = 15'  
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APPLICANT:  
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PORTSMOUTH, NH 03801

OWNER:  
ROMAN CATHOLIC BISHOP  
OF MANCHESTER  
153 ASH STREET  
MANCHESTER, NH 03104

PROJECT:  
FORMER ST. PATRICKS  
SCHOOL  
TAX MAP 137,  
LOT 01

125 AUSTIN STREET  
PORTSMOUTH, NH

TITLE:  
**GRADING,  
DRAINAGE &  
EROSION  
CONTROL  
PLAN**

SHEET NUMBER:  
**C-3**

**GENERAL LANDSCAPE NOTES**

**SEE L-2 FOR PLANTING DETAILS**

- Design is based on drawings by Altus Engineering, Inc. dated 2019-09-26 and may require adjustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place prior to construction.
- Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
- The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
- It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawings is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
- Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or materials within the tree protection area.
- Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
- The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
- The Contractor shall procure any required permits prior to construction.
- Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
- Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
- The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
- A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants for not less than one year from time of acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with either of the following
  - An underground sprinkling system
  - An outside hose attachment within 150 feet
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide water from off site, should it not be available on site.
- Contractor shall provide an alternate price for irrigating all newly landscaped areas and resetting of any existing irrigation that will be disturbed during planting. Contractor shall provide irrigation design for review by Landscape Architect or Owner's Representative when awarded the project.
- All disturbed areas will be dressed with 6" of loam and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
- Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
- In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
- Drip strip shall extend to 6" min beyond roof overhang or as noted on plans and shall be edged with 3/16" thick metal edger.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy.
- Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
- Landscape Architect is not responsible for the means and methods of the contractor.

**PLANT LIST**

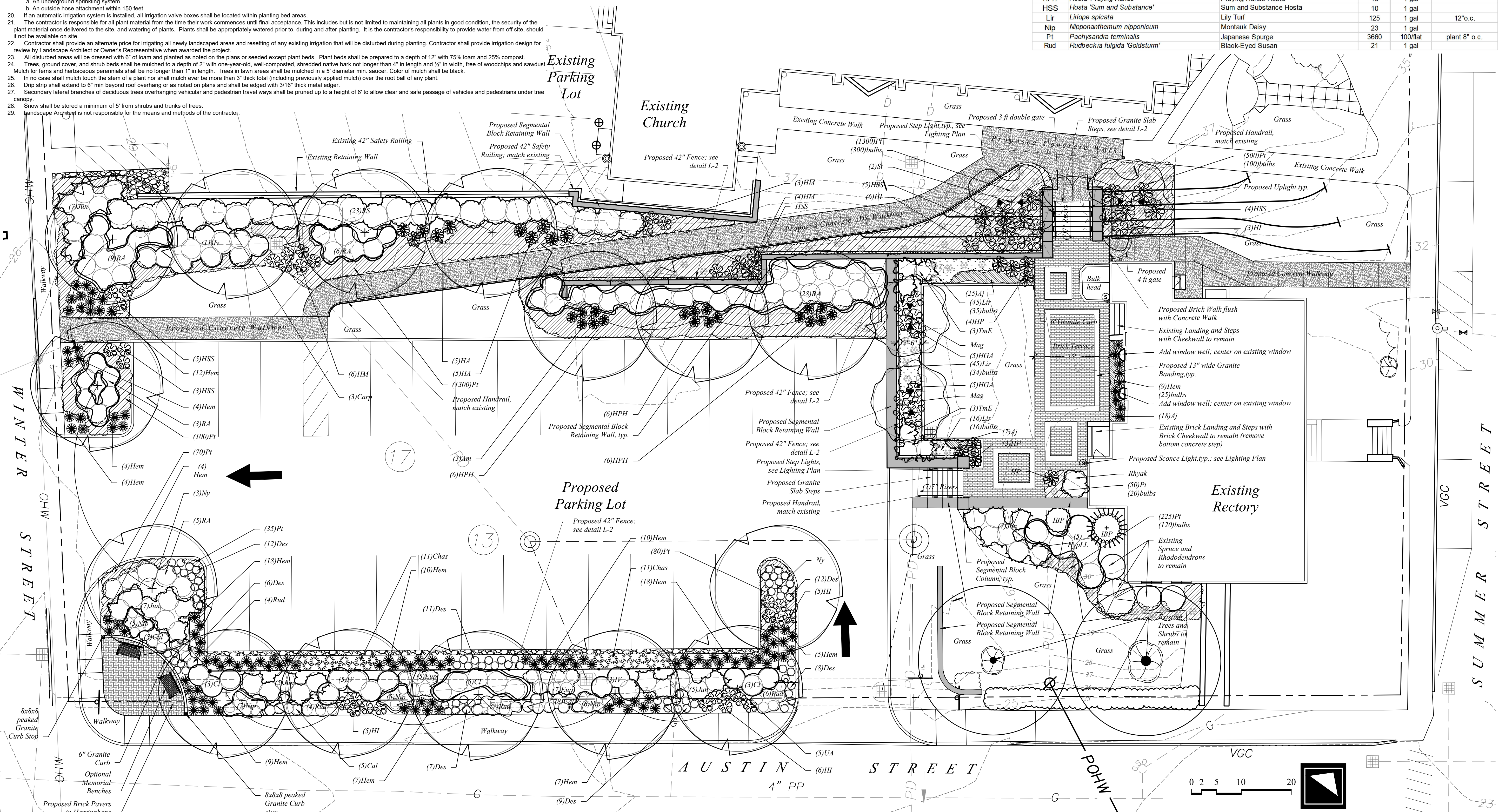
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Am	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	3	2.5-3' cal	
Carp	<i>Carpinus caroliniana</i>	American Hornbeam	3	2-2.5' cal	
Mag	<i>Magnolia liliiflora 'Betty'</i>	Betty Lily Magnolia	2	6-7' B&B	
NS	<i>Nyssa sylvatica</i>	Black Tupelo	3	2-2.5' cal	
St	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	2	2-2.5' cal	
UP	<i>Ulmus americana 'Princeton'</i>	Princeton American Elm	5	2-2.5' cal	

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Cl	<i>Clethra alnifolia 'Compacta'</i>	Compact Summersweet	11	5 gal	
HypLL	<i>Hydrangea paniculata 'Little Lamb'</i>	Little Lamb Panicle Hydrangea	5	3 gal	
IBP	<i>Ilex meservee 'Blue Princess'</i>	Blue Princess Holly (female)	1	4-5' B&B	
IBPm	<i>Ilex meservee 'Blue Prince'</i>	Blue Prince Holly (male)	1	3-3.5' B&B	
IV	<i>Ilex verticillata 'Red Sprite'</i>	Red Sprite Winterberry	7	5 gal	
IV	<i>Ilex verticillata 'Southern Gentleman'</i>	Male Winterberry	1	5 gal	
Jun	<i>Juniperus virginiana 'Grey Owl'</i>	Grey Owl Juniper	31	3 gal	
RA	<i>Rhus aromatica 'Grow-Low'</i>	Grow Low Sumac	34	5 gal	
RS	<i>Rhododendron 'Scintillation'</i>	Scintillation Rhododendron	23	3' BB	
Rhyak	<i>Rhododendron yakushimanum 'Ken Janeck'</i>	Ken Janeck Yak Rhododendron	1	2.5-3' BB	
TmE	<i>Taxus media 'Ever-Low'</i>	Ever-Low Yew	6	2-2.5' BB	

**PERENNIALS, GROUNDCOVERS, VINES and ANNUALS**

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Aj	<i>Ajuga reptans 'Burgundy Glow'</i>	Burgundy Glow Ajuga	32	1 gal	12" o.c.
bulbs	Daffodil Mix:				
	<i>Narcissus 'Faith'</i>	Faith Daffodil	250	topsize	
	<i>Narcissus 'Lemon Drops'</i>	Lemon Drops Daffodil	200	topsize	
	<i>Narcissus 'Stainless'</i>	Stainless Daffodil	200	topsize	
Cal	<i>Calamagrostis x 'Overdam'</i>	Overdam Feather Reed Grass	18	1 gal	
Chas	<i>Chasmanthium latifolium</i>	Northern Sea Oats	22	1 gal	
Des	<i>Deschampsia cespitosa 'Goldtau'</i>	Golden Dew Tufted Hair Grass	54	1 gal	
Eup	<i>Eupatorium rugosum 'Chocolate'</i>	Chocolate White Snakeroot	12	1 gal	
HA	<i>Hosta 'Aquamaine'</i>	Aquamaine Hosta	10	1 gal	
Hem	Daylily Mix:				
	<i>Hemerocallis 'Bertie Ferris'</i>	Bertie Ferris Daylily	20	1 gal	early mid, orange
	<i>Hemerocallis 'Big Time Happy'</i>	Big Time Happy Daylily	32	1 gal	mid, cream
	<i>Hemerocallis 'Country Melody'</i>	Country Melody Daylily	20	1 gal	mid, pink w or
	<i>Hemerocallis 'Lullaby Baby'</i>	Lullaby Baby Daylily	20	1 gal	late, shell pink
	<i>Hemerocallis 'Pale Rider'</i>	Pale Rider Daylily	20	1 gal	mid, white
HGA	<i>Hosta 'Guardian Angel'</i>	Guardian Angel Hosta	10	1 gal	
HI	<i>Hosta 'Invincible'</i>	Invincible Hosta	25	1 gal	
HM	<i>Hosta 'Minuteman'</i>	Minuteman Hosta	13	1 gal	
HP	<i>Hosta 'Patriot'</i>	Patriot Hosta	8	1 gal	
HPH	<i>Hosta 'Praying Hands'</i>	Praying Hands Hosta	18	1 gal	
HSS	<i>Hosta 'Sum and Substance'</i>	Sum and Substance Hosta	10	1 gal	
Lir	<i>Liriope spicata</i>	Lily Turf	125	1 gal	12" o.c.
Nip	<i>Nipponanthemum nipponicum</i>	Montauk Daisy	23	1 gal	
Pt	<i>Pachysandra terminalis</i>	Japanese Spurge	3660	100/flat	plant 8" o.c.
Rud	<i>Rudbeckia fulgida 'Goldsturm'</i>	Black-Eyed Susan	21	1 gal	



**woodburn & company**  
 LANDSCAPE ARCHITECTURE  
 103 Kent Place  
 Neenah, WI 54956  
 Phone: 608.659.5949

**Former St. Patricks School**  
 Corpus Christi Parish  
**Parking Area - Planting Plan**  
 125 Austin Street, Portsmouth New Hampshire

Drawn By: WSA  
 Checked By: RW  
 Scale: 1"=10'-0"  
 Date: October 3, 2019  
 Revisions:  
 1. PB Submission  
 October 8, 2019

**L-1**  
 Sheet 1 of 3