

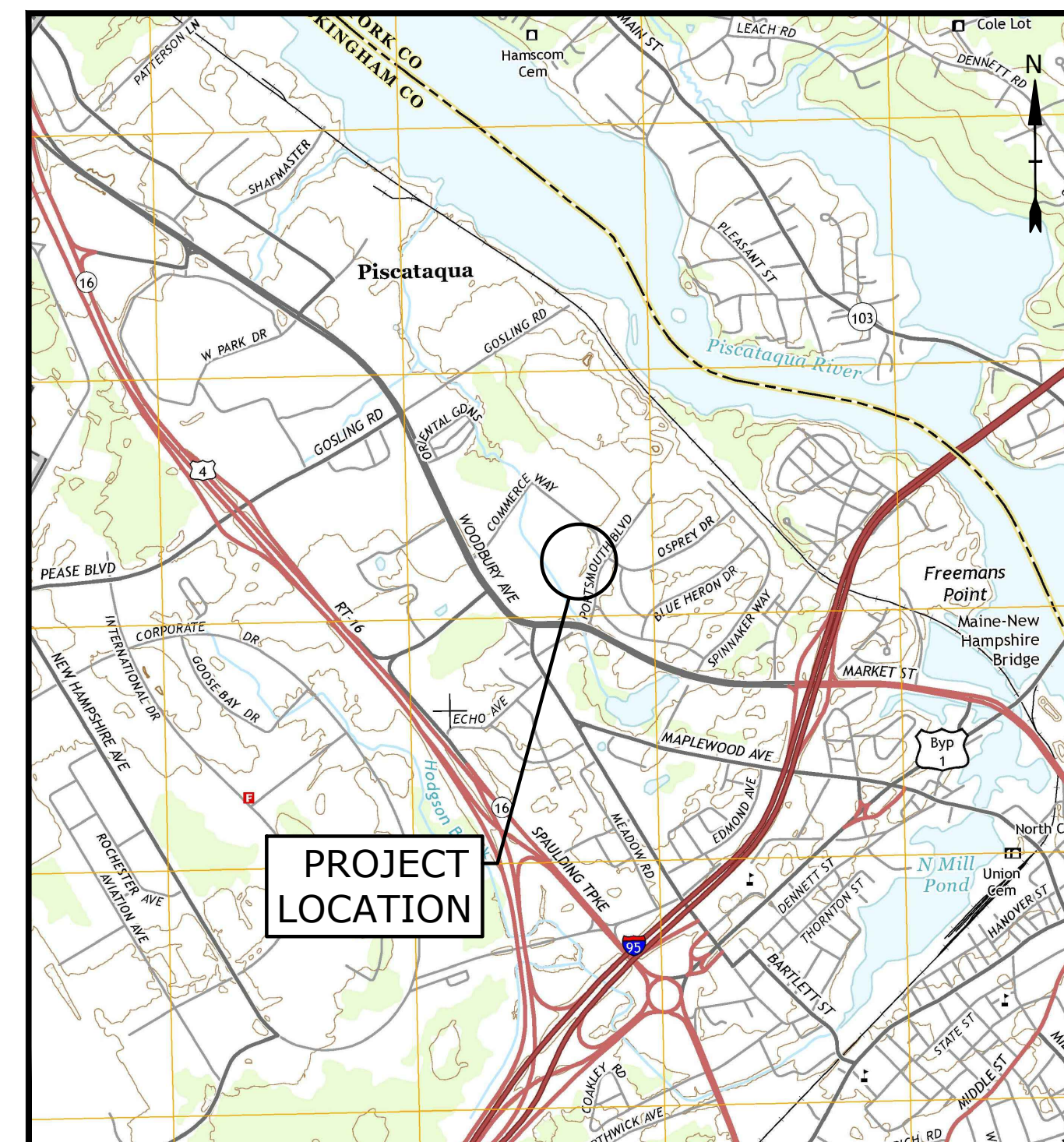
PROPOSED 2-STORY BUILDING

230 COMMERCE WAY, PORTSMOUTH, NH

PRELIMINARY DRAWINGS

FEBRUARY 1, 2022

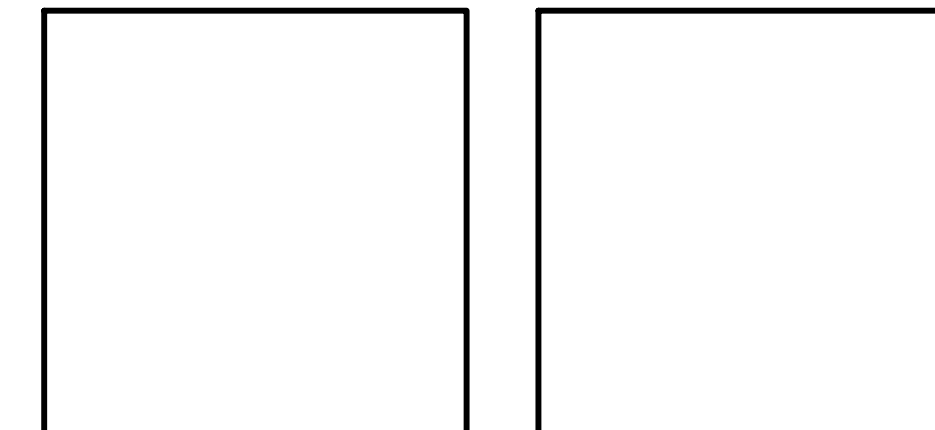
LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
	COVER SHEET	02/01/2022
G-101	GENERAL NOTES, ABBREVIATIONS & LEGEND SHEET	02/01/2022
C-101	EXISTING CONDITIONS PLAN	02/01/2022
C-102	SITE PLAN	02/01/2022
C-103	GRADING, DRAINAGE, EROSION CONTROL & UTILITIES PLAN	02/01/2022
C-501	EROSION CONTROL NOTES & DETAILS SHEET	02/01/2022
C-502	DETAILS SHEET	02/01/2022
C-503	DETAILS SHEET	02/01/2022



LOCATION MAP
SCALE: 1" = 2,000'

PREPARED BY:

Tighe & Bond



APPLICANT:

The Kane Company
210 Commerce Way
Portsmouth, New Hampshire 03801

Last Save Date: February 1, 2022 12:56 PM By: CML
 Plot Date: Tuesday, February 01, 2022 Plotted By: Craig M. Langston
 P&E File Location: J:\K0076 - The Kane Company - General Proposals\0276-038 Portsmouth Blvd Drawings - Figures\AutoCAD\Concept\K0076-038 Concept 01.dwg Layout Tab: CS



COMPLETE SET 8 SHEETS

K0076-038
February 1, 2022

Ms. Beverly Zendt, Planning Director
City of Portsmouth Planning Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: **Request for Work Sessions & Conceptual Consultation
Proposed 2-story Building, 230 Commerce Way, Portsmouth, NH**

Dear Beverly:

On behalf of 230 Commerce Way, LLC (owner/applicant), we are pleased to submit the enclosed Preliminary Site Plan package dated February 1, 2022 to support a request to meet with the Technical Advisory Committee (TAC) at their next scheduled Work Session on February 8, 2022; the Conservation Commission (CC) for Work Session at their next scheduled meeting on February 9, 2022; and be placed on the February 17, 2022 Planning Board meeting agenda for the Preliminary Conceptual Consultation. We have provided the following copies:

- One (1) full size hard copy for TAC, CC & Planning Board
- Ten (10) half size copies for CC
- One (1) digital copy (PDF) for TAC, CC & Planning Board

The proposed project is located at 230 Commerce Way on the corner of Portsmouth Boulevard and Commerce way, on property identified as Map 216 Lot 1-5 on the City of Portsmouth Tax Maps. The existing site currently consists of a 3-story office building with a large associated parking lot. The proposed project consists of a new 2-story building for office and a veterinarian clinic uses. The proposed building is to be located within the limits of the existing parking lot. A portion of the existing parking lot where work will occur is located in the 100-foot wetland buffer.

The applicant would like to solicit feedback from the TAC, CC, and Planning Board on the proposed project prior to submitting formal applications for a Site Plan Review Permit and a Wetland Conditional Use Permit. If you have any questions or need any additional hard copies, please contact me by phone at (603) 433-8818 or by email at pmcrimmins@tighebond.com.

Sincerely,
TIGHE & BOND, INC.



Patrick M. Crimmins, PE
Vice President

CC: Gove Environmental Services
230 Commerce Way, LLC

GENERAL NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
- COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTSMOUTH.
- THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES AND COMPLY WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR AND COMPLY WITH ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
- ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
- CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
- CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

DEMOLITION NOTES:

- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
- COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY AND CITY OF PORTSMOUTH STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE, AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
- PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, CATCH BASINS, UNDERGROUND PIPING, POLES, STAIRS, SIGNS, FENCES, RAMPS, WALLS, BOLLARDS, BUILDING SLABS, FOUNDATION, TREES AND LANDSCAPING.
- REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
- PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS/CURB INLETS WITHIN CONSTRUCTION LIMITS AS WELL AS CATCH BASINS/CURB INLETS THAT RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INLET PROTECTION BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SILT SACK" BY ACF ENVIRONMENTAL OR EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN EVENT OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED OR SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE BARRIER.
- THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.

SITE NOTES:

- PAVEMENT MARKINGS SHALL BE INSTALLED AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, FIRE LANES, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES. ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE PAVEMENT MARKINGS. ALL THERMOPLASTIC PAVEMENT MARKINGS INCLUDING LEGENDS, ARROWS, CROSSWALKS AND STOP BARS SHALL MEET THE REQUIREMENTS OF AASHTO M249. ALL PAINTED PAVEMENT MARKINGS INCLUDING CENTERLINES, LANE LINES AND PAINTED MEDIANS SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F".
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
- SEE DETAILS FOR PAVEMENT MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
- CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES.
- PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
- STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE, WHITE THERMOPLASTIC AND CONFORM TO CURRENT MUTCD STANDARDS.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- SEE ARCHITECTURAL/BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS

- ADJACENT TO BUILDING.
- CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
- ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
- COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

GRADING AND DRAINAGE NOTES:

- COMPACTION REQUIREMENTS:

BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREAS	90%

* ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
- ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL) OR RCP CLASS IV, UNLESS OTHERWISE SPECIFIED.
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NHDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
- ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.

EROSION CONTROL NOTES:

- SEE SHEET C-501 FOR GENERAL EROSION CONTROL NOTES AND DETAILS.

UTILITY NOTES:

- COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
 - NATURAL GAS - UNITIL
 - WATER - CITY OF PORTSMOUTH
 - SEWER - CITY OF PORTSMOUTH
 - ELECTRIC - EVERSOURCE
 - COMMUNICATIONS - FAIRPOINT & COMCAST
- ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
- ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE PORTSMOUTH WATER DEPARTMENT.
- ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO CITY OF PORTSMOUTH DPW STANDARDS.
- EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
- ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
- ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
- A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
- SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN
- HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
- ALL SEWER PIPE WITH LESS THAN 6' OF COVER IN PAVED AREAS OR LESS THAN 4' OF COVER IN UNPAVED AREAS SHALL BE INSULATED.
- CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
- SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.
- CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10" OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.

LANDSCAPE NOTES:

- THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE PERMITTED UNLESS APPROVED BY OWNER. ALL PLANTS SHALL BE NURSERY GROWN.
- ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, INCLUDING BUT NOT LIMITED TO SIZE, HEALTH, SHAPE, ETC., AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO ARRIVAL ON-SITE AND AFTER PLANTING.
- PLANT STOCK SHALL BE GROWN WITHIN THE HARDINESS ZONES 4 THRU 7 ESTABLISHED BY THE PLANT HARDINESS ZONE MAP, MISCELLANEOUS PUBLICATIONS NO. 814, AGRICULTURAL RESEARCH SERVICE, UNITED STATES DEPARTMENT AGRICULTURE, LATEST REVISION.
- PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGING.
- THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE PROVIDED IN THE PLANT LIST OR ON THE PLAN IS FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LABEL AND THE NUMBER OF SYMBOLS SHOWN ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.
- NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL IMMEDIATELY BE REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, SHALL RECEIVE 6" OF LOAM AND SEED. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
- THREE INCHES (3") OF BARK MULCH IS TO BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN THE DETAILS. WHERE BARK MULCH IS TO BE USED IN A CURBED ISLAND THE BARK MULCH SHALL MEET THE TOP INSIDE EDGE OF THE CURB. ALL OTHER AREAS SHALL

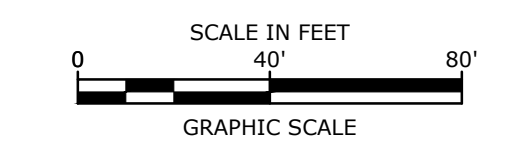
- RECEIVE 6" INCHES OF LOAM AND SEED.
- LANDSCAPING SHALL BE LOCATED WITHIN 150 FT OF EXTERIOR HOSE ATTACHMENT OR SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM.
- SEE PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- TREE STAKES SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.
- PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 1ST. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT.
- PARKING AREA PLANTED ISLANDS TO HAVE MINIMUM OF 1'-0" TOPSOIL PLACED TO WITHIN 3 INCHES OF THE TOP OF CURB ELEVATION. REMOVE ALL CONSTRUCTION DEBRIS BEFORE PLACING TOPSOIL.
- TREES SHALL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 'TREES, SHRUBS AND OTHER WOOD PLANT MAINTENANCE STANDARD PRACTICES.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON. LANDSCAPE CONTRACTOR SHALL COORDINATE WATERING SCHEDULE WITH OWNER DURING THE ONE (1) YEAR GUARANTEE PERIOD.
- EXISTING TREES AND SHRUBS SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES AND SHRUBS SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE OR SHRUB SHOWN TO REMAIN, WHICH IS REMOVED DURING CONSTRUCTION, SHALL BE REPLACED BY A TREE OF COMPARABLE SIZE AND SPECIES TREE OR SHRUB.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT, SHOW LESS THAN 80% HEALTHY GROWTH AT THE END OF ONE YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR.
- UPON EXPIRATION OF THE CONTRACTOR'S ONE YEAR GUARANTEE PERIOD, THE OWNER SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING WATERING DURING PERIODS OF DROUGHT
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF ALL THE PLANTINGS.
- PRE-PURCHASE PLANT MATERIAL AND ARRANGE FOR DELIVERY TO MEET PROJECT SCHEDULE AS REQUIRED IT MAY BE NECESSARY TO PRE-DIG CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DATES.

ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS	OD	OUTSIDE DIAMETER
AC	ACRES	OFC	OIL FILL CAP
ADA	AMERICANS WITH DISABILITIES ACT	PAD	PROPOSED AREA DRAIN
AGGR	AGGREGATE	PC	POINT OF CURVATURE
BLDG	BUILDING	PCB	PROPOSED CATCH BASIN
BOC	BOTTOM OF CURB	PD	PROPOSED DRAINAGE MANHOLE
BOW	BOTTOM OF WALL	PI	POINT OF INTERSECTION
CB	CATCH BASIN	POS	PROPOSED OUTLET STRUCTURE
CMP	CORRUGATED METAL PIPE	PROP	PROPOSED
CONST	CONSTRUCT	PDWLL	PROPOSED DASHED WHITE LANE LINE
COORD	COORDINATE	PDYL	PROPOSED DOUBLE YELLOW LINE
DIA	DIAMETER	PSMH	PROPOSED SEWER MANHOLE
DIP	DUCTILE IRON PIPE	PSWLL	PROPOSED SOLID WHITE LANE LINE
DMH	DRAINAGE MANHOLE	PT	POINT OF TANGENCY
DWG	DRAWING	PVC	POLYVINYL CHLORIDE
ELEV	ELEVATION	PVMT	PAVEMENT
EP	EDGE OF PAVEMENT	PYD	PROPOSED YARD DRAIN
FES	FLARED END SECTION	R	RADIUS
FF	FINISHED FLOOR	RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE	RL	ROOF LEADER
HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY
HMP	HOT MIX PAVEMENT	SF	SQUARE FEET
HW	HEADWALL	STD	STANDARD
HYD	HYDRANT	SWL	SINGLE WHITE LINE
ID	INSIDE DIAMETER	SYL	SINGLE YELLOW LINE
INV	INVERT	TBR	TO BE REMOVED
L	LENGTH	TOC	TOP OF CURB
LF	LINEAR FEET	TOW	TOP OF WALL
MAX	MAXIMUM	TYP	TYPICAL
MIN	MINIMUM	UD	UNDERDRAIN
NRCS	NATURAL RESOURCES CONSERVATION SERVICE	USCS	UNIFIED SOIL CLASSIFICATION SYSTEM
OC	ON CENTER	W	WIDTH
		W/	WITH
		YD	YARD DARIN

LEGEND

- EXISTING PROPERTY LINE
- EXISTING CHAINLINK FENCE
- PROPOSED FENCE
- EXISTING OVERHEAD WIRES
- EXISTING UNDERGROUND ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELECOMMUNICATION LINE
- PROPOSED UNDERGROUND ELECTRIC & COMMUNICATION LINE
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED CONTOUR LINE
- APPROXIMATE LIMIT OF WORK
- APPROXIMATE LIMIT OF SAWCUT
- PROPOSED PERIMETER EROSION CONTROL
- APPROXIMATE LIMIT OF EXISTING UTILITIES TO BE REMOVED
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING LANDSCAPED AREA
- EXISTING BRICK
- PROPOSED BRICK
- EXISTING PAVEMENT/CONCRETE TO BE REMOVED
- PROPOSED STANDARD DUTY PAVEMENT SECTION
- PROPOSED HEAVY DUTY PAVEMENT SECTION
- PROPOSED SNOW STORAGE AREAS
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING UTILITY POLE & GUY WIRE
- EXISTING UTILITY POLE W/ LIGHT
- PROPOSED UTILITY POLE W/ LIGHT
- EXISTING LIGHT POLE (ONE ARM)
- EXISTING LIGHT POLE (ONE ARM)
- PROPOSED LIGHT POLE BASE
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING POST
- EXISTING GRANITE POST
- EXISTING PARKING PAY METER
- EXISTING BOLLARD
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER GATE VALVE
- PROPOSED WATER GATE VALVE
- EXISTING WATER SHUTOFF VALVE
- PROPOSED WATER SHUTOFF VALVE
- PROPOSED THRUST BLOCK
- EXISTING GAS GATE VALVE
- PROPOSED GAS GATE VALVE
- EXISTING ELECTRIC BOX
- PROPOSED ELECTRIC MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DRAIN MANHOLE
- PROPOSED DRAIN MANHOLE
- EXISTING MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EXISTING CLEANOUT
- PROPOSED CLEANOUT
- EXISTING HAND HOLE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS SHRUB
- EXISTING DECIDUOUS BUSH
- EXISTING BOUND FOUND
- EXISTING IRON PIPE FOUND
- PROPOSED FLOW DIRECTION/SLOPE
- EXISTING SPOT SHOT ELEVATION
- PROPOSED SPOT SHOT ELEVATION



Proposed 2-Story Building

The Kane Company

230 Commerce Way
Portsmouth, NH

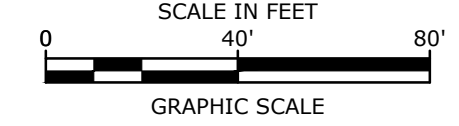
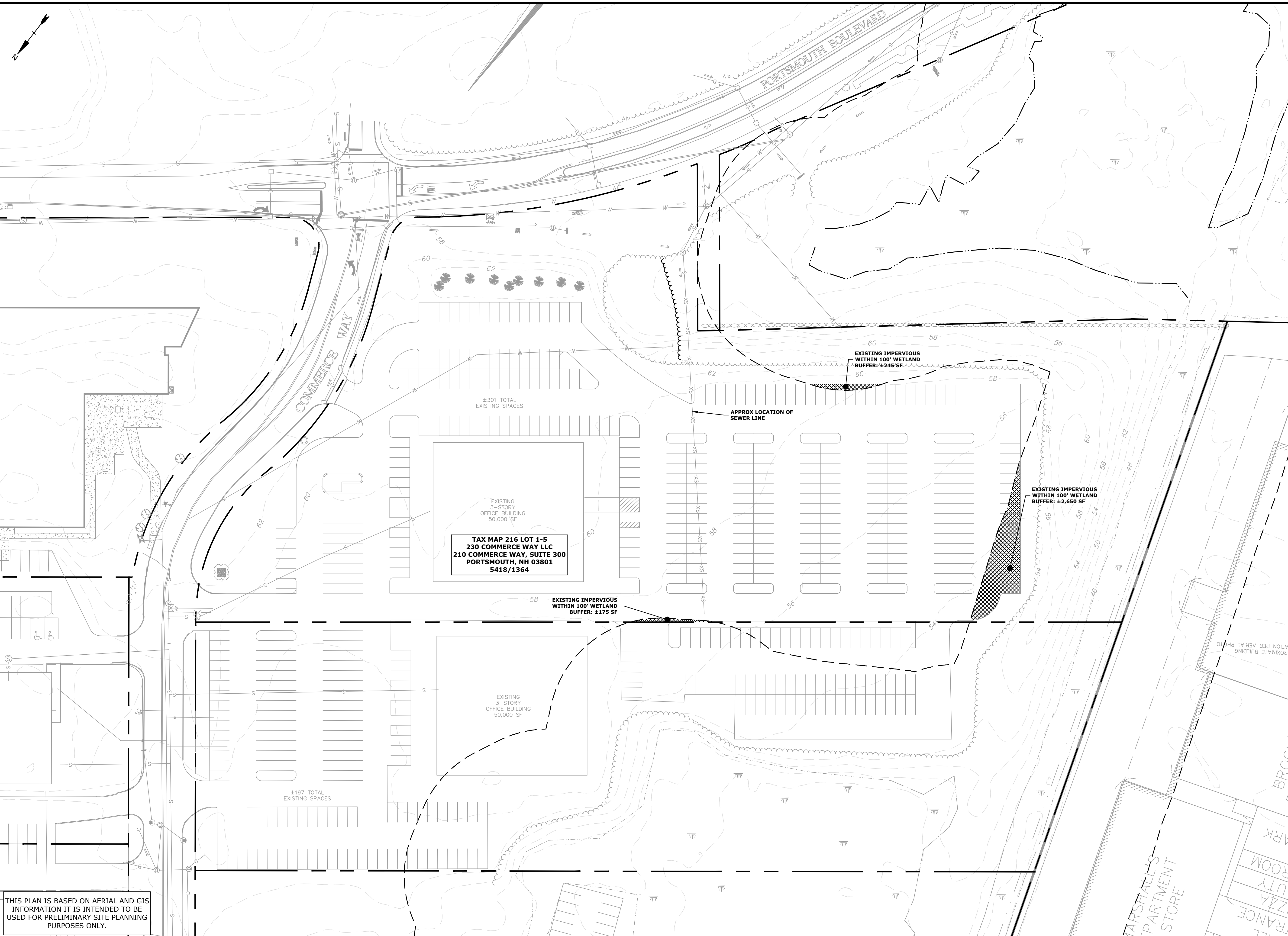
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DATE:	2/1/2022	
FILE:	K0076-038_CONCEPT-01.DWG	
DRAWN BY:	CMJ	
CHECKED:	PMC	
APPROVED:	BLM	

GENERAL NOTES, ABBREVIATIONS & LEGEND SHEET

SCALE: AS SHOWN

Last Save Date: February 1, 2022 12:56 PM By: CNL
 Plot Date: Tuesday, February 01, 2022 Plotted By: Craig M. Langston
 Pkg File Location: J:\X0076\The Kane Company - General Proposals\0076-038 Portsmouth Blvd\Drawings_Engineer\AutoCAD\Concept\K0076-038_Concept-01.dwg Layout Tab: G-101

PRELIMINARY



**Proposed
2-Story
Building**

The Kane Company

230 Commerce Way
Portsmouth, NH

MARK	DATE	DESCRIPTION
PROJECT NO:	K0076-038	
DATE:	2/1/2022	
FILE:	K0076-038_CONCEPT-01.DWG	
DRAWN BY:	CML	
CHECKED:	PMC	
APPROVED:	BLM	

EXISTING CONDITIONS PLAN

SCALE: AS SHOWN

Last Save Date: February 1, 2022 12:56 PM By: CML
 Plot Date: Tuesday, February 01, 2022 Plotted By: Craig M. Langston
 P&E File Location: P:\K0076\0 The Kane Company - General Proposals\0076-038 Portsmouth Blvd Drawings Figures\AutoCAD\Concept\K0076-038_Concept\01.dwg Layout Tab: Exist

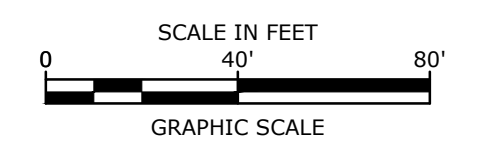
THIS PLAN IS BASED ON AERIAL AND GIS INFORMATION IT IS INTENDED TO BE USED FOR PRELIMINARY SITE PLANNING PURPOSES ONLY.

SITE DATA:
 LOCATION: TAX MAP 216, LOT 5
 230 COMMERCE WAY
 PORTSMOUTH, NEW HAMPSHIRE

ZONING DISTRICT: OFFICE RESEARCH
 WETLANDS OVERLAY
 ALLOWED USE: PROFESSIONAL / BUSINESS OFFICE
 VETERINARY CARE⁽¹⁾

DIMENSIONAL REQUIREMENTS:	REQUIRED	PROVIDED
MINIMUM LOT AREA:	3 ACRES	±5.6 ACRES
MINIMUM STREET FRONTAGE:	300 FT	±675 FT
MAXIMUM BUILDING COVERAGE:	30%	±10%
MINIMUM OPEN SPACE:	30%	±52%
PROPOSED BUILDING MINIMUM SETBACKS:		
• FRONT:	50 FT	±386 FT
• SIDE:	75 FT	±75 FT
• REAR:	50 FT	±151 FT
PROPOSED BUILDING MAXIMUM HEIGHT:	60 FT	<30 FT
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
PARKING STALL LAYOUT:		
• STANDARD 90°:	8.5' X 19'	8.5' X 19'
DRIVE AISLE WIDTH:		
• 90° (2-WAY TRAFFIC):	24 FT	24 FT
• 1-WAY TRAFFIC:	14 FT	14 FT
PARKING SPACE REQUIREMENTS:	REQUIRED	PROVIDED
OFFICE:		
1 / 350 SF		
= 62,500 SF / 350 SF/SPACE =	179 SPACES	
VETERINARY CARE:		
1 / 500 SF		
= 12,500 SF / 500 SF/SPACE =	25 SPACES	
MINIMUM REQUIRED PARKING:	204 SPACES	
MAXIMUM PARKING (120% OF MINIMUM):	245 SPACES	229 SPACES ⁽²⁾

(1) - SPECIAL EXCEPTION REQUIRED FROM SECTION 10.440 REQUIRED FOR VETERINARY CARE USE
 (2) - INCLUDES 10 ADA PARKING SPACES



Proposed 2-Story Building

The Kane Company

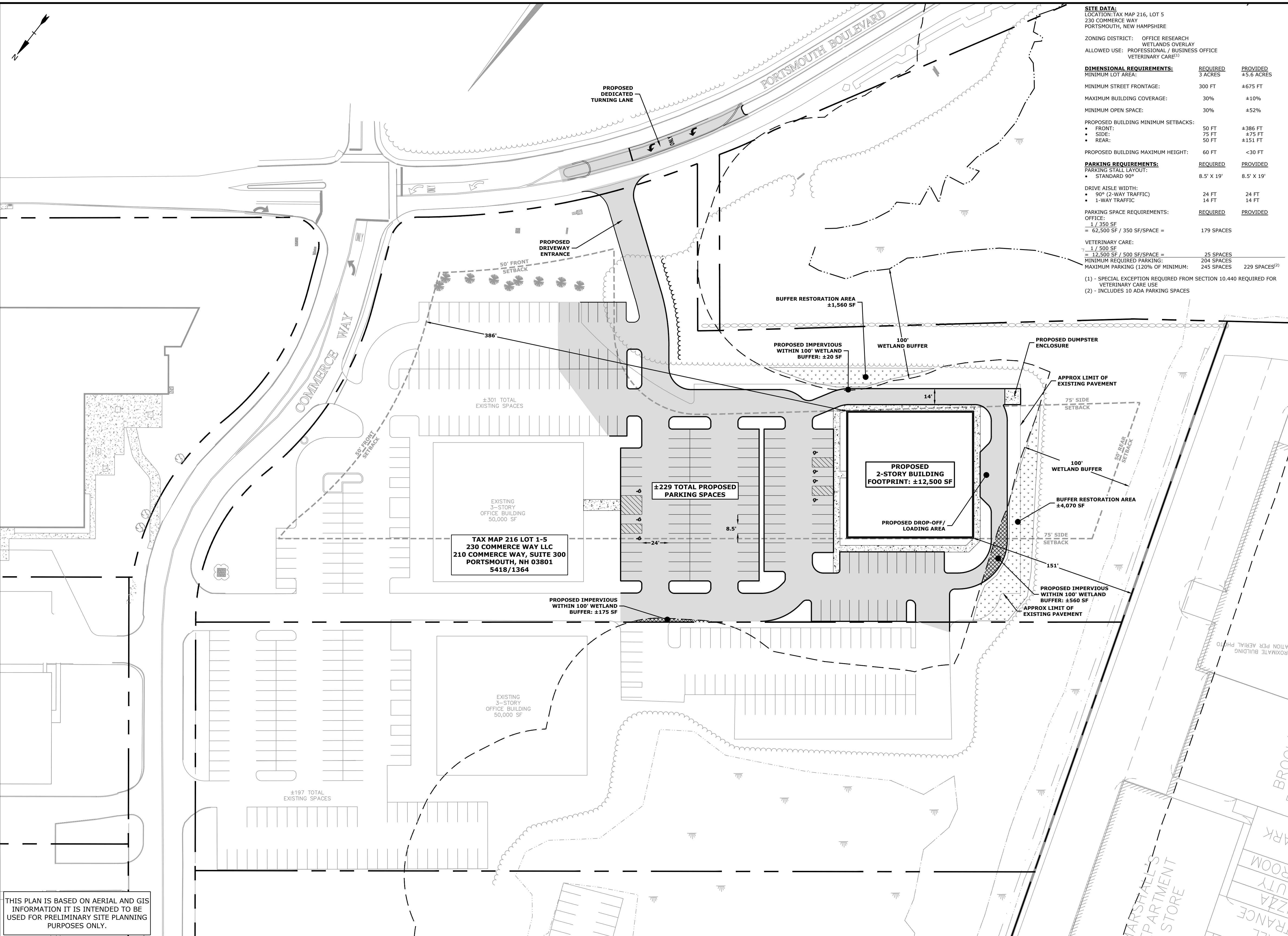
230 Commerce Way
 Portsmouth, NH

MARK	DATE	DESCRIPTION
PROJECT NO:	K0076-038	
DATE:	2/1/2022	
FILE:	K0076-038_CONCEPT-01.DWG	
DRAWN BY:	CML	
CHECKED:	PMC	
APPROVED:	BLM	

SITE PLAN

SCALE: AS SHOWN

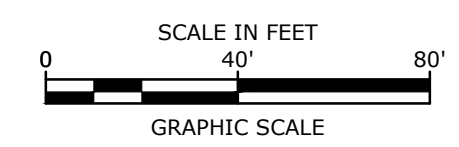
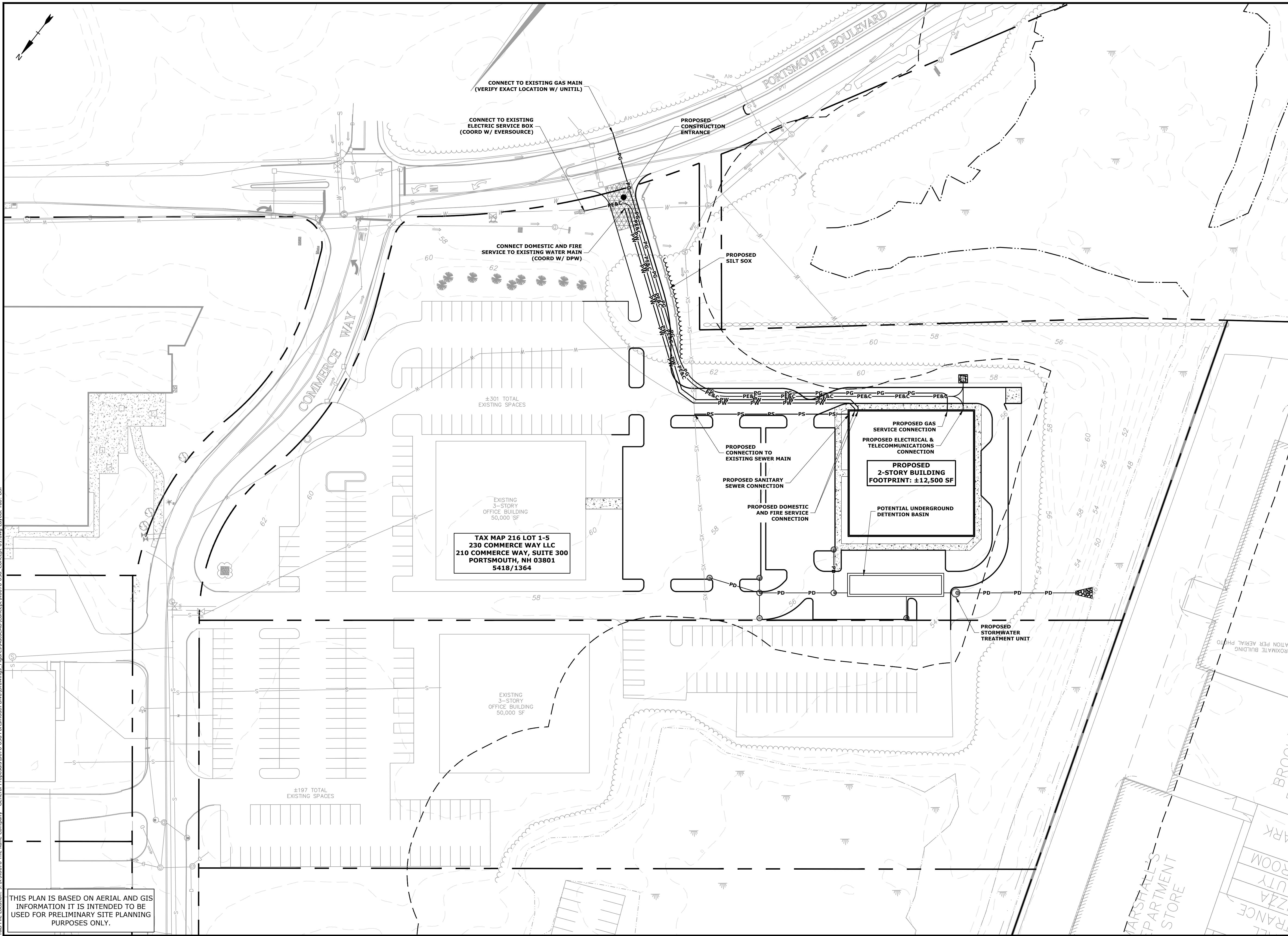
C-102



THIS PLAN IS BASED ON AERIAL AND GIS INFORMATION IT IS INTENDED TO BE USED FOR PRELIMINARY SITE PLANNING PURPOSES ONLY.

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 Plot Date: Tuesday, February 01, 2022 Plotted By: Craig M. Langton
 P&E File Location: Z:\K0076\038 The Kane Company - General Proposals\0216-038 Portsmouth Blvd\Drawings Figures\AutoCAD\Concept\K0076-038_Concept-01.dwg Layout Tab: Site

PRELIMINARY



Proposed 2-Story Building

The Kane Company

230 Commerce Way
Portsmouth, NH

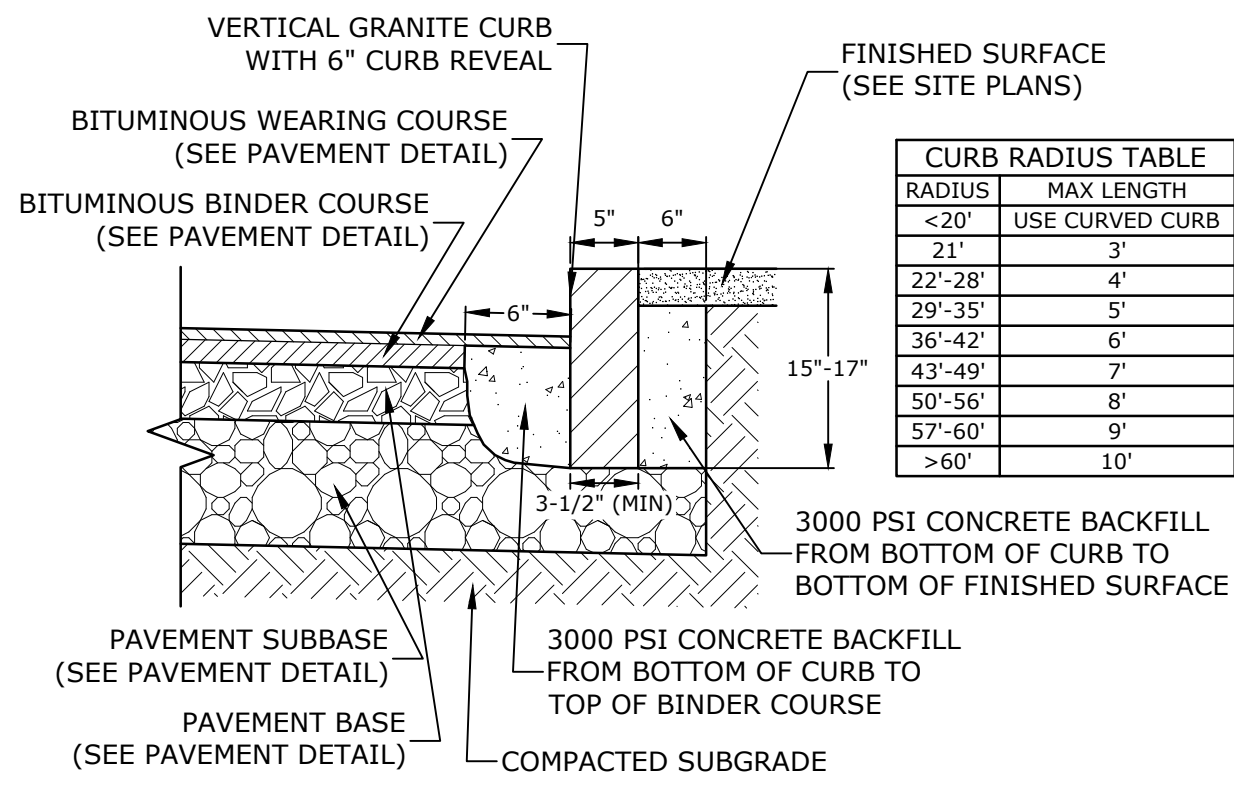
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DATE:	2/1/2022	
FILE:	K0076-038_CONCEPT-01.DWG	
DRAWN BY:	CML	
CHECKED:	PMC	
APPROVED:	BLM	

GRADING, DRAINAGE,
EROSION CONTROL &
UTILITIES PLAN

SCALE: AS SHOWN

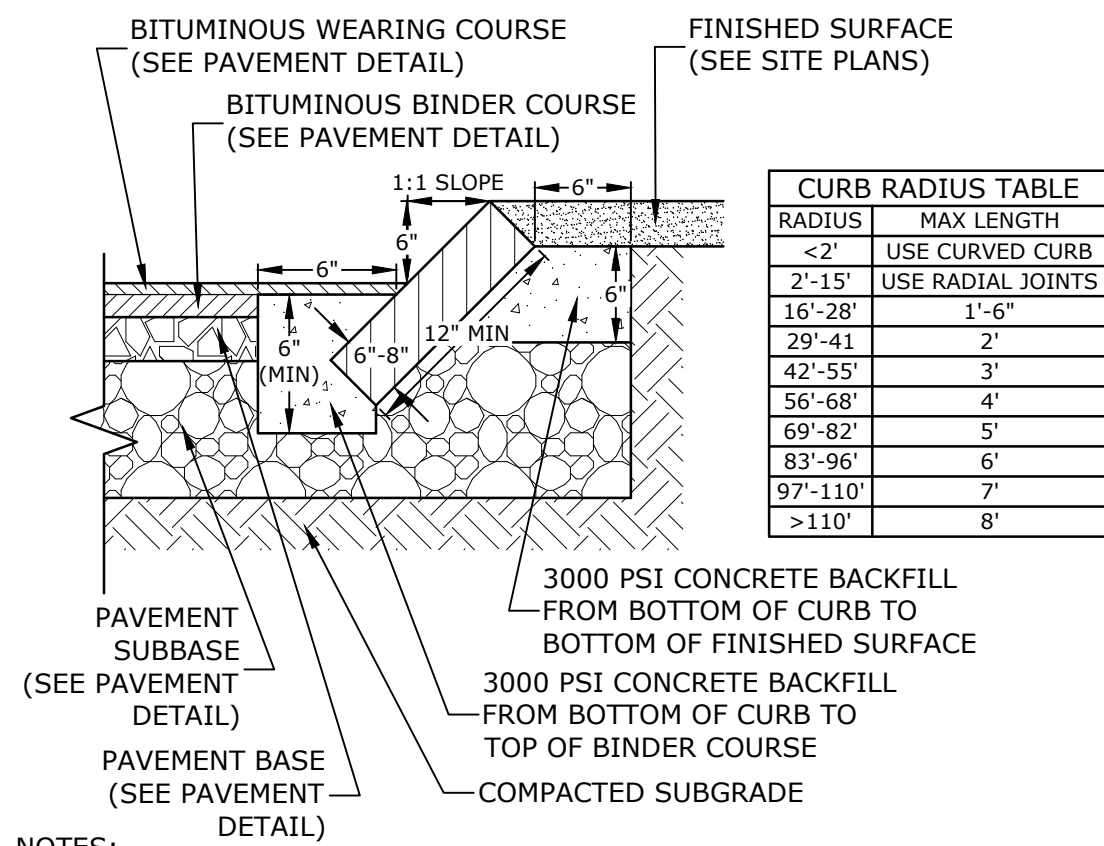
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THIS PLAN IS BASED ON AERIAL AND GIS INFORMATION IT IS INTENDED TO BE USED FOR PRELIMINARY SITE PLANNING PURPOSES ONLY.



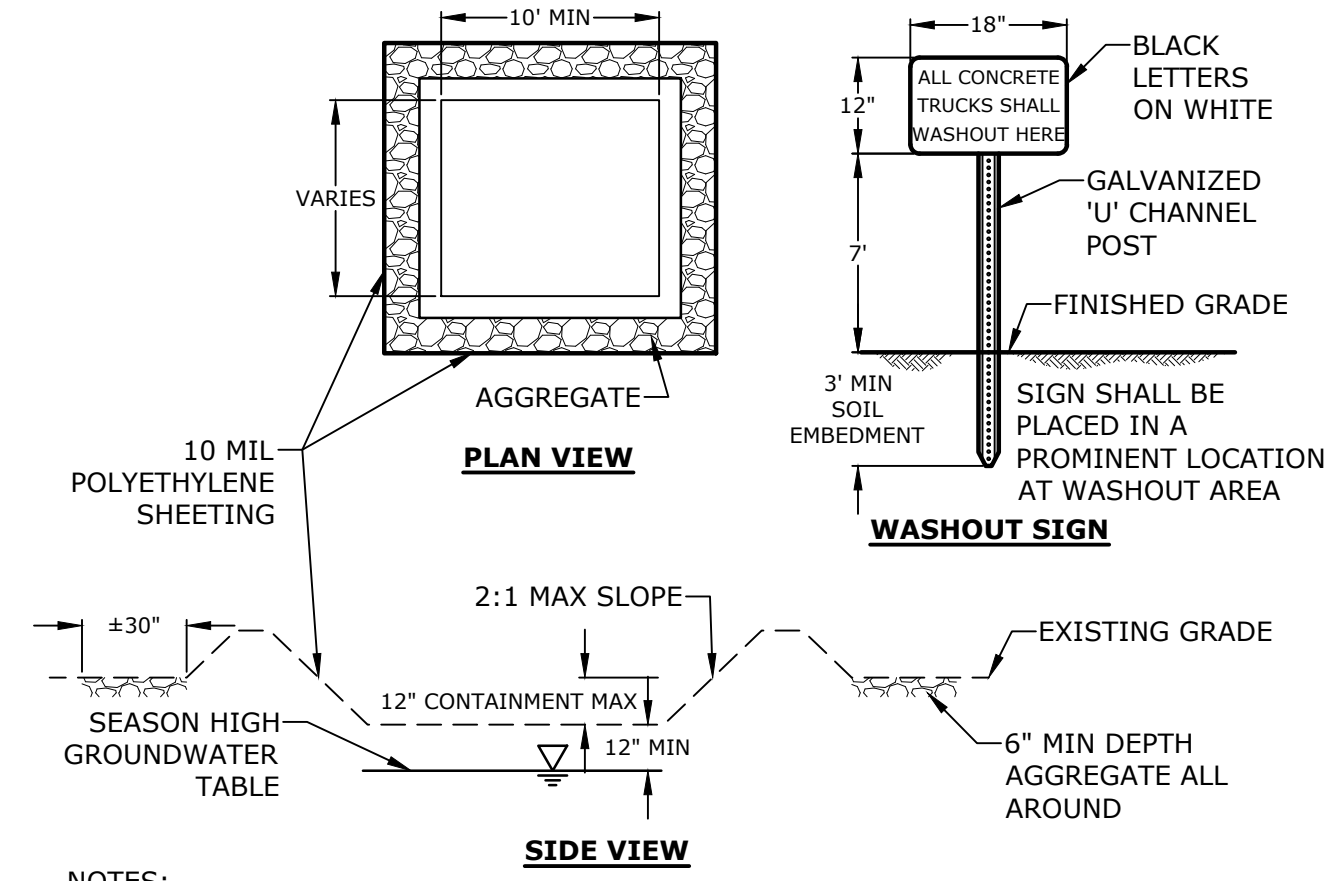
- NOTES:**
- SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
 - ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
 - MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
 - ALL RADII 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS.
 - JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

VERTICAL GRANITE CURB
NO SCALE



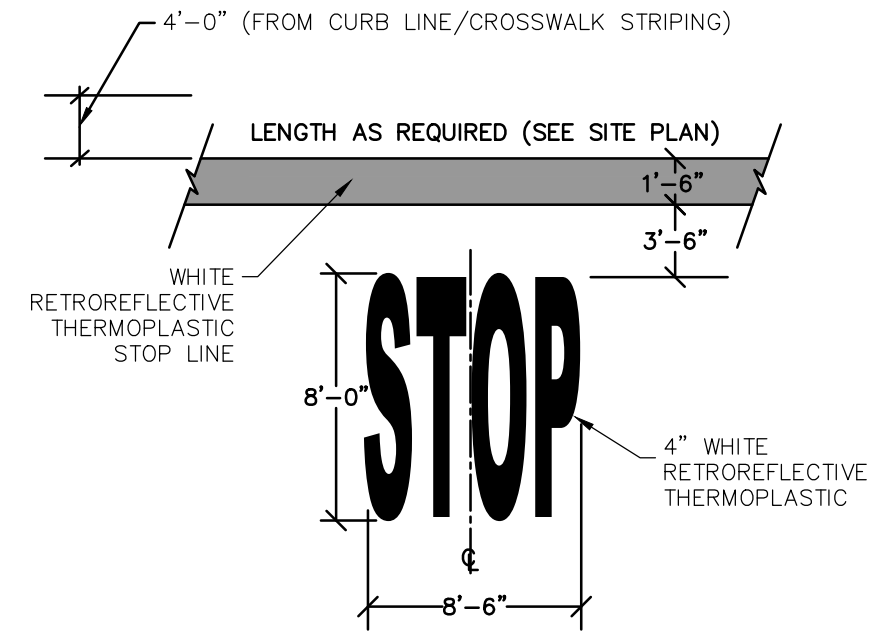
- NOTES:**
- SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
 - ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
 - MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
 - JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

SLOPED GRANITE CURB
NO SCALE



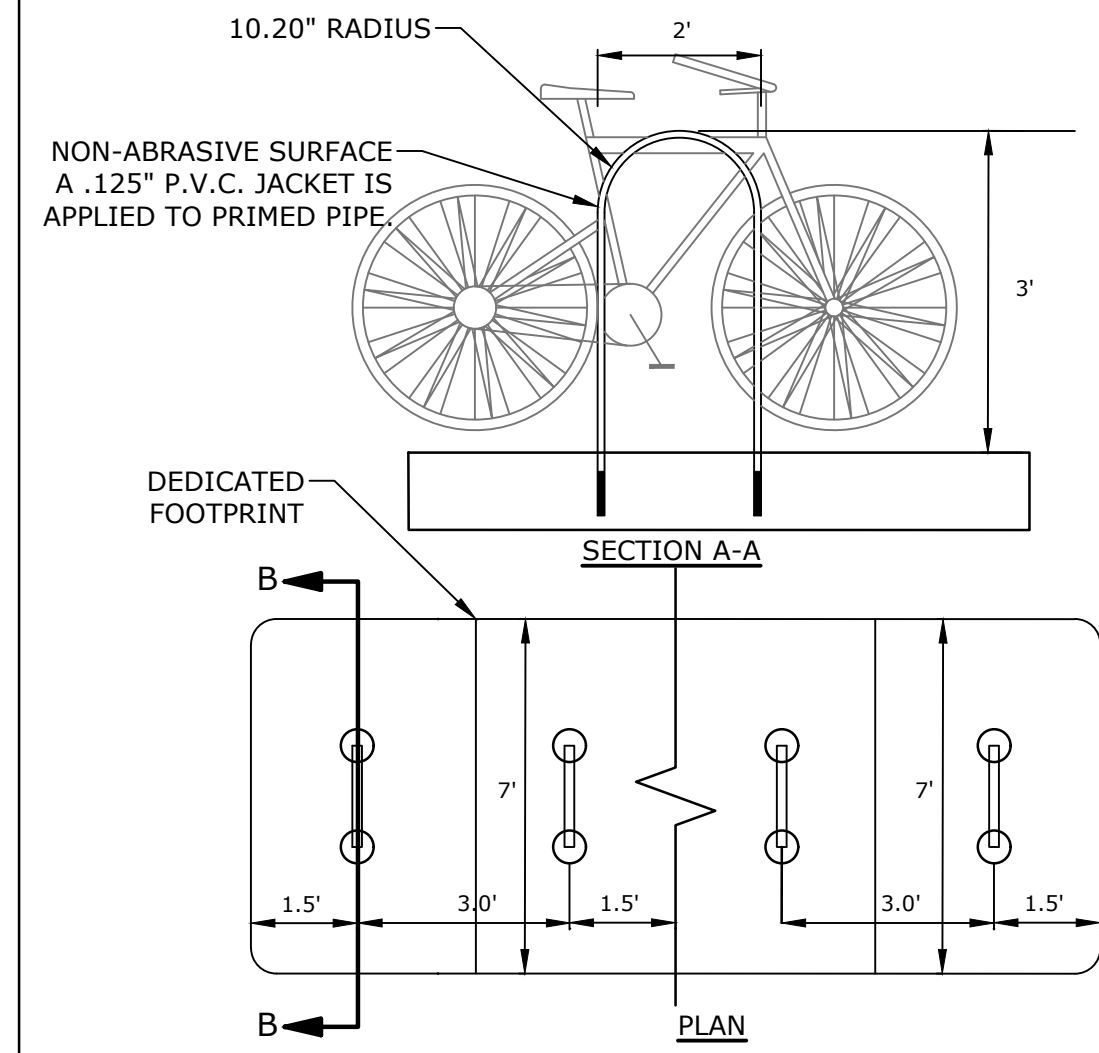
- NOTES:**
- CONTAINMENT SHALL BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
 - CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
 - WASHOUT SHALL BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
 - WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS
 - ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
 - AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT AREA
NO SCALE

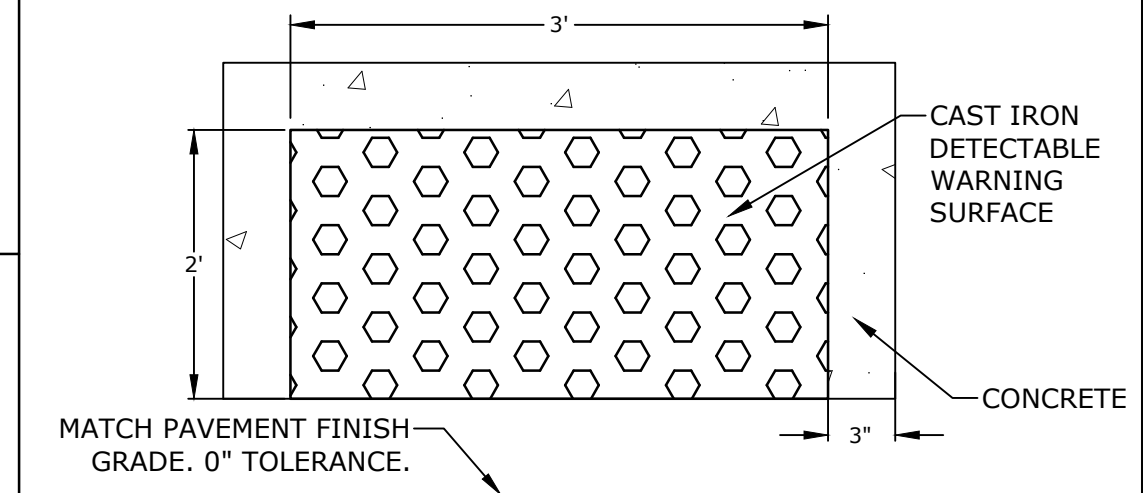


- NOTE:** PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS AS SHOWN ON SITE PLAN.

STOP BAR & LEGEND
NO SCALE

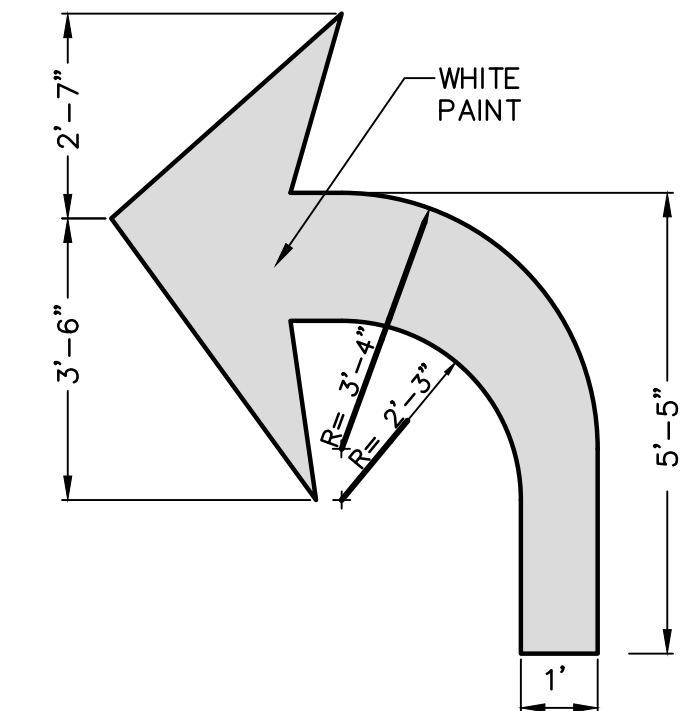


BIKE RACK
NO SCALE



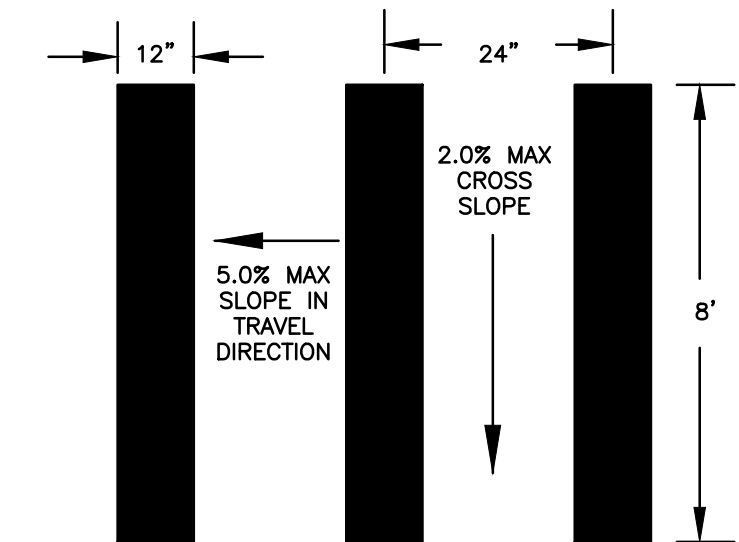
- NOTES:**
- DETECTABLE WARNING SURFACE SHALL BE 2' X 3' CAST IRON PANEL SET IN CONCRETE.
 - DETECTABLE WARNING SURFACE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - DETECTABLE WARNING SURFACE SHALL BE CAST IRON WITHIN THE FUTURE CITY OF PORTSMOUTH RIGHT OF WAY. CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR DETECTABLE WARNING SURFACE MATERIAL TYPE FOR ON SITE WARNING PANELS.

CAST IRON DETECTABLE WARNING SURFACE
NO SCALE



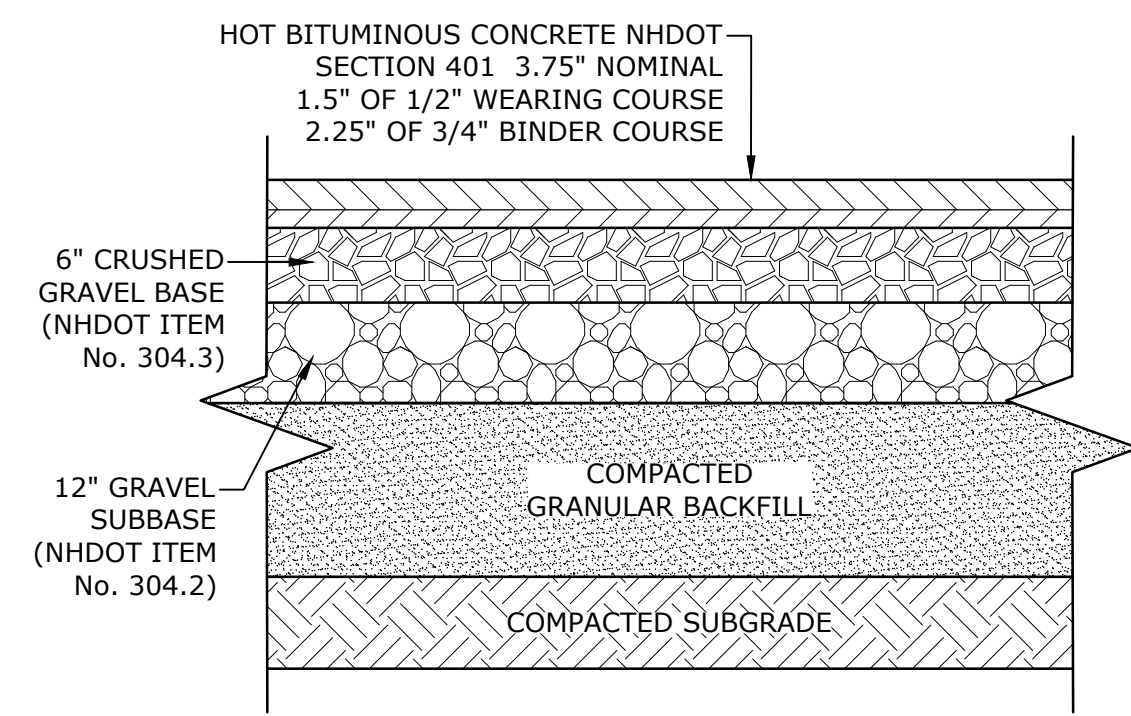
- NOTES:** ALL FLOW ARROWS TO BE SOLID WHITE THERMOPLASTIC STRIPING AS PER DIMENSIONS ABOVE. ALL MARKINGS MUST CONFORM TO THE LATEST EDITION OF THE MUTCD.

TRAFFIC DIRECTIONAL MARKINGS
NO SCALE



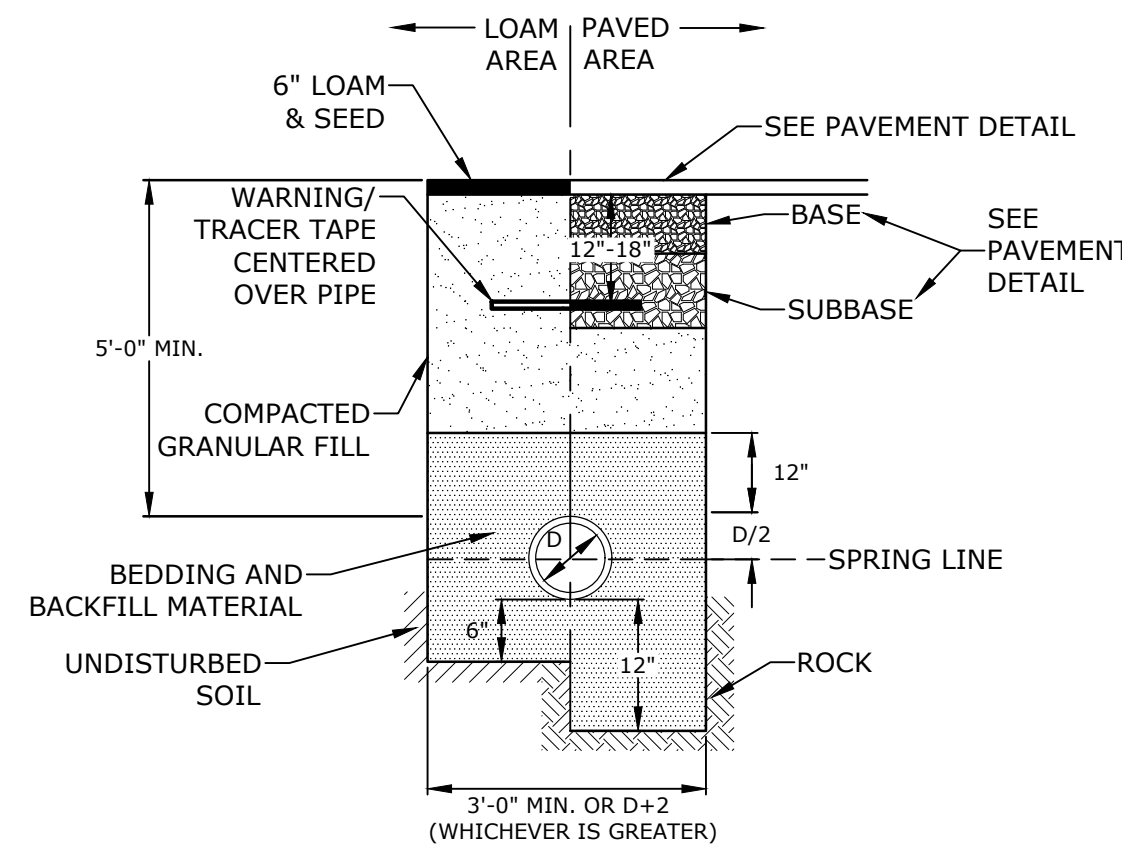
- NOTE:** STRIPING SHALL BE CONSTRUCTED USING WHITE THERMO PLASTIC, REFLECTERIZED PAVMENT MARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505

CROSSWALK STRIPING
NO SCALE



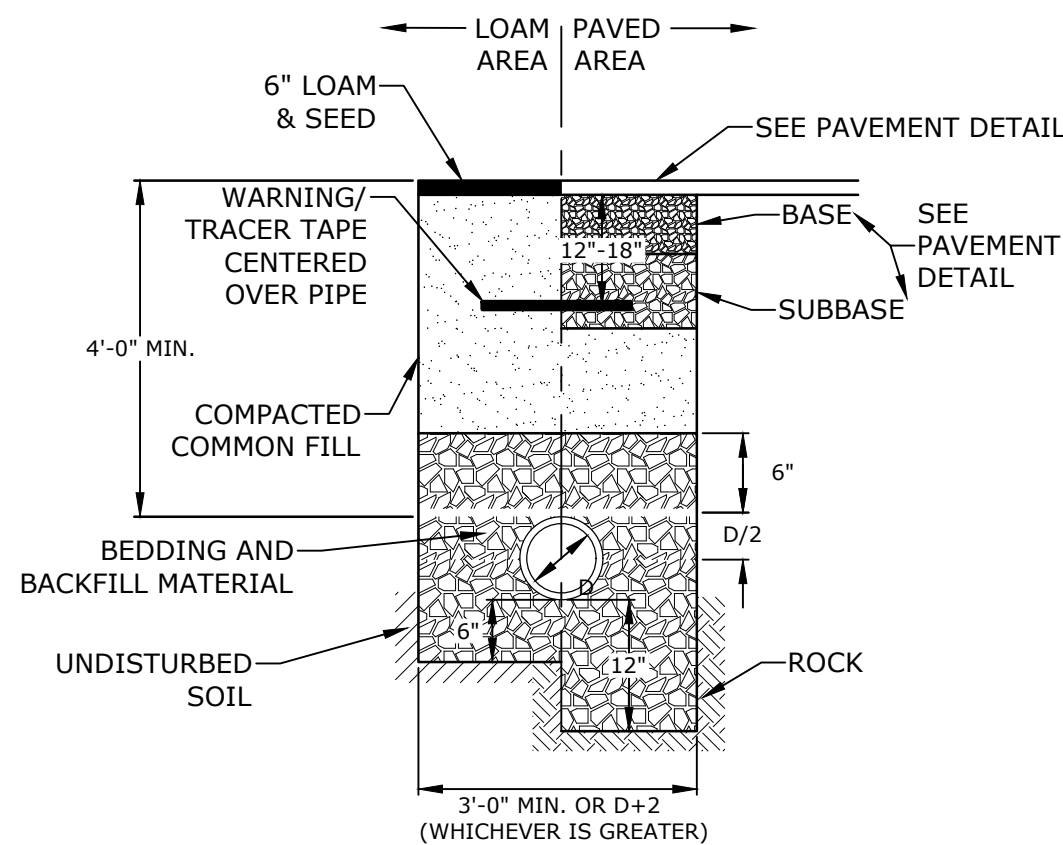
- NOTES:**
- SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
 - SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 - A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.

TYPICAL PARKING LOT PAVEMENT SECTION
NO SCALE



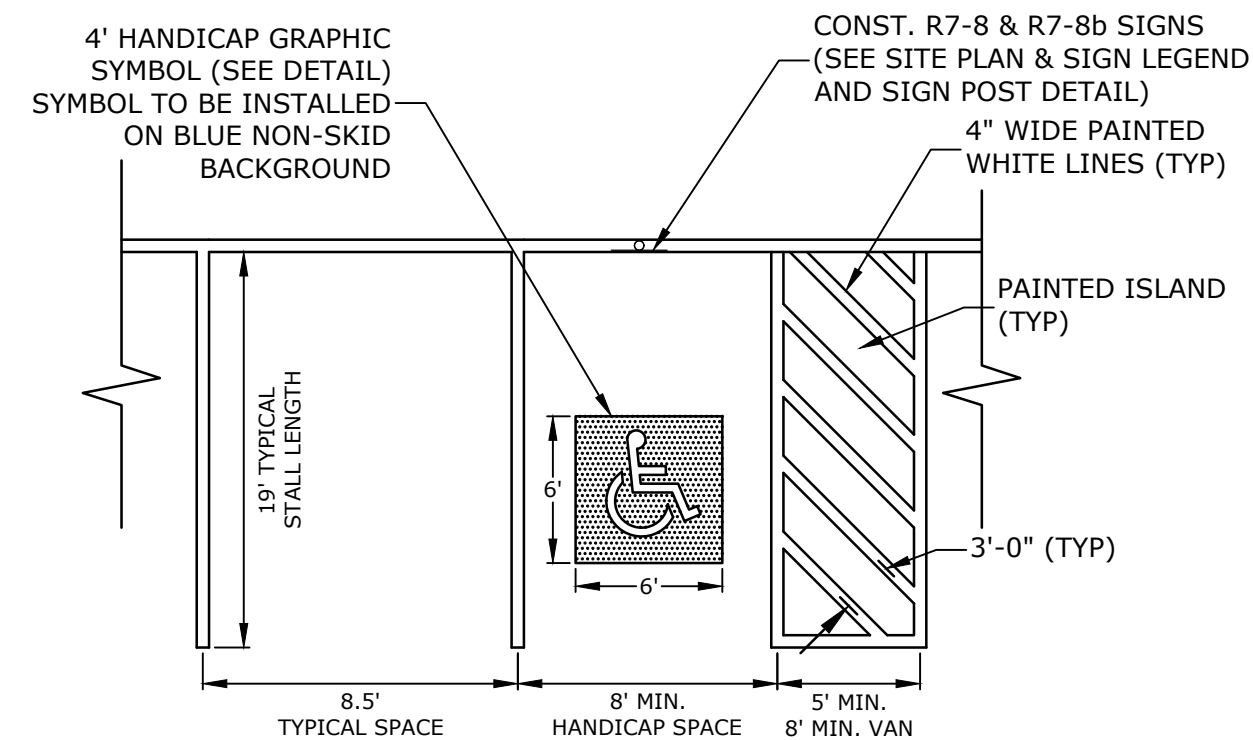
- NOTE:**
- SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
 - WATER MAIN SHALL BE INSTALLED PER CITY OF PORTSMOUTH STANDARDS. COORDINATE ALL INSTALLATIONS WITH THE CITY OF PORTSMOUTH.

WATER TRENCH
NO SCALE



- NOTE:**
- CRUSHED STONE BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 6" ABOVE TOP OF PIPE.
 - ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTSMOUTH.

STORM DRAIN TRENCH
NO SCALE



- NOTE:**
- ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
 - SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
 - FINISH PAVEMENT GRADES AT ALL HANDICAP ACCESSIBLE STALLS AND PAINTED ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

STALL STRIPING-SINGLE STRIPE
NO SCALE

Proposed 2-Story Building

The Kane Company

230 Commerce Way
Portsmouth, NH

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DETAILS SHEET

SCALE: AS SHOWN

C-502

