PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

7:00 PM Public Hearings **March 17, 2022**

AGENDA

Members of the public also have the option to join the meeting over Zoom (See below for more details)

I. APPROVAL OF MINUTES

A. Approval of the February 17, 2022 minutes.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

A. The request of **Cate Street Development (Owner)**, for property located at **428 US Route 1 Bypass, 406 US Route 1 Bypass**, and **55 Cate St** requesting Subdivision Review approval for a lot line adjustment.

SITE PLAN REVIEW

A. The request of **238 Deer Street, LLC, (Owner),** for property located at **238 Deer Street**, requesting Site Plan Review approval.

B. The request of **Cate Street Development (Owner)**, for property located at **406 US Route 1 Bypass**, requesting Site Plan Review approval.

III. PUBLIC HEARINGS -- OLD BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

A. The request of **Cate Street Development (Owner),** for property located at **406 US Route 1 Bypass**, requesting amended Site Plan Review approval to reconfigure and expand parking on Tax Map 172 Lot 2, Tax Map 172 Lot 1, and Tax Map 165 Lot 2 to contain 73 new spaces (52 covered); to renovate the existing structure on Tax Map 172 Lot 2; and to add a bioretention stormwater facilities, stormwater collection and treatment facilities on Tax Map 172 Lot 1 and Map 165 Lot 2. Said properties are shown on Assessor Map172 Lot 1, Map 172 Lot 2, and Map 165 Lot 2 and lie within the Gateway Corridor (G1) District. (LU-22-7)

B. The request of **Cate Street Development LLC (Owner),** and **Boston and Maine Corp (Owner),** for properties located at **428 US Route 1 Bypass, 406 US Route 1 Bypass**, and **55 Cate St** requesting Preliminary and Final Subdivision approval (Lot Line Revision) to convey 31,187 square feet from Map 165 Lot 14 to Map 172 Lot 2, Map 172 Lot 1 and Map 165 Lot 2 which will result in a total of 52,820 square feet lot area for Map 172 Lot 2, 126,500 square feet lot area for Map 172 Lot 1, and 260,789 square feet lot area for Map 165 Lot 2. Said properties are shown on Assessor Map172 Lot 1, Map 172 Lot 2, Map 165 Lot 2, and Map 165 Lot 14 and lie within the Transportation Corridor (TC) and the Gateway Corridor (G1) District. (LU-22-7)

IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

A. The request of **238 Deer Street, LLC, (Owner),** for property located at **238 Deer Street**, requesting Site Plan Review approval for demolition of the existing structure and the construction of a new 3-4 story mixed-use building with 21 residential units with a footprint of 5,263 +/- s.f. and 19,190 s.f. gross floor area with associated site improvements. Said property is shown on Assessor Map 125 as Lot 3 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts. (LU-20-238)

B. REQUEST TO POSTPONE The request of **Donald Lowell Stickney III (Owner),** for property located at **213 Jones Avenue** requesting Conditional Use Permit under section 10.814 of the Zoning Ordinance and modification of the standards set forth in Sections 10.814.40 or 10.814.52 through 10.814.56, to construct a new single family residence and convert the existing residence into a Detached Accessory Dwelling Unit totaling 886 square feet of living area. Said property is shown on Assessor Map 222 Lot 69 and lies within the Single Residence B (SRB) district. (LU-22-34) **REQUEST TO POSTPONE**

C. REQUEST TO POSTPONE The request of **Nerbonne Family Revocable Trust (Owner**), for property located at **189 Gates Street** requesting a Conditional Use Permit under section 10.815 of the Zoning Ordinance and modification of the standards set forth in Section 10.815.30 for the conversion of an existing accessory structure (garage) into a garden cottage with 546 gross square footage of living space. Said property is shown on Assessor Map 103 Lot 6 and lies within the General Residence B (GRB) and Historic Districts. **REQUEST TO POSTPONE** (LU-22-30)

D. The request of **Treadwell House Inc. (Owner),** for property located at **70 Court Street** requesting a Conditional Use Permit under section 10.112.14 of the Zoning Ordinance to provide five (5) parking spaces where 11 are required. Said property is shown on Assessor Map 116 Lot 49 and lies within the Character District 4-L1 (CD4-L1) and Historic District. (LU-22-10)

V. PRELIMINARY CONCEPTUAL CONSULTATION

A. The request of **One Market Square LLC (Owner),** for the property located at **1 Congress Street** for Preliminary Conceptual Consultation to partially demolish existing buildings and construct a new 3 story structure with a short 4th story. Said property is shown on Assessor Map 117 Lot 14 and lies within Character District 4 (CD-4), Character District 5 (CD-5) and the Historic District. (LUPD-22-6)

VI. DESIGN REVIEW APPLICATION ACCEPTANCE

A. The request of **One Market Square LLC (Owner),** for the property located at **1 Congress Street** requesting Design Review approval to partially demolish existing buildings and construct a new 3 story structure with a short 4th story. Said property is shown on Assessor Map 117 Lot 14 and lies within Character District 4 (CD-4), Character District 5 (CD-5) and the Historic District. (LUPD-22-6)

VII. OTHER BUSINESS

A. Request from **Michael J. O'Connor, Owner**, for property located at **163 Sparhawk Street** for a 1-year extension of the Wetland Conditional Use Permit granted on 2/18/2022. (LU-20-256)

B. Review and discuss dates and topics for proposed training offered through the New Hampshire Municipal Association.

C. Discuss upcoming staff presentation on housing data, trends, and needs.

VII. ADJOURNMENT

https://us06web.zoom.us/webinar/register/WN_H7aQpJdNSCK-DLpVuQDWKw

City of Portsmouth
Planning Department
1 Junkins Ave, 3rd Floor
Portsmouth, NH
(603)610-7216

Memorandum

To: Planning Board
From: Beverly Mesa-Zendt, Incoming Planning Director
Peter Britz, Environmental Planner/Sustainability Coordinator/Interim Planning Director Stefanie L. Casella, Planner
Date: March 11, 2022 – Revised March 17, 2022
Re: Recommendations for the March 17, 2022 Planning Board Meeting

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I. APPROVAL OF MINUTES

Planning Department Recommendation

Board members should determine if the draft minutes include all relevant details for the decision making process that occurred at the February 17, 2022 meeting, and vote to approve meeting minutes with edits if needed.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

A. The request of **Cate Street Development (Owner)**, for property located at **428 US Route 1 Bypass, 406 US Route 1 Bypass**, and **55 Cate St** requesting Subdivision Review approval for a lot line adjustment.

Planning Department Recommendation

Vote to determine that this applications is complete according to the Subdivision Regulations, (contingent on the granting of any required waivers under Section III and IV of the agenda) and to accept the applications for consideration.

SITE PLAN REVIEW

A. The request of **238 Deer Street, LLC, (Owner),** for property located at **238 Deer Street**, requesting Site Plan Review approval.

B. The request of **Cate Street Development (Owner)**, for property located at **406 US Route 1 Bypass**, requesting Site Plan Review approval.

Planning Department Recommendation

Vote to determine that this applications is complete according to the Site Plan Review Regulations, (contingent on the granting of any required waivers under Section III and IV of the agenda) and to accept the applications for consideration.

III. PUBLIC HEARINGS -- OLD BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature.

If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

It is recommended that Item IIIA and IIIB be discussed together and voted on separately.

A motion is required to consider these items together.

A. The request of **Cate Street Development (Owner),** for property located at **406 US Route 1 Bypass**, requesting amended Site Plan Review approval to reconfigure and expand parking on Tax Map 172 Lot 2, Tax Map 172 Lot 1, and Tax Map 165 Lot 2 to contain 73 new spaces (52 covered); to renovate the existing structure on Tax Map 172 Lot 2; and to add a bioretention stormwater facilities, stormwater collection and treatment facilities on Tax Map 172 Lot 1 and Map 165 Lot 2. Said properties are shown on Assessor Map172 Lot 1, Map 172 Lot 2, and Map 165 Lot 2 and lie within the Gateway Corridor (G1) District. (LU-22-7)

B. The request of **Cate Street Development LLC (Owner),** and **Boston and Maine Corp (Owner),** for properties located at **428 US Route 1 Bypass, 406 US Route 1 Bypass**, and **55 Cate St** requesting Preliminary and Final Subdivision approval (Lot Line Revision) to convey 31,187 square feet from Map 165 Lot 14 to Map 172 Lot 2, Map 172 Lot 1 and Map 165 Lot 2 which will result in a total of 52,820 square feet lot area for Map 172 Lot 2, 126,500 square feet lot area for Map 172 Lot 1, and 260,789 square feet lot area for Map 165 Lot 2. Said properties are shown on Assessor Map172 Lot 1, Map 172 Lot 2, Map 165 Lot 2, and Map 165 Lot 14 and lie within the Transportation Corridor (TC) and the Gateway Corridor (G1) District. (LU-22-7)

Project Review and Approvals:

This application has been before the Technical Advisory Committee~~, the Conservation Commission, and the Zoning Board of Adjustment~~. Please see below for more information on the review from each.

Technical Advisory Committee Review of Site Plan

At the February 1, 2022 meeting, the TAC voted to recommend approval with the following conditions:

1. The 10' temporary easement should be in favor of the developer.

2. The easement in favor of Millport does not actually touch the boundary where the water enters the property. Please revise. Also, on the planting plan the easement is still listed as to benefit the City of Portsmouth.
3. Ensure that the two handicapped spots for Building D are the closest to the entrance and that there is an accessible route into the structure.
4. The grease trap reserve area should be closer to the structure.
5. Ensure the existing granite culvert is tied into the drainage swale with proper headwall.
6. Show on plans location of retaining wall 4" underdrain shown on CD-552.
7. Proposed Parking Layout: The proposed parking expansion and layout appears to significantly increase the required off-street parking required under the Zoning Ordinance. Moreover, it also conflicts with the assumptions of the previous projected parking demands of this development. Consisting of a wide variety of land uses and services, the West End is assumed to be a walkable neighborhood. Thus, the proposed parking expansion appears to conflict with the stated objectives of the community vision for this property. Additionally, the area proposed for expansion is currently considered open space (including a dog park) and also acts as an important vegetated buffer to the active railroad corridor.
8. Alternative Parking Layout: If the evidence does not support the proposed parking expansion the open space areas should not be reduced or impacted. However, if the evidence does support the proposed parking expansion in order to complete the final phase of the overall redevelopment the applicant should consider the visual buffer and screening aspects of the existing wooded area along the railroad land (which is being proposed to be **converted to surface parking**). In order to mitigate the visual and environmental impacts on the project, the 76 spaces proposed for this area should be covered with an open shed-like structure and solar arrays should be considered for the roof given the likely solar gain at this location. The image below is an example of such a system. Additional consideration should be given to reduce encroachment on the dog park.

The applicant has worked with staff to address the concerns listed above. The remaining outstanding items have been carried forward as recommended stipulations of approval.

Planning Department Recommendation

1) Vote to grant Preliminary and Final Subdivision Approval with the following stipulations:

a. Lot numbers as determined by the Assessor shall be added to the final plat.

b. *Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.*
c. *GIS data shall be provided to the Department of Public Works in the form as required by the City.*
d. *The final plat and all easement deeds shall be recorded concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*

2) Vote to grant Site Plan Approval with the following stipulations:

<u>Conditions Precedent</u>

a. *Applicant shall provide an updated site plan, utility plan, and lighting plan showing the two proposed parking structures (to cover 50 parking spaces and constructed to be substantially consistent with the detail provided in the submission package dated March 10, 2022) located along the southern boundary line along the rail road right of way; and a statement to planning staff confirming that section 10.1140 (Outdoor Lighting) has been is met.*
b. *The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*
c. *The Applicant or its engineer shall submit a copy of a completed Land Use Development Tracking Form using the Pollutant Tracking and Accounting Program (PTAP) online portal currently managed by the UNH Stormwater Center or similar form approved by the City.*
d. *The temporary construction easement along the railroad right-of-way should be shown on a recordable plan.*
e. *A drainage easement directly adjacent to the rail road right of way line (as there are actually two pipes coming through the bank) should be shown on a recordable plan.*

IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature.

If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

A. The request of **238 Deer Street, LLC, (Owner),** for property located at **238 Deer Street**, requesting Site Plan Review approval for demolition of the existing structure and the construction of a new 3-4 story mixed-use building with 21 residential units with a footprint of 5,263 +/- s.f. and 19,190 s.f. gross floor area with associated site improvements. Said property is shown on Assessor Map 125 as Lot 3 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts. (LU-20-238)

Project Review, Decisions, and Recommendations:

This application has been before the Technical Advisory Committee, the Zoning Board of Adjustment, and the Historic District Commission. Please see below for more information on the review from each.

On February 18, 2021 the Planning Board granted Conditional Use Permit approval to allow no onsite parking where 12 spaces where required. On February 17, 2022 this approval was granted a 1-year extension.

Technical Advisory Committee Review of the Site Plan

At the December 7, 2021 Technical Advisory Committee meeting, the committee voted to recommend approval to the Planning Board with the following stipulations:

1. Show existing utilities on existing features plan and note any utility disruptions or removals on the demolition plan.
2. Easements shall be provided for all proposed work (grading, access, etc.) that is to occur on land other than the applicant's.
3. Proposed staging areas shall be identified during the CMMP development stage.
4. Applicant shall coordinate with abutting property owners to relocate the first 4 bike racks adjacent the commercial storefront windows.
5. Easements shall be provided to the City for the pedestrian alleyway access to the abutting public walkways.
6. Consider a decorative metal screen should be added along the proposed curb line in the abutting parking lot in order to provide better protection to the building.

The applicant has worked with staff to address the concerns listed above. The remaining outstanding items have been carried forward as recommended stipulations of approval.

Zoning Board of Adjustment Review and Decision

At the September 28, 2021 Zoning Board of Adjustment meeting the Board considered the following variance requests:

1. Variances from Section 10.5A41.10C to allow a) 2.5% open space where 10% is required; and b) a 3.5' rear yard where 5' is required.
2. A Variance from Article 15 to allow a structure to be designated as a penthouse with an 8' setback from the edge where 15' is required and 60% floor area of the story below where 50% is the maximum allowed as outlined in the definition of a penthouse.

Decision

As a result of this consideration the Board voted to grant the variance requests with the following stipulation:

1. Penthouse-level units shall not exceed 500 square feet.

Historic District Commission Review

At the November 3, 2021 Historic District Commission meeting the Commission voted to grant the Certificate of Approval with the following stipulations:

1. The bricks shall be finalized with a mockup prior to installation.
2. The applicant shall return with a final design for the parapet.
3. Photographic record of existing building shall be presented to the Planning Department and the Athenaeum prior to construction.

Planning Department Recommendations

1) Vote to grant Site Plan Approval with the following conditions:

Conditions Precedent

a. Temporary easements will be needed for construction. Temporary easement language and area (to be identified on the plan) are to be obtained along eastern and western boundary lines in order to begin construction of the foundation.

b. A Construction Management and Mitigation Plan will be required to address, at minimum, access and use of the municipal ROW to construct the building, and proposed staging areas.

c. The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

d. Any easement plans and deeds for which the City is a grantor or grantee shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by City Council.

e. The Applicant or its engineer shall submit a copy of a completed Land Use Development Tracking Form using the Pollutant Tracking and Accounting Program (PTAP) online portal currently managed by the UNH Stormwater Center or similar form approved by the City.

f. Engineer of record shall be established prior to issuance of building permit for the purpose of satisfying condition 1.h.

g. Correct existing conditions plans to show 2" water service from water main to the valve and 1" water service from the valve to the building.

<u>Conditions Subsequent</u>

h. The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance;

i. A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted to the City's Planning and Public Works Departments.

IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature.

If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

B. REQUEST TO POSTPONE The request of **Donald Lowell Stickney III (Owner),** for property located at **213 Jones Avenue** requesting Conditional Use Permit under section 10.814 of the Zoning Ordinance and modification of the standards set forth in Sections 10.814.40 or 10.814.52 through 10.814.56, to construct a new single family residence and convert the existing residence into a Detached Accessory Dwelling Unit totaling 886 square feet of living area. Said property is shown on Assessor Map 222 Lot 69 and lies within the Single Residence B (SRB) district. (LU-22-34) **REQUEST TO POSTPONE**

Planning Department Recommendations

Vote to postpone consideration to the April Planning Board meeting.

IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

C. **REQUEST TO POSTPONE** The request of **Nerbonne Family Revocable Trust (Owner**), for property located at **189 Gates Street** requesting a Conditional Use Permit under section 10.815 of the Zoning Ordinance and modification of the standards set forth in Section 10.815.30 for the conversion of an existing accessory structure (garage) into a garden cottage with 546 gross square footage of living space. Said property is shown on Assessor Map 103 Lot 6 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-30) **REQUEST TO POSTPONE**

Project Review, Decisions, and Recommendations

This application has been reviewed by staff and will be before the Zoning Board of Adjustments on March 15, 2022. Please see below for more information on the review from each.

Staff Review | Garden Cottage Standards 10.815.30

Different from an Accessory Dwelling Unit, a Garden Cottage that complies with the standards of Section 10.815 is otherwise exempt from the residential density standards of the Zoning Ordinance (e.g. minimum lot area per dwelling unit).

The Ordinance requires that a Garden Cottage comply with the following standards (Section 10.815.30).

Staff Review and Analysis

Required Standard	Meets Standard	Does Not Meet Standard	Comments
10.815.31. The existing accessory building shall not be expanded either vertically or horizontally, other than through the addition of a front entry not to exceed 50 sq. ft., or a side or rear deck not to exceed 300 sq. ft.		✓	Modification Requested (see below)
10.815.32 The garden cottage shall not be larger than 600 sq. ft. gross floor area.	✓		Total 546 SF
10.815.33 A garden cottage that is within the required yard for the zoning district shall not have any windows or doors higher than eight feet above grade facing the adjacent property.	✓		

T10.815.34. The principal dwelling unit and the garden cottage shall not be separated in ownership (including by condominium ownership); and either the principal dwelling unit or the garden cottage shall be occupied by the owner of the property.	✓		Required condition per zoning ordinance.
Required Standard	**Meets Standard**	**Does Not Meet Standard**	**Comments**
Where municipal sewer service is not provided, the septic system shall meet NH Water Supply and Pollution Control Division requirements for the combined system demand for total occupancy of the premises.	✓		Property is on municipal water service

Request for Modifications:

The applicant requests following modification to 10.815.31 pursuant to Section 10.815.50 of the Zoning Ordinance as follows:

The applicant is proposing an expansion that includes a 192 SF addition and an 84 SF rear deck addition. The total expansion will be 276 SF.

Staff Analysis

Staff recommends approval of the modification for the following reasons:

1. The total 192 SF expansion seems reasonable to create a livable space for a new dwelling unit and meets the total limitation of 600 SF established in the ordinance.
2. The total expansion does not exceed the 350 SF expansion footprint contemplated in the ordinance.
3. Adequate space for off-street parking is still available on site.

Zoning Board of Adjustment (BOA)

At its March 15th BOA meeting, the Board will consider the following variance requests:

1. Variances from Section 10.521 to allow a) 35.5% building coverage where 30% is the maximum allowed; and
2. 1' right side yard where 10' is the minimum.

At the time of this publication, the BOA had not considered this request. Staff will provide an update on the BOA decision at the March 17, 2022 meeting of the Planning Board.

Planning Board Review Criteria

In order to grant a conditional use permit for a Garden Cottage, the Planning Board must first make the following findings (Sec. 10.815.40):

Required Findings	**Applicant Analysis**
1. Exterior design of the Garden Cottage is consistent with the existing single-family dwelling on the lot.	*Exterior siding, trim, windows and details are consistent with the existing dwelling. The garage was renovated in 1998 to complement the newly renovated house. The elevation drawings and photos on dwg. 3 of 3 clearly show this.*
2. The site plan provides adequate open space, landscaping and off-street parking for both the Garden Cottage and the primary dwelling.	*The garden cottage with the addition and deck is located to have minimal impact on the existing +/- 1 B00sf landscaped rear yard. This is shown on dwg. 1 of 3. The existing driveway will not change & can easily accommodate 3 vehicles.*
3. The Garden Cottage will maintain a compatible relationship to adjacent properties in terms of location and design, and will not significantly reduce the privacy of adjacent properties.	*The garden cottage will have no windows on the right side and the deck will have just 6' of exposure to that right side. At the rear, the adjacent property is the Point of Graves Cemetery and the proposed addition to the garden cottage will break up the existing blank wall at the rear of the garage. At the left side the garden cottage is more than 30ft away from the adjacent property. All of the attached drawings& photos help to illustrate this.*
4. The Garden Cottage will not result in excessive noise, traffic or parking congestion.	*There is adequate parking for the garden cottage (dwg. 1 of 3) and the family oriented residential use will not result in excessive noise.*

Planning Department Recommendations

1) *Vote to grant a modification to the requirements set forth in* section *10.815.31 to allow for an expansion that includes a 192 SF addition and an 84 SF rear deck addition.*

2) *Vote to find that the application meets the requirements set forth in Section 10.815.40 of the Zoning Ordinance and to grant the Conditional Use Permit.*

IV. PUBLIC HEARINGS – NEW BUSINESS

D. The request of **Treadwell House Inc. (Owner),** for property located at **70 Court Street** requesting a Conditional Use Permit under section 10.112.14 of the Zoning Ordinance to provide five (5) parking spaces where 11 are required. Said property is shown on Assessor Map 116 Lot 49 and lies within the Character District 4-L1 (CD4-L1) and Historic District. (LU-22-10)

Project Review, Decisions, and Recommendations

This application has been before the Technical Advisory Committee and the Zoning Board of Adjustment.

Technical Advisory Committee (TAC) Work Session

The Planning Director has determined this project meets the criteria set forth in Section 1.2.2 of Site Plan Regulations for an exemption from site plan review. In accordance with Section 10.1112.14, which sets forth criteria for considering a Conditional Use Permit to allow less than the required parking, the Technical TAC reviewed the project and the parking demand analysis submitted by the applicant.

The TAC provided the following comments to the applicant:

1. Provide three additional parking spaces at 159 Middle St.
2. Signage shall be posted restricting three spaces for hotel use only.

The Planning Board may also consider that a Parking Covenant (enforceable by the city) be placed on 159 Middle St. to ensure that the three parking spots remain should the property be conveyed to another party.

Zoning Board of Adjustment (BOA)

The Zoning Board of Adjustment, at its regularly scheduled meeting of Tuesday, February 15, 2022, considered the application for the conversion of the building into an 8 room inn with caretaker residence which requires the following:

1. A Variance from Section 10.440 Use #10.30 to allow an Inn where the use is not permitted.
2. A Variance from Section 10.114.21 to allow a 13' maneuvering aisle where 24' is required. Said property is shown on Assessor Map 116 Lot 49 and lies within the Character District 4-L1 (CD4-L1).

Decision: As a result of said consideration, the Board voted to grant the request as presented and advertised.

Conditional Use Permit (off-street parking) Review

10.1112.14 *The Planning Board may grant a conditional use permit to allow a building or use to provide less than the minimum number of off-street parking spaces required by Section 10.1112.30, Section 10.1112.61 or Section 10.1115.20, as applicable, or to exceed the maximum number of off-street parking spaces allowed by Section 10.1112.51*

10.1112.141 An application for a conditional use permit under this section shall include a parking demand analysis, which shall be reviewed by the City's Technical Advisory Committee prior to submission to the Planning Board, demonstrating that the proposed number of off-street parking spaces is sufficient for the proposed use.

10.1112.142 An application for a conditional use permit under this section shall identify permanent evidence-based measures to reduce parking demand, including but not limited to provision of rideshare/microtransit services or bikeshare station(s) servicing the property, proximity to public transit, car/van-pool incentives, alternative transit subsidies, provisions for teleworking, and shared parking on a separate lot subject to the requirements of 10.1112.62.

10.1112.143 The Planning Board may grant a conditional use permit only if it finds that the number of off-street parking spaces required or allowed by the permit will be adequate and appropriate for the proposed use of the property. In making this determination, the Board may accept, modify or reject the findings of the applicant's parking demand analysis.

10.1112.144 At its discretion, the Planning Board may require more off-street parking spaces than the minimum number requested by the applicant, or may allow fewer spaces than the maximum number requested by the applicant.

10.1112.141 An application for a conditional use permit under this section shall include a parking demand analysis, which shall be reviewed by the City's Technical Advisory Committee prior to submission to the Planning Board, demonstrating that the proposed number of off-street parking spaces is sufficient for the proposed use.

10.1112.142 An application for a conditional use permit under this section shall identify permanent evidence-based measures to reduce parking demand, including but not

limited to provision of rideshare/microtransit services or bikeshare station(s) servicing the property, proximity to public transit, car/van-pool incentives, alternative transit subsidies, provisions for teleworking, and shared parking on a separate lot subject to the requirements of 10.1112.62.

Planning Department Recommendations

1) *Vote to grant a conditional use permit to allow a building or use to provide less than the minimum number of off-street parking spaces required by Section 10.1112.32 (five parking spaces on site) with the following stipulations.*

   a) *Provide three additional parking spaces at 159 Middle St.*
   b) *Signage shall be posted restricting three spaces for hotel use only.*

V. PRELIMINARY CONCEPTUAL CONSULATION

A. The request of **One Market Square LLC (Owner),** for the property located at **1 Congress Street** for Preliminary Conceptual Consultation to partially demolish existing buildings and construct a new 3 story structure with a short 4th story. Said property is shown on Assessor Map 117 Lot 14 and lies within Character District 4 (CD-4), Character District 5 (CD-5) and the Historic District. (LUPD-22-6)

Description

The applicant has provided a set of preliminary plans for discussion with the Board.

As authorized by NH RSA 676:4,II, the Site Plan Regulations require preliminary conceptual consultation for certain proposals, including (1) the construction of 30,000 sq. ft. or more gross floor area, (2) the creation of 20 or more dwelling units, or (3) the construction of more than one principal structure on a lot. Preliminary conceptual consultation precedes review by the Technical Advisory Committee.

Preliminary conceptual consultation is described in the state statute as follows:

[Preliminary conceptual consultation]… shall be directed at review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems with meeting requirements during final consideration. Such consultation shall not bind either the applicant or the board and statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken. The board and the applicant may discuss proposals in conceptual form only and in general terms such as desirability of types of development and proposals under the master plan.

The preliminary conceptual consultation phase provides the Planning Board with an opportunity to review the outlines of a proposed project before it gets to detailed design (and before the applicant refines the plan as a result of review by the Technical Advisory Committee and public comment at TAC hearings). In order to maximize the value of this phase, Board members are encouraged to engage in dialogue with the proponent to offer suggestions and to raise any concerns so that they may be addressed in a formal application. Preliminary conceptual consultation does not involve a public hearing, and no vote is taken by the Board on the proposal at this stage. Unlike Design Review, completion of Preliminary Conceptual Consultation does not vest the project to the current zoning.

Planning Department Recommendations

Board members should review section 3.A.2 Preliminary Conceptual Consultation Phase of the Site Plan Regulations.

Board members should review sections of the Zoning Ordinance that may apply to this application. Possible sections may include but are not limited to:

- *Section 10.521 Table of Dimensional Standards*

VI. DESIGN REVIEW – APPLICATION ACCEPTANCE

A. The request of **One Market Square LLC (Owner),** for the property located at **1 Congress Street** requesting Design Review approval to partially demolish existing buildings and construct a new 3 story structure with a short 4th story. Said property is shown on Assessor Map 117 Lot 14 and lies within Character District 4 (CD-4), Character District 5 (CD-5) and the Historic District. (LUPD-22-6)

Description

This item is a request for Design Review under the Site Plan Review Regulations. Under the State statute (RSA 676:4,II), the Design Review phase is an opportunity for the Planning Board to discuss the approach to a project before it is fully designed and before a formal application for Site Plan Review is submitted. The Design Review phase is not mandatory and is nonbinding on both the applicant and the Planning Board.

Although the State statute calls this pre-application phase "design review," it does not encompass review of architectural design elements such as façade treatments, rooflines and window proportions. Rather, it refers to site planning and design issues such as the size and location of buildings, parking areas and open spaces on the lot; the interrelationships and functionality of these components, and the impact of the development on adjoining streets and surrounding properties.

The process as outlined in Section 2.4.3 of the Site Review regulations is that the Board first has to determine that the request for design review includes sufficient information to allow the Board to understand the project and identify potential issues and concerns, and, if so, vote to accept the request and schedule a public hearing. *Completion of the design review process also has the effect of vesting the project to the current zoning for 1 year.*

Design review discussions must take place in a public hearing. At the conclusion of the public hearing process, the Board makes a determination that the design review process for the application has ended.

In accordance with Section 2.4.3 (1-4) of the Site Review regulations, on the January 27, 2022 meeting of the Planning Board, the Planning Board voted to accept the request for design review and to schedule a public hearing, finding that the proposal included sufficient information to allow the Board to understand the project and identify potential issues and concerns. Once the application has been accepted by the Planning Board, the following sections are applicable.

Site Plan Review Regulations – Article 2, Section 2.4.3: Design Review Phase

1. The applicant may request to meet with the Board for nonbinding discussions of a potential application that involve more specific design and engineering details than in the preliminary conceptual consultation phase.

2. A request for design review accompanied by all plans and exhibits shall be submitted to the Planning Department at least 14 days prior to the date of a scheduled meeting of the Board via the City's online permitting system as well as in hard copy. The total number of hard copies required shall be determined by the Planning Director.

3. The request for design review shall include enough of the information listed in Section 2.5.3(1) and plans displaying enough of the information listed in Section 2.5.4(3) so that the Board is able to review the project. Detailed engineering of infrastructure and utilities are not required at the design review phase, but the information listed in Section 2.5.4(3) should be displayed in sufficient detail to enable the Board to understand the proposed project and identify potential issues and concerns.

4. At a regular meeting of the Planning Board, the Board shall determine if the request for design review includes sufficient information to allow the Board Site Plan Review Regulations 6 November 2020 to understand the project and identify potential issues and concerns, and shall vote on whether to accept the request for design review and to schedule a public hearing. If the Board determines that the request does not describe the

proposed project in sufficient detail, it shall notify the applicant of the specific deficiencies that need to be addressed.

5. Design review discussions shall take place in a public hearing at a regularly scheduled meeting of the Planning Board, after notice to abutters, holders of conservation, preservation, or agricultural preservation restrictions, and the general public as required by State statute.

6. At any public meeting of the Planning Board, the Board may determine that the design review process of an application has ended and shall inform the applicant in writing within 10 days of such determination.

Planning Department Recommendations

Board members should identify if the submitted materials are adequate for Design Review Consideration

If submitted materials are sufficient, vote to find that Design Review application is complete and to schedule the public hearing to take place at the April 21, 2022 Planning Board meeting.

VII. OTHER BUSINESS

A. Request from **Michael J. O'Connor, Owner**, for property located at **163 Sparhawk Street** for a 1-year extension of the Wetland Conditional Use Permit granted on 2/18/2022. (LU-20-256)

Description

This application received Planning Board approval on February 23, 2021. The approval expires one-year from the date granted. The Planning Board may, for good cause shown, extend such period by as much as 1-year if requested and acted upon prior to the expiration date. The original letter of decision and approved site plan are included in the packet for reference.

Please see Section 2.14 of the Site Plan Review Regulations to reference application approval, expiration and extension steps.

Planning Department Recommendations

Vote to grant a 1-year extension of the Conditional Use Permit.

VII. OTHER BUSINESS

B. Review and discuss dates and topics for proposed training offered through the New Hampshire Municipal Association.

Stephen C. Buckley, Legal Services Counsel for the NH Municipal Association, has been contacted to provide training to Portsmouth Planning Board members. As a member city of the NH Municipal Association, a session of training is available to the city without charge. The first session of training would be for two hours - with the first hour dedicated to the topic of Planning Board Roles and Responsibilities. Staff would like to set a special meeting date for March 30, 2022 at 6:00 p.m.

Planning staff would like to discuss additional topics of interest and possible dates for a second April training session when the Planning Board will have a joint meeting with the Conservation Commission to receive training from the New Hampshire Municipal Association on Wetland Conditional Use Permits.

C. Discuss upcoming staff presentation on housing data, trends, and needs.

In response to requests for information and additional data related to housing development and housing needs in the city, staff is preparing a report for the April Planning Board meeting that will cover the following topics:

- *Housing development in Portsmouth- data and trends for the past five years;*
- *Portsmouth–American Community Survey- five year average housing data released annually; and*
- *Assessor's data on current housing stock and housing types in Portsmouth.*

This report will be used to inform regulatory amendments that will be developed and recommended for adoption by Land Use Committee and the Planning Board consistent with the City Council adopted goals of diversifying and enhancing the supply of housing choices in Portsmouth.

X. ADJOURNMENT

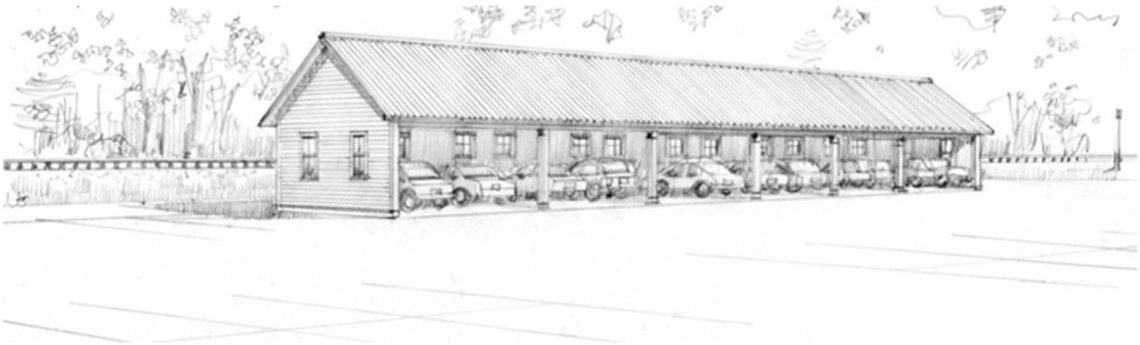
March 10, 2022

Beverly Mesa-Zendt
Planning Director
City of Portsmouth
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

RE: LU 22-07; Cate Street Development, LLC
Supplemental Carport Submission; West End Yards Development Site
Site Plan Review Application and Boundary Line Adjustment
Fuss & O'Neill Reference No. 20180317.B10

Dear Ms. Mesa-Zendt, and Members of the Planning Board:

The following letter is in support of a revised, supplemental, submission of plans depicting a slight layout revision to the covered carport parking along the railroad to the south of the West End Yards Development Site. The Cate Street Development Team has been working with Planning Staff on the Architecture of the Carports and has agreed upon design direction based on a rendering provided by Planning Staff.



Rendering of Carports Provided by Planning Department (above)

Cate Street Development has agreed to 2 carport structures for a total of 50 covered parking spaces. The Carports will be designed to match the Architecture in the above rendering.

The easternmost carport will provide 2 Handicap Accessible Spaces, 1 van accessible and 1 standard accessible space and 23 - 9-ft x 19-ft spaces. The overall dimensions of this structure will be 21-ft x 232-ft.

The western carport will provide 25 9-ft x 19-ft covered spaces. The overall dimensions of this structure will be 21-ft x 226-ft.

5 Fletcher Street
Suite 1
Kennebunk, ME
04043
t 207.363.0669
800.286.2469
f 860.533.5143

www.fando.com

California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont

The original submission proposed 3 carports built over 52 parking spaces between 2 parking islands. The above described change to 2 carports covering 50 spaces will eliminate 1 parking island. This will require a small update to the landscaping plan which will be done to address the change in island configuration.

These carport revisions are the only change represented in the re-submission material enclosed with this letter.

We hope this letter helps The City Staff and Planning Board in its review of this Site Plan Amendment and Boundary Line Adjustment.

If you have any questions or concerns, please do not hesitate to contact me at (207) 363-0669 x2314 or by email (rlundborn@fando.com).

Sincerely,

Rick Lundborn, PE
Senior Project Manager

/BH

c: Cate Street Development, LLC
August Consulting, PLLC
Bosen & Associates

WEST END YARDS

CATE STREET · PORTSMOUTH · NEW HAMPSHIRE

SITE PLANS

MARCH 9,2022

PREPARED FOR

CATE STREET DEVELOPMENT, LLC
11 ELKINS STREET, SUITE 420
BOSTON, MA 02127
987.490.5278

PREPARED BY

FUSS & O'NEILL
UPPER SQUARE BUSINESS CENTER
5 FLETCHER STREET, SUITE 1
KENNEBUNK, MAINE 04043
207.363.0669
www.fando.com

SHEET INDEX

SHEET No.	SHEET TITLE
GI-001	COVER SHEET
CN-001	GENERAL NOTES
CN-002	LEGEND
CS-001	EXISTING CONDITIONS PLAN
CS-002	DEVELOPMENT STANDARDS SITE PLAN
CS-003	OPEN SPACE PLAN
CS-004	PARKING DISTRIBUTION PLAN
CS-100	SITE OVERVIEW KEY PLAN
CS-101 & CS-102	SITE PLANS
CG-101 & CG-102	GRADING, DRAINAGE, & EROSION CONTROL PLANS
CU-101	UTILITIES PLAN
CD-510 - CD-563	DETAILS
LS-100	LANDSCAPING PLAN
LT-100	LIGHTING PLAN
BL-100	BOUNDARY LINE ADJUSTMENT PLAN

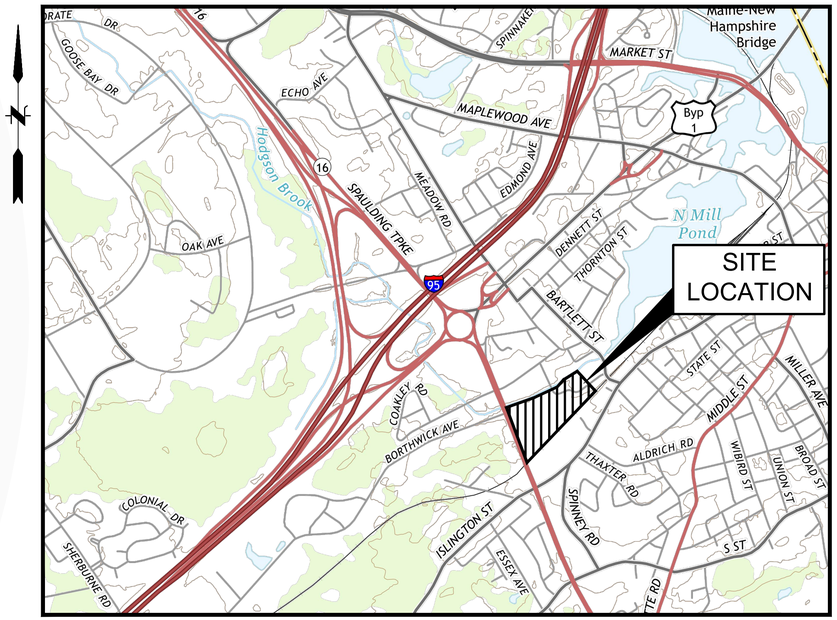
PROJECT TEAM

DESIGN CONSULTANT
AUGUST CONSULTING, PLLC
1 WILLOW LANE
RYE, NH. 03870
603.475.3658

LANDSCAPE ARCHITECTS
HAWK DESIGNS
39 PLEASANT STREET
SAGAMORE, MA 02561
508.833.8800

NATURAL RESOURCES CONSULTANT
GOVE ENVIRONMENTAL SERVICES, INC
8 CONTINENTAL DRIVE
BUILDING 2, SUITE H
EXETER, NH. 03833-7507
603.778.0644

LAND SURVEYOR
DOUCET SURVEY, INC
102 KENT PLACE
NEWMARKET, NH. 03857
603.659.6560



LOCATION MAP
SCALE: 1" = 1200'

STATE AND FEDERAL PERMITS REQUIRED:		
PERMIT	REQUIRED / NOT REQUIRED	STATUS / PERMIT NO.
NHDES WETLANDS BUREAU STANDARD DREDGE AND FILL	NOT REQUIRED	2019-00523 (PREVIOUS)
NHDES ALTERATION OF TERRAIN	AMENDMENT REQUIRED	AOT-1719
NHDES SEWER MAIN EXTENSION	NOT REQUIRED	D2019-1109
NHDOT ENTRANCE PERMIT	NOT REQUIRED	
EPA, NPDES CONSTRUCTION GENERAL PERMIT (CGP)	REQUIRED	NHR1000WV

811 DigSafe MA·ME·NH·RI·VT

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. CLD CONSULTING ENG. INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-DIG-SAFE.

STATE OF NEW HAMPSHIRE — RICHARD R. LUNDBORN No. 10943 LICENSED PROFESSIONAL ENGINEER

PROJ. No.: 20180317.B10
DATE: 02/23/2022

GI-001

File Path: J:\DWG\P20180317B10\Dwg\20180317B10_COV01.dwg, Layout: GI-001, Plotted: Wednesday, March 09, 2022, User: rlundborn Plotter: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 CTB File: FO.STB

SURVEY NOTES

1. FIELD SURVEY PERFORMED BY P.J.S. & J.C.M. DURING NOVEMBER 2016 USING A TRIMBLE S6 TOTAL STATION, A TRIMBLE R8 SURVEY GRADE GPS UNIT, A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL, BY L.P.S. & S.N.F. DURING JULY 2018 AND T.M.M. & J.C.M. IN SEPTEMBER & OCTOBER 2018 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS. ADDITIONAL FIELD SURVEY PERFORMED BY M.C. DURING NOVEMBER 2016 AND OCTOBER 2018 USING A LEICA HDS SCANNER.

2. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY MARC JACOBS IN NOVEMBER OF 2016 AND REVIEWED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING APRIL 2018 IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987 AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 JANUARY 2012 AND FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017, NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.

3. FLOOD HAZARD ZONE: "X", PER FIRM MAP #33015C0259E, DATED 5/17/05.

4. VERTICAL DATUM IS BASED ON NGVD29 PER DISK V 28 1942 ELEV. 25.59.

5. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.

6. REFERENCE PLANS:
   REFER TO THE PLAN OF LAND AT THE END OF THIS PACKAGE FOR ALL REFERENCE PLANS AND EASEMENTS THAT THE PARCELS ARE SUBJECT TO.

GENERAL

1. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SHOWN ON THE DRAWINGS TO SCALE OR TO THEIR ACTUAL DIMENSION OR LOCATION. COORDINATE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

2. DO NOT RELY SOLELY ON ELECTRONIC VERSIONS OF DRAWINGS, SPECIFICATIONS, AND DATA FILES THAT ARE PROVIDED BY THE ENGINEER. FIELD VERIFY LOCATION OF PROJECT FEATURES.

3. PERFORM NECESSARY CONSTRUCTION NOTIFICATIONS, APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK AS REQUIRED BY THE CONTRACT DOCUMENTS.

4. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDINGS AND ADJACENT SITE ELEMENTS INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.

5. PLEASE READ ALL OTHER NOTES ON THIS PAGE. THEY CONTAIN INFORMATION RELATED TO AND ASSOCIATED WITH THIS PROJECT AND DESIGN.

6. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.

7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.

8. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CITY OF PORTSMOUTH SITE PLAN REGULATIONS, CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS, AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH THE CITY OF PORTSMOUTH.

9. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS.

10. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY FUSS & O'NEILL DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HERE ON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

WORK RESTRICTIONS

1. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, FIRE HYDRANTS, AND UTILITIES WITHOUT APPROPRIATE PERMITS.

2. WORK IS RESTRICTED TO THE HOURS OF 7AM TO 6PM ON WEEKDAYS AND 7AM TO 6PM ON WEEKENDS.

REGULATORY REQUIREMENTS

1. WITHIN LOCAL RIGHTS-OF-WAY, PERFORM THE WORK IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS.

2. WITHIN STATE RIGHTS-OF-WAY, PERFORM THE WORK IN ACCORDANCE WITH THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS AND ISSUED REVISIONS/SUPPLEMENTS.

3. PROVIDE TRAFFIC SIGNAGE AND PAVEMENT MARKINGS IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

4. BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. PERFORM CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.

5. DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

6. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NEW HAMPSHIRE DEP STORMWATER AND DEWATERING WASTEWATER FROM CONSTRUCTION ACTIVITIES GENERAL PERMIT PROCESS. CATE STREET DEVELOPMENT, LLC, HAS SUBMITTED INFORMATION TO THE DEP TO SATISFY THIS GENERAL PERMIT. THE CONTRACTOR MUST HAVE A COPY OF THIS GENERAL PERMIT ON SITE AT ALL TIMES.

EROSION AND SEDIMENT CONTROL

1. INSTALL EROSION CONTROL MEASURES PRIOR TO STARTING ANY WORK ON THE SITE. REFER TO THE EROSION AND SEDIMENT CONTROL DRAWINGS.

2. IMPLEMENT ALL NECESSARY MEASURES REQUIRED TO CONTROL STORMWATER RUNOFF, DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE. PERFORM CORRECTIVE ACTION AS NEEDED FOR EROSION CLEANUP AND REPAIRS TO OFF SITE AREAS, IF ANY, AT NO COST TO OWNER.

3. INSPECT AND MAINTAIN EROSION CONTROL MEASURES PER THE SCHEDULE IN THE EROSION AND SEDIMENT CONTROL DRAWINGS. DISPOSE OF SEDIMENT IN AN UPLAND AREA. DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.

4. PERFORM CONSTRUCTION SEQUENCING IN SUCH A MANNER TO CONTROL EROSION AND TO MINIMIZE THE TIME THAT EARTH MATERIALS ARE EXPOSED BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED.

5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL MEASURES. CLEAN SEDIMENT AND DEBRIS FROM TEMPORARY MEASURES AND FROM PERMANENT STORM DRAIN AND SANITARY SEWER SYSTEMS.

DEMOLITION

1. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS, UNLESS OTHERWISE NOTED.

CONSTRUCTION LAYOUT

1. PROVIDE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS. FIELD VERIFY EXISTING PAVEMENT AND GROUND ELEVATIONS AT THE INTERFACE WITH PROPOSED PAVEMENTS AND DRAINAGE STRUCTURES BEFORE START OF CONSTRUCTION.

2. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, FIELD VERIFY PROPOSED UTILITY ROUTES AND IDENTIFY ANY INTERFERENCES OR OBSTRUCTIONS WITH EXISTING UTILITIES OR PUBLIC RIGHTS-OF-WAY.

3. IMMEDIATELY INFORM THE ENGINEER IN WRITING IF EXISTING UTILITY CONDITIONS CONFLICT OR DIFFER FROM THAT INDICATED AND IF THE WORK CANNOT BE COMPLETED AS INDICATED.

4. DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS NOTED OTHERWISE.

5. BOUNDS OR MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.

EARTHWORK

1. NOTIFY UTILITY LOCATOR SERVICE AT LEAST 72 HOURS BEFORE STARTING EXCAVATION.

   CALL DIGSAFE: 1-888-DIG-SAFE

2. STOP WORK IN THE VICINITY OF SUSPECTED CONTAMINATED SOIL, GROUNDWATER OR OTHER MEDIA. IMMEDIATELY NOTIFY THE OWNER SO THAT APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN. RESUME WORK IN THE IMMEDIATE VICINITY ONLY UPON DIRECTION BY THE OWNER.

3. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, PERFORM EARTHWORK OPERATIONS TO SUBGRADE ELEVATIONS. SEE DRAWINGS BY OTHERS FOR WORK ABOVE SUBGRADE.

PAVEMENT

1. AT A MINIMUM, CONSTRUCT ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).

GENERAL SITE RESTORATION

1. PROVIDE 6 INCHES OF TOPSOIL AND SEED TO AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED TO BE RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) UNLESS OTHERWISE NOTED.

2. REPAIR DAMAGES RESULTING FROM CONSTRUCTION LOADS, AT NO ADDITIONAL COST TO OWNER.

3. RESTORE AREAS DISTURBED BY CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION OR BETTER, AT NO ADDITIONAL COST TO OWNER.

UTILITIES

1. TERMINATE EXISTING UTILITIES IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. COORDINATE UTILITY SERVICE DISCONNECTS WITH UTILITY REPRESENTATIVES.

2. THE TYPE, SIZE AND LOCATION OF DEPICTED UNDERGROUND UTILITIES ARE APPROXIMATE REPRESENTATIONS OF INFORMATION OBTAINED FROM FIELD LOCATIONS OF VISIBLE FEATURES, EXISTING MAPS AND PLANS OF RECORD, UTILITY MAPPING, AND OTHER SOURCES OF INFORMATION OBTAINED BY THE ENGINEER. ASSUME NO GUARANTEE AS TO THE COMPLETENESS, SERVICEABILITY, EXISTENCE, OR ACCURACY OF UNDERGROUND FACILITIES. FIELD VERIFY THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES.

3. PAY ALL FEES AND COSTS ASSOCIATED WITH UTILITY MODIFICATIONS AND CONNECTIONS, REGARDLESS OF THE ENTITY THAT PERFORMS THE WORK.

4. COORDINATE THE WORK AND WORK SCHEDULE WITH UTILITY COMPANIES. PROVIDE ADEQUATE NOTICE TO UTILITIES TO PREVENT DELAYS IN CONSTRUCTION.

5. INTERIOR DIAMETERS OF STORM DRAIN AND SANITARY SEWER STRUCTURES SHALL BE DETERMINED BY THE PRECAST MANUFACTURER, BASED ON THE INDICATED PIPE SYSTEM LAYOUT AND LOCAL MUNICIPAL STANDARDS.

   MINIMUM INTERIOR DIAMETERS:
   0 TO 20 FEET DEEP; 4 FEET.
   20 FEET OR GREATER; 5 FEET.

6. RIM ELEVATIONS FOR MANHOLES, VALVE COVERS, GATE AND PULL BOXES, AND OTHER STRUCTURES ARE APPROXIMATE. SET OR RESET RIM ELEVATIONS AS FOLLOWS:

   IN PAVEMENTS AND CONCRETE SURFACES: FLUSH
   IN SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   IN LANDSCAPE, SEEDED, AND OTHER EARTH SURFACE AREAS:
   1 INCH ABOVE SURROUNDING AREA; TAPER EARTH TO RIM ELEVATION.

7. INSTALL PROPOSED PRIVATE UTILITY SERVICES ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY THE AUTHORITY HAVING JURISDICTION (WATER, SEWER, GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). COORDINATE FINAL DESIGN LOADS AND LOCATIONS WITH OWNER AND ARCHITECT.

PORTSMOUTH UTILITY CONTACT INFORMATION:

WATER/SEWER:
JIM TOW
GENERAL FOREMAN
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
603.766.1426
JVTOW@CITYOFPORTSMOUTH.COM

ELECTRIC:
NICKOLAI KOSKO
FIELD SERVICE REPRESENTATIVE
EVERSOURCE ENERGY
74 OLD DOVER ROAD
ROCHESTER, NH 03867
603.332.4227 EXT. 5555334
NICKOLAI.KOSKO@EVERSOURCE.COM

NATURAL GAS:
DAVID BEAULIEU
SR. BUSINESS DEVELOPMENT REPRESENTATIVE
UNITIL SERVICE CORP.
325 WEST ROAD
PORTSMOUTH, NH 03801
603.294.5144
BEAULIEU@UNITIL.COM

TRAFFIC:
ERIC EBY
PARKING AND TRANSPORTATION ENGINEER
DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
603.766.1415

CABLE:
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COMCAST
334 CALEF HIGHWAY
EPPING, NH 03042
603.679.5695
MIKECOLLINS@COMCAST.COM

TELEPHONE:
JOSEPH CONSIDINE
ENGINEER
CONSOLIDATED COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, NH 03840
603.427.5525
JOSEPH.CONSIDINE@CONSOLIDATED.COM

ROAD, MATERIALS AND SIGNAL:
DAVE DEFOSSES
PROJECT MANAGER
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
603.766.1411
DJDEFOSSES@CITYOFPORTSMOUTH.COM

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL
3.	02/23/2022	PLANNING BOARD SUBMISSION	MRT	RRL
2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE - LICENSED PROFESSIONAL ENGINEER - RICHARD R. LUNDBORN No. 10943

SCALE: HORZ.: VERT.: DATUM: HORZ.: VERT.:

FUSS & O'NEILL
UPPER SQUARE BUSINESS CENTER
5 FLETCHER STREET, SUITE 1
KENNEBUNK, MAINE 04043
207.363.0669
www.fando.com

CATE STREET DEVELOPMENT, LLC

GENERAL NOTES

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 03/09/2022

CN-001

File Path: J:\DWG\P20180317B10\Dwg\20180317B10_COV01.dwg Layout: CN-001 (S) Plotted: Wed, March 09, 2022 - 6:35 PM User: rlundborn
Plotter: DWG TO PDF.PC3 CTB File: FO.STB
MS VIEW: LAYER STATE:

BOUNDARIES

EXISTING		PROPOSED
BEARING DISTANCE	PROPERTY LINE	BEARING DISTANCE
	APPROXIMATE LOT LINE	
	INTERIOR LOT LINE	
	APPROXIMATE ABUTTER LOT LINE	
	EASEMENT LINE	
BOW CONCORD	TOWN LINE	
COOS GRAFTON	COUNTY LINE	
MAINE NEW HAMPSHIRE	STATE LINE	
	BOUND FOUND	
R.R.S.F.	RAILROAD SPIKE FOUND	
	IRON PIPE/ROD FOUND	
	4"X4" GRANITE BOUND TO BE SET	
	5/8" REBAR W/ID CAP TO BE SET	
	CONCRETE	
	BOUND FOUND	
	IRON PIPE FOUND	
	CONCRETE	
	DRILL HOLE	

NATURAL RESOURCES

EXISTING		PROPOSED
20	MAJOR CONTOUR LINE	20
21	MINOR CONTOUR LINE	21
+ 201.0	SPOT ELEVATION	+ 201.0
	EDGE OF WETLAND	
	WETLAND AREA	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	MONITORING WELL	
TP	TEST PIT	TP
	TREE LINE	
	SHRUB LINE	
	EDGE OF WATER	
	BORING	
	BORING	
	ROCK PROBE	
	TEST PIT	
	LEDGE	

GENERAL

EXISTING		PROPOSED
	STOCKADE FENCE	
	CHAIN LINK FENCE	
X	BARBED WIRE FENCE	X
	STONE WALL	
	RETAINING WALL	
	GUARDRAIL	
	SIGN	
	SIGN (TWO POSTS)	
	FENCE POST	
	POST	
	POST	
	BOLLARD	
	FLAG POLE	
	CONCRETE	
	CRUSHED STONE	
	LEDGE OUTCROP	
LEACH FIELD	LEACH FIELD	
	GAS PUMPS	
	STORAGE TANKS	
	CEMETERY	
	INTERMITTENT WATER COURSE	
RIVER (STREAM)	SHORE LINE	
POND	SHORE LINE	

DRAINAGE

EXISTING		PROPOSED
	DRAINAGE NOTE	D
SD	DRAIN LINE	D
XD	DRAIN LINE (SEE NOTE 20)	
	CATCH BASIN	
	DRAIN MANHOLE	
RD	ROOF DRAIN	
R	ROOF DRAIN LINE	R
UD	STORM UNDERDRAIN	D
	DRAINAGE FLOW DIRECTION ARROW	
	PROPOSED REINFORCED CONCRETE CULVERT END	
	PROPOSED TYPE "C-L" CATCH BASIN	
	PROPOSED TYPE "C" CATCH BASIN	
	PROPOSED HEAD WALL	

WATER

EXISTING		PROPOSED
	WATER NOTE	W
W	WATER LINE	W
XW	WATER LINE (SEE NOTE 20)	
	FIRE HYDRANT	
	PROPOSED HYDRANT AND GATE VALVE	
	WATER GATE VALVE	
	SPIGOT	
W	WELL	

SEWER

EXISTING		PROPOSED
	SEWER NOTE	S
SS	SEWER LINE	S
XS	SEWER LINE (SEE NOTE 20)	
FM	SEWER FORCE MAIN	FM
S	SANITARY SEWER MANHOLE	S
	CLEANOUT	

GAS

EXISTING		PROPOSED
	GAS NOTE	G
G	GAS MAIN	G
	GAS GATE VALVE	
O.F.C.	OIL FILL CAP	

ELECTRIC

EXISTING		PROPOSED
	ELECTRIC NOTE	E
OHW	OVERHEAD WIRES	OHW
	UTILITY POLE	
	UTILITY POLE & GUY WIRE	
	UTILITY POLE W/ LIGHT	
	LIGHT POLES	SINGLE DOUBLE
	BUILDING LIGHTS	
E	ELECTRICAL SERVICE	E
	STREET LIGHT ELECTRIC	SL
E	ELECTRIC BOX	
	PROPOSED ELECTRICAL MANHOLE	
M	MANHOLE	M
HH	HAND HOLE	

TELEPHONE

EXISTING		PROPOSED
T	TELEPHONE LINE	T
T	TELEPHONE MANHOLE	T

CATV

EXISTING		PROPOSED
C	CABLE LINE	C

STRIPING

EXISTING		PROPOSED
SWL	SINGLE SOLID LINE WHITE	SSLW
	SINGLE SOLID LINE WHITE (T) (THERMOPLASTIC)	SSLW (T)
	DOUBLE SOLID LINE (WHITE)	DSLW
SYL	SINGLE SOLID LINE (YELLOW)	SSLY
	SINGLE BROKEN LINE (YELLOW)	SBLY
DYL	DOUBLE SOLID LINE (YELLOW)	DSLY
	STOP BAR = 12" SSLW (THERMOPLASTIC)	12"SSLW (T)

GENERAL PAVEMENT MARKING NOTE:
PLACEMENT AND COLOR OF PAVMENT MARKING LINES, SYMBOLS AND WORDS SHALL CONFORM TO THE (MUTCD) SECTION 632 OF NHDOT STANDARD SPECIFICATION BOOK, CONTRACT SUPPLEMENTAL SPECIFICATIONS, THE STATE OF NEW HAMPSHIRE PAVEMENT MARKING STANDARD DETAIL SHEETS, AND STANDARD PLAN SHEETS.

RETROREFLECTIVE PAINT PAVMENT MARKING KEY:
THE FOLLOWING PAVEMENT MARKINGS SHALL BE RETROREFLECTIVE THERMOPLASTIC UNLESS OTHERWISE NOTIFIED BY THE STATE STANDARD SYMBOLS AND WORDS

←—WORDS ONLY — WORDS
(A) = STOP BARS = 12" SSL (WHITE)(T)

	ACCESSIBLE PARKING SPACE	
	PAINTED ISLAND	
10	PARKING SPACE COUNT	10

CURB

EXISTING		PROPOSED
VGC	VERTICAL GRANITE CURB	VGC
SGC	SLOPED GRANITE CURB	SGC
SBB	SLOPED BITUMINOUS BERM	SBB
CC	CONCRETE CURB	CC
BCC	BITUMINOUS CURB	BCC
	TIPDOWN	TD

TRAFFIC UTILITIES

SIGNAL CONDUIT (EXISTING)			
SIGNAL CONDUIT (PROPOSED)			
MAGNETIC DETECTOR SLEEVE			
LOOP DETECTOR	8'X10'	(LABEL SIZE)	8'X10'
PULLBOX	P.B.	EXISTING	P.B.
HANDHOLE	H.H.		H.H.
CONTROLLER CABINET	C.C.		C.C.
SPREAD FOOTING	10' 8'(LABEL SIZE)		
CYLINDRICAL FOUNDATION			
MAST ARM POLE (WITH SIGNAL HEADS)			
STEEL SPAN WIRE POLES			
PEDESTRIAN SIGNAL POLE			
TRAFFIC SIGNAL (EXISTING)			
STREET LIGHT CONDUIT			

NOTE ANGLE FROM TO ARM

EROSION CONTROL

PROPOSED HAY BALES	HB
PROPOSED HAYBALE CHECK DAM	
PROPOSED PERIMETER EROSION CONTROL	
PROPOSED EROSION CONTROL MAT	
PROPOSED INLET PROTECTION	
PROPOSED OUTLET PROTECTION	
PROPOSED STONE CHECK DAM	
PROPOSED LIMIT OF DISTURBANCE	LOD

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL
3.	02/23/2022	PLANNING BOARD SUBMISSION	MRT	RRL
2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE — RICHARD LUNDBORN No. 10943 — LICENSED PROFESSIONAL ENGINEER

SCALE:
DATUM: HORZ.: NAD83 VERT.: NGVD29
HORZ.:
VERT.:

FUSS & O'NEILL
UPPER SQUARE BUSINESS CENTER
5 FLETCHER STREET, SUITE 1
KENNEBUNK, MAINE 04043
207.363.0669
www.fando.com

CATE STREET DEVELOPMENT, LLC

LEGEND

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 03/09/2022

CN-002

File Path: J:\DWG\P2018\0317\B10\Dwg\20180317B10_COV01.dwg Layout: CN-002 (S) Plotted: Wed, March 09, 2022 - 6:35 PM User: rlundborn
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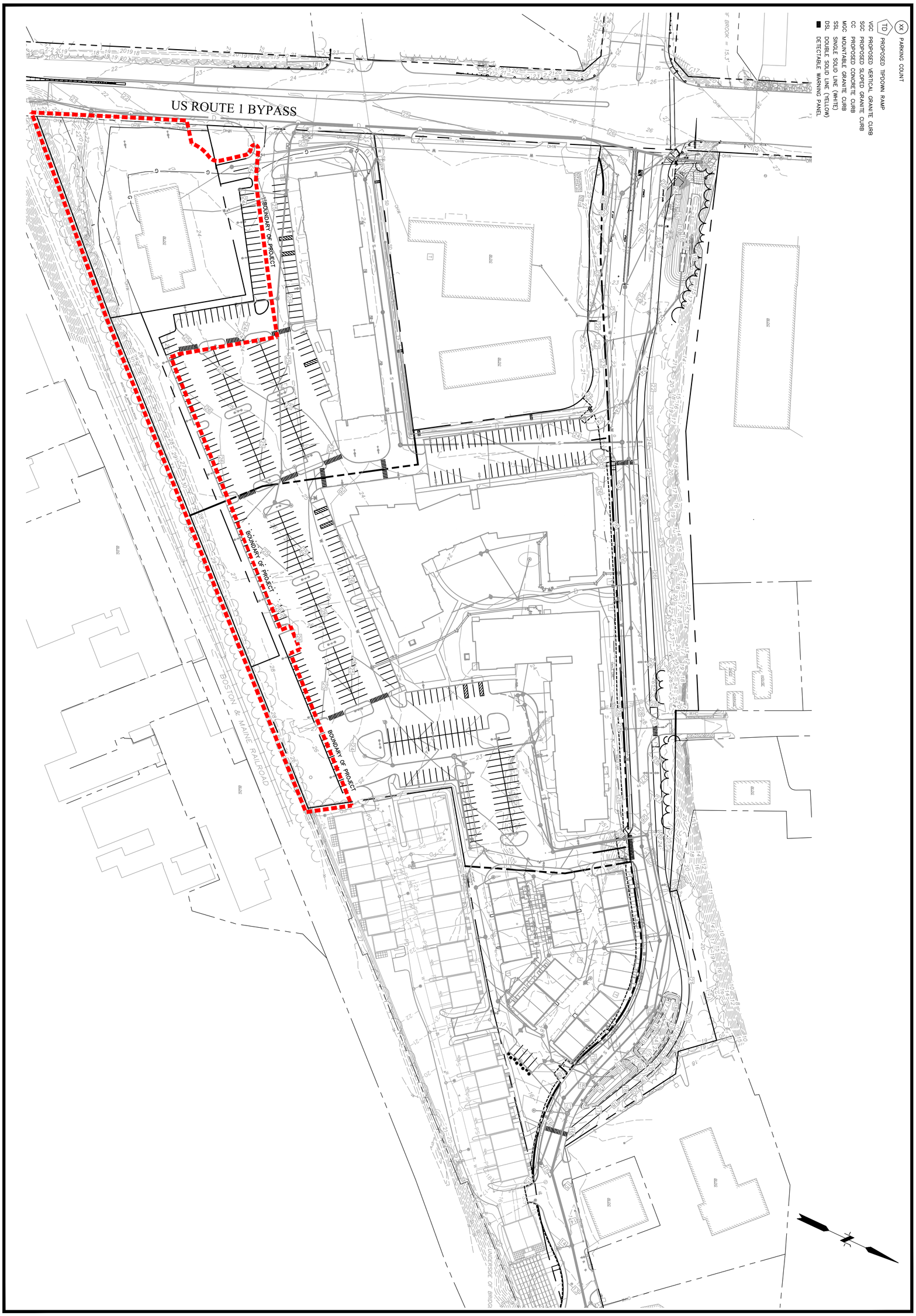

CS-001

PROJ. No: 20180317.B10
DATE: 03/09/2022

CATE STREET DEVELOPMENT, LLC

EXISTING CONDITIONS

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

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SCALE:
HORZ.: 1" = 40'
VERT.:
DATUM:
HORZ.: NAD83
VERT.: NGVD29
40 20 0 40
GRAPHIC SCALE

STATE OF NEW HAMPSHIRE
RICHARD R. LUNDBORN No. 10943
LICENSED PROFESSIONAL ENGINEER

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL
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1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

NH LLS-2

PURSUANT TO RSA 676:18 III:

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

_____ L.L.S. #

_____ DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS ON THE SITE. RECORDING OF THIS PLAN WAS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR SITE PLAN APPROVAL DATED _____.

_____ L.L.S. #

_____ DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

_____,
FOR DOUCET SURVEY

_____.
DATE

SITE NOTES:

1. PARCEL AREA:
   TAX MAP 165, LOT 2–269,864 SF (6.20 AC.)
   TAX MAP 72, LOT 1–138,143 SF (3.17 AC.)
   TAX MAP 172, LOT 2–52,820 SF (1.21 AC.)

   OWNER OF RECORD:
   CATE STREET DEVELOPMENT, LLC
   11 ELKINS STREET SUITE 420
   BOSTON, MA 02127
   RCRD BOOK 5929, PAGE 109

   TAX MAP 163, LOT 34–56,421 SF (1.29 AC.)

   CATE STREET, LLC
   105 BARTLETT STREET
   PORTSMOUTH, NH 03801
   RCRD BOOK 6175, PAGE 2815

   PROPOSED RIGHT OF WAY–139,755 SF (3.21 AC.)
   (RCRD D–42151)

   CITY OF PORTSMOUTH
   RCRD BOOK 6122, PAGE 2121

   TOTAL DEVELOPMENT SITE–657,003 SF (15.08 AC.)

2. ZONES: G1 – GATEWAY NEIGHBORHOOD MIXED USE
   TC – TRANSPORTATION CORRIDOR

3. DIMENSIONAL REQUIREMENTS, DEVELOPMENT SITE STANDARDS:

	REQUIRED	PROPOSED
MIN. DEVELOPMENT AREA	20,000 sq.ft.	657,003 SF
MIN. SITE WIDTH	100 ft.	VARIES > 100 ft.
MIN. LOT DEPTH	100 ft.	VARIES > 100 ft.
MIN. PERIMETER BUFFER	75 ft. FROM RES. DIST., MIXED RES., OR CD4–L1 DIST.	N/A
MAX. DEV. BLOCK	800 ft. LENGTH, 2,200 LINEAR ft.	610 ft.
MIN. FRONTAGE	50 ft.	227 ft.
MAX. BUILDING HEIGHT 25–FT STEP BACK	45 ft.	45 ft.
MAX. BUILDING COVERAGE	70 %	18.6 %
MIN. OPEN SPACE	20 %	41 %
COMMUNITY SPACE	ALL TYPES	SEE NOTE #6
WETLAND SETBACKS	100 ft.	104 ft.
IMPERVIOUS COVER		443,511 sq. ft. (67.5%)

4. PARKING CALCULATIONS PER 10.1112.30:

RESIDENTIAL A AND B:	UNITS	REQUIREMENT	REQUIRED	PROVIDED
UNITS <500 SQ. FT.	71	0.5 SPACE/UNIT	36	--
UNITS 500–750 SQ. FT.	107	1 SPACE/UNIT	107	--
UNITS >750 SQ. FT.	72	1.3/UNIT	94	--
VISITOR	250	1 SPACE/5 UNITS	50	--
SUB–TOTAL			287	359

BICYCLE PARKING IS INTERNAL
HANDICAP ACCESSIBLE = 8

TOWNHOMES:	UNITS	REQUIREMENT	REQUIRED	PROVIDED
UNITS >750 SQ. FT.	23	1.3/UNIT	30	46
VISITOR	23	1/5 UNITS	5	5
SUB–TOTAL			35	51

(EACH TOWNHOME HAS A 2 CAR GARAGE)
BICYCLE PARKING IS INTERNAL

COMMERCIAL BUILDING	AREA	REQUIREMENT	REQUIRED	PROVIDED
C–EATING & DRINKING	13,600SF	1/100 SF	136	--
C–RETAIL	5,800 SF	1/300 SF	20	--
C–OFFICE	15,900 SF	1/350 SF	46	--
D–RETAIL	7,832 SF	1/300 SF	27	--
SUB–TOTAL			229	214
BICYCLE PARKING	1/10 PARKING		23	23

HANDICAP ACCESSIBLE = 8

	REQUIRED	PROVIDED
PER 10.1112.30 DEVELOPMENT SITE TOTAL:	551	624

5. SHARED PARKING CALCULATIONS: COLUMN C WEEKDAY EVENINGS, PER 10.1112.60:

	REQUIRED	SHARED %	SHARED REQUIRED	PROVIDED
RESIDENTIAL A AND B:	287	100%	287	359
TOWNHOMES	35	100%	35	51
SUB–TOTAL			322	410

COMMERCIAL BUILDING	REQUIRED	SHARED %	SHARED REQUIRED	PROVIDED
C–EATING & DRINKING	136	100%	136	136
C–RETAIL	20	90%	18	18
C–OFFICE	46	20%	10	35
D–RETAIL	27	90%	25	25
SUB–TOTAL			189	214

	REQUIRED	PROVIDED
SHARED PARKING; DEVELOPMENT SITE TOTAL:	511	624

6. COMMUNITY SPACE CALCULATION:

	REQUIRED	PROVIDED
TOTAL DEVELOPMENT SITE	--	657,003 SF
GREENWAY	--	55,151 SF (8.39%)
PARK/COMMON	--	3,898 SF (0.59%)
POCKET PARK	--	2,648 SF (0.40%)
WIDE PEDESTRIAN SIDEWALK	--	17,901 SF (2.72%)
TOTAL	65,700 SF (10%)	79,598 SF (12.12%)

7. PUBLIC REALM IMPROVEMENTS ARE BEING PROVIDED AS A PART OF THIS PROJECT. A CONNECTOR ROAD CONNECTING ROUTE 1 BYPASS TO BARTLETT STREET AND THE WEST END OF PORTSMOUTH, AS WELL AS A BICYCLE/MULTI–USE TRAIL ALONG HODGSON BROOK ARE BOTH BEING PROVIDED. PUBLIC REALM SPACE CANNOT COUNT TOWARD COMMUNITY SPACE. AS SUCH THE AREA OF THE LAND OCCUPIED BY THE MULTI–USE TRAIL TO THE SIDEWALK ON THE SOUTH SIDE OF THE CONNECTOR ROAD IS EXCLUDED FROM THE CALCULATION IN NOTE #6 COMMUNITY SPACE CALCULATIONS.

PUBLIC REALM SPACE:	REQUIRED	PROVIDED
TOTAL DEVELOPMENT SITE	--	657,003 SF
PUBLIC REALM	OPTIONAL	84,814 SF (12.9%)

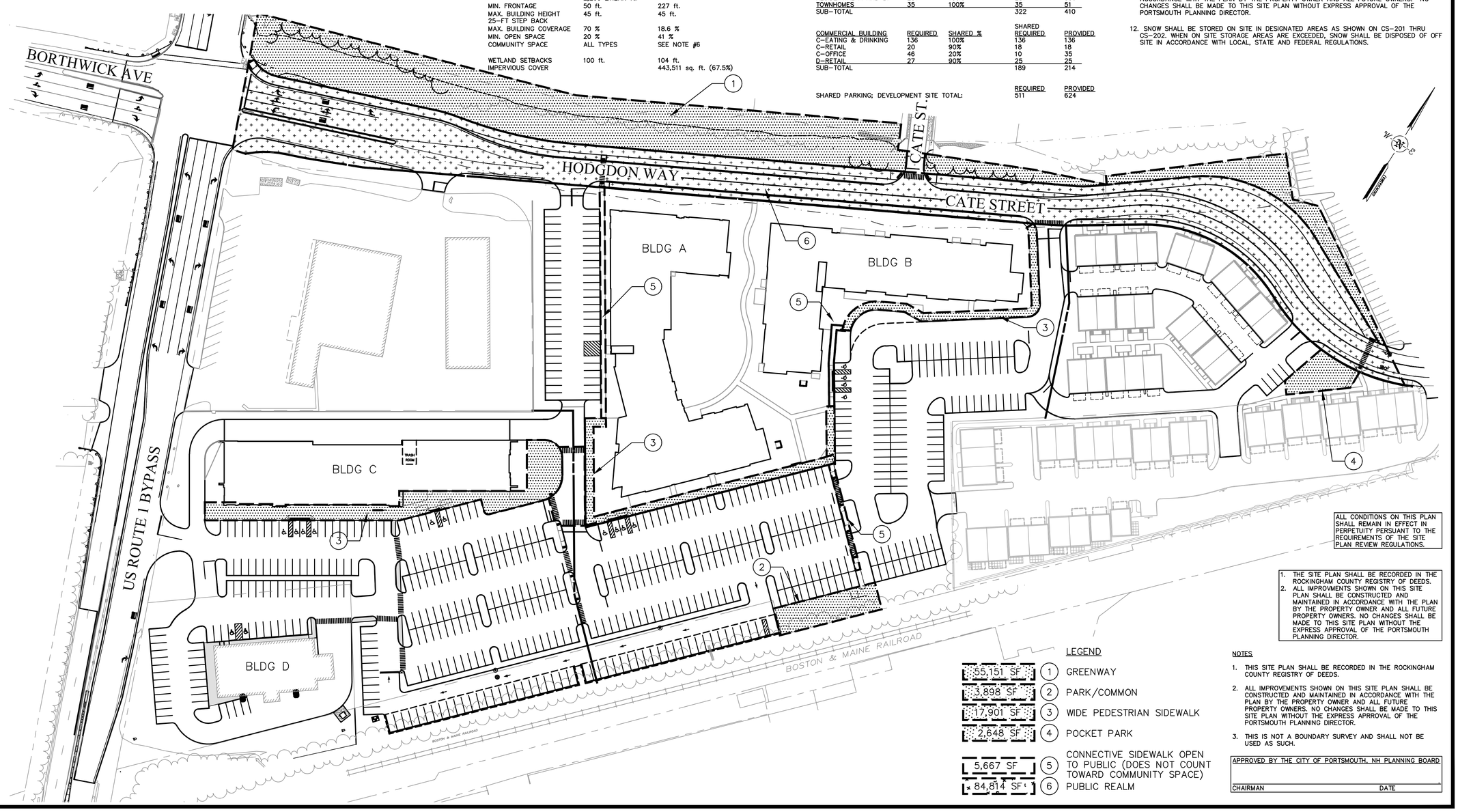
8. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE, THE PROPERTY OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY.

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

10. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

11. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

12. SNOW SHALL BE STORED ON SITE IN DESIGNATED AREAS AS SHOWN ON CS–201 THRU CS–202. WHEN ON SITE STORAGE AREAS ARE EXCEEDED, SNOW SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.



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

1. THE SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
2. 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.

LEGEND

55,151 SF	1	GREENWAY
3,898 SF	2	PARK/COMMON
17,901 SF	3	WIDE PEDESTRIAN SIDEWALK
2,648 SF	4	POCKET PARK
5,667 SF	5	CONNECTIVE SIDEWALK OPEN TO PUBLIC (DOES NOT COUNT TOWARD COMMUNITY SPACE)
84,814 SF	6	PUBLIC REALM

NOTES

1. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
2. 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.
3. THIS IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED AS SUCH.

APPROVED BY THE CITY OF PORTSMOUTH, NH PLANNING BOARD

CHAIRMAN _____ DATE _____

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL
3.	02/23/2022	PLANNING BOARD SUBMISSION	MRT	RRL
2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE – RICHARD R. LUNDBORN No. 10943 – LICENSED PROFESSIONAL ENGINEER

SCALE: HORZ.: 1"=60'
VERT.: 1"=60'
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GRAPHIC SCALE 60 30 0 60

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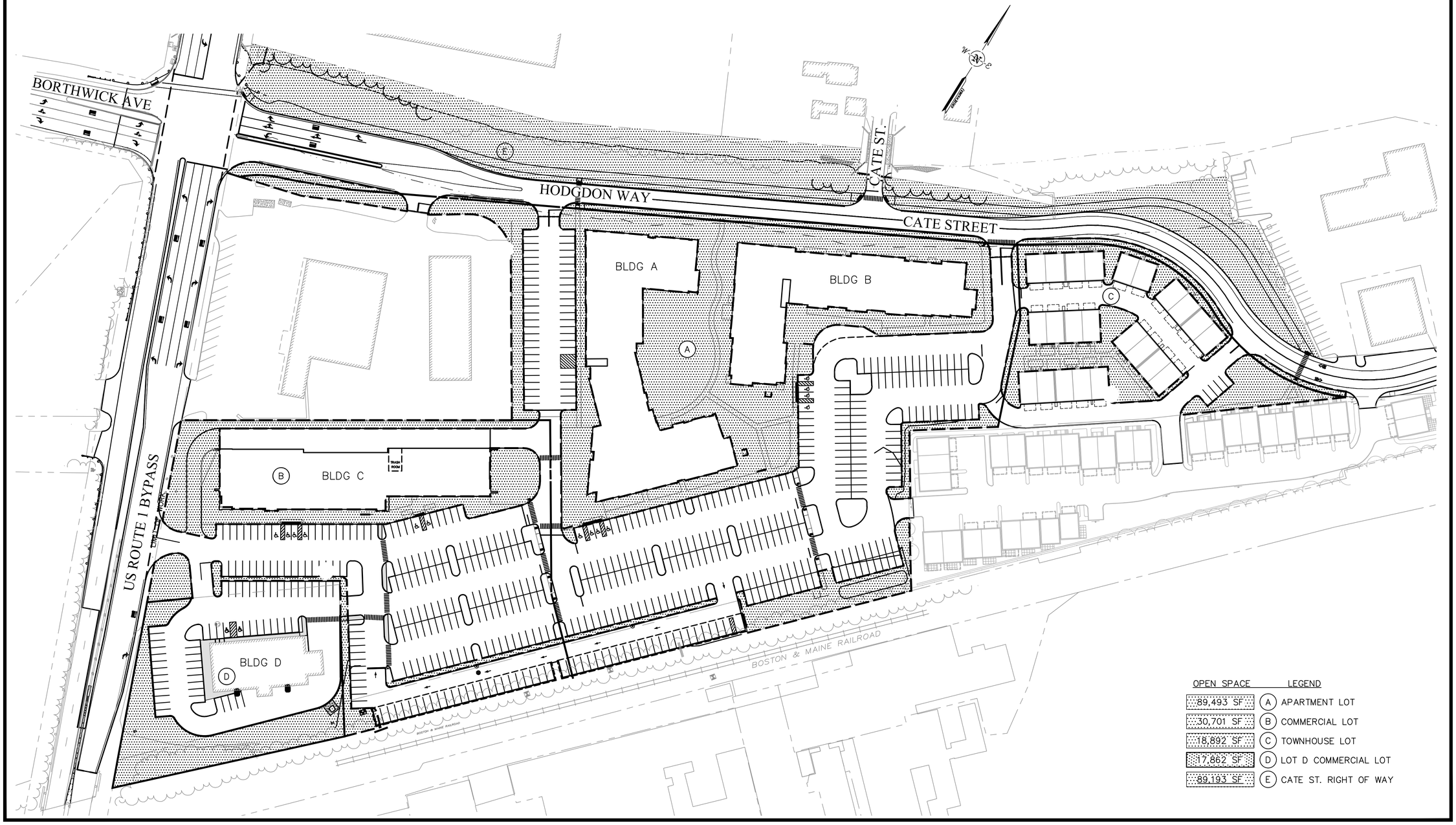
CATE STREET DEVELOPMENT, LLC
DEVELOPMENT STANDARDS
SITE PLAN
ROUTE 1 BYPASS / HODGDON WAY
PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 03/09/2022

CS-002

File Path: J:\DWG\P2018\0317B10\Dwg\20180317B10_STP02_REV1.dwg Layout: CS-002 COMMUNITY SPACE Plotted: Wed, March 09, 2022 - 6:32 PM User: rlundborn
MS VIEW: LAYER STATE: Plotter: DWG TO PDF.PC3 CTB File: FO.STB

OPEN SPACE CALCULATION:	LOT AREA	REQUIRED	PROVIDED
TOTAL DEVELOPMENT SITE		--	657,003 SF
APARTMENT LOT	269,857 SF	--	89,493 SF (33.2% LOT/13.6% TOTAL)
COMMERCIAL LOT	138,143 SF	--	30,711 SF (22.2% LOT/4.67% TOTAL)
TOWNHOUSE LOT	56,154 SF	--	18,892 SF (33.6% LOT/2.88% TOTAL)
LOT D COMMERCIAL LOT	52,820 SF	--	17,862 SF (33.8% LOT/2.72% TOTAL)
CATE ST ROW	--	--	89,193 SF (13.6% OF TOTAL)
TOTAL		131,400 SF (20%)	246,151 SF (38.6%)



OPEN SPACE	LEGEND
89,493 SF	(A) APARTMENT LOT
30,701 SF	(B) COMMERCIAL LOT
18,892 SF	(C) TOWNHOUSE LOT
17,862 SF	(D) LOT D COMMERCIAL LOT
89,193 SF	(E) CATE ST. RIGHT OF WAY

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
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STATE OF NEW HAMPSHIRE – LICENSED PROFESSIONAL ENGINEER – RICHARD R. LUNDBORN No. 10943

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CATE STREET DEVELOPMENT, LLC

OPEN SPACE SITE PLAN

ROUTE 1 BYPASS / HODGDON WAY
PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 03/09/2022

CS-003

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1. PARKING CALCULATIONS PER 10.1112.30:

RESIDENTIAL A AND B:	UNITS	REQUIREMENT	REQUIRED	PROVIDED
UNITS <500 SQ. FT.	71	0.5 SPACE/UNIT	36	--
UNITS 500-750 SQ. FT.	107	1 SPACE/UNIT	107	--
UNITS >750 SQ. FT.	72	1.3/UNIT	94	--
VISITOR	250	1 SPACE/5 UNITS	50	--
SUB-TOTAL			287	359

BICYCLE PARKING IS INTERNAL
HANDICAP ACCESSIBLE = 8

TOWNHOMES:	UNITS	REQUIREMENT	REQUIRED	PROVIDED
UNITS >750 SQ. FT.	23	1.3/UNIT	30	46
VISITOR	23	1/5 UNITS	5	5
SUB-TOTAL			35	51

(EACH TOWNHOME HAS A 2 CAR GARAGE)
BICYCLE PARKING IS INTERNAL

COMMERCIAL BUILDING	AREA	REQUIREMENT	REQUIRED	PROVIDED
C-EATING & DRINKING	13,600SF	1/100 SF	136	--
C-RETAIL	5,800 SF	1/300 SF	20	--
C-OFFICE	15,900 SF	1/350 SF	46	--
D-RETAIL	7,832 SF	1/300 SF	27	--
SUB-TOTAL			229	214
BICYCLE PARKING	1/10 PARKING		23	23

HANDICAP ACCESSIBLE = 8

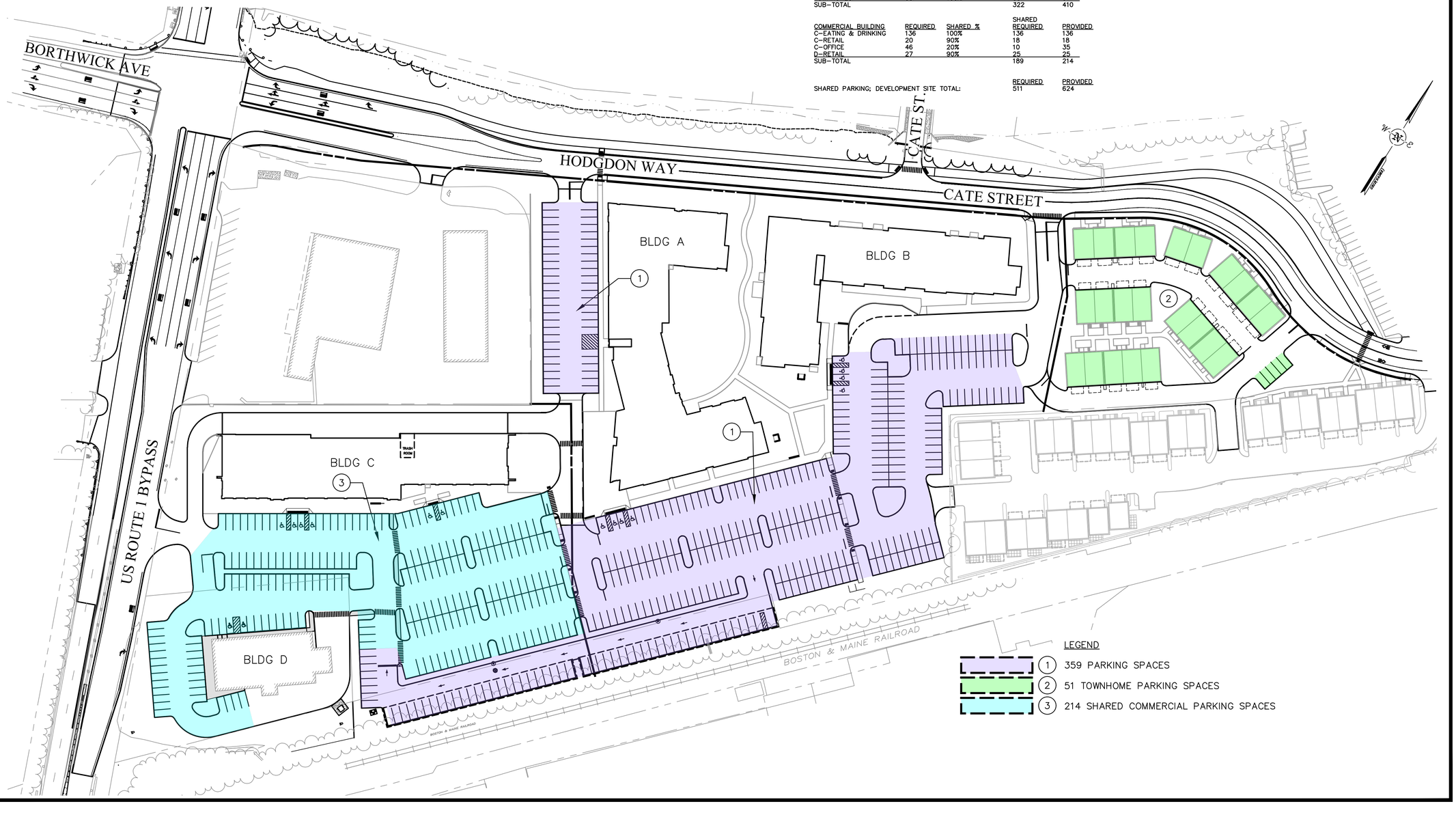
	REQUIRED	PROVIDED
PER 10.1112.30 DEVELOPMENT SITE TOTAL:	551	624

2. SHARED PARKING CALCULATIONS: COLUMN C WEEKDAY EVENINGS, PER 10.1112.60:

	REQUIRED	SHARED %	SHARED REQUIRED	PROVIDED
RESIDENTIAL A AND B:	287	100%	287	359
TOWNHOMES	35	100%	35	51
SUB-TOTAL			322	410

COMMERCIAL BUILDING	REQUIRED	SHARED %	SHARED REQUIRED	PROVIDED
C-EATING & DRINKING	136	100%	136	136
C-RETAIL	20	90%	18	18
C-OFFICE	46	20%	10	35
D-RETAIL	27	90%	25	25
SUB-TOTAL			189	214

	REQUIRED	PROVIDED
SHARED PARKING; DEVELOPMENT SITE TOTAL:	511	624



No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL
3.	02/23/2022	PLANNING BOARD SUBMISSION	MRT	RRL
2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – RICHARD R. LUNDBORN No. 10943 LICENSED

SCALE: HORZ.: 1"=60'
VERT.: 1"=60'
DATUM: HORZ.: NAD83
VERT.: NAVD88
GRAPHIC SCALE 60 30 0 60

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PARKING DISTRIBUTION PLAN

ROUTE 1 BYPASS / HODGDON WAY
PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 03/09/2022

CS-004

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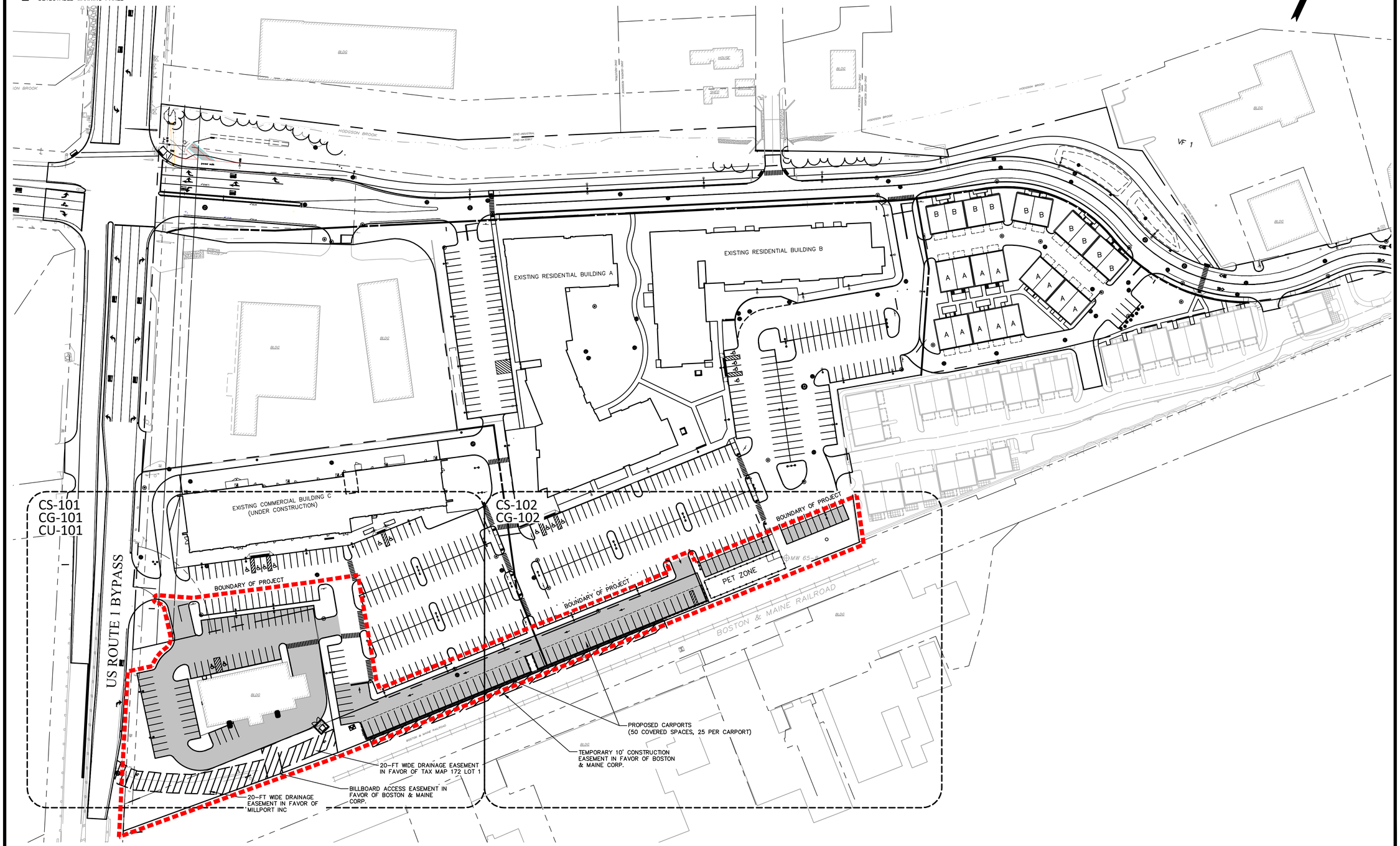
(XX) PARKING COUNT

(TD) PROPOSED TIPDOWN RAMP

VGC PROPOSED VERTICAL GRANITE CURB
SGC PROPOSED SLOPED GRANITE CURB
CC PROPOSED CONCRETE CURB
MGC MOUNTABLE GRANITE CURB
SSL SINGLE SOLID LINE (WHITE)
DSL DOUBLE SOLID LINE (YELLOW)
DETECTABLE WARNING PANEL



No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL
3.	02/23/2022	PLANNING BOARD SUBMISSION	MRT	RRL
2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE – LICENSED PROFESSIONAL ENGINEER – RICHARD R. LUNDBORN No. 10943

SCALE:
HORZ.: 1" = 40'
VERT.:

DATUM:
HORZ.: NAD83
VERT.: NGVD29

GRAPHIC SCALE
40 20 0 40

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SITE PLAN OVERVIEW

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 03/09/2022

CS-100

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Plotter: DWG TO PDF.PC3 CTB File: FO.STB
LAYER STATE:
MS VIEW:

EXISTING COMMERCIAL BUILDING C
(UNDER CONSTRUCTION)

TAX MAP 172, LOT 2
BLDG

US ROUTE 1 BYPASS

BOUND
4" W/D.H.

2" PLASTIC

12"SSL.W(T)

STOP SIGN

5/8" REBAR FLUSH
W/CAP #733 (HELD)

CONCRETE
WHEEL STOP (TYP.)

END SGC

BEGIN PCC
TIP DOWN

END PCC
BEGIN SGC

BEGIN SGC

END SGC
BEGIN PCC

PROPOSED
LIGHT POLE

PROPOSED
WALL PAK LIGHT

END PCC
BEGIN SGC

END SGC
BEGIN PCC

PSNH/242/4
4/NETT

PSNH/242/6
WATER DOWN

DO NOT ENTER SIGN (NORTH SIDE)
STOP SIGN (SOUTH SIDE)

CONTINUE SGC

CONTINUE SGC

CARPORT COVERED
PARKING (25 SPACES)

END SGC

BOSTON & MAINE RAILROAD
(SEE REFERENCE PLAN 22)

PROPOSED DUMPSTER

RETAINING WALL (MAX HEIGHT 5')

BEGIN 5-FT TALL
CHAIN LINK FENCE
BEHIND RETAINING WALL

20-FT WIDE DRAINAGE EASEMENT IN FAVOR OF TAX MAP 172 LOT 1

BILLBOARD ACCESS EASEMENT IN
FAVOR OF BOSTON & MAINE
CORP.

20-FT WIDE DRAINAGE EASEMENT IN FAVOR OF MILLPORT INC

4'X5' CONC. BND.
& FND. (NO D.H.) UP 0.6"

X2-12" STONE BOX
CULVERT INV.=20.5'
(INLET NOT FOUND)

30" BRICK INV.=19.9'
(INLET NOT FOUND)

TAX MAP 165, LOT 14

TAX MAP 172, LOT 4

TAX MAP 172, LOT 5

TAX MAP 172, LOT 6

SEE SHEET CS-102

DSWL

SWL

OHW

SGC

PCC

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL
2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
3.	02/23/2022	PLANNING BOARD SUBMISSION	MRT	RRL
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL

STATE OF NEW HAMPSHIRE – LICENSED PROFESSIONAL ENGINEER
RICHARD A. LUNDBORN No. 10943

SCALE:
HORZ.: 1" = 20'
VERT.:
DATUM:
HORZ.: NAD83
VERT.: NGVD29
GRAPHIC SCALE
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SITE PLAN

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 03/09/2022

CS-101

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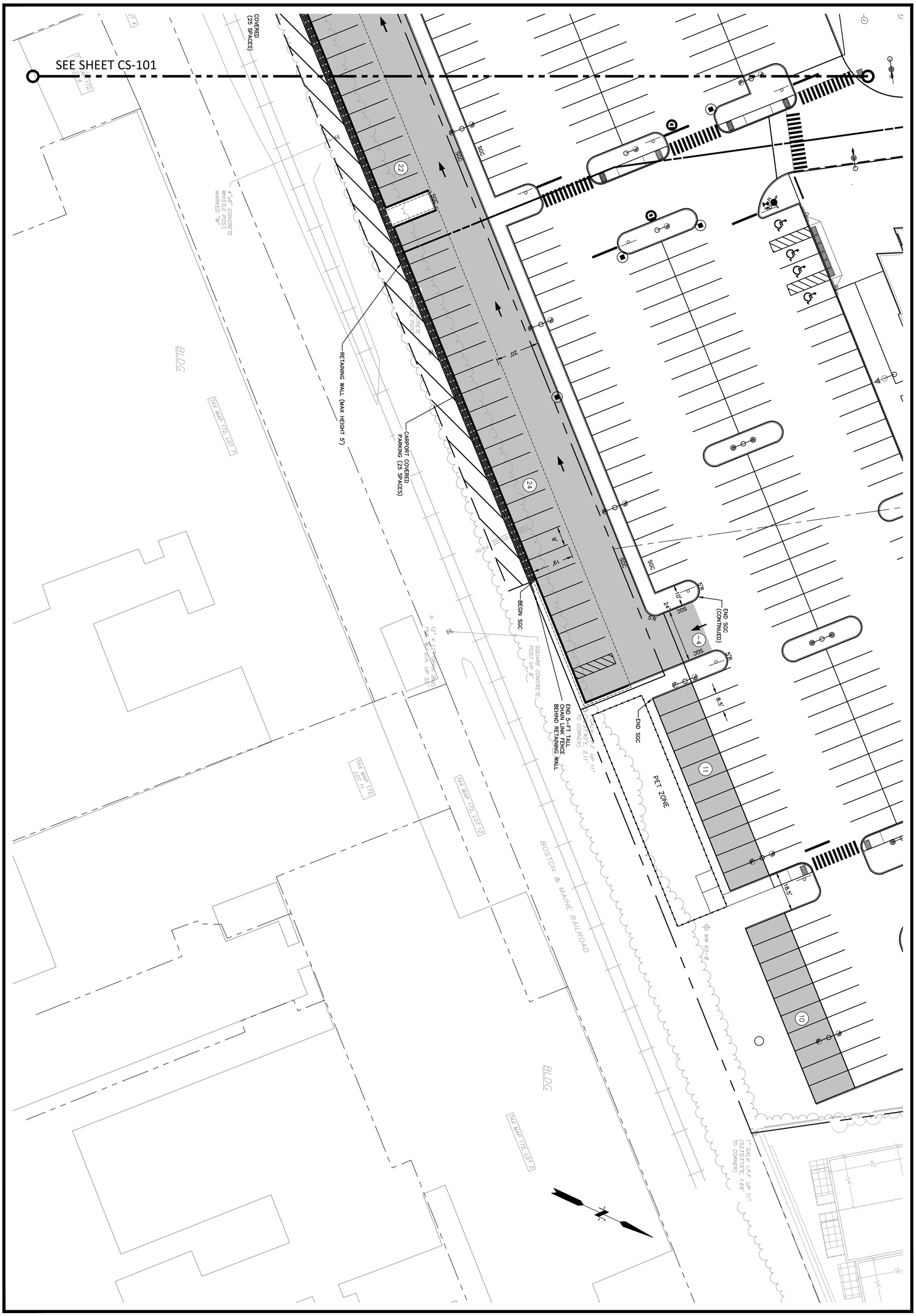

CS-102

PROJ. No: 20180317.B10
DATE: 03/09/2022

CATE STREET DEVELOPMENT, LLC

SITE PLAN

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

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HORZ.: 1" = 30'
VERT.:
DATUM:
HORZ.: NAD83
VERT.: NGVD29
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GRAPHIC SCALE

STATE OF NEW HAMPSHIRE
RICHARD R. LUNDBORN No. 10943
LICENSED PROFESSIONAL ENGINEER

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL
3.	02/23/2022	PLANNING BOARD SUBMISSION	MRT	RRL
2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

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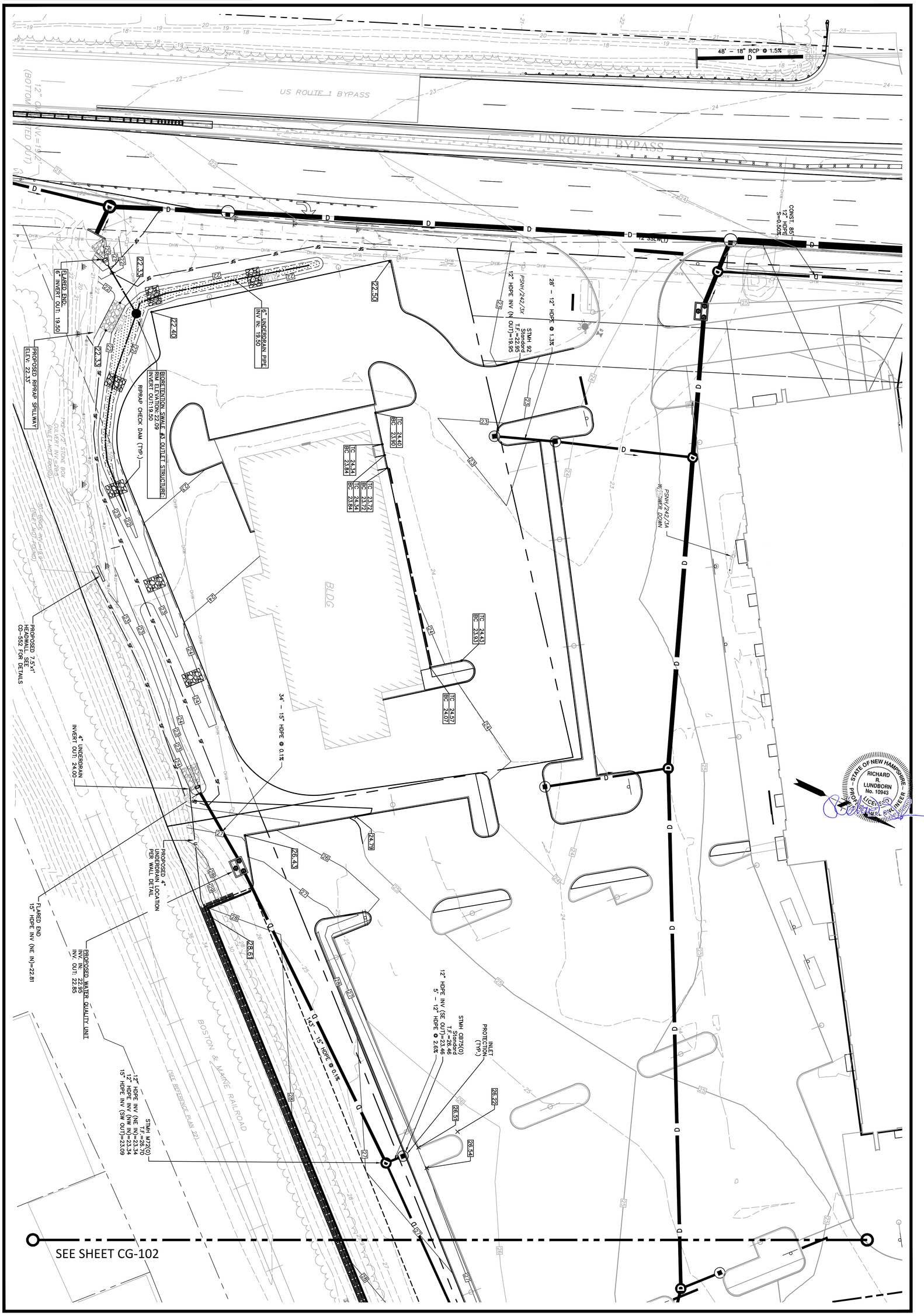

CG-101

PROJ. No.: 20180317.B10
DATE: 03/09/2022

CATE STREET DEVELOPMENT, LLC

GRADING, DRAINAGE & EROSION CONTROL PLAN
ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

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SCALE:
HORZ.: 1" = 20'
VERT.: AS NOTED
DATUM:
HORZ.: NAD83
VERT.: NGVD29
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GRAPHIC SCALE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL
3.	02/23/2022	PLANNING BOARD SUBMISSION	MRT	RRL
2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

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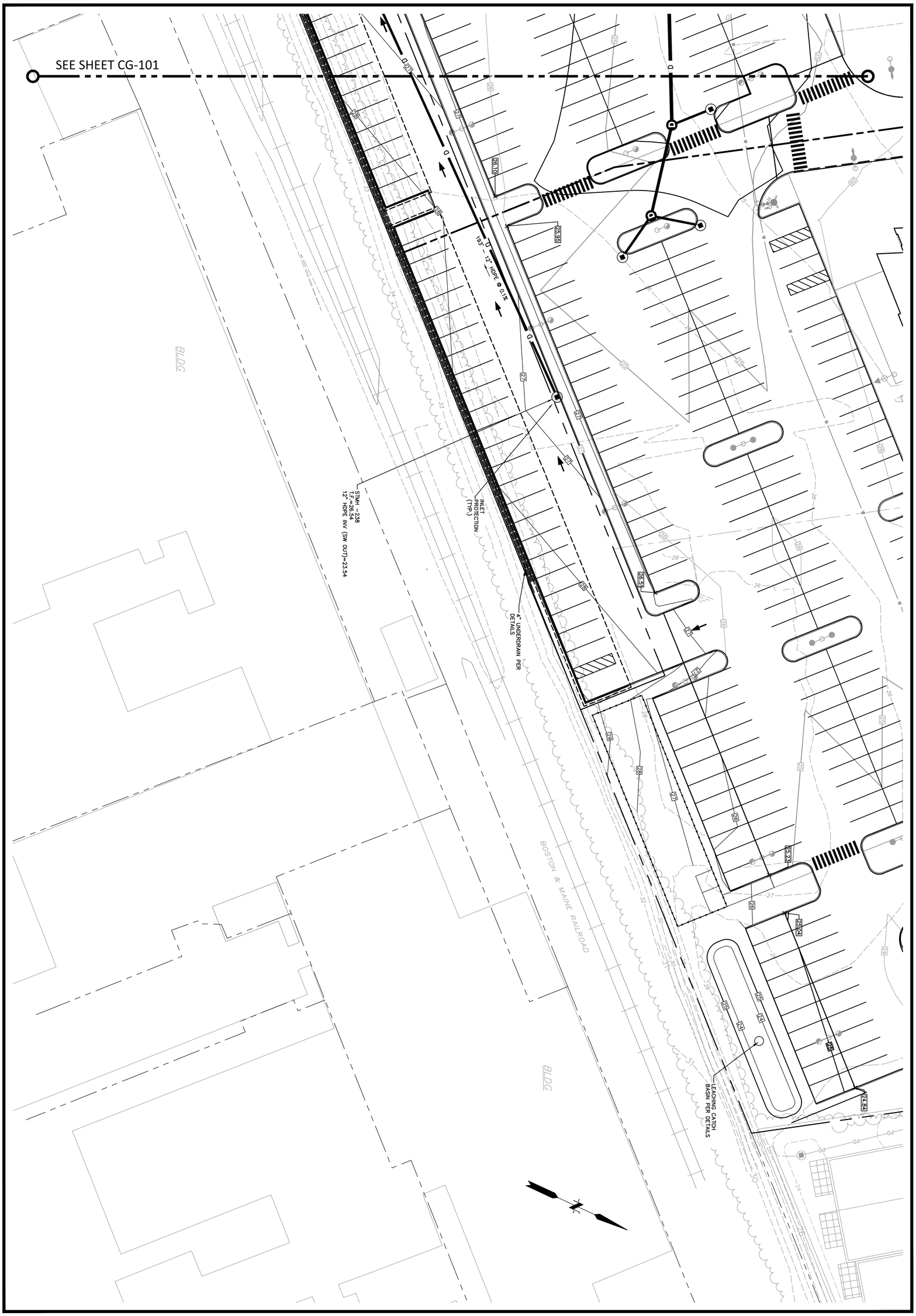

CG-102

PROJ. No: 20180317.B10
DATE: 03/09/2022

CATE STREET DEVELOPMENT, LLC

GRADING, DRAINAGE & EROSION CONTROL PLAN
ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

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SCALE:
HORZ.: 1" = 20'
VERT.: AS NOTED
DATUM:
HORZ.: NAD83
VERT.: NGVD29
20 10 0 20
GRAPHIC SCALE

STATE OF NEW HAMPSHIRE
RICHARD R. LUNDBORN No. 10943
LICENSED PROFESSIONAL ENGINEER

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL
3.	02/23/2022	PLANNING BOARD SUBMISSION	MRT	RRL
2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

1 –3" SCH 40 TELE. CONDUIT
1 –3" SCH 40 CATV CONDUIT
2 –3" SCH 40 SPARE CONDUIT
2 –4" SCH 40 FIRST LIGHT FIBEROPTIC CONDUIT
#
SEE EVERSOUCE'S BULDING DESIGN PLANS FOR # AND SIZE OF CONDUITS

US ROUTE 1 BYPASS

EXISTING COMMERCIAL BUILDING C
(UNDER CONSTRUCTION)

EXISTING SANITARY SEWER SERVICE TO REMAIN

INSTALL 6" FIRE SERVICE FROM EXISTING CAPPED PIPE LOCATION

EXISTING WATER SERVICE TO REMAIN

GREASE TRAP RESERVE AREA

BLDG

EXISTING GAS LINE AND CONNECTION TO REMAIN

PROPOSED LIGHTING FIXTURE

EXISTING UNDERGROUND UTILITIES

BOSTON & MAINE RAILROAD

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL
3.	02/23/2022	PLANNING BOARD SUBMISSION	MRT	RRL
2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – RICHARD R. LUNDBORN No. 10943 LICENSED

SCALE: HORZ.: 1" = 20'
VERT.: 1" = 20'
DATUM: HORZ.: NAD83
VERT.: NGVD29
20 10 0 20
GRAPHIC SCALE

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CATE STREET DEVELOPMENT, LLC

UTILITY PLAN

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 03/09/2022

CU-101

File Path: J:\DWG\P20180317B10\Dwg\20180317B10_UTL01.dwg Layout: CU-101 (S) Plotted: Wed, March 09, 2022 - 6:11 PM User: rlundborn
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1. ALL SECTIONS SHALL BE CONCRETE, CLASS AA (4,000 PSI)
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER L.F. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER L.F.
4. RISERS OF 1'–4" MAY BE USED TO REACH THE DESIRED ELEVATION.
5. THE STRUCTURES SHALL BE DESIGNED FOR H–20 LOADING.
6. ADJUSTING THE FRAME TO GRADE MAY BE DONE WITH PRECAST CONCRETE GRADE RINGS OR CLAY BRICKS (2 COURSES MAX.) FRAME TO BE SET IN A FULL BED OF MORTAR.
8. SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED.
9. PIPE ELEVATIONS SHOWN ON THE PLAN SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
10. PIPE ENDS SHALL PROJECT NO MORE THAN 3–INCHES BEYOND THE INSIDE WALL OF THE STRUCTURE.
11. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4–INCHES HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING ONE STRIP OF BUTYL RUBBER SEALANT OR APPROVED FLEXIBLE SEALANT.
12. STEPS ARE NOT ALLOWED.

CATCH BASIN SPECIFIC NOTES:

13. CONE SECTIONS MAY BE CONCENTRIC OR ECCENTRIC FOR CATCH BASINS.
14. "ELIMINATOR" OIL/WATER SEPARATORS SHALL BE INSTALLED TIGHT TO THE INSIDE OF THE CATCH BASINS ON THE OUTLET PIPE.

DRAIN MANHOLE SPECIFIC NOTES:

15. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12–INCHES OF INSIDE SURFACE BETWEEN THE HOLES, NO MORE THAN 75% OF A HORIZONTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3–INCHES TO ANY JOINT.

PRECAST DRAINAGE STRUCTURE NOTES

NOT TO SCALE

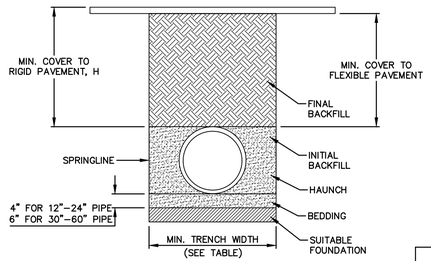


TABLE 1, RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

TABLE 2, MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOAD CONDITION	
	H–25	HEAVY CONSTRUCTION (75T AXLE LOAD)*
12"–48" (300mm–1200mm)	12" (305mm)	12" (305mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

*VEHICLE IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

TABLE 3, MAXIMUM COVER FOR ADS HP STORM PIPE, FT.

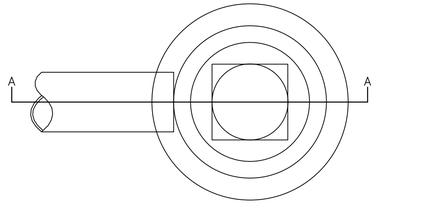
PIPE DIA.	CLASS I	CLASS II			CLASS III		CLASS IV
	COMPACTED	95%	90%	85%	95%	90%	95%
12" (305mm)	41" (12.5m)	28" (8.5m)	21" (6.4m)	16" (4.9m)	20" (6.4m)	16" (4.9m)	16" (4.9m)
15" (375mm)	42" (12.8m)	29" (8.8m)	24" (6.4m)	16" (4.9m)	21" (6.4m)	16" (4.9m)	16" (4.9m)
18" (450mm)	44" (13.4m)	30" (9.1m)	24" (6.4m)	16" (4.9m)	22" (6.7m)	17" (5.2m)	16" (4.9m)
24" (600mm)	37" (11.3m)	26" (7.9m)	18" (5.5m)	14" (4.3m)	19" (5.8m)	14" (4.3m)	14" (4.3m)
30" (750mm)	39" (11.9m)	27" (8.2m)	19" (5.8m)	14" (4.3m)	19" (5.8m)	15" (4.6m)	14" (4.3m)
36" (900mm)	28" (8.5m)	20" (6.1m)	14" (4.3m)	10" (3.0m)	28" (8.5m)	11" (3.4m)	10" (3.0m)
42" (1050mm)	30" (9.1m)	21" (6.4m)	14" (4.3m)	10" (3.0m)	15" (4.6m)	11" (3.4m)	10" (3.0m)
48" (1200mm)	29" (8.8m)	20" (6.1m)	14" (4.3m)	9" (2.7m)	14" (4.3m)	10 (3.0m)	10" (3.0m)
60" (1500mm)	29" (8.8m)	20" (6.1m)	14" (4.3m)	9" (2.7m)	14" (4.3m)	10" (3.0m)	9" (2.7m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE
UNIT WEIGHT OF SOIL (γs) – PCF

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D3221, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION WITH THE EXCEPTION THAT THE INITIAL BACKFILL MAY EXTEND TO THE CROWN OF THE PIPE. SOIL CLASSIFICATIONS ARE PER THE LATEST VERSION OF ASTM D2321. CLASS IVB MATERIALS (MH, CH) AS DEFINED IN PREVOUS VERSIONS OF ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND PLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, III OR IV. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"–24" (300mm–600mm) DIAMETER PIPE; 6" (150mm) FOR 30"–60" (750mm–150mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED.
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, III OR IV IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICATION FILL HEIGHTS LISTED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF A SOIL EXPERT.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON–TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (300mm) FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS; CLASS I OR II MATERIAL COMPACTED TO 90% SPD AND CLASS III COMPACTED TO 95% SPD IS REQUIRED. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" (300mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
7. FOR ADDITIONAL INFORMATION SEE TECHNICAL NOTE 2.04.

HP STORM TRENCH INSTALLATION DETAIL

NOT TO SCALE



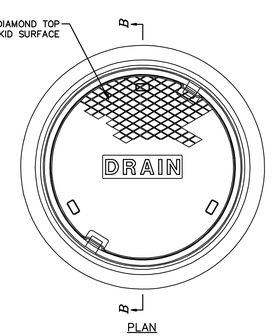
PLAN

* MANHOLE FRAME & COVER SHALL BE JORDAN IRONWORKS HINGE COVER PER CITY OF PORTSMOUTH STANDARD.

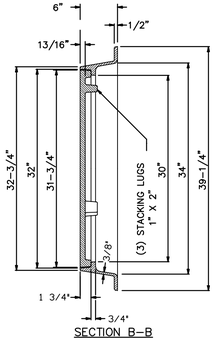
SECTION A–A

PRECAST CATCH BASIN/DRAINAGE MANHOLE

SCALE: N.T.S.



PLAN

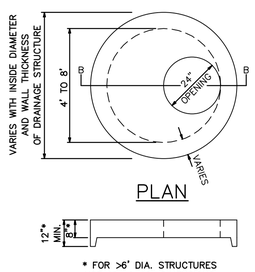


SECTION B–B

NOTES:
1. ALL DIMENSIONS ARE NOMINAL.
2. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
A. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
B. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
C. ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
3. LABEL TYPE OF MANHOLE WITH 3" HIGH LETTERS IN THE CENTER OF THE COVER.

DRAIN MANHOLE FRAME AND COVER

NOT TO SCALE

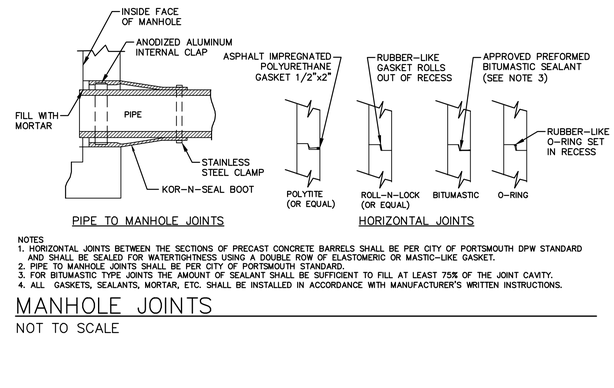


PLAN

* FOR >6' DIA. STRUCTURES USE 16" & 12" DIMENSIONS

SECTION B–B

FLAT SLAB TOP

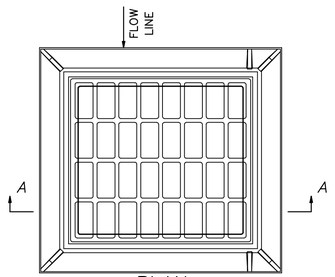


PIPE TO MANHOLE JOINTS HORIZONTAL JOINTS

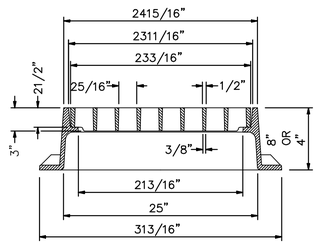
NOTES
1. HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER CITY OF PORTSMOUTH DPW STANDARD AND SHALL BE SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW OF ELASTOMERIC OR MASTIC–LIKE GASKET.
2. PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF PORTSMOUTH STANDARD.
3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
4. ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

MANHOLE JOINTS

NOT TO SCALE



PLAN



SECTION A–A

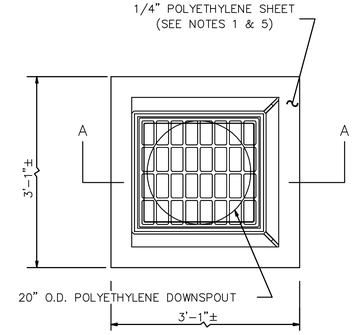
CATCH BASIN FRAME & GRATE (TYPE B)

SCALE: N.T.S.

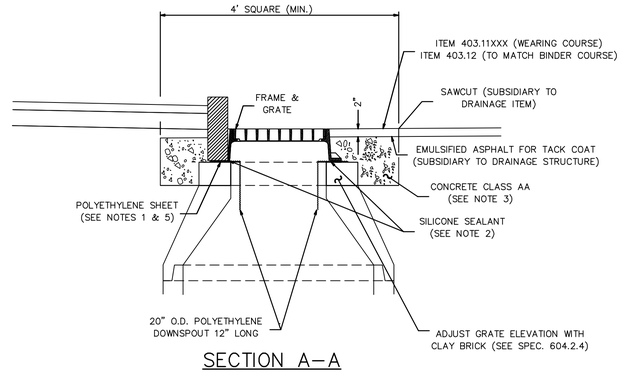
1. POLYETHYLENE LINER (ITEM 604.0007) SHALL BE FABRICATED AT THE SHOP. DOWNSPOUT SHALL BE EXTRUSION FILLET WELDED TO THE POLYETHYLENE SHEET.
2. PLACE A CONTINUOUS BEAD OF AN APPROVED SILICONE SEALANT (SUBSIDIARY TO ITEM 604.0007) BETWEEN FRAME AND POLYETHYLENE SHEET.
3. PLACE CLASS AA CONCRETE TO 2" BELOW THE TOP OF THE GRATE ELEVATION (SUBSIDIARY TO DRAINAGE STRUCTURES)
4. USE ON DRAINAGE STRUCTURES 4' MIN. DIAMETER ONLY.
5. TRIM POLYETHYLENE SHEET A MAXIMUM OF 4" OUTSIDE THE FLANGE ON THE FRAME FOR THE CATCH BASIN BEFORE PLACING CONCRETE (EXCEPT AS SHOWN WHEN USED WITH 3–FLANGE FRAME AND CURB).
6. THE CENTER OF THE GRATE & FRAME MAY BE SHIFTED A MAXIMUM OF 6" FROM THE CENTER OF THE DOWNSPOUT IN ANY DIRECTION.
7. PLACED ONLY IN DRAINAGE STRUCTURES IN PAVEMENT.
8. SEE NHDOT DR–04, "DI–DB, UNDERDRAIN FLUSHING BASIN AND POLYETHYLENE LINER DETAILS", FOR ADDITIONAL INFORMATION.

POLYETHYLENE LINER NOTES

NOT TO SCALE



PLAN



SECTION A–A

POLYETHYLENE LINER

SCALE: N.T.S.

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL
2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
3.	02/23/2022	PLANNING BOARD SUBMISSION	MRT	RRL
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL

STATE OF NEW HAMPSHIRE – RICHARD LUNDBORN No. 10943 – LICENSED PROFESSIONAL ENGINEER

SCALE: HORZ.: NTS VERT.:
DATUM: HORZ.: VERT.:
GRAPHIC SCALE 0

FUSS & O'NEILL
UPPER SQUARE BUSINESS CENTER
5 FLETCHER STREET, SUITE 1
KENNEBUNK, MAINE 04043
207.363.0669
www.fando.com

CATE STREET DEVELOPMENT, LLC

DRAINAGE DETAILS

ROUTE 1 BYPASS / HODGDON WAY
PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 03/09/2022

CD-510

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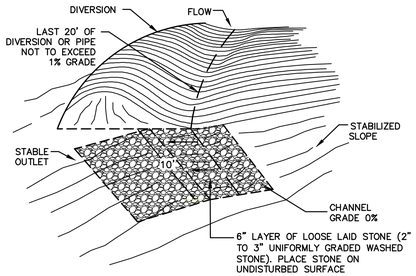


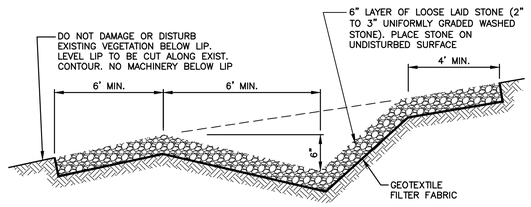
PLAN VIEW

CONSTRUCTION SPECIFICATIONS

1. SPREADERS SHALL BE INSTALLED WITH LEVEL INSTRUMENT, CONSTRUCT LEVEL UP TO 0% GRADE TO ENSURE UNIFORM SHEET FLOW. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL (NOT FILL).
2. SELECT GEOTEXTILE FABRIC BASED ON UNDISTURBED SOILS (SAND, SILTS, CLAY, ETC.)
3. PLACE 6" LAYER OF UNIFORMLY GRADED STONE 2" TO 3" IN DIAMETER. TAKE TO FORM SMOOTH UNIFORM SURFACE. DO NOT FILL VOIDS IN STONE.
4. THE INLET DITCH SHALL NOT EXCEED A 1% GRADE FOR AT LEAST 20 FEET BEFORE ENTERING THE SPREADER.
5. STORM RUN-OFF CONVERTED TO SHEET FLOW ACROSS OUTLET APRON SHALL FLOW ONTO STABILIZED AREA. RUN-OFF SHALL NOT BE RECONCENTRATED IMMEDIATELY BELOW THE POINT OF DISCHARGE.
6. CONSTRUCTION OF LEVEL LIP SPREADER SHALL BE UPHILL SIDE ONLY. LEVEL LIP AND AREA BELOW SPREADER SHALL BE AT EXISTING GRADE AND UNDISTURBED BY EARTHWORK OR EQUIPMENT.
7. CONSTRUCT SPREADER WITH LIP AT EXISTING ELEVATION AS SPECIFIED.
8. DOWN GRADIENT RECEIVING AREA MUST BE NATURALLY WELL VEGETATED.

MAINTENANCE NOTES:

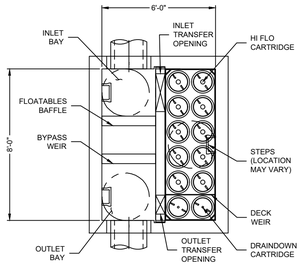
1. THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND TO DETERMINE THAT THE DESIGN CONDITIONS HAVE NOT CHANGED.
2. ANY DETRIMENTAL ACCUMULATION OF SEDIMENTS SHOULD BE REMOVED.
3. IF RILLING HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED AND RE-VEGETATED.
4. THE VEGETATION SHOULD BE MOWED OCCASIONALLY TO CONTROL WEEDS AND THE ENCROACHMENT OF WOODY VEGETATION. CLIPPINGS SHOULD BE REMOVED AND DISPOSED OF OUTSIDE THE SPREADER AND AWAY FROM THE OUTLET AREA.



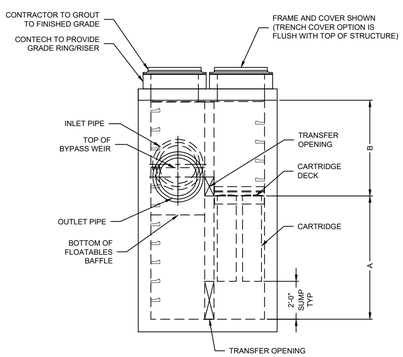
CROSS SECTION

STONE LINED LEVEL SPREADER

NOT TO SCALE



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

Jellyfish Filter

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENT NO. 8,287,726; 8,221,618; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

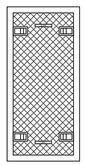
JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.175 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	1.96	1.47	0.98	0.54
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
(LENGTH VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WQU#3
WATER QUALITY FLOW RATE (cfs)	0.361
PEAK FLOW RATE (cfs)	2.76
RETURN PERIOD OF PEAK FLOW (yrs)	10
# OF CARTRIDGES REQUIRED (HF / DD)	8/4
CARTRIDGE LENGTH	15"

PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	22.92	HDPE	15"	*	*
INLET #2	*	*	*	*	*
OUTLET	22.82	HDPE	15"	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	27'±

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	8"	6"

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

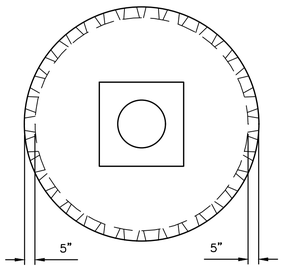
JELLYFISH JFPD0806
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

WATER QUALITY UNIT #3 NOTES:

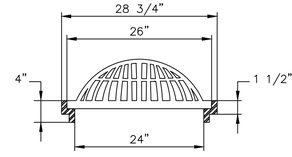
1. WATER QUALITY UNIT #3 SHALL BE A CONTECH JELLY FISH FILTER OR APPROVED EQUAL.
2. WATER QUALITY UNIT #3 CAN HAVE NO MORE THAN A 0.25-FT DROP BETWEEN INVERT IN AND INVERT OUT.

WATER QUALITY UNIT 3 (WQU3) DETAIL

NOT TO SCALE

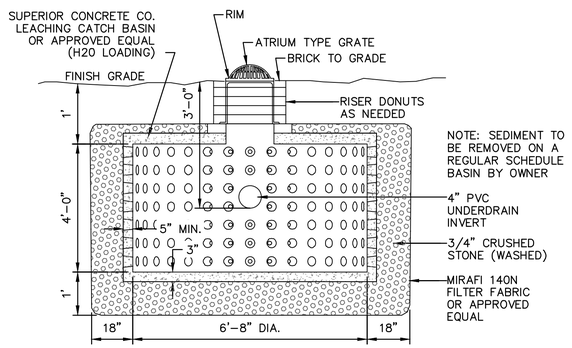


PLAN VIEW



ATRIUM TYPE GRATE

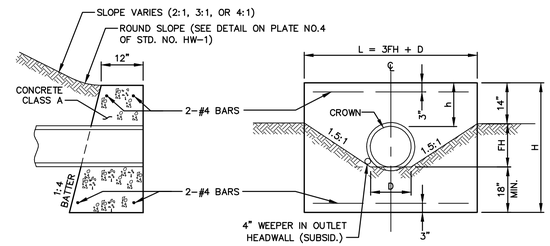
N.T.S.



SECTION

LEACHING CATCH BASIN

N.T.S.



SECTION ON CENTERLINE ELEVATION

SECTIONS ON CENTERLINE FOR PC-4 SIMILAR TO PC-2.

DIAMETER D INCHES	MASONRY PER FOOT OF WALL CU. YD	MASONRY PER STANDARD HEADER CU. YD.	STEEL PER STANDARD HEADER LB.	LENGTH OF BARS	EXC. FOR 1' DEPTH CU. YD.	HEADER LENGTH L	HEADER HEIGHT H	FILL HEIGHT FH	"h"	WIDTH AT BOTTOM OF HEADER W
12	0.204	0.80	11	3'-10"	0.911	4'-3"	3'-9"	1'-1"	1'-3"	1'-11"
15	0.240	1.32	16	5-8	1.204	6-0	4-3	1-7	1-6	2-0
18	0.260	1.66	16	5-8	1.375	7-0	4-6	1-10	1-6	2-1
24	0.301	2.41	24	8-8	1.731	9-0	5-0	2-4	1-6	2-3
30	0.344	3.32	29	10-8	2.106	11-0	5-6	2-10	1-6	2-4
36	0.389	4.43	35	12-8	2.500	13-0	6-0	3-4	1-6	2-6
42	0.461	6.28	42	15-2	3.082	15-9	6-9	4-1	1-9	2-8
48	0.512	7.77	47	17-2	3.520	17-9	7-3	4-7	1-9	2-9
54	0.565	9.46	52	19-2	3.977	19-9	7-9	5-1	1-9	2-11
60	0.621	11.42	58	21-2	4.451	21-9	8-3	5-7	1-9	3-0
66	0.689	13.68	63	23-2	4.947	23-9	8-9	6-1	1-9	3-2
72	0.740	15.79	69	25'-2"	5.460	25'-9"	9'-3"	6'-7"	1'-9"	3'-3"

NOTE: STEEL QUANTITIES ARE FOR CONCRETE HEADWALLS ONLY

NOTES:

1. HEADWALL TO BE EITHER NHDOT PC-2 CAST IN PLACE CONCRETE OR PC-4 RUBBLE MASONRY.
2. REINFORCING STEEL ONLY FOR CAST IN PLACE PC-3 HEADWALL.

CAST IN PLACE / RUIBLE MASONRY HEADWALL

NOT TO SCALE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL
3.	02/23/2022	PLANNING BOARD SUBMISSION	MRT	RRL
2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – RICHARD R. LUNDBORN No. 10943 LICENSED

SCALE: HORZ.: NTS VERT.:
DATUM: HORZ.: VERT.:
GRAPHIC SCALE 0

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CATE STREET DEVELOPMENT, LLC

DRAINAGE DETAILS

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 03/09/2022

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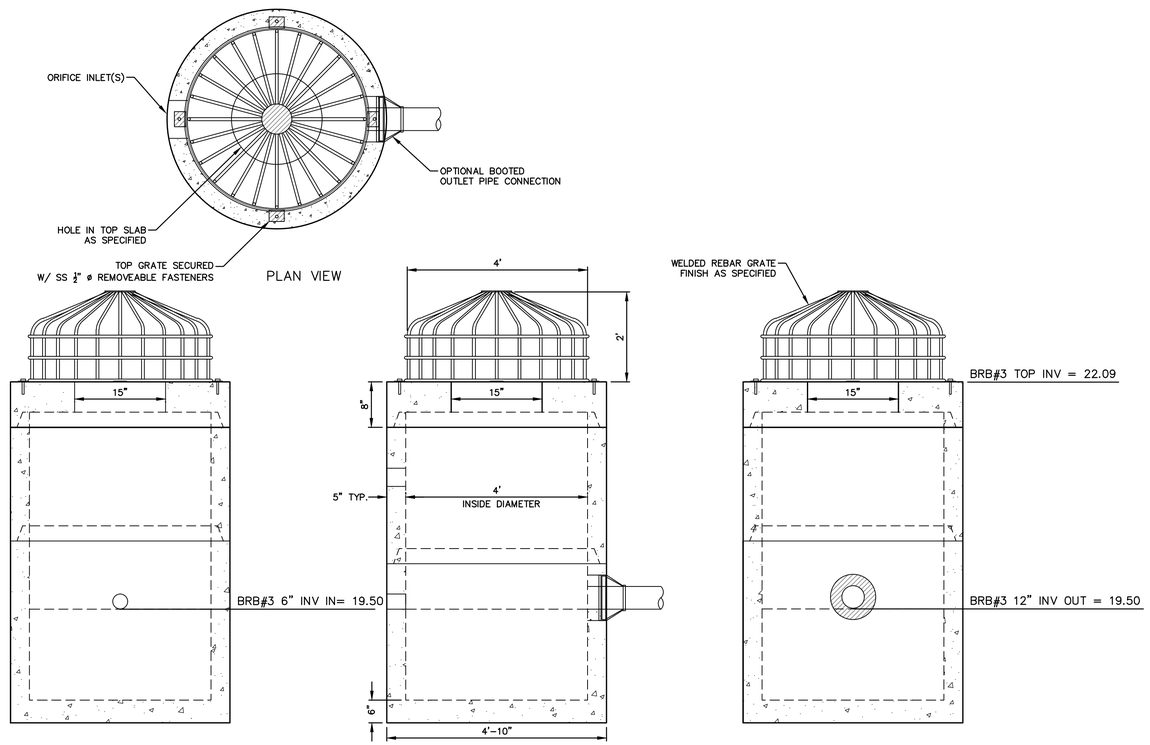
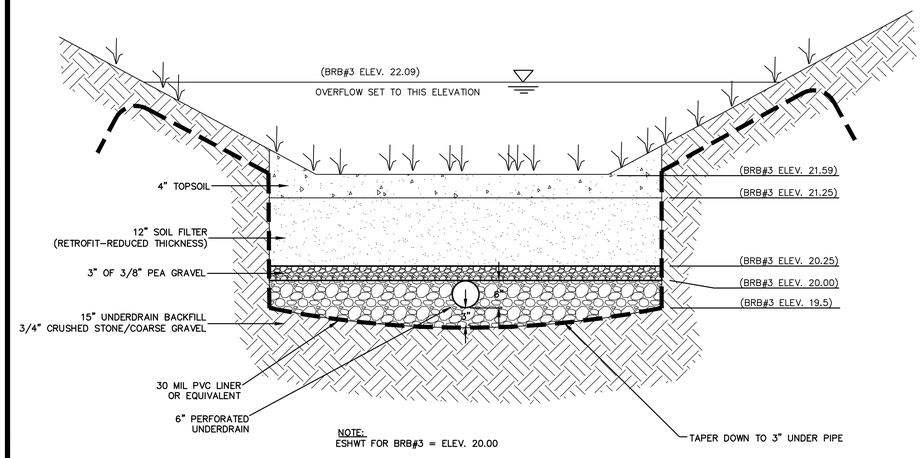


General Notes
1. Steel Reinforcement Conforms to Latest ASTM Specification:
   ASTM A-615, Grade 60 Black Deformed Bars
   ASTM A-185 Welded Wire Fabric
   0.12 Sq. In./Lineal Ft. And 0.12 Sq. In.(Both Ways) Base Bottom
2. Concrete: fc = 4,000 psi @ 28 Days Minimum, Type III Cement
3. Butyl Rubber Joint Sealant Provided Conforms to ASTM C-990 and Federal Spec SS-S-210A
4. HS-20 Design Loading Conforms to Latest Specifications ASTM C478, AASHTO M199 Precast Reinforced Concrete Manhole Sections
5. One Pour Monolithic Base Section

OVERFLOW OUTLET CONTROL STRUCTURE (4'ø) W/PEAKED TOP GRATE

NOT TO SCALE



SECTION A-A

SCALE: N.T.S.

TABLE 4-3 FILTER MIXTURES			
COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL SIEVE NO.	GRADATION OF MATERIAL PERCENT BY WEIGHT STANDARD SIEVE
FILTER MEDIA OPTION A			
ASTM C-33 CONCRETE SAND	50 TO 55		
LOAMY SAND TOPSOIL WITH FINES AS INDICATED	20 TO 30	200	15 TO 25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	<5
FILTER MEDIA OPTION B			
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	<5
LOAMY COARSE SAND	70 TO 80	10	85 TO 100
		20	70 TO 100
		50	15 TO 40
		200	8 TO 15

SOIL FILTER MIXTURES

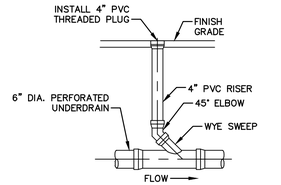
NOT TO SCALE

CONSTRUCTION NOTES:
1. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
2. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF AND WATER FROM EXCAVATIONS) TO THE BIORETENTION SYSTEM DURING ANY STAGE OF CONSTRUCTION.
3. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
4. AN IMPERMEABLE LINER, 30 MIL PVC OR EQUIVALENT, IS REQUIRED. THE LINER MUST SEAMLESSLY EXTEND UP THE SIDES OF THE BASIN AND BE ANCHORED INTO THE SUBGRADE.

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

BIORETENTION SYSTEM NOTES

NOT TO SCALE



DRAIN CLEAN-OUT

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1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – RICHARD R. LUNDBORN No. 10943 LICENSED

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5 FLETCHER STREET, SUITE 1
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DETAILS
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PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 03/09/2022

CD-512

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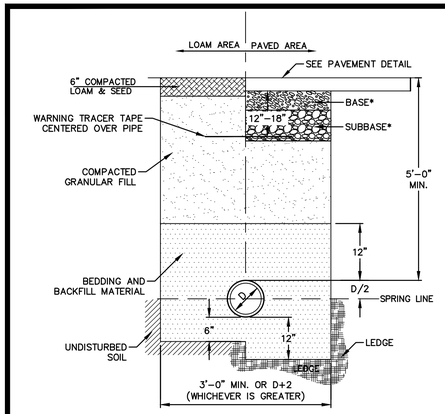
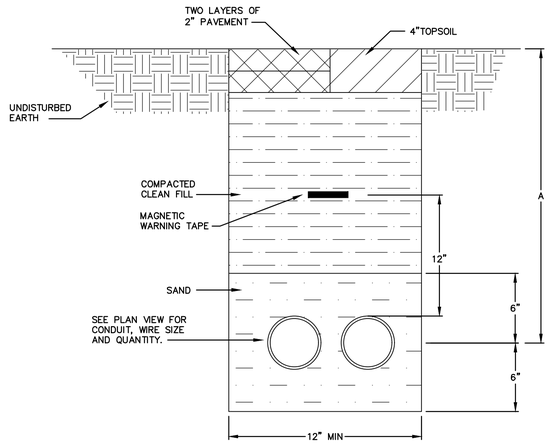


WATER TRENCH SECTION

NOT TO SCALE

NOTES:

1. WATER MAINS SHALL BE CONSTRUCTED USING CITY OF PORTSMOUTH STANDARDS.
2. ANY WATER LINES INSTALLED UNDER GUARD RAIL SHALL BE 3' DEEPER THAN POST DEPTH.

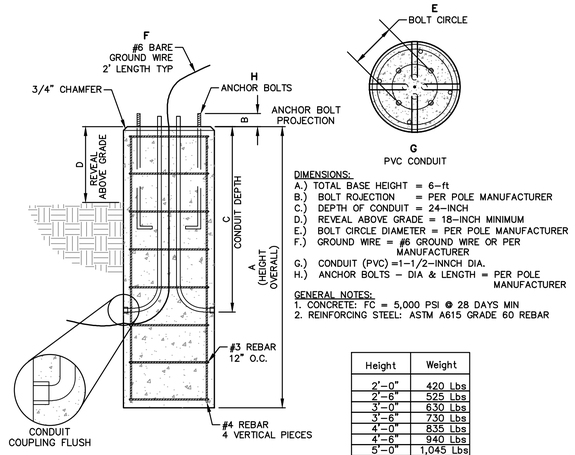


CONDUIT DEPTHS	
SERVICE	DIM "A"
PRIMARY	36"
SECONDARY	24"
SPARE TO UTILITY POLE	36"
TELEPHONE	24"
CABLE TV	24"
SITE LIGHTING	24"

NOTE:
WHEN MULTIPLE CONDUITS ARE BURIED TOGETHER THERE SHALL BE A MINIMUM OF 2" CLEARANCE BETWEEN CONDUITS

BURIED CONDUIT DETAIL

SCALE: N.T.S.



DIMENSIONS:
A.) TOTAL BASE HEIGHT = 6-ft
B.) BOLT ROJECTION = PER POLE MANUFACTURER
C.) DEPTH OF CONDUIT = 24-INCH
D.) REVEAL ABOVE GRADE = 18-INCH MINIMUM
E.) BOLT CIRCLE DIAMETER = PER POLE MANUFACTURER
F.) GROUND WIRE = #6 GROUND WIRE OR PER MANUFACTURER
G.) CONDUIT (PVC) =1-1/2-INNCH DIA.
H.) ANCHOR BOLTS - DIA & LENGTH = PER POLE MANUFACTURER

GENERAL NOTES:
1. CONCRETE: FC = 5,000 PSI @ 28 DAYS MIN
2. REINFORCING STEEL: ASTM A615 GRADE 60 REBAR

Height	Weight
2'-0"	420 Lbs
2'-6"	525 Lbs
3'-0"	630 Lbs
3'-6"	730 Lbs
4'-0"	835 Lbs
4'-6"	940 Lbs
5'-0"	1,045 Lbs
5'-6"	1,150 Lbs
6'-0"	1,255 Lbs

16" ø LIGHT POLE BASE

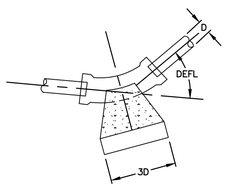
NOT TO SCALE

NOTICE

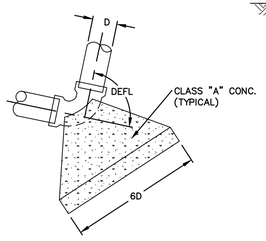
FORTY-EIGHT (48) HOURS PRIOR TO ANY SITE WORK THE CONTRACTOR SHALL CALL "DIG SAFE" 1-888-344-7233 AND REQUEST THAT ALL UNDERGROUND UTILITIES BE TRACKED. SITE WORK SHALL NOT PROCEED UNLESS ALL UTILITIES ARE CLEARLY MARKED. IF MARKINGS ARE DISTURBED BEFORE SITE WORK IS PERFORMED CONTRACTOR SHALL TAKE EVERY MEASURE NECESSARY TO MAINTAIN INFORMATION CONCERNING LOCATION OF EXISTING UTILITIES TO ENSURE THAT THE UTILITIES ARE NOT DAMAGED.

PPE DIA. (INCHES)	MINIMUM THRUST BLOCK VOLUME (CUBIC YARDS)
4	0.2
6	0.25
8	0.3
10	0.35
12	0.4
16	0.7

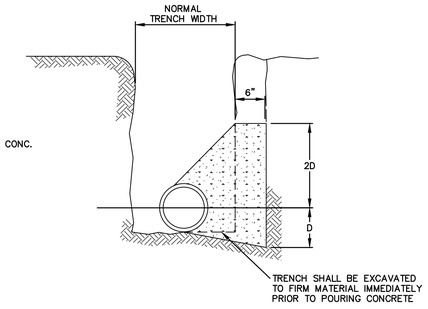
PPE DIA. (INCHES)	MINIMUM THRUST BLOCK VOLUME (CUBIC YARDS)
4	0.25
6	0.3
8	0.5
10	0.7
12	1.0
16	1.6



PLAN ELBOW - DEFL. LESS THAN 50



PLAN ELBOW - DEFL. MORE THAN 50



SECTION

CONCRETE THRUST BLOCKS

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WATER & UTILITY DETAILS

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
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CD-520

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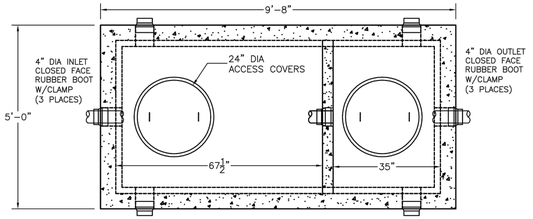
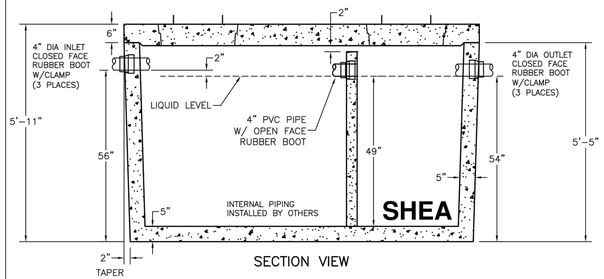


TOP VIEW



SECTION VIEW

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGN CONFORMS WITH NHDES STANDARDS.
3. ALL REINFORCEMENT PER ASTM C1227.
4. TEES AND GAS BAFFLE SOLD SEPARATELY.
5. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
6. DESIGNED FOR H20 LOADING
7. EXTERIOR TO BE COATED

WHEN 6" INLET AND/OR OUTLET ARE REQUIRED CONTRACTOR TO ADJUST PIPE SIZE OUTSIDE OF TANK

WEIGHT:
BOTTOM = 11,250#
6" TOP = 3,575#

ITEM NO. M1000H	H-20 (6" TOP)

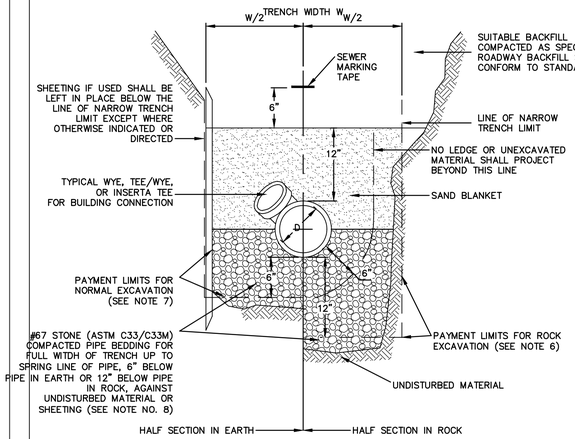
SHEA CONCRETE PRODUCTS
New England's Premier Precaster
800-696-7432 (SHEA)
www.sheaconcrete.com
773 Salem Street-Wilmington, MA 153 Cranberry Hwy-Rochester, MA
87 Haverhill Road-Amesbury, MA 160 Old Turnpike Rd-Nottingham, NH
Mail to: PO Box 520-Wilmington, MA 01887

1000 GALLON GREASE TRAP
MONOLITHIC 5" WALL-H20 2 COMP
(PORTSMOUTH STANDARD) 4" PIPE

Page:
Drafter: MWB
Revision: 1
Date: 08.14.19
DWG: CITY OF PORTSMOUTH_M1000-S 2 COMP_PORTSMOUTH NH

NPCA PRECAST

Specifications subject to change without notice



TYPICAL SEWER TRENCH

NOT TO SCALE

SANITARY SEWER PIPE TRENCH NOTES

1. DEPTH OF SEWER SHALL BE AS SHOWN ON DRAWINGS.
2. SEWER TRENCHES MAY BE EXCAVATED WIDER THAN TRENCH WIDTH W ABOVE THE "LINE OF NARROW TRENCH LIMIT." AT THE CONTRACTORS EXPENSE.
3. BELOW THE "LINE OF NARROW TRENCH LIMIT" THE TRENCH SHALL NOT BE EXCAVATED BEYOND THE TRENCH WIDTH W.
4. IF EXCAVATION AND BACKFILL BELOW NORMAL DEPTH IS REQUIRED, SHEETING MAY BE ORDERED.
5. SHEETING, IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE SEWER PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ENGINEER.
6. ALL ROCK WITHIN 3'-0" HORIZONTALLY OF THE ENDS OF BUILDING CONNECTIONS, BRANCHES AND STUBS, AND DOWN TO A HORIZONTAL PLANE 12" BELOW THE BOTTOMS OF SUCH ITEMS SHALL BE REMOVED.
7. TRENCH WIDTHS AND PAYMENT LIMIT SHALL BE AS FOLLOWS:

NUMBER OF PIPE IN TRENCH	DIAMETER PIPE "D"	TRENCH WIDTH "W"
ONE	12" AND SMALLER	4'-0"
TWO	12" AND SMALLER	7'-0"

8. WHERE CONCRETE ENCASEMENT IS CALLED FOR BY THE PLANS, OR WHEN DIRECTED BY THE ENGINEER, REPLACE BEDDING AND BACKFILL BELOW THE "LINE OF NARROW TRENCH LIMIT" WITH CLASS "A" CONCRETE.
9. SEWER MARKING TAPE SHALL BE INSTALLED A MINIMUM OF 18" ABOVE THE SANITARY SEWER, FORCE MAIN AND SERVICE CONNECTION PIPE.

ENV-WQ 704.11 TRENCH CONSTRUCTION.

(A) PIPE TRENCH BEDDING MATERIAL FOR EXCAVATION BELOW GRADE SHALL BE SCREENED GRAVEL OR CRUSHED STONE MEETING THE ASTM C33/C33M STONE SIZE NO. 67 STANDARD IN EFFECT WHEN THE STONE IS USED, AVAILABLE AS NOTED IN APPENDIX D OF ENV-WQ 700.

(B) SUBJECT TO (C), BELOW, THE PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100 PERCENT PASSES A ½-INCH SIEVE AND A MAXIMUM OF 15 PERCENT PASSES A #200 SIEVE.

(C) IN LIEU OF THE SAND BLANKET SPECIFIED IN (B), ABOVE, A STONE ENVELOPE 6 INCHES THICK COMPLETELY AROUND THE PIPE USING ¾-INCH STONE MAY BE USED.

(D) PIPE BEDDING MATERIAL SHALL EXTEND FROM A HORIZONTAL PLANE THROUGH THE PIPE AXIS TO 6 INCHES BELOW THE BOTTOM OF THE OUTSIDE SURFACE OF THE PIPE.

(E) PIPE SAND BLANKET MATERIAL SHALL COVER THE PIPE A MINIMUM OF 12 INCHES ABOVE THE CROWN OF THE OUTSIDE SURFACE.

(F) COMPACTION SHALL BE IN 12-INCH LAYERS FOR BEDDING AND BLANKET MATERIALS.

(G) BACKFILL MATERIAL SHALL BE COMPACTED IN NO MORE THAN 3-FOOT THICK LAYERS TO THE GROUND SURFACE EXCEPT FOR ROAD CONSTRUCTION WHERE THE FINAL 3 FEET SHALL BE COMPACTED IN NO MORE THAN 12-INCH THICK LAYERS TO THE ROAD BASE SURFACE.

(H) TRENCH BACKFILL MATERIAL IN ROADWAY LOCATIONS SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION, EXCLUDING:

(1) DEBRIS;
(2) PIECES OF PAVEMENT;
(3) ORGANIC MATTER;
(4) TOP SOIL;
(5) WET OR SOFT MUCK;
(6) PEAT OR CLAY;
(7) EXCAVATED LEDGE MATERIAL;
(8) ROCKS OVER 6 INCHES IN THE LARGEST DIMENSION; AND
(9) ANY MATERIAL NOT APPROVED BY THE ENGINEER.

(I) TRENCH BACKFILL AT CROSS-COUNTRY LOCATIONS SHALL BE AS DESCRIBED IN (H), ABOVE, EXCEPT THAT TOP SOIL, LOAM, MUCK OR PEAT MAY BE USED PROVIDED THE COMPLETED CONSTRUCTION WILL BE STABLE, AND PROVIDED THAT ACCESS TO THE SEWER FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED.

(J) BACKFILL SHALL BE MOUNDED 6 INCHES ABOVE ORIGINAL GROUND AT CROSS COUNTRY LOCATIONS.

(K) BASE COURSE FOR TRENCH REPAIR SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION AS AVAILABLE AT HTTP://WWW.NH.GOV/DOT/ORG/PROJECTDEVELOPMENT/HIGHWAYDESIGN/SPECIFICATIONS/INDEX.HTM

(L) WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, THE SHEETING SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE AND AT LEAST 3 FEET BELOW FINISHED GRADE.

(M) TRENCHES FOR SEWER PIPES WITH SLOPES OVER 0.08 FEET PER FOOT, TRENCHES FOR SEWER PIPES BELOW SEASONAL HIGH GROUND WATER LEVEL, AND TRENCHES FOR SEWER PIPES DOWNSTREAM OF AND WITHIN THE HYDRAULIC INFLUENCE OF WATERWAYS OR WETLANDS SHALL HAVE IMPERVIOUS TRENCH DAMS CONSTRUCTED EVERY 300 FEET TO PREVENT POTENTIAL DISTURBANCE TO PIPE BEDDING AND BLANKET MATERIALS.

(N) PRECAUTIONS SHALL BE TAKEN TO AVOID GROUNDWATER POOLING AT THE SURFACE BY PROVIDING DRAINAGE TO A SUITABLE OUTLET AT CATCH BASINS OR RUN-OFF SWALES.

(O) FOR TRENCHES FOR SEWER PIPES IN LEDGE, EXCAVATION SHALL EXTEND TO AT LEAST 12 INCHES BELOW THE BOTTOM OF THE SEWER PIPE.

(P) ALL SEWERS SHALL BE MARKED USING METAL-IMPREGNATED MARKING TAPE OR TRACER WIRE THAT CAN BE LOCATED USING METAL DETECTION EQUIPMENT.

ENV-WQ 704.05 GRAVITY SEWER CONSTRUCTION MATERIALS

(C) PLASTIC GRAVITY SEWER PIPE AND FITTINGS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE STANDARDS LISTED IN TABLE 704-2, BELOW, AS IN EFFECT WHEN THE PIPES WERE MANUFACTURED:

TABLE 704-2 PLASTIC PIPE

ASTM STANDARD	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	POLYVINYL CHLORIDE (PVC), SOLID WALL	8-INCH THROUGH 15-INCH (SDR 35)
F679	PVC, SOLID WALL	18-INCH THROUGH 60-INCH (T-1&T-2)
F794	PVC, PROFILE, DUAL-WALLED CORRUGATED	4-INCH THROUGH 48-INCH
F1760	PVC, RECYCLED, NON-PRESSURE	ALL DIAMETERS

(D) PLASTIC SEWER PIPE SHALL HAVE A PIPE STIFFNESS RATING OF AT LEAST 46 POUNDS PER SQUARE INCH AT 5 PERCENT PIPE DIAMETER DEFLECTION, AS MEASURED BY THE MANUFACTURER IN ACCORDANCE WITH THE ASTM D2412 STANDARD IN EFFECT WHEN PIPE WAS MANUFACTURED;

(E) JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL AND CERTIFIED BY THE MANUFACTURER AS CONFORMING TO THE ASTM D3212 STANDARD IN EFFECT WHEN THE JOINT SEALS WERE MANUFACTURED, AND SHALL BE PUSH-ON, BELL-AND-SPIGOT TYPE;

ENV-WQ 704.06 GRAVITY SEWER PIPE TESTING.

(A) ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.

(B) LOW-PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH THE FOLLOWING TESTING STANDARDS IN EFFECT AT THE TIME THE TEST IS CONDUCTED:

(1) ASTM F1417 "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR", AVAILABLE AS NOTED IN APPENDIX D OF ENV-WQ 700; OR

(2) UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE", AVAILABLE AS NOTED IN APPENDIX D OF ENV-WQ 700.

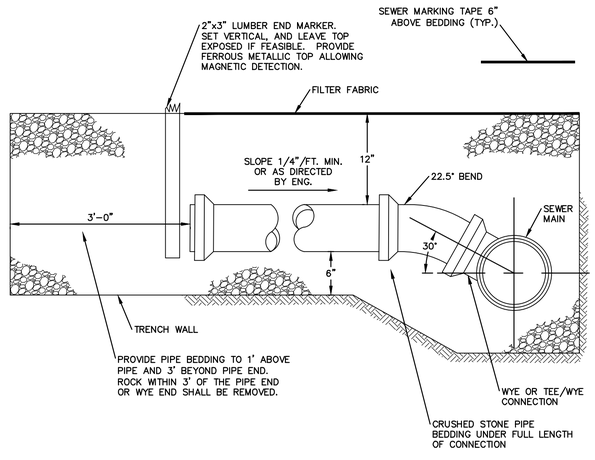
(C) ALL NEW GRAVITY SEWERS SHALL BE:

(1) CLEANED AND VISUALLY INSPECTED USING A LAMP TEST AND BY INTRODUCING WATER TO DETERMINE THAT THERE IS NO STANDING WATER IN THE SEWER; AND

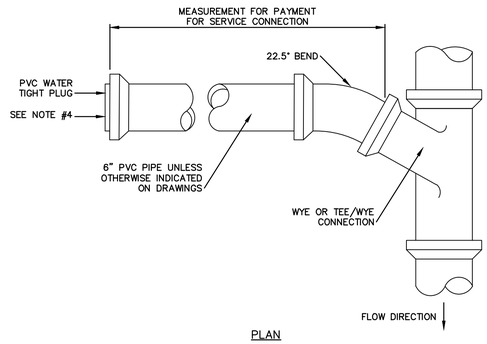
(2) TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.

(D) ALL PLASTIC SEWER PIPE SHALL BE VISUALLY INSPECTED AND DEFLECTION TESTED NOT LESS THAN 30 DAYS NOR MORE THAN 90 DAYS FOLLOWING INSTALLATION.

(E) THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% PERCENT OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.



ELEVATION



PLAN

SERVICE CONNECTION NOTES

1. NO LEDGE OR UNEXCAVATED MATERIAL SHALL PROJECT WITHIN 6" OF THE PIPE IN ANY DIRECTION
2. EXACT LOCATION AND ELEVATION OF SERVICE CONNECTIONS TO BE DETERMINED AND SET IN THE FIELD DURING CONSTRUCTION
3. EXACT LOCATION OF WYES/TEES, WHERE DIRECTED TO BE INSTALLED, SHALL BE SET IN THE FIELD DURING CONSTRUCTION
4. PROVIDE DI TO PVC TRANSITION COUPLING AT END OF DI SERVICE CONNECTION

SERVICE CONNECTIONS

NOT TO SCALE

SANITARY SEWER PIPE TRENCH NOTES

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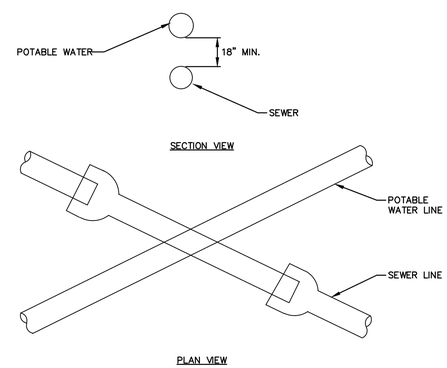

SEWER AND WATER CROSSING NOTES

1. SEWER JOINTS SHALL BE EQUIDISTANT FROM AND LOCATED AS FAR AS POSSIBLE AWAY FROM THE WATER LINE

CROSSING OF SEWER & POTABLE WATER LINES

NOT TO SCALE

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STATE OF NEW HAMPSHIRE – RICHARD R. LUNDBORN No. 10943 – LICENSED PROFESSIONAL ENGINEER

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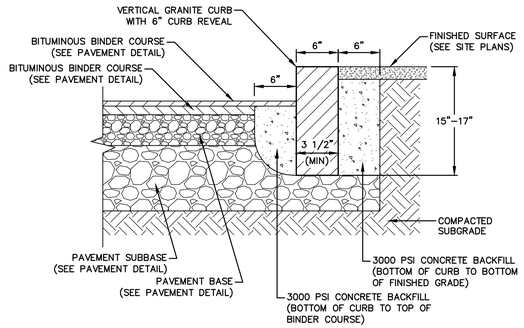
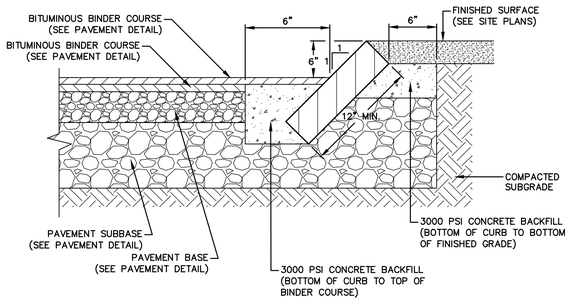


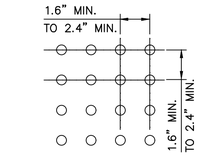
VERTICAL GRANITE CURB INSTALLED

SCALE: NOT TO SCALE



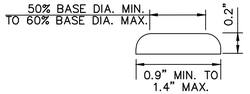
SLOPED GRANITE CURB INSTALLED

SCALE: NOT TO SCALE



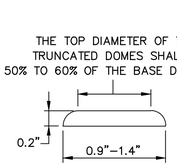
DOME SPACING

NOT TO SCALE

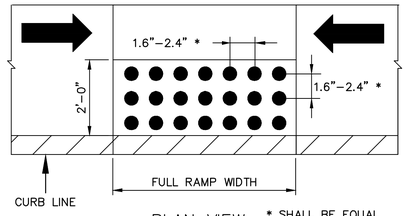


DOME SECTION

NOT TO SCALE



ELEVATION VIEW



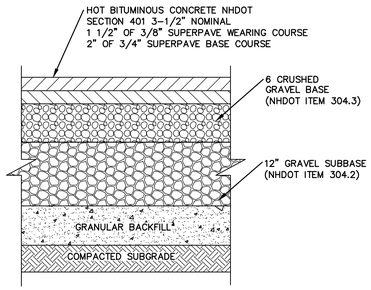
PLAN VIEW

* SHALL BE EQUAL IN BOTH DIRECTIONS

NOTE:
TRUNCATED DOMES SHALL BE CAST IRON. CONFIGURATION SHALL BE APPROVED BY DEPARTMENT OF PUBLIC WORKS.

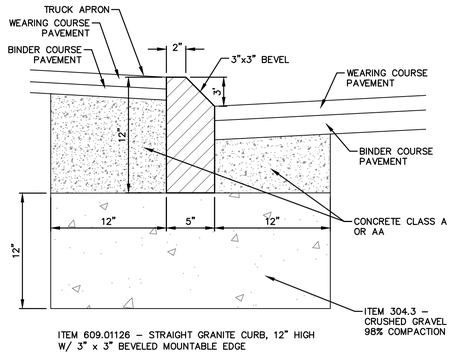
DOME AND DETECTABLE WARNING DETAILS

NOT TO SCALE — TO BE INSTALLED AT ADA WALKWAY TIPDOWNS.



TYPICAL SITE PAVEMENT SECTION

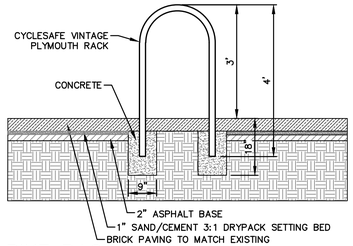
SCALE: NOT TO SCALE



ITEM 609.01126 – STRAIGHT GRANITE CURB, 12" HIGH W/ 3" x 3" BEVELED MOUNTABLE EDGE

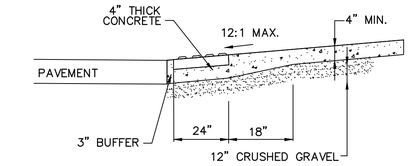
MOUNTABLE GRANITE CURB INSTALLED

NOT TO SCALE



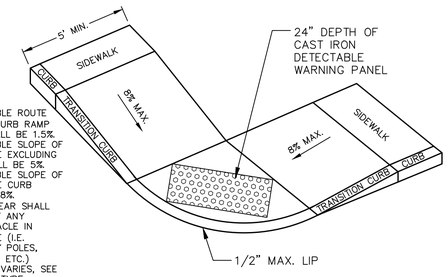
BIKE RACK

NOT TO SCALE



SECTION A–A

NOT TO SCALE

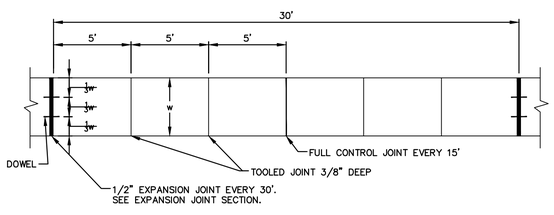


NOTES :
1. MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPE SHALL BE 1.5%.
2. MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
4. MINIMUM OF 4' CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELL, SIGNS, ETC.)
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT POUNDING.
7. SEE CONCRETE SIDEWALK DETAIL FOR RAMP CONSTRUCTION.

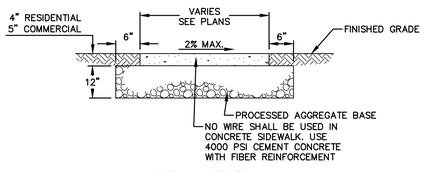
NOTE:
INSTALL DETECTABLE WARNING PANEL ON ALL ACCESSIBLE CURB RAMPS.

ACCESSIBLE CURB RAMP–TYPE C

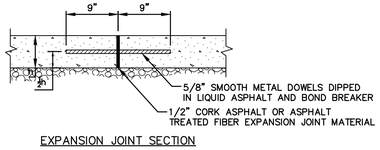
NOT TO SCALE



PLAN



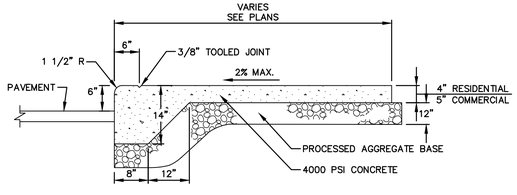
SIDEWALK SECTION



EXPANSION JOINT SECTION

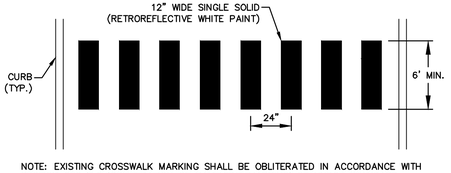
CONCRETE SIDEWALK

SCALE: NOT TO SCALE



MONOLITHIC CONCRETE CURB AND WALK

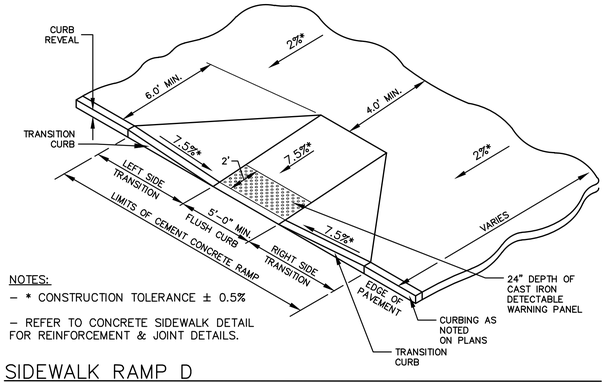
NOT TO SCALE



NOTE: EXISTING CROSSWALK MARKING SHALL BE OBLITERATED IN ACCORDANCE WITH SECTION 632/3.6 'OBLITERATION OF PAVEMENT MARKING' OF NHDOT STANDARD SPECIFICATIONS AND SHALL BE CONSIDERED SUBSIDIARY.

CROSS–WALK MARKING DETAIL

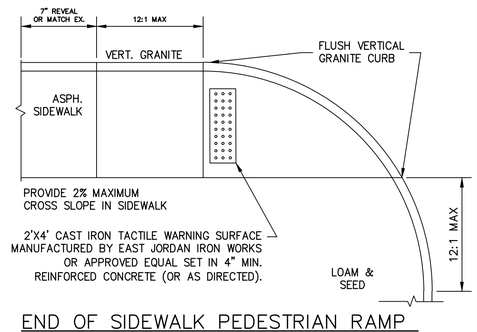
NOT TO SCALE



NOTES:
– * CONSTRUCTION TOLERANCE ± 0.5%
– REFER TO CONCRETE SIDEWALK DETAIL FOR REINFORCEMENT & JOINT DETAILS.

SIDEWALK RAMP D

NOT TO SCALE



END OF SIDEWALK PEDESTRIAN RAMP

NOT TO SCALE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL
3.	02/23/2022	PLANNING BOARD SUBMISSION	MRT	RRL
2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE – RICHARD R. LUNDBORN No. 10943 – LICENSED PROFESSIONAL ENGINEER

SCALE: HORZ.: NTS VERT.:
DATUM: HORZ.: VERT.:
0 GRAPHIC SCALE

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KENNEBUNK, MAINE 04043
207.363.0669
www.fando.com

CATE STREET DEVELOPMENT, LLC

SITE DETAILS

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

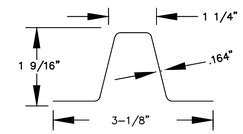
PROJ. No.: 20180317.B10
DATE: 03/09/2022

CD-550

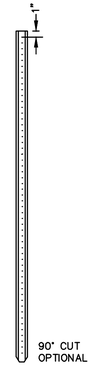
File Path: J:\DWG\P2018\03171B10\Dwg\20180317B10_DET01-SITE.dwg Layout: CD-550-SITE Plotted: Wed, March 09, 2022 - 6:05 PM User: rlundborn
MS VIEW: LAYER STATE: Plotter: DWG TO PDF.PC3 CTB File: FO.STB

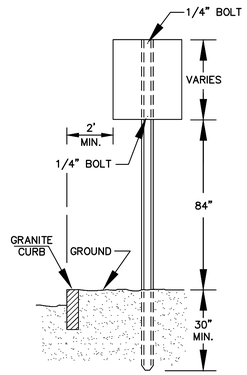
CP	IDENT#	SIZE OF SIGN		TEXT	TEXT DIMENSIONS			SHIELD SIZE (INCH)	AROW (INCH)	NUMERAL (INCH)	# SIGNS REQ'D	SIGN AREA (SQ. FT.)		POSTS PER SIGN					REMARKS
		WIDTH (INCHES)	HEIGHT (INCHES)		LETTER HEIGHT (INCH)									BREAKAWAY	STEEL BEAM	CONCRETE BASE	4" OD ALUMINUM	U-CHANNEL GALV	
					UC	LC	CAPS					NOM AREA	TOTAL AREA						
	R1-1	30	30	STOP			10C				2	6.25	12.50				14		RED/WHITE
	W8-1	30	30	BUMP								6.25	6.25				1		BLACK/RED/ YELLOW
	R7-8R	12	18	RESERVED PARKING							1						4		GREEN/BLUE/ WHITE
	R7-8L	12	18	RESERVED PARKING							1						4		GREEN/BLUE/ WHITE
	R7-8P	18	9	VAN ACCESSIBLE							2						0		GREEN/WHITE
	R5-1	30	30	DO NOT ENTER							1								
	R6-1	36	12	ONE WAY							2								
	INTERNAL DIRECTION SIGN										3								
	FREESTANDING SIGN (PERMIT REQUIRED)										4								

LENGTH: P-12, 12'-0"; P-14, 14'-0"; P-16, 16'-0".
WEIGHT PER LINEAR FOOT: 2.50 LBS. (MIN.)
HOLES: 3/8" DIA. 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070-1080).
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN, BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.



DIMENSIONS SHOWN ARE NOMINAL
ALTERNATE SECTIONS MUST BE APPROVED PRIOR
ALTERNATE SECTIONS MUST BE APPROVED PRIOR TO USE.





NOTES
1. POSTS SHALL BE PLUMB; ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND PROPERLY REPLACED.
2. POSTS MAY BE SET OF DRIVEN. WHEN POSTS ARE SET, HOLES SHALL BE DUG TO THE PROPER DEPTH; AFTER INSERTING POSTS, THE HOLES SHALL BE BACK FILLED WITH SUITABLE MATERIAL IN LAYERS NOT TO EXCEED A 6" DEPTH, THOROUGHLY COMPACTED.
3. CARE SHALL BE TAKEN TO PRESERVE THE ALIGNMENT OF THE POST. WHEN POSTS ARE DRIVEN, A SUITABLE DRIVING CAP SHALL BE USED AND AFTER DRIVING THE TOP OF THE POST SHALL HAVE SUBSTANTIALLY THE SAME CROSS-SECTIONAL DIMENSION AS THE BODY OF THE POST; BATTERED HEADS WILL NOT BE ACCEPTED.
4. POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
5. SIGNS SHALL BE ERECTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
6. WHEN SIGN IS IN PLACE NO PART OF POST SHALL EXTEND ABOVE THE SIGN.

SIGN POST
NOT TO SCALE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL
3.	02/23/2022	PLANNING BOARD SUBMISSION	MRT	RRL
2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE - LICENSED PROFESSIONAL ENGINEER - RICHARD R. LUNDBORN No. 10943

SCALE: HORZ.: NTS VERT.:
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CATE STREET DEVELOPMENT, LLC

SITE DETAILS

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 03/09/2022

CD-551

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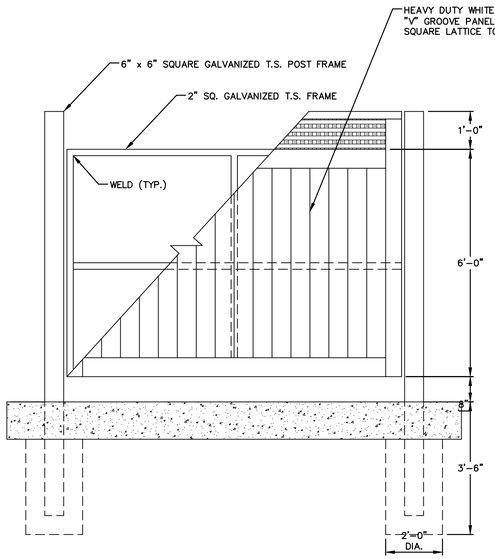
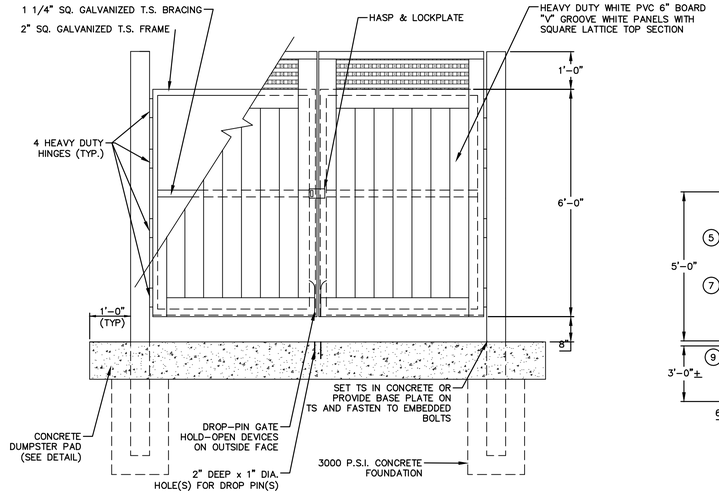
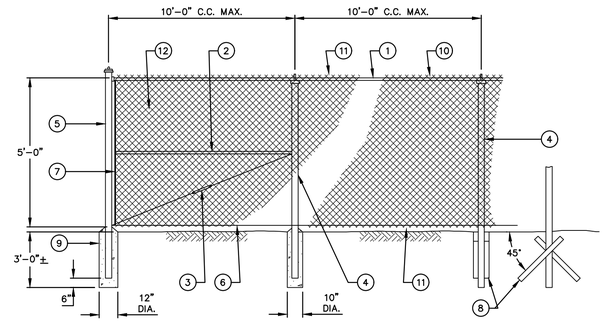


SIDE ELEVATION



FRONT ELEVATION



ELEVATION

NOTES

1. FOOTING DESIGN TO BE CHECKED BY AN ENGINEER FOR WIND LOADS IF SLATS ARE USED OR IF POOR SOIL CONDITIONS EXIST.
2. STRAIGHT RUNS BETWEEN BRACED POSTS SHALL NOT EXCEED 500 FT.
3. FENCE DETAILS ARE INTENDED AS A GUIDE ONLY. ALL FENCE MATERIALS AND CONSTRUCTION METHODS SHALL BE APPROVED BY THE ENGINEER AND FENCE MANUFACTURER.

CHAIN LINK FENCE LEGEND

(1) 1 5/8" O.D. TOP RAIL ATTACH FABRIC WITH 9 GUAGE WIRE CLIP EVERY 24"

(2) 1 5/8" O.D. BRACE FOR RAIL FENCES OVER 6 FEET HIGH AND ALL FENCES WITHOUT TOP RAIL

(3) 5/16" TRUSS ROD AND TURNBUCKLE

(4) INTERMEDIATE POST

FENCE HEIGHT	SQUARE POST	ROUND POST
6 FEET AND LESS	1 7/8"	2"
OVER 6 FEET	2 1/4"	2 1/2"

ATTACH TO C.L. FABRIC WITH CLIPS EVERY 15"

(5) END OR CORNER POST

FENCE HEIGHT	SQUARE POST	ROUND POST
6 FEET AND LESS	2"	2 1/2"
OVER 6 FEET	2 1/2"	3"

(6) 6 GAUGE BOTTOM TENSION WIRE ATTACH TO FABRIC WITH HOG RING AT 24" C.C.

(7) TENSION ROD ATTACHED TO END OR CORNER POST

(8) 2 30" MIN. LENGTH DRIVE ANCHORS DRIVEN THROUGH FITTINGS AT 90° TO FENCE LINE INTO EARTH AT 45° (TO BE USED IN PLACE OF CONCRETE FOOTING. SEE FOOTING DESIGN NOTE NO. 1)

(9) CONCRETE FOOTING 36" DEEP WITH 12" DIA. AT END POST AND 10" DIA. AT INTERMEDIATE POST. HOLE CORE IN UNDISTURBED OR COMPACTED SOIL. (SEE NOTE NO. 1)

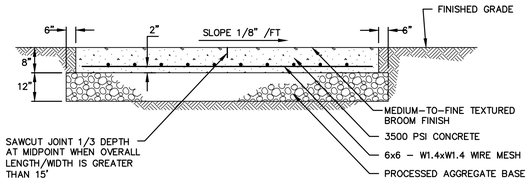
(10) 6 GAUGE TENSION WIRE WHEN TOP RAIL IS NOT USED.

(11) FABRIC SELVAGE:
UNDER 6 FEET SHALL BE KNUCKLED TOP AND BOTTOM
6 FEET AND OVER SHALL BE KNUCKLED BOTTOM AND TWISTED ON THE TOP
RECREATIONAL FENCING, REGARDLESS OF HEIGHT, SHALL BE KNUCKLED TOP AND BOTTOM

(12) 9 GAUGE 2" WIRE MESH FABRIC (COMMERCIAL).

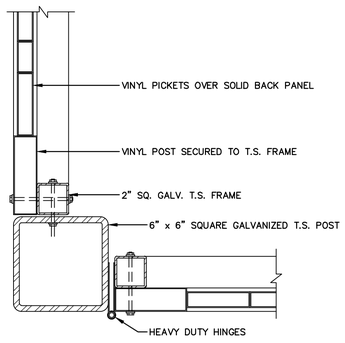
CHAIN LINK FENCE

SCALE: N.T.S.

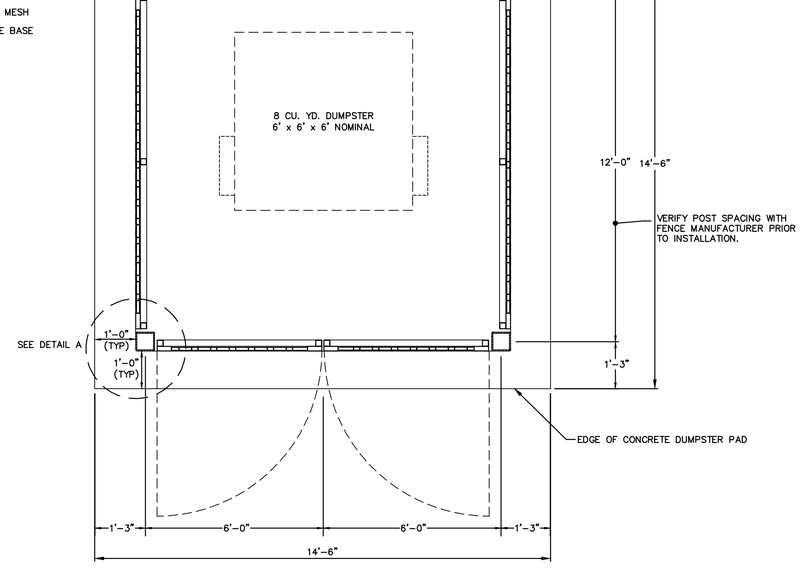


CONCRETE DUMPSTER PAD

NOT TO SCALE



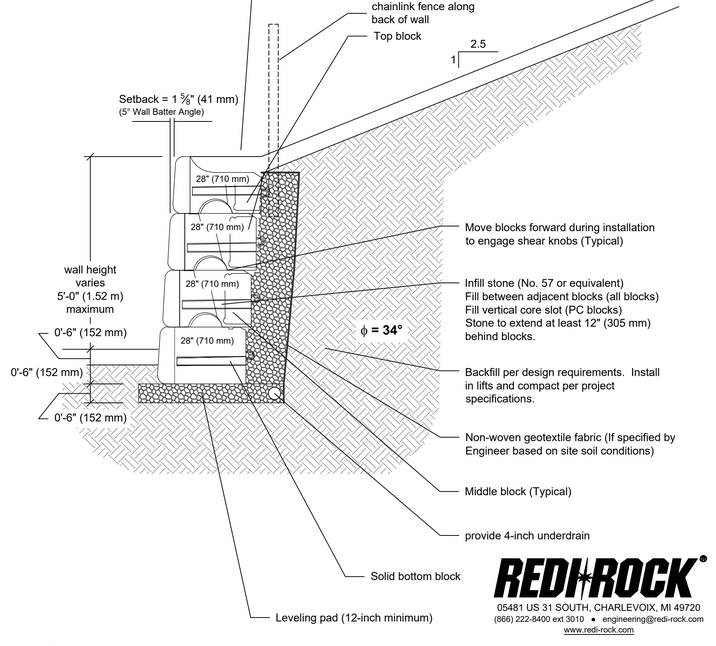
DETAIL A



PLAN

SINGLE DUMPSTER ENCLOSURE

SCALE: N.T.S.



REDI ROCK
05481 US 31 SOUTH, CHARLEVOIX, MI 49720
(866) 222-8400 ext 3010 • engineering@redi-rock.com
www.redi-rock.com

This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.

TYPICAL GRAVITY WALL SECTION

NOT TO SCALE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL
3.	02/23/2022	PLANNING BOARD SUBMISSION	MRT	RRL
2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE – RICHARD LUNDBORN No. 10943 – LICENSED PROFESSIONAL ENGINEER

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SITE DETAILS

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PROJ. No.: 20180317.B10
DATE: 03/09/2022

CD-552

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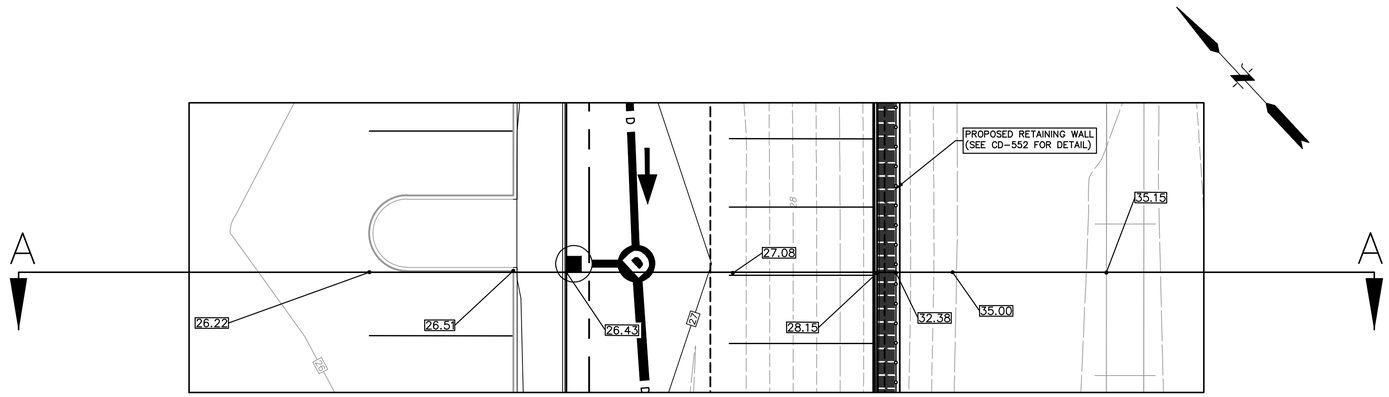
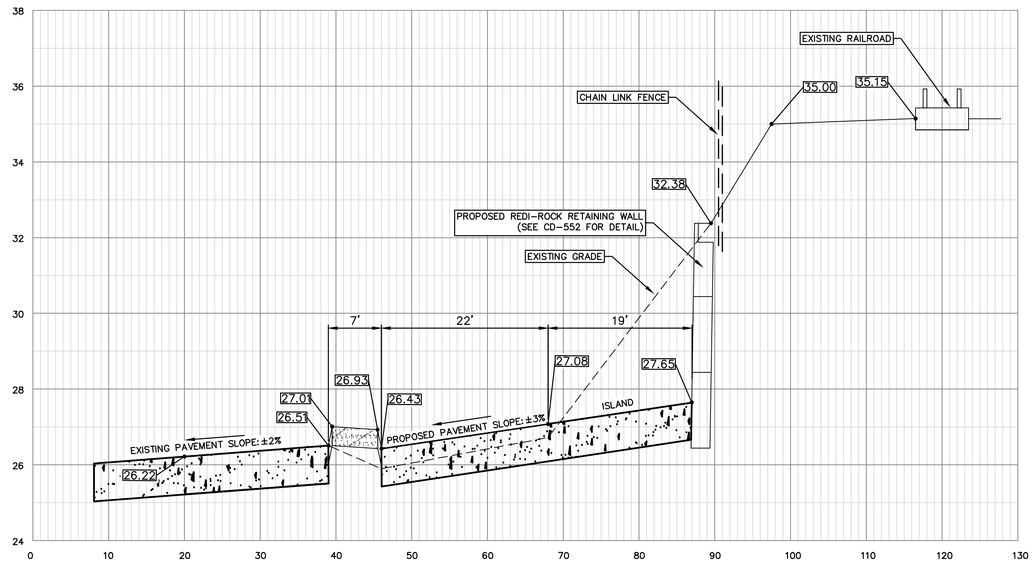


PLAN



PROFILE

EXPANDED PARKING LOT & RETAINING WALL SECTION

SCALE
HORIZONTAL: 1" = 10'
VERTICAL: 1" = 2'

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL
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2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – RICHARD R. LUNDBORN No. 10043 LICENSED

SCALE:
HORZ.: AS NOTED
VERT.: AS NOTED
DATUM:
HORZ.: NAD83
VERT.: NGVD29
0
GRAPHIC SCALE

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CATE STREET DEVELOPMENT, LLC

DETAILS

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 03/09/2022

CD-553

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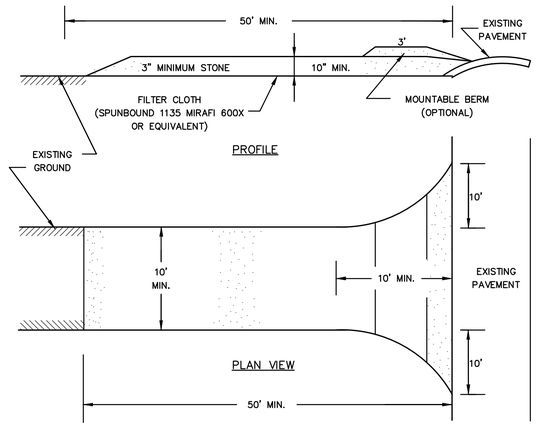

MAINTENANCE REQUIREMENTS:

1. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHOULD BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL, REGRADED ON SITE, AND STABILIZED. THE ENTRANCE SHOULD TEN BE RECONSTRUCTED.
2. THE CONTRACTOR SHOULD SWEEP THE PAVEMENT AT EXITS WHENEVER SOIL MATERIALS ARE TRACKED ONTO THE ADJACENT PAVEMENT OR TRAVELED WAY.
3. WHEN WHEEL WASHING IS REQUIRED, IT SHOULD BE CONDUCTED ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT-TRAPPING DEVICE. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

CONSTRUCTION SPECIFICATIONS:

1. THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
2. THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
3. THE PAD SHOULD BE THE FULL WIDTH OF CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
4. THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
5. THE PAD SHOULD BE AT LEAST 6 INCHES THICK.
6. THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
7. THE PAD SHOULD BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
8. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.

USDA-SCS STABILIZED CONSTRUCTION ENTRANCE

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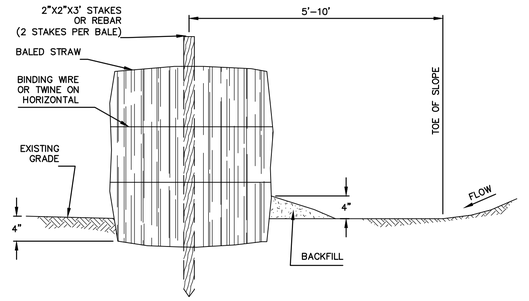

TOE OF SLOPE STRAW BALE BARRIER

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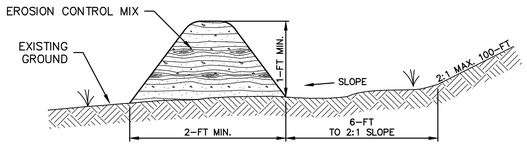

EROSION CONTROL MIX BERM CROSS SECTION

NOT TO SCALE

MAINTENANCE REQUIREMENTS:

1. EROSION CONTROL MIX BERMS SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. EROSION CONTROL MIX BERMS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM.
3. IF THERE ARE SIGNS OF BREACHING OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, THE EROSION CONTROL MIX BERMS SHOULD BE REPLACED WITH OTHER MEASURES TO INTERCEPT AND TRAP SEDIMENT (SUCH AS A DIVERSION BERM DIRECTING RUNOFF TO A SEDIMENT TRAP OR BASIN).
4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT.
5. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) OF THE HEIGHT OF THE BARRIER.
6. EROSION CONTROL MIX BERMS SHOULD BE RESHAPED OR REAPPLIED AS NEEDED.
7. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

CONSTRUCTION SPECIFICATIONS:

1. EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF OF THE PROJECT SITE.
2. EROSION CONTROL MIX MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS.
3. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.
4. COMPOSITION OF THE EROSION CONTROL MIX SHOULD BE AS FOLLOWS:
   - A. EROSION CONTROL MIX SHALL BE A WELL GRADED MIXTURE OF PARTICLE SIZES FREE OF REFUSE, PHYSICAL CONTAMINANTS, MATERIAL TOXIC TO PLANT GROWTH AND MAY NOT CONTAIN ROCKS LESS THAN 4-INCHES IN DIAMETER;
   - B. ORGANIC MATTER = 25-65% DRY WEIGHT BASIS
   - C. PARTICLES PASSING BY WEIGHT:

SCREEN:	PASSING BY WEIGHT:
3-INCH	100%
1-INCH	90-100%
3/4-INCH	70-100%
1/4-INCH	30-75%

   - D. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
   - E. THE MIX SHOULD CONTAIN NO SILTS, CLAYS OR FINE SANDS.
   - F. SOLUBLE SALTS CONTENT < 4.0 mmhos/cm
   - G. pH OF THE MIX SHOULD BE BETWEEN 5.0 AND 8.0
5. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL CONTOUR.
6. IT MAY BE NECESSARY TO CUT TALL GRASSES AND WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES IN THE BARRIER THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
7. THE BARRIER MUST BE A MINIMUM OF 12-INCHES TALL AS MEASURED ON THE UPHILL SIDE OF THE BARRIER.
8. THE BARRIER MUST BE A MINIMUM OF 2-FT WIDE.

CONTINUOUS CONTAINED BERM (ALTERNATIVE):

1. AN ALTERNATIVE PRODUCT, THE CONTINUOUS CONTAINED BERM (OR "FILTER SOCK") CAN BE AN EFFECTIVE SEDIMENT BARRIER AS IT ADDS CONTAINMENT AND STABILITY TO A BERM OF EROSION CONTROL MIX.
2. IN THE EVENT THAT USE OF CONTINUOUS CONTAINED BERM IS DESIRED, THE PRODUCT SELECTED SHOULD BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER.
3. INSTALLATION OF CONTINUOUS CONTAINED BERMS SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MANUFACTURER.

EROSION CONTROL MIX BERM DETAIL

WINTER STABILIZATION & CONSTRUCTION PRACTICES:

MAINTENANCE REQUIREMENTS:

1. MAINTENANCE MEASURES SHOULD BE PERFORMED THROUGHOUT CONSTRUCTION, INCLUDING OVER THE WINTER PERIOD. AFTER EACH RAINFALL, SNOWSTORM, OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHOULD CONDUCT INSPECTION OF ALL INSTALLED EROSION CONTROL PRACTICES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUED FUNCTION.
2. FOR ANY AREA STABILIZED BY TEMPORARY OR PERMANENT SEEDING PRIOR TO THE ONSET OF THE WINTER SEASON, THE CONTRACTOR SHOULD CONDUCT AN INSPECTION IN THE SPRING TO ASCERTAIN THE CONDITION OF THE VEGETATION AND REPAIR ANY DAMAGED AREAS OR BARE SPOTS AND RESEED AS REQUIRED TO ACHIEVE AN ESTABLISHED VEGETATIVE COVER (AT LEAST 85% OF AREA VEGETATED WITH HEALTHY, VIGOROUS GROWTH.)

SPECIFICATIONS:
THE FOLLOWING STABILIZATION TECHNIQUES SHOULD BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 15.

1. THE AREA OF EXPOSED, UNSTABILIZED SOIL SHOULD BE LIMITED TO 1-ACRE AND SHOULD BE PROTECTED AGAINST EROSION BY THE METHODS DISCUSSED IN NHSMM, VOL. 3 AND ELSEWHERE IN THIS PLAN SET, PRIOR TO ANY THAW OR SPRING MELT EVENT. STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.
2. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM 85% VEGETATIVE GROWTH BY OR ARE DISTURBED AFTER OCTOBER 15, SHOULD BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING, OR 2 INCHES OF EROSION CONTROL MIX (REFER TO NHSMM, VOL. 3 FOR SPECIFICATION).
3. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OR ARE DISTURBED AFTER OCTOBER 15 SHOULD BE SEEDED AND COVERED WITH A PROPERLY INSTALLED EROSION CONTROL BLANKET OR WITH A MINIMUM OF 4 INCHES OF EROSION CONTROL MIX, UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. NOTE THAT COMPOST BLANKETS SHOULD NOT EXCEED 2 INCHES IN THICKNESS OR THEY MAY OVERHEAT.
4. ALL STONE COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
5. INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX SHOULD NOT OCCUR OVER SNOW OF GREATER THAN 1 INCH IN DEPTH.
6. ALL MULCH APPLIED DURING WINTER SHOULD BE ANCHORED (I.E. BY NETTING, TRACKING, WOOD CELLULOSE FIBER).
7. WITHIN 24 HOURS OF STOCKPILING SOIL MATERIALS SHOULD BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A 4 INCH LAYER OF EROSION CONTROL MIX. MULCH SHOULD BE RE-ESTABLISHED PRIOR TO ANY RAIN OR SNOWFALL. NO SOIL STOCKPILE SHOULD BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100-FT OF ANY WETLAND OR OTHER WATER RESOURCE AREA.
8. FROZEN MATERIAL (I.E. FROST LAYER REMOVED DURING WINTER CONSTRUCTION) SHOULD BE STOCKPILED SEPARATELY AND IN A LOCATION AWAY FROM ANY AREA NEEDING PROTECTION. FROZEN MATERIAL STOCKPILES CAN MELT IN SPRING AND BECOME UNWORKABLE AND DIFFICULT TO TRANSPORT DUE TO HIGH SOIL MOISTURE CONTENT.
9. INSTALLATION OF EROSION CONTROL BLANKETS SHOULD NOT OCCUR OVER SNOW OF GREATER THAN 1 INCH IN DEPTH OR ON FROZEN GROUND.
10. ALL GRASS-LINED DITCHES AND CHANNELS SHOULD BE CONSTRUCTED BY SEPTEMBER 1. ALL DITCHES AND SWALES WHICH DO NOT EXHIBIT 85% VEGETATIVE GROWTH BY OR ARE DISTURBED AFTER OCTOBER 15, SHOULD BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS AS DETERMINED BY A PROFESSIONAL ENGINEER. IF STONE LINING IS NECESSARY, THE CONTRACTOR MAY NEED TO RE-GRADE THE DITCH AS REQUIRED TO PROVIDE ADEQUATE CROSS-SECTION AFTER ALLOWING FOR PLACEMENT OF THE STONE.
11. ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
12. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION HAS STOPPED FOR THE WINTER SHOULD BE PROTECTED WITH A MINIMUM 3 INCH LAYER OF SAND AND GRAVEL WITH A GRADATION THAT IS LESS THAN 12% OF THE SAND PORTION, OR MATERIAL PASSING THE NUMBER 4 SIEVE, BY WEIGHT, PASSES THE NUMBER 200 SIEVE.
13. SEDIMENT BARRIERS THAT ARE INSTALLED DURING FROZEN CONDITIONS SHOULD CONSIST OF EROSION CONTROL MIX BERMS, OR CONTINUOUS CONTAINED BERMS. SILT FENCES AND HAY BALES SHOULD NOT BE INSTALLED WHEN FROZEN CONDITIONS PREVENT PROPER EMBEDMENT OF THESE BARRIERS.

DUST CONTROL PRACTICES:

1. APPLY DUST CONTROL MEASURES AS NECESSARY TO MAINTAIN CONTROL OF DUST ON SITE.
2. WATER APPLICATION:
   - A) MOISTEN EXPOSED SOIL SURFACES PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.
   - B) AVOID EXCESSIVE APPLICATION OF WATER THAT WOULD RESULT IN MOBILIZING SEDIMENT AND SUBSEQUENT DEPOSITION IN NATURAL WATERBODIES.
3. STONE APPLICATION:
   - A) COVER SURFACE WITH CRUSHED OR COARSE GRAVEL.
   - B) IN AREAS NEAR WATERWAYS USE ONLY CHEMICALLY STABILIZED OR WASHED AGGREGATE.
4. REFER TO "NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3 CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROLS, DECEMBER 2008" FOR OTHER ALLOWABLE DUST CONTROL PRACTICES (I.E. COMMERCIAL TACKIFIERS OR CHEMICAL TREATMENTS SUCH AS CALCIUM CHLORIDE, ETC.)

SOIL STOCKPILE PRACTICES:

1. LOCATE STOCKPILES A MINIMUM OF 50-FT. AWAY FROM CONCENTRATED FLOWS OF STORMWATER, DRAINAGE COURSES OR INLETS.
2. PROTECT ALL STOCKPILES FROM STORMWATER RUN-ON USING TEMPORARY PERIMETER MEASURES SUCH AS DIVERSIONS, BERMS, SANDBAGS OR OTHER APPROVED PRACTICES.
3. STOCKPILES SHOULD BE SURROUNDED BY SEDIMENT BARRIERS AS DESCRIBED ON THE PLANS AND IN NHSMM VOL. 3. TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILE.
4. IMPLEMENT WIND EROSION CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.
5. PLACE BAGGED MATERIALS ON PALLETS OR UNDERCOVER.

PROTECTION OF INACTIVE STOCKPILES:

1. INACTIVE SOIL STOCKPILES SHOULD BE COVERED WITH ANCHORED TARPS OR PROTECTED WITH SOIL STABILIZATION MEASURES (TEMPORARY SEED AND MULCH OR OTHER TEMPORARY STABILIZATION PRACTICE) AND TEMPORARY PERIMETER SEDIMENT BARRIERS (I.E. SILT FENCE, ETC.) AT ALL TIMES.
2. INACTIVE STOCKPILES OF CONCRETE RUBBLE, ASPHALT CONCRETE RUBBLE, AGGREGATE MATERIALS, AND SIMILAR MATERIALS SHOULD BE PROTECTED WITH TEMPORARY SEDIMENT PERIMETER BARRIERS (I.E. SILT FENCE, ETC.) AT ALL TIMES. IF THE MATERIALS ARE A SOURCE OF DUST, THEY SHOULD ALSO BE COVERED.

PROTECTION OF ACTIVE STOCKPILES:

1. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY LINEAR SEDIMENT BARRIERS (I.E. SILT FENCE, ETC.) PRIOR TO THE ONSET OF PRECIPITATION. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIAL FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
2. WHEN A STORM IS PREDICTED, STOCKPILES SHOULD BE PROTECTED WITH AN ANCHORED PROTECTIVE COVERING.

INVASIVE SPECIES NOTE:

1. THE CONTRACTOR SHALL TAKE STEPS TO PREVENT THE SPREAD OF INVASIVE PLANT, INSECT, AND FUNGAL SPECIES BY MEETING THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES. HTTP://GENCOURT.STATE.NH.US/RULES/STATE_AGENCIES/AGR3800.HTML

GENERAL CONSTRUCTION PHASING:

1. PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS. PERIMETER CONTROLS SHALL BE EROSION CONTROL MIX BERMS OR SILT SOCKS.
2. PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING THE SITE).
3. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
4. TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
5. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5 INCH OF RAIN.
6. STABILIZATION:
   A SITE IS DEEMED STABILIZED WHEN IT IS IN A CONDITION IN WHICH THE SOIL ON SITE WILL NOT EXPERIENCE ACCELERATED OR UNNATURAL EROSION UNDER THE CONDITIONS OF A 10-YEAR STORM EVENT, SUCH AS BUT NOT LIMITED TO
   - A) IN AREAS THAT WILL NOT BE PAVED:
     - i) A MINIMUM OF 85% VEGETATIVE COVER HAS BEEN ESTABLISHED;
     - ii) A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR A CERTIFIED COMPOST BLANKET HAS BEEN INSTALLED, OR;
     - iii) EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
   - B) IN AREAS TO BE PAVED:
     - i) BASE COURSE GRAVELS HAVE BEEN INSTALLED.
7. TEMPORARY STABILIZATION:
   ALL AREAS OF EXPOSED OR DISTURBED SOIL SHOULD BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN 45 DAYS FROM THE TIME OF INITIAL DISTURBANCE, UNLESS A SHORTER TIME IS SPECIFIED BY LOCAL AUTHORITIES, THE CONSTRUCTION SEQUENCE APPROVED AS PART OF THE ISSUED PERMIT OR AN INDEPENDENT MONITOR.
8. PERMANENT STABILIZATION:
   ALL AREAS OF EXPOSED OR DISTURBED SOIL SHOULD BE PERMANENTLY STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN 3 DAYS FOLLOWING FINAL GRADING.
9. MAXIMUM AREA OF DISTURBANCE:
   THE AREA OF UNSTABILIZED SOIL SHOULD NOT EXCEED 5 ACRES AT ANY TIME.
10. ONLY DISTURB, CLEAR, OR GRADE AREAS NECESSARY FOR CONSTRUCTION.
    - A) FLAG OR OTHERWISE DELINEATE AREAS NOT TO BE DISTURBED.
    - B) EXCLUDE VEHICLES AND CONSTRUCTION EQUIPMENT FROM THESE AREAS TO PRESERVE NATURAL VEGETATION.
11. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHOULD BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN DEPICTED ON GRADING PLANS.
12. ALL EROSION AND SEDIMENT CONTROL PRACTICES AND MEASURES SHOULD BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN DEPICTED ON GRADING PLANS.
13. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHOULD BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE FINISHED GRADING AND BE PROTECTED FROM EROSION.
14. STOCKPILES, BORROW AREAS AND SPOILS SHALL BE STABILIZED AS DESCRIBED UNDER "SOIL STOCKPILE PRACTICES".
15. SLOPES SHOULD NOT BE CREATED SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTIES WITHOUT ADEQUATE PROTECTION AGAINST SEDIMENTATION, EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED DAMAGE.
16. AREAS TO BE FILLED SHOULD BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND/OR OTHER OBJECTIONABLE MATERIALS.
17. AREAS SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 3-INCHES PRIOR TO PLACEMENT OF TOPSOIL. TOPSOIL SHOULD BE PLACED WITHOUT SIGNIFICANT COMPACTION TO PROVIDE A LOOSE BEDDING FOR PLACEMENT OF SEED.
18. ALL FILLS SHOULD BE COMPACTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, SITE UTILITIES, CONDUITS AND OTHER FACILITIES, SHOULD BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
19. IN GENERAL, FILLS SHOULD BE COMPACTED IN LAYERS RANGING FROM 6 TO 24 INCHES IN THICKNESS. THE CONTRACTOR SHOULD REVIEW THE PROJECT GEOTECHNICAL REPORT AND/OR THE "PROJECT SPECIFIC PHASING NOTES" FOR SPECIFIC GUIDANCE.
20. ANY AND ALL FILL MATERIAL SHOULD BE FREE OF BRUSH, RUBBISH, ROCKS (LARGER THAN 3/4 THE DEPTH OF THE LIFT BEING INSTALLED), LOGS, STUMPS, BUILDING DEBRIS, FROZEN MATERIAL AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY LIFTS.
21. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE (I.E. CLAY, SILT) MATERIALS ARE SUSCEPTIBLE TO ACCELERATED SETTLEMENT AND POTENTIAL ACCELERATED EROSION. WORK IN AREAS OF THESE MATERIALS SHOULD BE PERFORMED UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER.
22. THE OUTER FACE OF THE FILL SLOPE SHOULD BE ALLOWED TO STAY LOOSE, NOT ROLLED OR COMPACTED, OR BLADE SMOOTHED. A BULLDOZER MAY RUN UP AND DOWN THE FILL SLOPE SO THE DOZER TREADS (CLEAT TRACKS) CREATE GROOVES PERPENDICULAR TO THE SLOPE. IF THE SOIL IS NOT TOO MOIST, EXCESSIVE COMPACTION WILL NOT OCCUR. SEE "SURFACE ROUGHENING" IN THE NHSMM, VOL.3.
23. ROUGHEN THE SURFACE OF ALL SLOPES DURING THE CONSTRUCTION OPERATION TO RETAIN WATER, INCREASE INFILTRATION AND FACILITATE VEGETATION ESTABLISHMENT.
24. USE SLOPE BREAKS, SUCH AS DIVERSIONS, BENCHES, OR CONTOUR FURROWS AS APPROPRIATE TO REDUCE THE LENGTH OF CUT-FILL SLOPES TO LIMIT SHEET AND RILL EROSION AND PREVENT GULLY EROSION. ALL BENCHES SHOULD BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF CONSTRUCTION.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHOULD BE EVALUATED BY A PROFESSIONAL ENGINEER (PREFERABLY THE DESIGN ENGINEER) TO DETERMINE IF THE PROPOSED DESIGN SHOULD BE REVISED TO PROPERLY MANAGE THE CONDITION.
26. STABILIZE ALL GRADED AREAS (AS ABOVE) WITH VEGETATION, CRUSHED STONE, COMPOST BLANKET, OR OTHER GROUND COVER AS SOON AS GRADING IS COMPLETE OR IF WORK IS INTERRUPTED FOR 21 WORKING DAYS OR MORE. USE MULCH OR OTHER APPROVED METHODS TO STABILIZE AREAS TEMPORARILY WHERE FINAL GRADING MUST BE DELAYED.
27. ALL GRADED AREAS SHOULD BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

ABOVE NOTES EXCERPTED, ADAPTED AND REFERENCED FROM "NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3 CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROLS, DECEMBER 2008" (NHSMM, VOL. 3)

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL
3.	02/23/2022	PLANNING BOARD SUBMISSION	MRT	RRL
2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE – RICHARD LUNDBORN No. 10943 – LICENSED PROFESSIONAL ENGINEER

SCALE: HORZ.: NTS VERT.: DATUM: HORZ.: VERT.: 0 GRAPHIC SCALE

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PROJ. No.: 20180317.B10
DATE: 03/09/2022

CD-560

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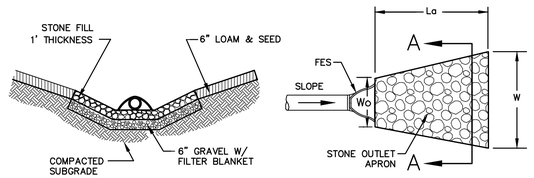
MS VIEW: LAYER STATE: Plotter: DWG TO PDF.PC3 CTB File: FO.STB

D10=10"
RIP-RAP GRADATION

% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE (INCHES)		
100	5	TO	6
85	4	TO	5
50	3	TO	5
15	1	TO	2

APRON DIMENSION TABLE

PIPE OUTLET	Wo	W	La	T	d50
15" SWALE	4'	2'	14'	8"	3"
36" HEADWALL	USE SCOUR POOL				
12" BRB#1	3.0'	11.5'	8.5'	16"	3"
12" BRB#2	3.0'	13.5'	10.5'	16"	3"



SECTION A–A

PLAN VIEW

STONE: D50 = 3"
WELL GRADED WITH SUFFICIENT SAND AND GRAVEL TO FILL THE VOIDS

THE HEIGHT OF THE STRUCTURAL LINING ALONG THE CHANNEL SIDES SHALL BEGIN AT THE ELEVATION EQUAL TO THE TOP OF THE CONDUIT AND TAPER DOWN TO THE CHANNEL BOTTOM THROUGH THE LENGTH OF THE APRON.

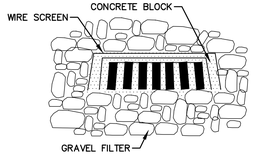
NOTES:
1. ALL PIPE CULVERTS SHALL HAVE END SECTIONS OR HEADWALLS. END SECTION MATERIAL AND MANUFACTURER SHALL MATCH THAT OF THE PIPE CULVERT.
2. THE LARGEST RIP-RAP SIZE DETERMINED DURING HYDROLOGIC ANALYSIS HAS BEEN USED FOR ALL OUTLETS FOR ECONOMY AND SIMPLICITY.
3. APRON LENGTHS, WIDTHS AND THICKNESSES HAVE BEEN ROUNDED UP TO WHOLE NUMBERS FOR EASE OF CONSTRUCTION.

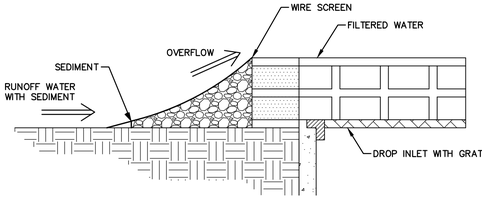
CONSTRUCTION SPECIFICATIONS:
1. PREPARE THE SUB-GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP-RAP TO THE GRADES SHOWN ON THE PLANS.
2. MINIMUM 6" SAND/GRAVEL BEDDING OR GEOTEXTILE FABRIC REQUIRED UNDER ALL ROCK RIP-RAP.
3. THE ROCK OR GRAVEL USED FOR FILTER OR RIP-RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
4. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF ROCK RIP-RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO (2) PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
5. STONE FOR THE RIP-RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
6. RIP-RAP SIZE CHOSEN FOR THE WORST CASE OF ALL OUTLETS. ALL RIP-RAP USED FOR PIPE OUTLET PROTECTION WILL HAVE THE SAME GRADATION AND THICKNESS.

MAINTENANCE NOTES:
1. OUTLETS SHALL BE INSPECTED AND CLEANED ANNUALLY AND AFTER ANY MAJOR STORM EVENT. ANY EROSION OR DAMAGE TO THE RIP-RAP SHALL BE REPAIRED IMMEDIATELY.
2. THE CHANNEL IMMEDIATELY DOWNSTREAM FROM THE OUTLET SHOULD BE CHECKED TO SEE THAT NO EROSION IS OCCURRING.
3. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

RIP RAP APRON OUTLET PROTECTION

NOT TO SCALE





BLOCK AND GRAVEL INLET SEDIMENT FILTER

NOT TO SCALE

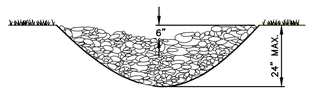
CONSTRUCTION SPECIFICATIONS:
1. PLACE CONCRETE BLOCKS LENGTHWISE ON THEIR SIDE IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET, WITH THE ENDS OF ADJACENT BLOCKS ABUTTING. THE HEIGHT OF THE BARRIER CAN BE VARIED, DEPENDING ON DESIGN NEEDS, BY STACKING COMBINATIONS OF 4-INCH, 8-INCH AND 12-INCH WIDE BLOCKS. THE BARRIER OF BLOCKS SHALL BE AT LEAST 12 INCHES HIGH AND NO GREATER THAN 24 INCHES HIGH
2. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEBBING) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED.
3. STONE SHALL BE PILED AGAINST THE WIRE TO THE TOP OF THE BLOCK BARRIER, AS SHOWN ABOVE. STONE GRADATION SHALL BE WELL GRADED WITH THE MAXIMUM STONE SIZE OF 6 INCHES AND MINIMUM STONE SIZE OF 1 INCH.
4. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.

MAINTENANCE NOTES:
1. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
2. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

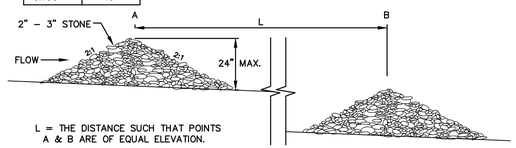
SEDIMENTATION CONTROL AT CATCH BASINS

NOT TO SCALE

SPACING BETWEEN CHECK DAMS	
SLOPE (FT/FT)	LENGTH (FT)
0.020	75
0.030	50
0.040	37
0.050	30
0.080	19
0.100	15
0.120	13
0.150	10



DRAINAGEWAY CROSS-SECTION



L = THE DISTANCE SUCH THAT POINTS A & B ARE OF EQUAL ELEVATION.

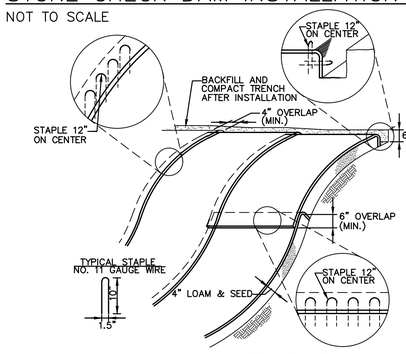
SPACING BETWEEN STONE CHECK DAMS

CONSTRUCTION SPECIFICATIONS:
1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION, AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.

MAINTENANCE NOTES:
1. TEMPORARY GRADE STABILIZATION STRUCTURES SHOULD BE INSPECTED AFTER EACH STORM AND DAILY DURING PROLONGED STORM EVENTS. ANY DAMAGE TO THE STRUCTURES SHALL BE REPAIRED IMMEDIATELY.
2. PARTICULAR ATTENTION SHOULD BE GIVEN TO END RUN AND EROSION AT THE DOWNSTREAM TOE OF THE STRUCTURE.
3. WHEN REMOVING THE STRUCTURES, THE DISTURBED AREAS SHALL BE BROUGHT UP TO EXISTING CHANNEL GRADE AND THE AREAS PREPARED, SEEDED AND MULCHED
4. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT REACHES 1/2 THE ORIGINAL HEIGHT OF THE STRUCTURE.

STONE CHECK DAM INSTALLATION DETAIL

NOT TO SCALE



SLOPE INSTALLATION

MAINTENANCE REQUIREMENTS:
1. ALL BLANKET AND MATS SHOULD BE INSPECTED WEEKLY DURING THE CONSTRUCTION PERIOD, AND AFTER ANY RAINFALL EVENT EXCEEDING 1/2 INCH IN A 24-HOUR PERIOD.
2. ANY FAILURE SHOULD BE REPAIRED IMMEDIATELY. IF WASHOUT OF THE SLOPE, DISPLACEMENT OF THE MAT, OR DAMAGE TO THE MAT OCCURS, THE AFFECTED SLOPE SHALL BE REPAIRED AND RESEEDED, AND THE AFFECTED AREA OF MAT SHALL BE RE-INSTALLED.

CONSTRUCTION SPECIFICATIONS:
1. MANUFACTURE'S INSTALLATION INSTRUCTIONS:
   A. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
   B. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
   C. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
   D. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
   E. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.
2. SITE PREPARATION:
   A. PROPER SITE PREPARATION IS ESSENTIAL TO ENSURE COMPLETE CONTACT OF THE PROTECTION MATTING WITH THE SOIL.
   B. GRADE AND SHAPE AREA IF INSTALLATION.
   C. REMOVE ALL ROCKS, CLODS, TRASH, VEGETATIVE OR OTHER OBSTRUCTIONS SO THAT THE INSTALLED BLANKETS WILL HAVE DIRECT CONTACT WITH THE SOIL.
   D. PREPARE SEEDBED BY LOOSENING 2-3 INCHES OF TOPSOIL ABOVE FINAL GRADE.
   E. INCORPORATE AMENDMENTS, SUCH AS LIME AND FERTILIZER, INTO SOIL ACCORDING TO SOIL TEST AND THE SEEDING PLAN.
3. SEEDING:
   A. SEED AREA BEFORE BLANKET INSTALLATION FOR EROSION CONTROL AND REVEGETATION. SEEDING AFTER MAT INSTALLATION IS OFTEN SPECIFIED FOR TURF REINFORCEMENT APPLICATIONS. WHEN SEEDING PRIOR TO BLANKET INSTALLATION, ALL CHECK SLOTS AND OTHER AREAS DISTURBED DURING INSTALLATION MUST BE RESEEDED.
   B. WHEN SOIL FILLING IS SPECIFIED, SEED THE MATTING AND THE ENTIRE DISTURBED AREA AFTER INSTALLATION AND PRIOR TO FILLING THE MAT WITH SOIL.

EROSION CONTROL - BLANKET SLOPE PROTECTION

NOT TO SCALE

PERMANENT VEGETATION:

SPECIFICATIONS:

SITE PREPARATION:
1. INSTALL NEEDED EROSION AND SEDIMENT CONTROL MEASURES SUCH AS SILTATION BARRIERS, DIVERSIONS, AND SEDIMENT TRAPS.
2. GRADE AS NEEDED FOR THE ACCESS OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
3. RUNOFF SHOULD BE DIVERTED FROM THE SEEDBED AREA.
4. ON SLOPES 4:1 OR STEEPER, THE FINAL PREPARATION SHOULD INCLUDE CREATING HORIZONTAL GROOVES PERPENDICULAR O THE DIRECTION OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF.

SEEDBED PREPARATION:
1. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY AND SILT SOILS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
2. REMOVE FROM THE SURFACE ALL STONES 2INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, CONCRETE CLODS, LUMPS, TRASH OR OTHER UNSUITABLE MATERIAL.
3. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED; THE AREA MUST BE TILLED AND FIRMED AS ABOVE.
4. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
5. IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHOULD BE APPLIED DURING THE GROWING SEASON.
6. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL FERTILIZER AND LIMESTONE MAY BE APPLIED AT THE FOLLOWNG RATES:

   LIMESTONE APPLICATION RATE = 3 TONS/ACRE (138 LB./1,000-SF)*

   *EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE

   FERTILIZER APPLICATION RATE = 600 LB./ACRE (13.8 LB./1,000-SF)*

   *LOW PHOSPHATE FERTILIZER (N-P205-K20) OR EQUIVALENT
7. FERTILIZER SHOULD BE RESTRICTED TO LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 AND 250-FT FROM A SURFACE WATER BODY. NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25-FT OF A SURFACE WATER BODY. THESE ARE THE REQUIREMENTS FOR ANY WATER BODY PROTECTED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT.

SEEDING:
1. INOCULATE ALL LEGUME SEED WITH THE CORRECT TYPE OF INOCULANT.
2. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4 TO 1/2 INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE.
3. WHERE FEASIBLE EXCEPT WHERE EITHER CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG.
4. SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO FIRST KILLING FROST. WHEN CROWN VETCH IS SEEDED IN LATE SUMMER AT LEAST 35% OF THE SEED SHOULD BE HARD SEED (UNSCARIFIED). IF SEEDING CANNOT BE DONE WITHIN THE SPECIFIED SEEDING DATES, MULCH ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE DESCRIBED IN THE NHSSM, VOL 3. AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
5. AREAS SEEDED BETWEEN MAY 15 AND AUGUST 15 SHOULD BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE DESCRIBED IN THE NHSSM, VOL 3.
6. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED AREA SHOULD BE ACHIEVED PRIOR TO OCTOBER 15. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT OTHER TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION.

HYDROSEEDING:
1. WHEN HYDROSEEDING (HYDRAULIC APPLICATION), PREPARE THE SEEDBED AS SPECIFIED ABOVE OR BY HAND RAKING TO LOOSEN AND SMOOTH THE SOIL AND REMOVE SURFACE STONES LARGER THAN 2 INCHES IN DIAMETER.
2. SLOPES BUST BE NO STEEPER THAN 2:1 (2 FEET HORIZONTALLY BY 1 FOOT VERTICALLY.
3. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF FIBER MULCH ON CRITICAL AREAS IS NOT RECOMMENDED (UNLESS IT IS USED TO HOLD STRAW OR HAY). BETTER PROTECTION IS GAINED BY USING STRAW MULCH AND HOLDING IT WITH ADHESIVE MATERIALS OR 500 POUNDS PER ACRE OF WOOD FIBER MULCH.
4. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

MAINTENANCE REQUIREMENTS:
1. PERMANENT SEEDED AREAS SHOULD BE INSPECTED AT LEAST MONTHLY DURING THE COURSE OF CONSTRUCTION. INSPECTION, MAINTENANCE AND CORRECTIVE ACTIONS SHOULD CONTINUE UNTIL THE OWNER ASSUMES PERMANENT OPERATION OF THE SITE.
2. SEEDED AREAS SHOULD BE MOWED AS REQUIRED TO MAINTAIN A HEALTHY STAND OF VEGETATION. MOWING HEIGHT AND FREQUENCY DEPEND OF TYPE OF GRASS COVER.
3. BASED ON INSPECTION, AREAS SHOULD BE RESEEDED TO ACHIEVE FULL STABILIZATION OF EXPOSED SOILS.
4. AT A MINIMUM 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION.
5. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHOULD BE MADE AND AREAS SHOULD BE RESEEDED, WITH OTHER TEMPORARY MEASURES (I.E. MULCH, ETC.) USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.

PERMANENT VEGETATION SEEDING RECOMMENDATIONS

USE	MIXTURE	SPECIES	LBS./ACRE	LBS./ 1,000-SF
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	TALL FESCUE CREEPING RED FESCUE REDTOP TOTAL	20 20 2 42	0.45 0.45 0.05 0.95
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	A	TALL FESCUE CREEPING RED FESCUE REDTOP TOTAL	20 20 2 42	0.45 0.45 0.05 0.95
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY RECREATION SITES	A	TALL FESCUE CREEPING RED FESCUE REDTOP TOTAL	20 20 2 42	0.45 0.45 0.05 0.95
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL ESSENTIAL FOR GOOD TURF)	F	CREEPING RED FESCUE KENTUCKY BLUEGRASS TOTAL	50 50 100	1.15 1.15 2.30

SOURCES:
1. NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, TABLES 4-2 AND 4-3
2. MINNICK, E.L. AND H.T. MARSHALL, (AUGUST 1992)

TEMPORARY VEGETATION:

SPECIFICATIONS:

SITE PREPARATION:
1. INSTALL NEEDED EROSION AND SEDIMENT CONTROL MEASURES SUCH AS SILTATION BARRIERS, DIVERSIONS, AND SEDIMENT TRAPS.
2. GRADE AS NEEDED FOR THE ACCESS OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
3. RUNOFF SHOULD BE DIVERTED FROM THE SEEDBED AREA.
4. ON SLOPES 4:1 OR STEEPER, THE FINAL PREPARATION SHOULD INCLUDE CREATING HORIZONTAL GROOVES PERPENDICULAR O THE DIRECTION OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF.

SEEDBED PREPARATION:
1. STONES AND TRASH SHOULD BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA.
2. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
3. IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHOULD BE APPLIED DURING THE GROWING SEASON.
4. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL FERTILIZER AND LIMESTONE MAY BE APPLIED AT THE FOLLOWNG RATES:

   LIMESTONE APPLICATION RATE = 3 TONS/ACRE (138 LB./1,000-SF)*

   *EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE

   FERTILIZER APPLICATION RATE = 600 LB./ACRE (13.8 LB./1,000-SF)*

   *LOW PHOSPHATE FERTILIZER (N-P205-K20) OR EQUIVALENT
5. FERTILIZER SHOULD BE RESTRICTED TO LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 AND 250-FT FROM A SURFACE WATER BODY. NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25-FT OF A SURFACE WATER BODY. THESE ARE THE REQUIREMENTS FOR ANY WATER BODY PROTECTED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT.

SEEDING:
1. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTIPACKER TYPE SEEDER OR HYDRO SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4 TO 1/2 INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
2. TEMPORARY SEED SHOULD TYPICALLY OCCUR PRIOR TO SEPTEMBER 15.
3. AREAS SEEDED BETWEEN MAY 15 AND AUGUST 15 SHOULD BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE DESCRIBED IN THE NHSSM, VOL 3.
4. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED AREA SHOULD BE ACHIEVED PRIOR TO OCTOBER 15. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT OTHER TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION.

MAINTENANCE REQUIREMENTS:
1. TEMPORARY SEEDING SHOULD BE INSPECTED WEEKLY AFTER ANY RAINFALL EXCEEDING 1/2 INCH IN 24 HOURS ON ACTIVE CONSTRUCTION SITES. TEMPORARY SEEDING SHOULD BE INSPECTED JUST PRIOR TO SEPTEMBER 15, TO ASCERTAIN WHETHER ADDITIONAL SEEDING IS REQUIRED TO PROVIDE STABILIZATION OVER THE WINTER PERIOD.
2. BASED ON INSPECTION, AREAS SHOULD BE RESEEDED TO ACHIEVE FULL STABILIZATION OF EXPOSED SOILS. IF IT IS TOO LATE IN THE PLANTING SEASON TO APPLY ADDITIONAL SEED, THEN OTHER TEMPORARY STABILIZATION MEASURES SHOULD BE IMPLEMENTED.
3. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHOULD BE MADE AND AREAS SHOULD BE RESEEDED, WITH OTHER TEMPORARY MEASURES (I.E. MULCH, ETC.) USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.

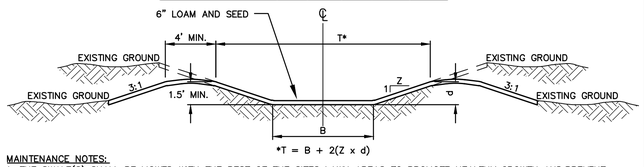
TEMPORARY VEGETATION SEEDING RECOMMENDATIONS

SPECIES	PER ACRE BUSHELS (BU) OR POUNDS (LBS.)	PER 1,000-SF	REMARKS
WINTER RYE	2.5 BU OR 112 LBS.	2.5 LBS.	BEST FOR FALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 15 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.
OATS	2.5 BU OR 80 LBS.	2.0 LBS.	BEST FOR SPRING SEEDING. SEED NO LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO A DEPTH OF 1 INCH.
ANNUAL RYEGRASS	40 LBS.	1.0 LB.	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE WHERE APPEARANCES ARE IMPORTANT. SEED EARLY SPRING AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. COVER THE SEED WITH NO MORE THAN 0.25 INCH OF SOIL.
PERENNIAL RYEGRASS	30 LBS.	0.7 LBS.	BEST FOR FALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 15 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.

SOURCES:
1. NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, TABLE 4-1
2. MINNICK, E.L. AND H.T. MARSHALL, (AUGUST 1992)

SWALE DIMENSION TABLE

LOCATION	B	d	Z	T	LENGTH
WHERE SHOWN	4-FT	2-FT	3-FT	20-FT	AS SHOWN



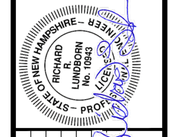
*T = B + 2(Z x d)

MAINTENANCE NOTES:
1. THE SWALE(S) SHALL BE MOWED WITH THE REST OF THE SITES LAWN AREAS TO PROMOTE HEALTHY GROWTH AND PREVENT THE ENCROACHMENT OF WEEDS AND WOODY VEGETATION. DO NOT MOW GRASS IN SWALE(S) TOO SHORT. THIS WILL REDUCE THE SWALES FILTERING ABILITY.
2. THE SWALE(S) SHOULD BE FERTILIZED ON AN AS NECESSARY BASIS, TO KEEP THE GRASS HEALTHY. OVER FERTILIZATION COULD RESULT IN THE SWALE(S) BECOMING A SOURCE OF POLLUTION TO THE SURROUNDING WETLAND AREAS.
3. THE SWALE(S) SHOULD BE INSPECTED PERIODICALLY AND AFTER EVERY MAJOR STORM. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND RE-VEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

VEGETATED SWALE DETAIL

NOT TO SCALE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
4.	03/09/2022	PLANNING BOARD SUBMISSION	MRT	RRL
3.	02/23/2022	PLANNING BOARD SUBMISSION	MRT	RRL
2.	01/18/2022	TAC RESUBMISSION	MRT	RRL
1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL



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EROSION CONTROL DETAILS
ROUTE 1 BYPASS / HODGDON WAY
PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.B10
DATE: 03/09/2022

CD-561

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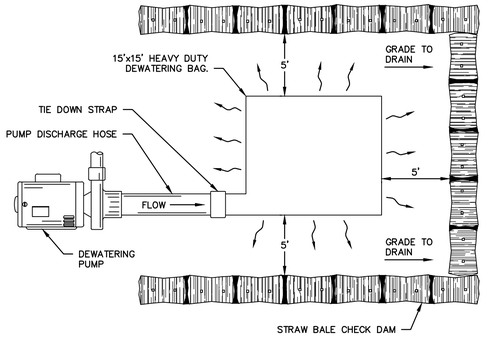
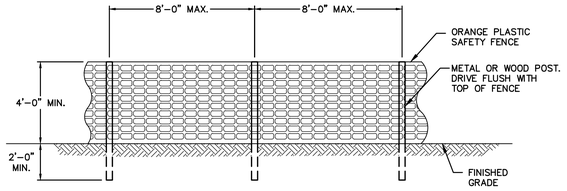
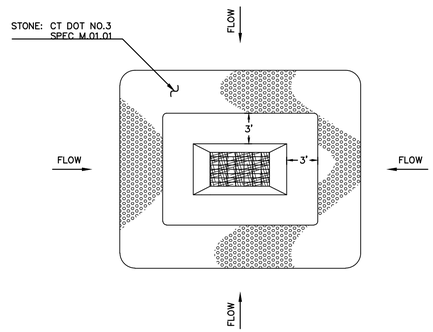


DEWATERING BAG
NOT TO SCALE

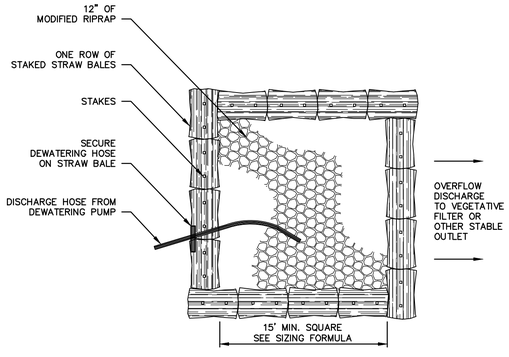


FOR TREE PROTECTION FENCE SHALL BE PLACED AT DRIPLINE OF TREES.

PROTECTIVE SAFETY FENCE
SCALE: N.T.S.



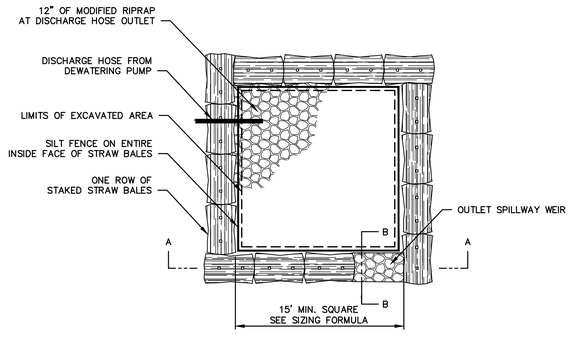
LOW POINT STONE CHECK DAM
NOT TO SCALE



SIZING FORMULA:
CUBIC FT. OF REQUIRED STORAGE = PUMP DISCHARGE RATE (GPM) x 16

PLAN

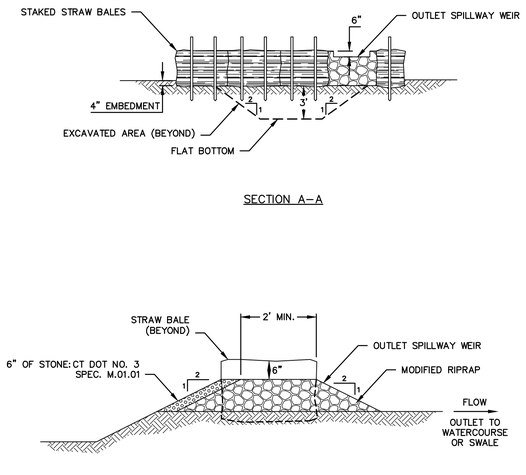
PUMP SETTLING BASIN TYPE I
NOT TO SCALE



SIZING FORMULA:
CUBIC FT. OF REQUIRED STORAGE = PUMP DISCHARGE RATE (GPM) x 16

PLAN

PUMP SETTLING BASIN TYPE II
NOT TO SCALE



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1.	11/1/2021	TAC WORKSHOP SUBMITTAL	JH/MRT	RRL

STATE OF NEW HAMPSHIRE – LICENSED PROFESSIONAL ENGINEER – RICHARD A. LUNDBORN No. 10943

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PROJ. No.: 20180317.B10
DATE: 03/09/2022

CD-562

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Plotter: DWG TO PDF.PC3 CTB File: FO.STB
MS VIEW: LAYER STATE:

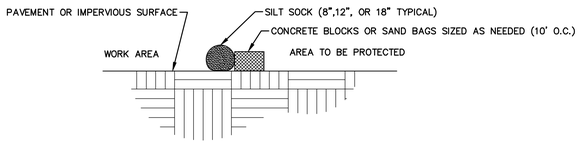
SILT SOCKS

MAINTENANCE REQUIREMENTS:

1. SILT SOCKS SHOULD BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALLS;
2. SEDIMENT DEPOSITION SHOULD BE REMOVED, AT A MINIMUM, WHEN DEPOSITION ACCUMULATES TO ONE-HALF THE HEIGHT OF THE SOCK, AND MOVED TO AN APPROPRIATE LOCATION SO THE SEDIMENT IS NOT READILY TRANSPORTED BACK TOWARD THE SILT SOCK.
3. SILT SOCKS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHOULD BE REPLACED WITH A TEMPORARY CHECK DAM.
4. SHOULD THE FABRIC ON A SILT SOCK DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY; THE FABRIC SHOULD BE REPLACED PROMPTLY.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT SOCK IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE PREPARED AND SEEDED.
6. IF THERE IS EVIDENCE OF END FLOW ON PROPERLY INSTALLED BARRIERS, EXTEND BARRIERS UPHILL OR CONSIDER REPLACING THEM WITH OTHER MEASURES, SUCH AS TEMPORARY DIVERSIONS AND SEDIMENT TRAPS.
7. SILT SOCKS HAVE A USEFUL LIFE OF ONE SEASON. ON LONGER CONSTRUCTION PROJECTS, SILT SOCKS SHOULD BE REPAIRED PERIODICALLY AS REQUIRED TO MAINTAIN EFFECTIVENESS.

CONSTRUCTION SPECIFICATIONS:

1. SILT SOCKS SHOULD BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE SILT SOCK. SEDIMENT BARRIERS SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA ABOVE THE SILT SOCK SHOULD BE LESS THAN 1 ACRE PER 100 LINEAR FEET OF SILT SOCK;
3. THE MAXIMUM LENGTH OF SLOPE ABOVE THE SILT SOCK SHOULD BE 100 FEET;
4. THE MAXIMUM SLOPE ABOVE THE SILT SOCK SHOULD BE 2:1;
5. SILT SOCKS SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE, AND
   A. THE ENDS OF THE SILT SOCK SHOULD BE FLARED UPSLOPE;
   B. STAKE POSTS SHOULD BE SIZED AND ANCHORED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS WITH MAXIMUM POST SPACING OF 10 FEET ON CENTER;
   C. ADJOINING SECTIONS OF THE SILT SHOULD BE OVERLAPPED BY A MINIMUM OF 18 INCHES.
6. SILT SOCKS PLACED AT THE TOE OF A SLOPE SHOULD BE SET AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND TO ALLOW FOR MAINTENANCE ACCESS WITHOUT DISTURBING THE SLOPE.



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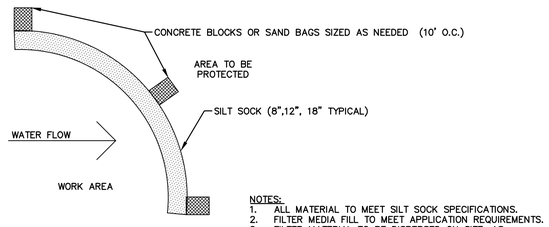
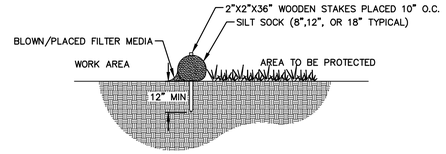


NOTES:
1. ALL MATERIAL TO MEET SILT SOCK SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
2. FILTER MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

PLAN

SILT SOCK FOR SEDIMENT CONTROL ON PAVEMENT

SCALE: N.T.S.



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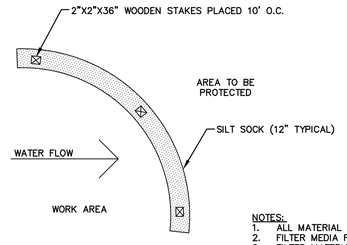

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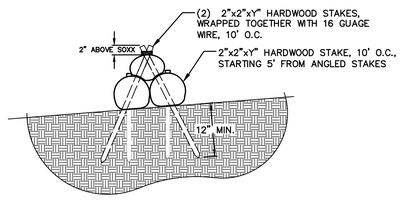
PLAN

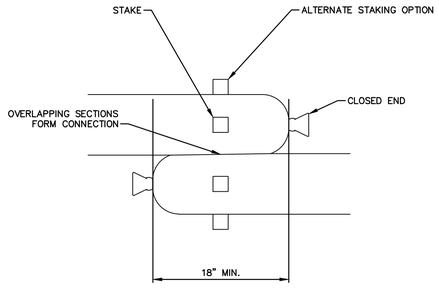
SILT SOCK FOR SEDIMENT CONTROL

SCALE: N.T.S.



SILT SOCK PYRAMIND STACK DETAIL

NOT TO SCALE



SILT SOCK CONNECTION/ATTACHMENT DETAIL

SCALE: N.T.S.

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STATE OF NEW HAMPSHIRE – LICENSED PROFESSIONAL ENGINEER – RICHARD R. LUNDBORN No. 10943

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CATE STREET DEVELOPMENT, LLC

EROSION CONTROL DETAILS

ROUTE 1 BYPASS / HODGDON WAY

PORTSMOUTH NEW HAMPSHIRE

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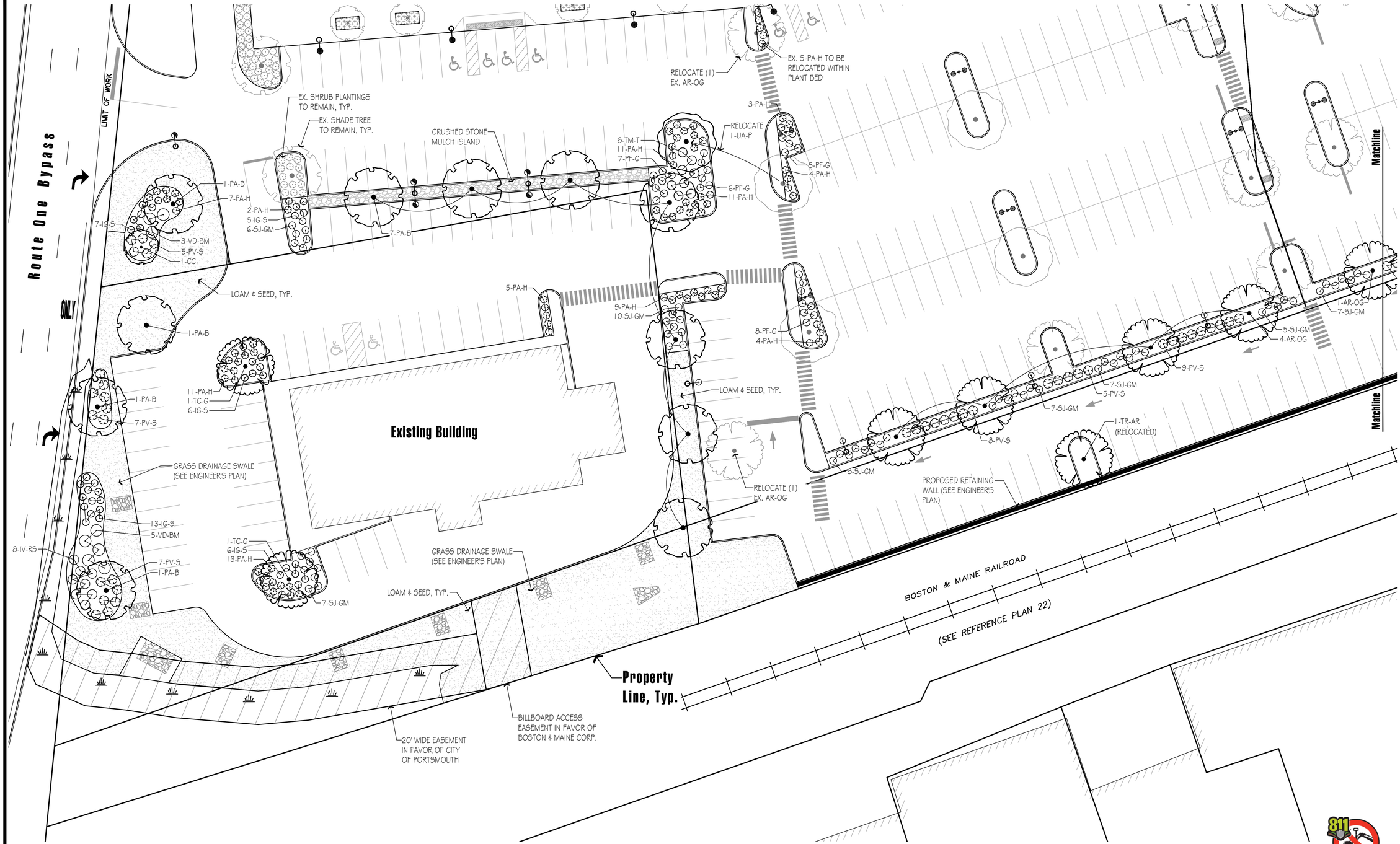

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Date: 12/16/21

Revisions:

Num.	Date	Description
1.	1/20/22	Revise per TAC comments

Cate Street Development, LLC.

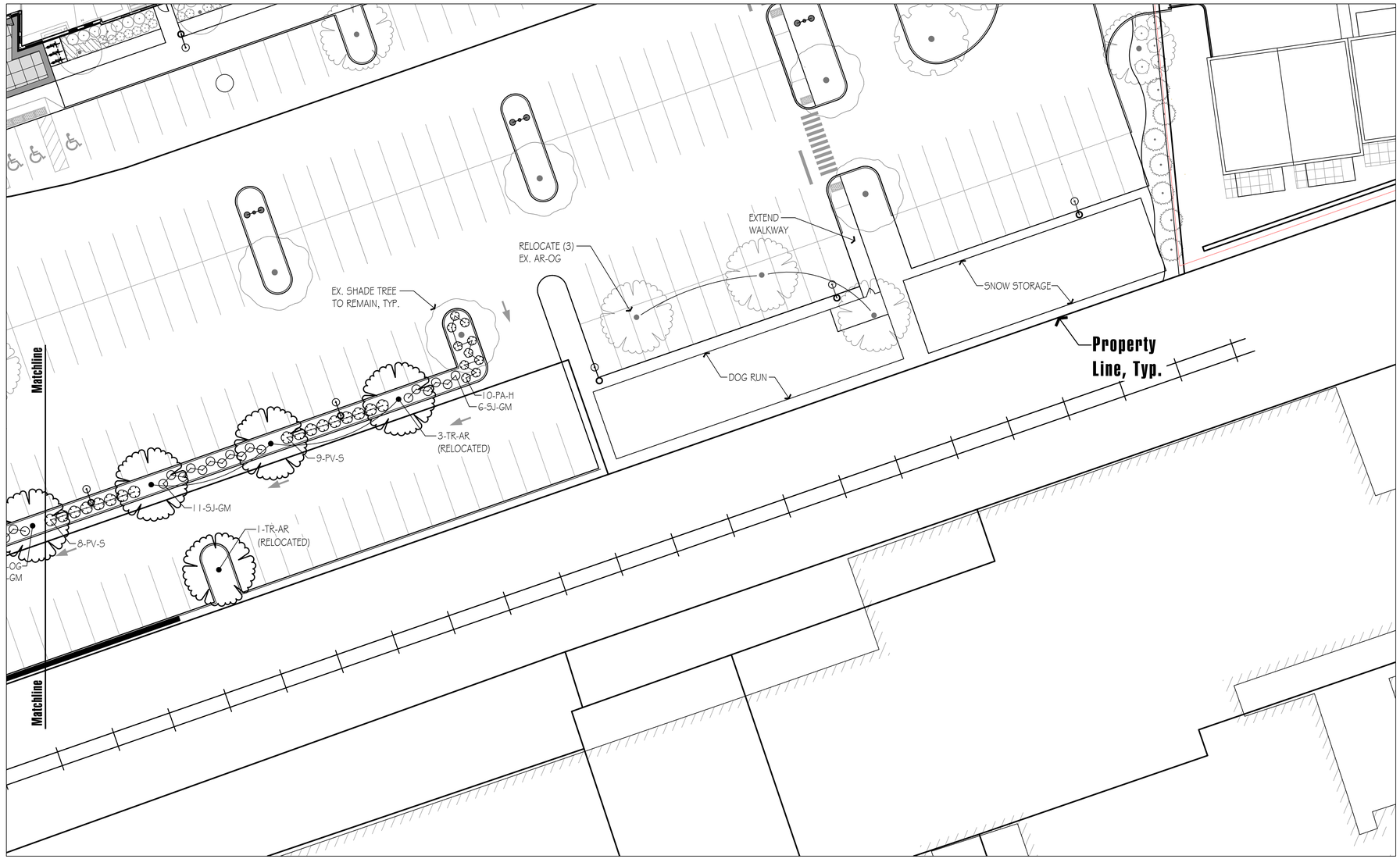
Route 1 Bypass / Hodgdon Way
Portsmouth, New Hampshire

Drawn By: BNL | Checked By: TEM

Planting Plan

Scale: 1" = 20'-0"

Sheet: **L1**



0 20 40 60 feet

SCALE: 1" = 20'

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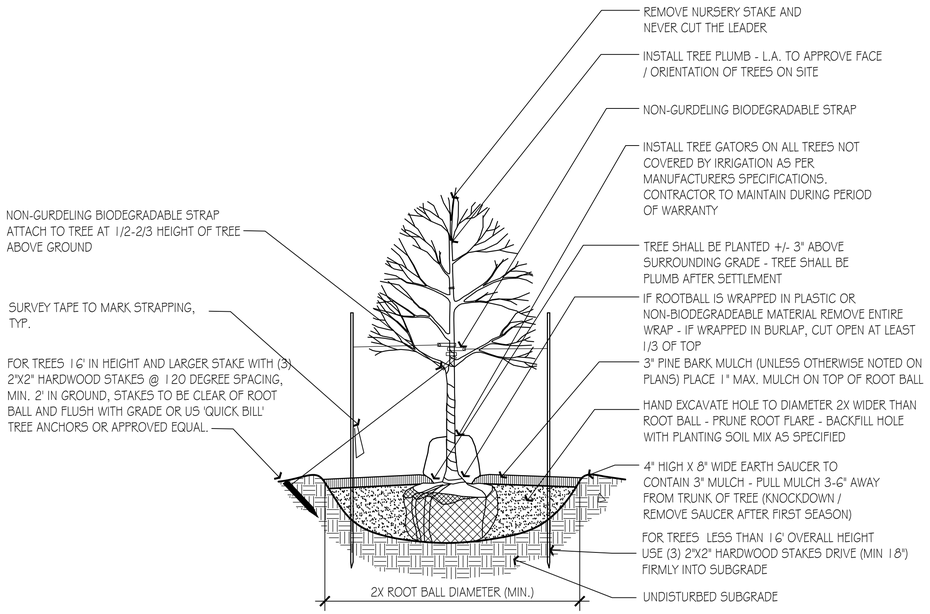
Route 1 Bypass / Hodgdon Way
Portsmouth, New Hampshire

Drawn By: BNL | Checked By: TEM

Planting Plan

Scale: 1" = 20'-0"

Sheet: L2



PLANTING SOIL MIX:

1/3 PEAT - BLEND MANURE
1/3 HIGH ORGANIC LOAM
1/3 EX. SOIL

NOTE:
FOR ALL FALL PLANTING, WRAP TRUNK AS SPECIFIED TO 2ND LOWEST BRANCH - REMOVE THE FOLLOWING SPRING

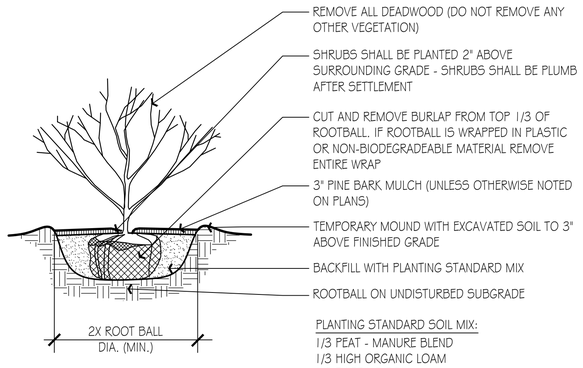
ALL TREES SHALL BE FLOODED TWICE DURING THE FIRST 24 HOURS AFTER PLANTING

1 Deciduous Tree Planting

Scale: N.T.S.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	PLANT SIZE	MIN. HT. AT INSTALL	PLANT SIZE AT MATURITY	GROWTH HABIT	SALT TOLERANCE	NOTES
AR-OG	5	Acer rubrum `October Glory`	October Glory Maple	B & B	3-3.5" CAL.	14' HT.	60' HT.	BROAD / ROUNDED	HIGH	NATIVE CULTIVAR
CC	1	Cercis canadensis	Eastern Redbud	B & B	2-2.5" CAL.	10' HT.	25' HT.	ROUNDED	MEDIUM	NATIVE
PA-B	11	Platanus acerifolia `Bloodgood`	Bloodgood London Plane Tree	B & B	3-3.5" CAL.	14' HT.	70' HT.	BROAD / ROUNDED	MEDIUM	
TC-G	2	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	B & B	3-3.5" CAL.	14' HT.	50' HT.	PYRAMIDAL	MEDIUM	
TR-AR	5	Acer rubrum `October Glory`	October Glory Maple	Relocated		N/A				
TR-UA-P	1	Ulmus americana 'Princeton'	Princeton Elm	Relocated		N/A				
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	PLANT SIZE					
IG-S	37	Ilex glabra `Shamrock`	Inkberry	B & B	18-24" HT.		4'X4'	ROUNDED	HIGH	NATIVE CULTIVAR
IV-RS	8	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	CONT.	18-24" SPD		4'X4'	ROUNDED	HIGH	NATIVE CULTIVAR
PA-H	90	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 GAL			2'X2'	MOUNDED	HIGH	
PF-G	26	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	CONT.	15-18" HT.		3'X3'	ROUNDED	HIGH	NATIVE CULTIVAR
PV-S	58	Panicum virgatum `Shenandoah`	Switch Grass	3 GAL			4'X3'	NARROW CLUMP	HIGH	NATIVE CULTIVAR
SJ-GM	74	Spiraea japonica `Goldmound`	Gold Mound Spirea	B & B	18-24" SPD		3'X4'	MOUNDED	HIGH	
TM-G	8	Taxus x media 'Tauntoni'	Taunton Yew	B & B	18-24" SPD		3'X6'	SPREADING	MEDIUM	
VD-BM	8	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	CONT.	3-3.5' HT.		7'X4'	UPRIGHT	HIGH	NATIVE CULTIVAR



PLANTING STANDARD SOIL MIX:

1/3 PEAT - MANURE BLEND
1/3 HIGH ORGANIC LOAM
1/3 EXISTING SOIL

2 Shrub Planting

Scale: N.T.S.

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0 20 40 60 feet
SCALE: 1" = 20'

Cate Street Development, LLC.
Route 1 Bypass / Hodgdon Way
Portsmouth, New Hampshire

Drawn By: BNL | Checked By: TEM

Plant Schedule and Planting Details

Scale: N/A

Sheet: L3

General Landscape Notes:

1.1) CONTRACTOR REQUIREMENTS:
A) ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, FROM ALL FEDERAL, STATE AND LOCAL AUTHORITIES.

B) THE CONTRACTOR SHALL ARRANGE FOR AND OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR THE COMPLETE WORK SPECIFIED HEREIN AND SHOWN ON ALL THE DRAWINGS. THE CONTRACTOR SHALL PAY FOR ANY FEES NOT WAIVED.

1.2) UTILITIES:
A) LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES PRIOR TO DOING ANY EXCAVATION ON THE SITE. IF ANY WORK IS TO BE DONE AROUND UNDERGROUND UTILITIES, THE APPROPRIATE AUTHORITY OF THAT UTILITY MUST BE NOTIFIED OF THE IMPENDING WORK.

B) UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO ANY INSTALLATION. ADJUSTMENTS MAY BE NECESSARY IN THE FIELD TO ACCOMMODATE UTILITY LOCATIONS. REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

C) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES DONE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.

1.3) PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS WORK COMPLETED BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.

1.4) QUANTITIES: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES, AND NAMES IS INCLUDED IN THIS SET OF DRAWINGS. IN THE EVENT OF DISCREPANCIES BETWEEN QUANTITIES OF PLANT IN THE PLANT LIST AND THE QUANTITIES SHOWN ON THE DRAWINGS, THE PLAN SHALL GOVERN. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF UNLABELED PLANTS IN PLAN FOR CLARIFICATION. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.

1.5) APPLICABLE PLANT MATERIALS STANDARDS: ALL PLANT MATERIALS ARE TO COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTING METHODS WILL BE IN ACCORDANCE WITH SITE-SPECIFIC REQUIREMENTS.

1.6) PLANT HARDINESS: ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A USDA PLANT HARDINESS ZONE, WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.

1.7) PLANTING SEASONS: PLANTING SHALL ONLY OCCUR DURING SPECIFIED SEASONS. SPRING SEASON SHALL BE FROM MARCH 1 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.

1.8) PLANT SUBSTITUTIONS: NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASON FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES THAT HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.

1.9) THE LANDSCAPE ARCHITECT SHALL RESERVE THE RIGHT TO INSPECT ALL PLANT MATERIALS AT THE NURSERY, UPON SITE DELIVERY AND DURING INSTALLATION TO INSURE SPECIFICATIONS AND PROCEDURES ARE ADHERED TO.

1.10) MINIMUM SIZES: ALL PLANTS 3' OR GREATER IN HEIGHT OR SPREAD SHALL BE BALLED AND BURLAPPED. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUMS ON WHICH THE PLANTS ARE TO BE JUDGED.

1.11) DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY, AND REPLACED WITH THE SAME PLANT & SIZE REGARDLESS OF SEASON, WEEKLY FROM THE JOB BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN AN UPDATED COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AND LANDSCAPE ARCHITECT AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.

1.12) PLANT MATERIAL REMOVAL: NO EXISTING TREES SHALL BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT EXCEPT WHERE NOTED ON THE PLANS. CONTRACTORS WHO REMOVE EXISTING TREES WITHOUT WRITTEN APPROVAL WILL BE REQUIRED TO MAKE REMEDIES DETERMINED BY THE GOVERNING URBAN FORESTER OR EQUIVALENT AUTHORITY. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON THE PLANS.

1.13) ALL DISTURBED AREAS NOT TO RECEIVE PLANT MATERIALS ARE TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS. SEE SECTION 4.0.

1.14) LEDGE BOULDERS: IF DURING SITE EXCAVATION, LEDGE BOULDERS ARE AVAILABLE, THESE ARE TO BE STOCKPILED FOR USE IN EARTH BERMS IF APPLICABLE, WITH HAWK DESIGN, INC. PRIOR TO INSTALLATION. THIS ITEM WILL ONLY APPLY IF SO SPECIFIED ON DRAWINGS. BOULDERS SIZES TO BE STOCKPILED WILL RANGE FROM TWO TO FIVE FEET IN DIAMETER. SEE APPROPRIATE DETAIL FOR INSTALLATION COORDINATION.

1.15) SLEEVES: LANDSCAPE OR SITE CONTRACTOR SHALL PLACE INDIVIDUAL SLEEVES FOR LIGHTING AND IRRIGATION UNDER ANY PROPOSED WALKWAY OR VEHICULAR ROADWAY PRIOR TO INSTALLATION. COORDINATE SLEEVE LOCATIONS WITH IRRIGATION AND LIGHTING CONTRACTORS PRIOR TO INSTALLATION.

1.16) DO NOT CLOSE OR OBSTRUCT ANY STREET, SIDEWALK, ALLEY OR PASSAGEWAY WITHOUT PRIOR NOTIFICATION AND PERMISSION. CONDUCT OPERATIONS AS TO INTERFERE AS LITTLE AS POSSIBLE WITH THE USE ORDINARILY MADE OF ROADS, DRIVEWAYS, ALLEYS, SIDEWALKS OR OTHER FACILITIES NEAR ENOUGH TO THE WORK TO BE EFFECTED THEREBY.

Planting Materials:

2.1 PLANTING MATERIAL ITEMS IN SECTION 2.0 ARE TO BE INCORPORATED DURING PLANT INSTALLATION UNLESS OTHERWISE DEEMED UNNECESSARY IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. SEE SECTION 3.1.

MULCH - MULCH WILL BE DOUBLE-SHREDDED PINE BARK MULCH.
- TREES AND SHRUBS SHALL RECEIVE AN EVEN 3" MULCH LAYER.
- GROUNDCOVERS, PERENNIALS AND ANNUALS SHALL RECEIVE AN EVEN 2" MULCH LAYER.

MANURE- TO BE WELL ROTTED, ODORLESS, UNLEACHED COW MANURE, CONTAINING NOT MORE THAN 15% BEDDED MATERIALS SUCH AS STRAW, WOOD CHIPS OR SHAVINGS, AGED NOT LESS THAN TWO YEARS OLD.

HERBICIDE- A PRE-EMERGENCE WEED KILLER IS TO BE USED ON ALL LAWN AND PLANTING AREAS PRIOR TO INSTALLATION AS PER MANUFACTURER'S SPECIFICATIONS. *HERBICIDES ARE NOT TO BE APPLIED IN RESTRICTED CONSERVATION AREAS.

FERTILIZER- ALL TREES AND SHRUBS TO HAVE SLOW RELEASE PACKET OR PELLET PLACED INTO THE PLANT PIT WITH A MINIMUM ANALYSIS OF 10-10-10. ALL GROUNDCOVERS, PERENNIALS AND ANNUALS ARE TO RECIEVE A BROADCAST APPLICATION OF A 14-14-14 FERTILIZER AT 3 LB PR 100 SQ. FT. APPLY AS PER MANUFACTURER'S INSTRUCTIONS. *FERTILIZERS ARE NOT TO BE APPLIED IN RESTRICTED CONSERVATION AREAS.

TOPSOIL- ACCEPTABLE TOPSOIL SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THIER ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER ONE INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR STRUCTURAL SOIL, THE SOIL MIXTURE SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

SOIL AMENDMENTS: APPLY AS NECESSARY ACCORDING TO SOIL TEST RESULTS, AS PER MANUFACTURES SPECIFICATIONS.

ANTI-DESICCANT- "WILT PRUF" NCF OR EQUAL APPLY AS PER MANUFACTURERS' SPECIFICATIONS.

Plant Installation:

3.1) SOIL TESTING: LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS PRIOR TO ANY PLANT INSTALLATION TO DETERMINE ANY NECESSARY AMENDMENTS TO THE EXISTING SOIL CONDITIONS FOR SEEDING AND PLANTING. THE ANALYSIS WILL ALSO BE REQUIRED FOR ESTABLISHING THE FERTILIZER PROGRAM REQUIRED. COORDINATE RESULTS AND PROVIDE WRITTEN RECOMMENDATIONS TO HAWK DESIGN, INC. 15 DAYS PRIOR TO INSTALLATION.

3.2) ALL PLANTS SHALL BE TRANSPORTED TO THE SITE IN COVERED TRUCKS, TARPAULIN COVERS SHALL BE UTILIZED TO PREVENT WIND DAMAGE OF LOAD.

3.3) DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO PLACEMENT. KEEP PLANT MATERIALS MOIST. DO NOT STORE PLANT MATERIAL ON PAVED AREAS. ROOTS OR BALLS SHALL BE PROTECTED FROM THE SUN OR DRYING WINDS. AS REQUIRED BY TEMPERATURE OR WIND CONDITIONS, APPLY ANTI-DESICCANT EMULSION TO PREVENT DRYING OUT OF PLANT MATERIALS.

3.4) CONDITIONS FOR PLANT REJECTION:
A) REJECT PLANTS WHEN BALL OF EARTH SURROUNDING ROOTS HAS BEEN CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING.

B) WHEN BURLAP, STAVES AND ROPES REQUIRED IN CONNECTION WITH TRANSPLANTING HAVE BEEN DISPLACED PRIOR TO ACCEPTANCE.

C) WIND DAMAGED PLANT MATERIAL FROM POOR TARPAULIN COVER PROCEDURES ARE SUBJECT TO REJECTION.

3.5) ALL PLANT MATERIAL, WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY, SHALL BE SET ON THE GROUND IN A SHADED LOCATION AND SHALL BE TEMPORARILY PROTECTED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. TEMPORARY WATERING OR IRRIGATION SHALL BE INCORPORATED AND REGULARLY CONDUCTED ON PLANTINGS IN HOLD AREAS.

3.6) IN CASE OF CONFLICTS DURING CONSTRUCTION WITH UTILITIES, ROCK MATERIALS, TREE ROOTS OR OTHER OBSTRUCTIONS FOR THE EXCAVATION OF SHRUB BEDS AND TREE PITS. CONTACT LANDSCAPE ARCHITECT FOR APPROVED ALTERNATE LOCATIONS.

3.7) SOIL PERMABILITY: TEST DRAINAGE OF PLANTING BEDS AND PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER FOR MORE THAN 24 HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3.8) SOIL EXCAVATIONS:
A) EXCAVATE TREE PITS AND SHRUB BEDS TO DEPTHS REQUIRED BY PLANTING DETAILS. ALL PITS SHALL BE CIRCULAR IN OUTLINE, EXCEPT FOR WHOLE BEDS. SEE APPROPRIATE PLANTNIG DETAILS.

B) SOIL EXCAVATIONS FOR BALLED & BURLAP AND CONTAINER PLANTINGS MUST BE NO LESS THAN 2X ROOT BALL DIAMETER, SEE PLANTING DETAILS. IF QUESTIONABLE SUBSURFACE SOIL CONDITIONS EXIST SUCH AS POOR DRAINAGE CONDITIONS, RUBBLE OR OBSTRUCTIONS, REPORT TO THE LANDSCAPE ARCHITECT AND CONSTRUCTION MANAGER BEFORE PLANTING.

3.9) GRADING:
A) VERIFY GRADES PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.

B) POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM AND AROUND BUILDINGS (REFER TO ENGINEERS GRADING PLANS). REPORT ANY CONFLICTS TO HAWK DESIGN, INC. PRIOR TO INSTALLATION.

C) FINISH GRADE OF PLANTINGS SHALL BE EQUIVALENT TO FORMER EXISTING GRADE OF PLANT IN THE NURSERY.

3.10) BALLED AND BURLAPED (B&B) MATERIALS:
A) CUT WIRE BASKETS ONCE IN THE PLANT PIT AND PEEL WIRE BACK.

B) TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL

Plant Installation Cont'd

3.11) CONTAINER GROWN STOCK: SHALL BE REMOVED FROM CONTAINER BY CUTTING CONTAINER AWAY TO AVOID ROOT DAMAGE TO PLANT ROOT SYSTEM. IF PLANT ROOT IS BOUND, SLICE ROOT BALLS APPROXIMATELY 2" DEEP WITH KNIFE OR SHARP SPADE.

3.12) DO NOT USE MUDDY OR FROZEN SOIL TO BACKFILL PLANTINGS.

3.13) WATERING: THOROUGHLY WATER UNTIL SOIL IS SATURATED AROUND ALL TREES AND SHRUBS AFTER PLANTING AND THROUGHOUT THE TIME PERIOD UNTIL FINAL ACCEPTANCE FROM CLIENT. DURING DRY CONDITIONS, WATER AS REQUIRED TO MAINTAIN PLANTS IN A WILT-FREE CONDITION.

3.14) PRUNING: TREES SHALL BE PRUNED TO BALANCE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR NATURAL CHARACTER AND TYPICAL GROWTH HABIT. PRUNING SHALL BE RESTRICTED IN GENERAL TO THE SECONDARY BRANCHES AND SUCKER GROWTH. ALL CUTS TO BE FLUSH WITH TRUNK. DO NOT CUT A LEADER. THE LANDSCAPE ARCHITECT WILL REJECT ALL PLANTS DISFIGURED BY POOR PRUNING PRACTICES. ALL PRUNING CUTS SHALL REMAIN UNPAINTED.

3.15) STAKING AND GUYING: ALL TREES TO BE STAKED AND GUYED WITHIN 48 HOURS OF PLANTING. METHODS AND MATERIALS FOR STAKING AND GUYING ARE ILLUSTRATED IN INDIVIDUAL PLANTING DETAILS. NEATLY FLAG ALL GUY WIRES WITH ROT RESISTANCE YELLOW TREE MARKING RIBBON.

3.16) STAKE OUT PLANT LOCATIONS: PRIOR TO PLANTING THE CONTRACTOR SHALL LAYOUT THE EXTENT OF THE PLANT BEDS AND PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY THE OWNER AND LANDSCAPE ARCHITECT.

3.17) PLANTING FIELD ADJUSTMENTS:
A) THE CONTACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITES.

B) LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS OR UNDER BUILDING OVERHANGS. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES IN PLANTING PLAN VS. FIELD CONDITIONS.

C) SHRUBS PLANTED NEAR HVAC UNITS ARE TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN ONE FOOT (1') AIRSPACE BETWEEN THE UNIT AND THE PLANT. ANY PLANTING SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL THE MATERIAL AROUND THE CONDENSERS AND ADJUST THE OTHER PLANTING ACCORDINGLY.

3.18) PLANT BED EDGES/LINES: GROUPS OF SHRUBS, PERENNIALS AND GROUNDCOVERS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE, FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4 FEET OF PLANT BEDS SHALL SHARE THE SAME MULCH BEDS.

3.19) A.D.A. - THE AMERICAN WITH DISABILITIES ACT STANDARDS REQUIRE THAT A 7 FOOT VERTICAL CLEARANCE BE MAINTAINED FROM TREE BRANCHES TO FINISHED GRADE WHERE PEDESTRIANS SIDEWALKS AND/OR TRAILS ARE LOCATED. THE CONTRACTOR IS TO ADJUST TREE PLANTINGS IN FIELD TO SLIGHTLY MINIMIZE BRANCH OVERHANG AND COMPLY WITH THE A.D.A. ACT.

3.20) TREE SPACING MINUMUMS: TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM RETAINING WALLS AND WALKS WITHIN THE PROJECT. IF A CONFLICT ARISES BETWEEN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

Seeding and Sodding:

4.1) SEEDING OF LAWN AREAS: GRASS SEED APPLICATION SHALL BE SPREAD AT THE RATE OF 5 LBS. PER 1,000 SQUARE FEET, SEEDING SHALL BE ACCOMPLISHED BY MEANS OF A HYDRO-SEEDING PROCESS.

4.2) WATERING OF SEEDED AREAS: 24 HOURS AFTER HYDRO SEEDING, THE CONTRACTOR SHALL WATER THE SEEDED AREA LIGHTLY AND SUFFICIENTLY TO A DEPTH OF TWO INCHES (2") 2 TIMES A DAY (BETWEEN THE HOURS OF 7 PM AND 7 AM), UNTIL THE SEEDS ARE ESTABLISHED.

4.3) SEEDED AREA PROTECTION: THE CONTRACTOR SHALL ERECT SUITABLE SIGNS AND BARRICADES NOTIFYING THE PUBLIC TO KEEP OFF THE SEEDED AREAS UNTIL WELL ESTABLISHED. ANY TRAFFIC DAMAGE AND VANDALISM THAT MAY OCCUR PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE REPAIRED AND RESEEDED AT THE OWNER'S EXPENSE. ANY DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

4.4) LAYING OF SOD: A KENTUCKY BLUEGRASS SOD MIX - BY LOCAL SOURCE AS SELECTED BY CONTRACTOR, SHALL BE FRESHLY CUT FROM THE SAME FIELD WITH 1/2 -3/4 INCHES OF SOIL. SOD SHALL BE LAID IMMEDIATELY WITH ANY STORED SOD BEING UNROLLED GRASS SIDE UP AND KEPT WATERED. LAY COURSES TIGHTLY TOGETHER WITHOUT OVERLAPPING WITH THE JOINTS STAGGERED. AFTER SODDING IS COMPLETE, ROLL LIGHTLY. THE CONTRACTOR SHALL WATER THE SODDED AREAS TO A DEPTH OF AT LEAST SIX INCHES AFTER THE SODDING PROCESS. OWNER SHALL THEN BE RESPONSIBLE FOR WATERING. THE FREQUENCY SHALL BE DETERMINED BY RAIN FALL AND WINDS WITH THE UPPER TWO OR THREE INCHES OF SOIL NOT DRYING OUT MARKEDLY.

4.5) SODDED AREA: INSPECTION AND ACCEPTANCE: FOUR WEEKS AFTER CONTRACTOR COMPLETES INSTALLATION, LANDSCAPE ARCHITECT SHALL INSPECT THE LAWN TO DETERMINE THE ACCEPTABILITY OF THE INSTALLATION. SODDED AREAS FAILING TO SHOW ADEQUATE ROOTING INTO THE SUBSOIL, OVERLAPPING, COURSE SEPARATION, UNEVENNESS OF THE SURFACE, UNEVEN COURSE COLOR AND EXCESSIVE BROADLEAF WEED CONTENT SHALL BE REPLACED. THE COST SHALL BE BORNE BY THE CONTRACTOR EXCEPT WHERE VANDALISM OR NEGLECT ON THE PART OF OTHERS NOT UNDER THE CONTRACTORS CONTROL HAS RESULTED IN DAMAGE.

4.6) FINAL APPROVAL: SEEDED AND SODDED AREAS WILL RECEIVE FINAL APPROVAL IF COVERAGE IS FULL AND CONSISTENT, FREE OF BARE SPOTS AND WEED FREE. WHEN GRASS IS CUT AT 2" HEIGHT NO SOIL SHOULD BE VISIBLE. SOD AREAS MUST HAVE RECEIVED A MINIMUM OF TWO MOWINGS. AREAS SODDED AFTER NOVEMBER 1ST WILL BE ACCEPTED THE FOLLOWING SPRING - ONE MONTH AFTER THE START OF THE GROWING SEASON, IF THE ABOVE CRITERIA HAS BEEN MET.

Maintenance:

5.1) MAINTENANCE DURING INSTALLATION: MAINTENANCE OPERATIONS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE AS REQUIRED UNTIL FINAL ACCEPTANCE AND THEN FOR THE GUARANTEE PERIOD. PLANTS SHALL BE KEPT IN A HEALTHY, GROWING CONDITION BY WATERING, PRUNING, SPRAYING, WEEDING AND ANY OTHER NECESSARY OPERATIONS OF MAINTENANCE. PLANT SAUCERS AND BEDS SHALL BE KEPT FREE OF WEEDS, GRASS AND OTHER UNDESIRED VEGETATION. PLANTS SHALL BE INSPECTED AT LEAST ONCE PER WEEK BY THE CONTRACTOR DURING THE INSTALLATION PERIOD AND ANY NEEDED MAINTENANCE IS TO BE PERFORMED PROMPTLY.

5.2) GRASS AND WEED CONTROL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING ALL GRASS AROUND LANDSCAPE BEDS AND INDIVIDUAL TREES AND SHRUBS UNTIL FINAL ACCEPTANCE. WEED CONTROL AREAS SHALL INCLUDE ALL LANDSCAPE BEDS AND THE AREA WITHIN 2 FEET OF THE OUTER EDGE OF THE MULCH AREA OR INDIVIDUAL TREE/SHRUBS.

5.3) THE CONTRACTOR SHALL WATER, FERTILIZE, WEED, CULTIVATE, REMULCH, SPRAY TO CONTROL INSECT INFESTATION AND DISEASE AND PERFORM ANY OTHER GOOD HORTICULTURAL PRACTICE NECESSARY TO MAINTAIN THE PLANTS IN A LIVING HEALTHY CONDITION UPON THE TIME FOR TERMINATION OF HIS RESPONSIBILITY FOR CARE AS SET OUT HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTS THROUGHOUT LIFE OF THE CONTRACT.

5.4) ALL PLANTS STOLEN, DAMAGED OR DESTROYED BY FIRE, AUTOMOBILES, VANDALISM OR ANY OTHER CAUSE, WITH THE EXCEPTION OF PLANTS DAMAGED OR DESTROYED BY THE OWNERS MAINTENANCE OPERATIONS, SHALL BE REPLACED BY THE OWNER PRIOR TO THE DATE OF FINAL ACCEPTANCE.

5.5) LANDSCAPE CONTRACTOR SHALL PREPARE MAINTENANCE SPECIFICATIONS AND SCHEDULE ANNUAL CARE OF ALL PLANTED AND LAWN AREAS INCLUDING FERTILIZING, WEEDING, MULCHING, BED EDGING, PRUNING AND PEST PREVENTION AND TREATMENT.

Plant Material Guarantee:

*CONTRACTOR SHALL GUARANTEE IN WRITING ALL PLANT MATERIAL AND LANDSCAPE IMPROVEMENTS FOR A PERIOD OF ONE YEAR. THE GUARANTEE IS TO INCLUDE THE FOLLOWING:

6.1) INSPECTIONS: PERFORM PERIODIC INSPECTIONS DURING GUARANTEE PERIOD WITH RESULTING WRITTEN REPORTS TO OWNER, PROJECT ADMINISTRATOR AND LANDSCAPE ARCHITECT STATING CONDITIONS AND RECOMMEND MAINTENANCE MODIFICATIONS. THE CONTRACTOR MUST CONTACT THE OWNER AND LANDSCAPE ARCHITECT AT LEAST 10 DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S).

6.2) REMOVAL AND REPLACEMENT OF PLANTS PROVIDED BY CONTRACTOR TO BE DONE WITHIN THIRTY DAYS OF NOTIFICATION BY OWNER OF THEIR UNSATISFACTORY CONDITION DURING GROWING SEASONS. REPLACEMENT MATERIALS MUST BE EQUAL IN TYPE AND SIZE PER THE PROJECT'S PLANT LIST.

6.3) WHEN REPLACEMENT PLANT SPECIES IS EITHER NOT READILY AVAILABLE OR NO LONGER SUITABLE TO EXISTING SITE CONDITIONS WRITTEN NOTICE RECOMMENDATION OF SUBSTITUTION TO BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT WITHIN FIFTEEN DAYS FOR APPROVAL.

6.4) REMOVAL OF TREE'S SUPPORTS AND DEAD LIMBS PRIOR TO END OF GUARANTEE INSPECTION PERIOD.

6.5) CONTINUE WITH MAINTENANCE, SEE SECTION 5.0

6.6) GUARANTEE SHALL BEGIN UPON DATE OF FINAL ACCEPTANCE FROM OWNER AND WILL CONTINUE FOR ONE YEAR.

Site Cleanup:

7.1) SITE WORK CONDITIONS: EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY WHEN PLANTING IN AN AREA HAS BEEN COMPLETED, THE AREA SHALL BE CLEARED OF ALL DEBRIS, SOIL PILES AND CONTAINERS DAILY. WHERE EXISTING GRASS AREAS HAVE BEEN DAMAGED OR SCARRED DURING PLANTING OPERATIONS, THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS AT HIS EXPENSE.

7.2) CLEAN PAVED AREAS UTILIZED FOR HAULING OR EQUIPMENT STORAGE AT END OF EACH WORKDAY.

7.3) MAINTAIN VEHICLES AND EQUIPMENT IN CLEAN CONDITION TO PREVENT SOILING OF ROADS, WALKS OR OTHER PAVED OR SURFACED AREAS.

7.4) REMOVE PROTECTIVE BARRIERS AND WARNING SIGNS AT TERMINATION OF LAWN ESTABLISHMENT.

Irrigation Notes:

8.1) ALL IRRIGATION SYSTEM COMPONENTS SHALL BE SUPPLIED BY REGIONALLY AUTHORIZED DISTRIBUTORS TO PROVIDE SINGLE SOURCE RESPONSIBILITY FOR WARRANTY SERVICE AND OPERATIONS TO CONFORM TO SPECIFICATIONS IN ALL RESPECTS.

8.2) THE CONTRACTOR IS TO SUBMIT PLANS PREPARED BY A IRRIGATION SPECIALIST TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

8.3) ALL LINE VOLTAGE TO CONTROLLER AND ASSOCIATED BREAKER, CONDUIT ETC TO BE PERFORMED BY A LICENSED ELECTRICIAN.

8.4) ALL WIRES FOR RAIN SENSOR TO BE RUN IN SCHEDULE 40 PVC CONDUIT FOR APPLICATIONS IN EXPOSED AREAS UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.

8.5) SLEEVES TO BE COORDINATED, LOCATED AND INSTALLED UNDER ALL HARDSCAPE FEATURES SUCH AS WALKS, WALLS AND DRIVEWAYS. THE CONTRACTOR IS TO IMMEDIAETLY NOTIFY THE LANDSCAPE ARCHITECT OF ALL CONFLICT AND DISCREPANCIES.

8.6) CONTRACTOR WILL REVIEW WITH CLIENT ALL IRRIGATION PROCEDURES AND PROCESSES (i.e. TIMERS, ZONES AND ALL OTHER ITEMS INVOLVED W/ THE IRRIGATION SYSTEM) AND PROVIDE NECESSARY DOCUMENTATION FOR OPERATION OF IRRIGATION SYSTEM.

8.7) THE CONTRACOR IS TO PROVIDE WIRES FOR FUTURE EXPANSION IN 16" DIAMETER VALVE BOX AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CLIENT.

8.8) UNLESS INDICATED OTHERWISE, ALL PLANT BEDS ARE TO BE IRRIGATED WITH DRIP IRRIGATION, ALL LAWN AREAS TO BE IRRIGATED WITH SPRAY HEADS. MODELS/TYPES T..B.D. AND VERIFIED BY LANDSCAPE ARCHITECT AND IRRIGATION CONTRACTOR

811 DigSafe MA-ME-NH-RI-VT

0 20 40 60 feet
SCALE: 1" = 20'

Hawk Design, Inc.
Landscape Architecture
Land Planning
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HAWK DESIGN, INC. 2021

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Date: 12/16/21

Revisions:

Num.	Date	Description
1.	1/20/22	Revise per TAC comments

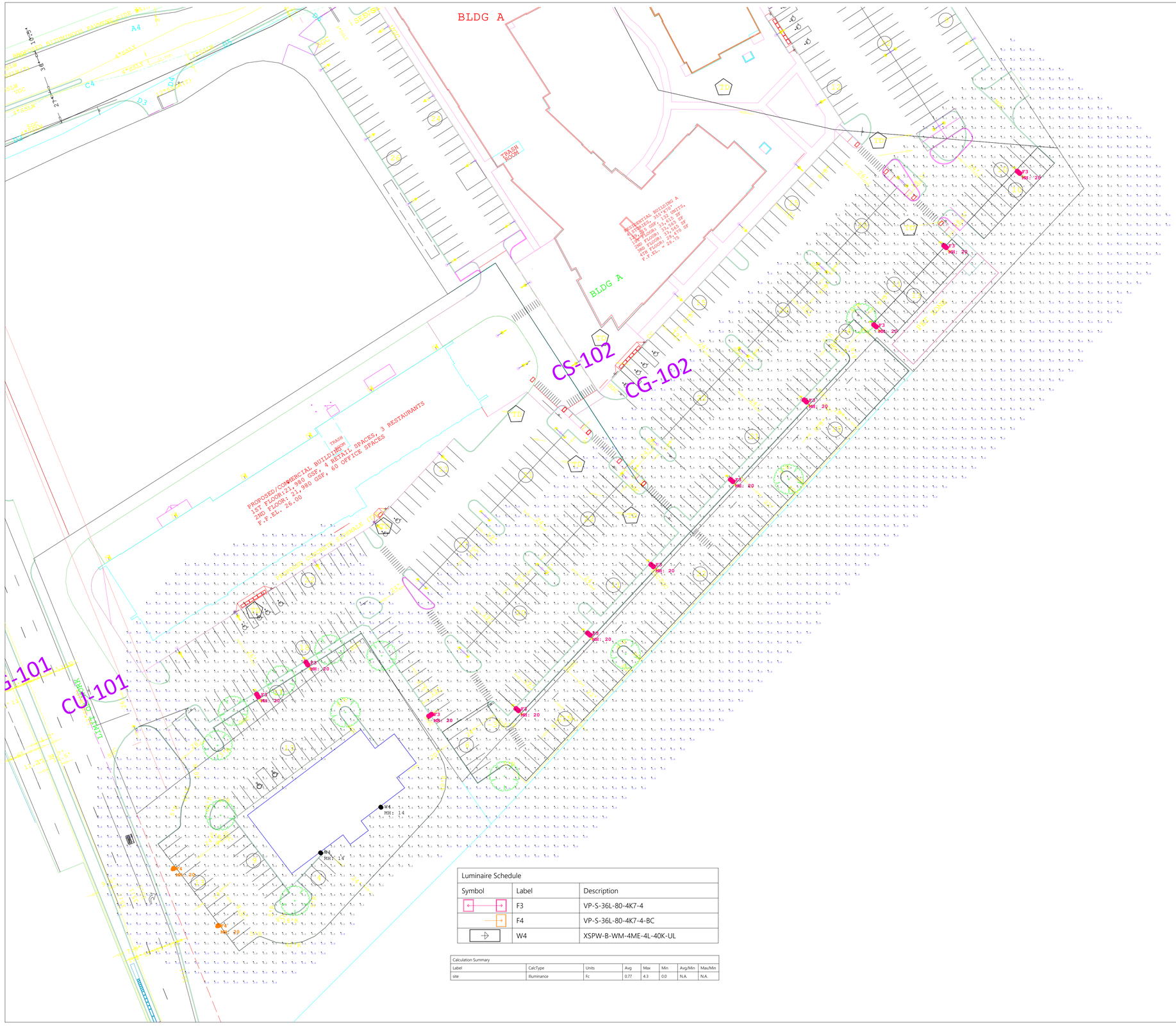
Cate Street Development, LLC.
Route 1 Bypass / Hodgdon Way
Portsmouth, New Hampshire

Drawn By: BNL | Checked By: TEM

Planting Notes

Scale: 1" = 20'-0"

Sheet: L4



Luminaire Schedule		
Symbol	Label	Description
	F3	VP-S-36L-80-4K7-4
	F4	VP-S-36L-80-4K7-4-BC
	W4	XSPW-B-WM-4ME-4L-40K-UL

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
site	Illuminance	Fc	0.77	4.3	0.0	N.A.	N.A.

omnilite illuminate

44 Sixth Road
Woburn, MA 01801
C: 207-219-1716
E: mcorrao@illuminatene.com

#	Date	Comments

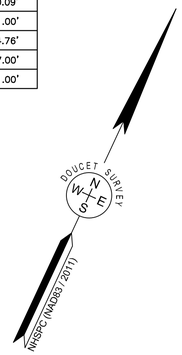
Revisions

Drawn By: MC
Checked By: MC
Date: 1/19/2022
Scale:

West End Yards - Site
Jan 19, 2022

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°59'17"W	34.56'
L2	S34°40'04"E	41.97'
L3	N32°56'35"W	25.61'
L4	S64°45'32"W	60.21'
L5	N66°29'39"E	60.09'
L6	N46°59'07"W	41.00'
L7	N46°59'10"W	64.76'
L8	S57°25'45"W	47.00'
L9	S46°59'07"E	41.00'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	80.19'	51.00'	90°05'21"	N77°59'32"W	72.18'
C2	30.94'	45.00'	39°23'52"	S48°30'09"W	30.34'
C3	24.56'	1008.50'	1°23'42"	N68°53'56"E	24.56'
C4	38.52'	635.87'	3°28'15"	N60°29'39"E	38.51'



NOTES:

1. OWNERS OF RECORD:
   TAX MAP 165, LOT 2
   TAX MAP 172, LOT 1
   (R.C.R.D. BOOK 5959, PAGE 109)
   TAX MAP 172, LOT 2
   (R.C.R.D. BOOK 6158, PAGE 2124
   CATE STREET DEVELOPMENT, LLC
   11 ELKINS STREET, SUITE 420
   BOSTON, MA 02127

   TAX MAP 165, LOT 14
   BOSTON AND MAINE CORP.
   IRON HORSE PK HIGH STREET
   NO BILLERICA, MA 01862

2. ZONES: GW1–GATEWAY NEIGHBORHOOD MIXED USE CORRIDOR (SEE CITY OF PORTSMOUTH ZONING ORDINANCE FOR DIMENSIONAL REQUIREMENTS. SUBJECT LOTS WERE REZONED TO GW1 ON DECEMBER 4, 2017 PER SAID ORDINANCE.)

   –SEE SITE PLANS FOR DIMENSIONAL REQUIREMENTS AND DEVELOPMENT SITE STANDARDS.

3. FIELD SURVEY PERFORMED BY DOUCET SURVEY. DURING NOVEMBER 2016 USING A TRIMBLE S6 TOTAL STATION, A TRIMBLE R8 SURVEY GRADE GPS UNIT, A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. DURING JULY 2018 AND SEPTEMBER – OCTOBER 2018 AND OCTOBER 2021 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS. ADDITIONAL FIELD SURVEY PERFORMED. DURING NOVEMBER 2016 AND OCTOBER 2018 USING A LEICA HDS SCANNER.

4. FLOOD HAZARD ZONE: "X", PER FIRM MAP #33015C0259E, DATED 5/17/05.

5. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.

6. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.

7. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF ROUTE 1 BYPASS AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE PORTSMOUTH CITY HALL, PORTSMOUTH DEPARTMENT OF ENGINEERING, THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

8. TAX MAP 172, LOT 2
   SUBJECT TO EASEMENTS, RESTRICTIONS AND CONDITIONS CONTAINED IN R.C.R.D. BOOK 1476, PAGE 293 AND R.C.R.D BOOK 2411, PAGE 1484.

   SEE ALSO REFERENCE PLAN 2 FOR RELATED EASEMENTS.

   TAX MAP 172, LOT 1 & TAX MAP 165, LOT
   SEE REFERENCE PLAN 1 FOR RELATED EASEMENTS.

9. DOUCET SURVEY DID NOT COMPLETE A COMPLETE BOUNDARY SURVEY FOR TAX MAP 165, LOT 14 BUT HAVE SURVEY VERIFIED THE SUBJECT LOT LINES AFFECTED BY THE BOUNDARY LINE ADJUSTMENT.

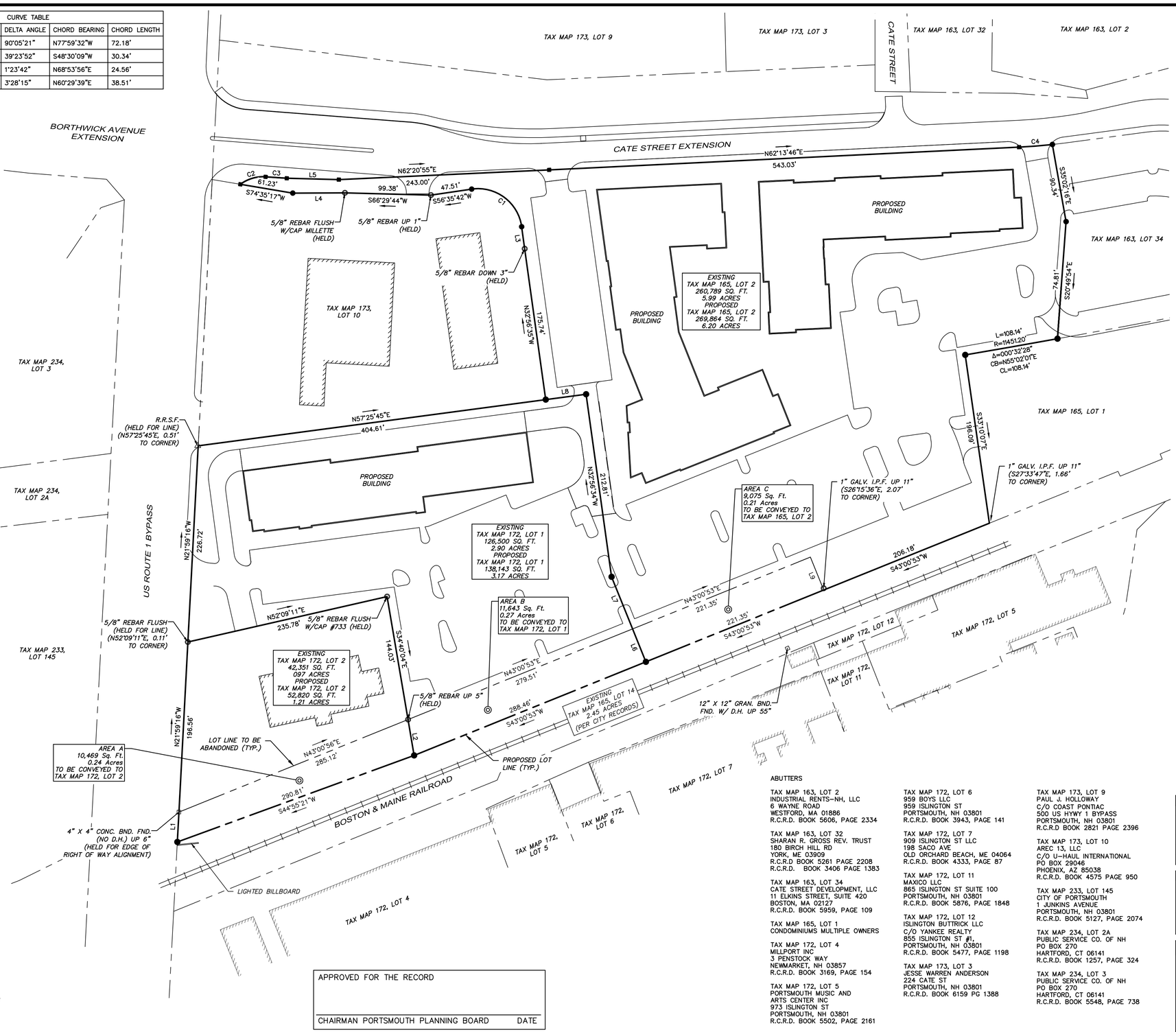
REFERENCE PLANS:

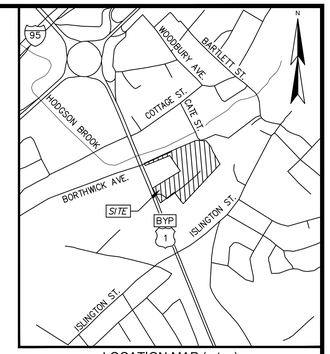
1. "SUBDIVISION & EASEMENT PLAN FOR CATE STREET DEVELOPMENT LLC. OF TAX MAP 163, LOTS 33 & 34, TAX MAP 165, LOT 2, TAX MAP 172, LOT 1 & TAX MAP 173, LOT 2, CATE STREET & US ROUTE 1 BYPASS, PORTSMOUTH, NH", BY DOUCET SURVEY LLC, DATED JULY 3, 2019, R.C.R.D. PLAN D–42451.

2. "ALTA/NSPS LAND TITLE SURVEY, TAX MAP 172 – LOT 2, OWNER OF RECORD: 406 HIGHWAY 1 BYPASS, LLC, 549 US HIGHWAY 1 BYPASS, PORTSMOUTH, NH 03801", BY AMBIT ENGINEERING, INC., DATED JANUARY 2020.

3. "LOT LINE REVISION, U.S. ROUTE ONE BY–PASS, PORTSMOUTH, N.H. FOR WIGGIN, PARSONS, & O'BRIEN", BY JOHN W. DURGIN ASSOCIATES, INC., DATED JANUARY 22, 1982, R.C.R.D. PLAN D–10722.

4. SEE REFERENCE PLAN 1 FOR ADDITIONAL PLAN REFERENCES.





LOCATION MAP (n.t.s.)

LEGEND

	EXISTING LOT LINE
	PROPOSED LOT LINE
	LOT LINE TO BE ABANDONED
	APPROXIMATE ABUTTER LOT LINE
⊡	BOUND FOUND
△ R.R.S.F.	RAILROAD SPIKE FOUND
○	IRON PIPE/ROD FOUND
■	4"x4" GRANITE BOUND TO BE SET
●	5/8" REBAR W/ID CAP TO BE SET
BND. FND.	BOUND FOUND
I.P.F.	IRON PIPE FOUND
CONC.	CONCRETE
D.H.	DRILL HOLE

DRAFT
11/17/21

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

_____ L.L.S. #989

_____ DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

60 0 60 120

SCALE: 1 INCH = 60 FT.

BOUNDARY LINE ADJUSTMENT

FOR

CATE STREET DEVELOPMENT LLC
(TAX MAP 165, LOT 2)
(TAX MAP 172, LOTS 1 & 2)
AND
BOSTON & MAINE RAILROAD
(TAX MAP 165, LOT 14)

CATE STREET & US ROUTE 1 BYPASS
PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.T.L.	DATE:	OCTOBER 12, 2021
CHECKED BY:	M.W.F.	DRAWING NO.:	5517E
JOB NO.:	5517	SHEET	1 OF 1

APPROVED FOR THE RECORD

_____
CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

ABUTTERS

TAX MAP 163, LOT 2
INDUSTRIAL RENTS–NH, LLC
6 WAYNE ROAD
WESTFORD, MA 01886
R.C.R.D. BOOK 5606, PAGE 2334

TAX MAP 163, LOT 32
SHARAN R. GROSS REV. TRUST
180 BIRCH HILL RD
YORK, ME 03909
R.C.R.D BOOK 5281 PAGE 2208
R.C.R.D. BOOK 3406 PAGE 1383

TAX MAP 163, LOT 34
CATE STREET DEVELOPMENT, LLC
11 ELKINS STREET, SUITE 420
BOSTON, MA 02127
R.C.R.D. BOOK 5959, PAGE 109

TAX MAP 165, LOT 1
CONDOMINIUMS MULTIPLE OWNERS

TAX MAP 172, LOT 4
MILLPORT INC
3 PENSTOCK WAY
NEWMARKET, NH 03857
R.C.R.D. BOOK 3169, PAGE 154

TAX MAP 172, LOT 5
PORTSMOUTH MUSIC AND ARTS CENTER INC
973 ISLINGTON ST
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5502, PAGE 2161

TAX MAP 172, LOT 6
959 BOYS LLC
959 ISLINGTON ST
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 3943, PAGE 141

TAX MAP 172, LOT 7
909 ISLINGTON ST LLC
198 SACO AVE
OLD ORCHARD BEACH, ME 04064
R.C.R.D. BOOK 4333, PAGE 87

TAX MAP 172, LOT 11
MAXICO LLC
865 ISLINGTON ST SUITE 100
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5876, PAGE 1848

TAX MAP 172, LOT 12
ISLINGTON BUTTRICK LLC
C/O YANKEE REALTY
855 ISLINGTON ST #1,
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5477, PAGE 1198

TAX MAP 173, LOT 3
JESSE WARREN ANDERSON
224 CATE ST
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 6159 PG 1388

TAX MAP 173, LOT 9
PAUL J. HOLLOWAY
C/O COAST PONTIAC
500 US HYWY 1 BYPASS
PORTSMOUTH, NH 03801
R.C.R.D BOOK 2821 PAGE 2396

TAX MAP 173, LOT 10
AREC 13, LLC
C/O U–HAUL INTERNATIONAL
PO BOX 29046
PHOENIX, AZ 85038
R.C.R.D. BOOK 4575 PAGE 950

TAX MAP 233, LOT 145
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5127, PAGE 2074

TAX MAP 234, LOT 2A
PUBLIC SERVICE CO. OF NH
PO BOX 270
HARTFORD, CT 06141
R.C.R.D. BOOK 1257, PAGE 324

TAX MAP 234, LOT 3
PUBLIC SERVICE CO. OF NH
PO BOX 270
HARTFORD, CT 06141
R.C.R.D. BOOK 5548, PAGE 738

DOUCET SURVEY LLC
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
Offices in Bedford & Keene, NH and Kennebunk, ME
http://www.doucetsurvey.com

FILE NAME: T:\PROJECTS\5517 CSR (SEE 4139)\DWG\5517R RAILROAD BLK.dwg LAYOUT NAME: 5517 BLK PLOTTED: Wednesday, November 17, 2021 - 11:52am

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

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

23 February 2022

Rick Chellman, Planning Board Chairman
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Application for Site Plan Approval, Tax Map 125, Lot 3, 238 Deer Street
(LU - 20 - 238)

Dear Mr. Chellman and Planning Board Members:

On behalf of 238 Deer Street, LLC we hereby submit the attached Application Package for the **March Planning Board** meeting. The project consists of the re-development of the existing site to a Mixed-Use Building that will contain Retail on the first floor and 21 Micro-Housing units on the second, third, and penthouse floors. Site Plan Approval is hereby requested.

The existing building is located at 238 Deer Street and is currently the home of The Statey Bar and Grill, a popular bar and restaurant. Prior to that time, it was the long-standing home of the Portsmouth VFW. The Applicant now seeks to redevelop the property into a mixed-use building which will contain commercial use on the first floor and the upper floors will contain twenty-one (21) proposed market rate micro residential units, varying in size from 402 sq. ft to 500 sq.ft. The property is unique; a small lot in the midst of larger lots which surround it on three sides, and on the fourth side the property is abutted by Deer Street. The proposed development of the property will slightly decrease the connected impervious surface area. An area of landscape planters, which will not run off, are listed in the calculations. Open space will consist of walkways that will directly connect and expand the previously approved public access walkway located on the adjacent 46 Maplewood Avenue site. In addition the deck space on the penthouse level will be available to the building residents as open space. This proposal is a step to meet the urgent need for housing in the downtown which will be within reach of people who can afford market rate housing, provided that the housing units are small and not presented as “luxury” housing.

The existing building currently consists of two stories and occupies 4,243 square feet of the 6,181 sq ft lot. Immediately adjacent to the property to the west and to the southwest is a mixed use condominium known as 30 Maplewood Avenue Condominium, and to the east a mixed use condominium known as 46 Maplewood Avenue Condominium, which is currently under construction. The 46 Maplewood Avenue Condominium property is burdened by a public access easement which lies between the condominium building under construction and the existing property line of the applicant. The public access walkway continues around the rear of the Applicant’s existing property. To the west of the Applicant’s property lies land of

30 Maplewood Avenue Condominium which is used as parking for the condominium. Photographic renderings depicting the proposed building and its relationship to the abutting properties are shown in the McHenry Architecture plans included in the plan set. The project has received numerous approvals and this Site Plan Approval will complete the permitting process and allow construction to be scheduled. Permits previously obtained are:

- ✓ **Portsmouth Planning Board Conditional Use Permit (February 18, 2021)**: The proposed site development received a Conditional Use Permit from the Portsmouth Planning Board to allow no on-site parking spaces where 12 spaces are required. A copy of the approval is attached. The approval was subject to stipulations regarding the leasing of long term parking and the tenants obligations to secure parking for their vehicles, which are agreeable to the applicant. A DRAFT response is included. In this response, to the extent possible, the applicant has taken steps to comply with the condition regarding the lease. More work will need to be completed following final approval of the site plan, since the final version of the lease will need to be reviewed by the City Attorney, and the applicant will also need to secure a long term lease off site.
- ✓ **Portsmouth Zoning Board Approval (September 28, 2021):** The Applicant obtained relief from Article 5A, Figure 10.5A410C for the amount of open space provided with the proposed development of the site, Article 5A, Figure 10.5A410C for the setback of the proposed building from the rear yard lot line, and Article 15 regarding the strict definition of what constitutes the penthouse so as to deem the top-most portion of the building, and the units contained therein, as an allowed use. The approval was subject to a stipulation that the Penthouse Units not exceed 500 square feet.
- ✓ **Portsmouth Historic District Commission Certificate of Approval (November 3, 2021)**: The proposed site development was extensively reviewed by the Historic District Commission (HDC) and several design changes were made as a result of requests made during the HDC process. The approval was subject to several stipulations regarding mock-ups and final designs.
- ✓ **Portsmouth Technical Advisory Committee Recommendation for Approval (December 7, 2021)**: The Technical Advisory Committee recommended that the Planning Board approve the site development plan subject to stipulations. The TAC Stipulations are listed below with our response in **bold text**:

    1. Show existing utilities on existing features plan and note any utility disruptions or removals on the demolition plan. **Existing Conditions Plan C1 has been updated to reflect current site conditions.**
    2. Easements shall be provided for all proposed work (grading, access, etc.) that is to occur on land other than the applicant's. **The plans have been revised with notes to reflect this requirement. This condition should be a condition of final approval.**
    3. Proposed staging areas shall be identified during the CMMP development stage. **This will be addressed in the CMMP process.**
    4. Applicant shall coordinate with abutting property owners to relocate the first 4 bike racks adjacent the commercial storefront windows. **The**

applicant has reached out to the abutting property owner who is receptive to this proposal. The racks would be relocated to the northerly sidewalk extension area along Maplewood Avenue in front of 30 Maplewood Avenue. A revised plan and Amended Application for that project, showing the relocation of bike racks, has been submitted by the abutter to the Planning Department for approval.

5. Easements shall be provided to the City for the pedestrian alleyway access to the abutting public walkways. **The Easements shown on the plan in the plan set will be submitted, reviewed by the city, and recorded by the applicant. This should be a condition of approval.**
6. A decorative metal screen should be added along the proposed curb line in the abutting parking lot in order to provide better protection to the building. **The design team hereby requests that this condition *be removed from the list of conditions*. The design team has been working with the adjacent Condominium Association on this area of the design. As explained to the Technical Advisory Committee the current design allows for the most access for the 30 Maplewood Avenue Condominium parking lot movements; while adding some green space against the building. The introduction of a vertical fencing element will diminish the maneuvering area of the 30 Maplewood Avenue Condominium parking area and *decrease safety*. The 30 Maplewood Avenue Condominium Association is united in their opposition to this condition. We respectfully request that the Planning Board remove the condition.**

Please note that after the TAC Approval some concerns regarding drainage were expressed by the 30 Maplewood Condominium Association. As a result the plans have been revised to show the drainage connecting to the drain pipe in Deer Street. The plans have been reviewed by Portsmouth DPW and we believe the plan is approvable, subject to the proper restoration of Deer Street. Also the electrical connection for the project has been revised in consultation with Eversource and Portsmouth DPW. Sheet C6 has been added to the set to show the connection. Agreement of the abutter is required; which the design team has obtained.

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Proposed Easement Plan Land of 30 Maplewood Condominium – This plan shows a proposed No Build Easement as well as an Access and Landscape Easements.
- Proposed Easement Plan to Benefit the City of Portsmouth – This plan shows a proposed extension of the Public Pedestrian Easement on the applicant's property. This will enlarge the existing easement.
- Existing Conditions Plan C1 – This plan shows the current property improvements in Deer Street and on the property.
- Demolition Plan C2 – This plan shows site demolition.

- Site Plan C3 – This plan shows layout of the proposed features, landscaping, open space, and shows Zoning Development Standards and Impervious Surface coverage.
- Utility Plan C4 – This plan shows the location of proposed utility connections to the proposed building.
- Grading Plan C5 – This plan shows site grading and roof drainage connection.
- Offsite Electrical Improvements Plan C6 – This plan shows the proposed connection of the site to the power grid.
- Detail Sheets D1 and D2 – These plans show construction details.
- Architectural Plans A1 to A7 - These plans show the proposed building Architectural Footprint, Elevations, Details, and Unit Layout.

In addition to the site plan set please find the following submission items:

Copies of Approvals
Green Building Statement
Parking Assessment
DRAFT Parking Lease provisions
Drainage Report
Inspection and Maintenance Plan

238 Deer Street, LLC is committed to providing much needed micro housing units to the Portsmouth downtown. In addition to lively first floor commercial space this proposed new building will add 21 additional housing units, all under 500 square feet in size. Thank you for your attention to this matter. We look forward to presenting this proposal in person at the Board's March meeting.

Sincerely,

John Chagnon

John R. Chagnon, PE
238 Deer Street Team

CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

PLANNING BOARD

February 23, 2021

238 Deer Street, LLC
238 Deer Street
Portsmouth, NH 03801

RE: Conditional Use Permit for property located at 238 Deer Street

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of Thursday, February 18, 2021, considered your application for a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of no on-site parking spaces where 12 spaces are required. Said property is shown on Assessor Map 125 Lot 3 and lies within the Character District 4 (CD4). As a result of said consideration, the Board voted as follows:

To find that the provision of no on-site parking spaces will be adequate and appropriate for the proposed use of the property and to grant the conditional use permit with the following stipulations:

1) A minimum of 7 off-street parking spaces shall be provided via a long-term lease, shared parking agreement or option to enter into a long-term lease or share parking agreement with a property owner in the vicinity of the project. The lease, shared parking agreement or option for the off-site parking spaces shall be reviewed annually with the property owner and Planning Director and shall be renewed as needed for a period of up to 5 years from the issuance of the final certificate of occupancy for the property.

2) Revise the draft lease agreement related to the tenants' obligation to secure off-site parking if the tenant owns a car by removing paragraph 2 of the draft lease agreement presented by the applicant. The final lease agreement shall be reviewed and approved by the Planning Director and City Attorney.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work. All stipulations of approval must be completed prior to issuance of a building permit unless otherwise indicated above.

This approval shall expire unless a building permit is obtained within a period of one year from the date granted, unless otherwise stated in the conditions of approval. The Planning Board may, for good cause shown, extend such period by as much as one year if such

extension is requested and acted upon prior to the expiration date. No other extensions may be requested.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Dexter R. Legg, Chairman of the Planning Board

cc: Robert Marsilia, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

John Chagnon, PE., Ambit Engineering

CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

ZONING BOARD OF ADJUSTMENT

October 4, 2021

238 Deer Street, LLC
238 Deer Street
Portsmouth, NH 03801

RE: **Board of Adjustment request for property located at 238 Deer Street (LU-20-238)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday September 28, 2021**, considered your application for demolishing the existing structure and constructing a new mixed use building with 21 residential units which requires the following: 1) Variances from Section 10.5A41.10C to allow a) 2.5% open space where 10% is required; and b) a 3.5' rear yard where 5' is required. 2) A Variance from Article 15 to allow a structure to be designated as a penthouse with an 8' setback from the edge where 15' is required and 60% floor area of the story below where 50% is the maximum allowed as outlined in the definition of a penthouse. Said property is shown on Assessor Map 125 Lot 3 and lies within the Historic District and Character District 4 (CD4). As a result of said consideration, the Board voted to to grant the request with the following stipulation:

1) Penthouse-level units shall not exceed 500 square feet.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

David Rheaume, Chairman of the Zoning Board of Adjustment

cc: Paul Garand, Interim Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

John Chagnon, PE., Ambit Engineering
Richard Desjardins, McHenry Architecture
Sharon Cuddy Somers, DTC Lawyers

CITY OF PORTSMOUTH
Planning Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801
(603) 610-7216

HISTORIC DISTRICT COMMISSION

November 10, 2021

238 Deer Street, LLC
238 Deer Street
Portsmouth, NH 03801

RE: **Certificate of Approval for property located at 238 Deer Street (LU-20-238)**

Dear Property Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, November 03, 2021**, considered your application for the demolition of the existing structure and the construction of a new 3-4 story mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 Lot 3 and lies within the Historic District and Character District 4 (CD4). As a result of said consideration, the Commission voted to **grant** the Certificate of Approval with the following stipulations:

1. The bricks shall be finalized with a mockup prior to installation.
2. The applicant shall return with a final design for the parapet.
3. Photographic record of existing building shall be presented to the Planning Department and the Athenaeum prior to construction.

Findings of Fact

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Conservation and enhancement of property values.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of design with surrounding properties.

The Commission's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Commission's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Committees or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

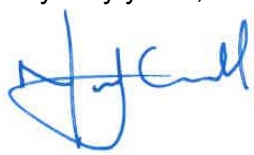
This approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Historic District Commission unless an extension is granted by

the Commission in accordance with Section 10.636.70 of the Zoning Ordinance.

Please note that any changes or modifications to this application require review and approval from the Commission prior to implementation and additional fees may apply.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,



Nicholas J. Cracknell, AICP, Principal Planner
for Jonathan Wyckoff, Chairman of the Historic District Commission

cc: Paul Garand, Interim Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

John Chagnon, PE., Ambit Engineering
Richard Desjardins, McHenry Architecture
Sharon Cuddy Somers, DTC Lawyers

CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

TECHNICAL ADVISORY COMMITTEE

December 13, 2021

238 Deer Street, LLC
238 Deer Street
Portsmouth, NH 03801

RE: Site Plan Review Approval for property located at 238 Deer Street (LU-20-238)

Dear Property Owner:

The Technical Advisory Committee, at its regularly scheduled meeting of Tuesday, December 7, 2021, considered your application for Site Plan Review approval for demolition of the existing structure and the construction of a new 3-4 story mixed-use building with 21 residential units with a footprint of 5,286 s.f. and 19,190 s.f. gross floor area with associated site improvements. Said property is shown on Assessor Map 125 Lot 3 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts. As a result of said consideration, the Committee voted to recommend approval to the Planning Board with the following stipulations:

1. Show existing utilities on existing features plan and note any utility disruptions or removals on the demolition plan.
2. Easements shall be provided for all proposed work (grading, access, etc.) that is to occur on land other than the applicant's.
3. Proposed staging areas shall be identified during the CMMP development stage.
4. Applicant shall coordinate with abutting property owners to relocate the first 4 bike racks adjacent the commercial storefront windows.
5. Easements shall be provided to the City for the pedestrian alleyway access to the abutting public walkways.
6. A decorative metal screen should be added along the proposed curb line in the abutting parking lot in order to provide better protection to the building.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, January 20, 2021**. One (1) hard copy of all plans and supporting reports and exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning Department and uploaded to the online permit system no later than **Wednesday, December 29, 2021**.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Peter Britz
Interim Planning Director

cc:

John Chagnon, PE., Ambit Engineering
Richard Desjardins, McHenry Architecture
Sharon Cuddy Somers, DTC Lawyers

October 18, 2021

City of Portsmouth Planning Board

GREEN BUILDING STATEMENT
Re: Proposed 21 Micro Unit - Mixed Use Building at 238 Deer Street, Portsmouth, NH

· Foundation system to be cast in place concrete with continuous rigid insulation installed to depths required by the energy code. Continuous insulation to be provided under the concrete slab on grade for 2 feet along the exterior wall.

· Exterior Envelope: Designed to meet or exceed the prescriptive method of the 2015 International Energy Code requirements. Walls to have cavity filled with closed cell spray foam insulation and a continuous air barrier. Composite siting materials to utilize post-consumer materials.

· Exterior Windows to be aluminum clad wood windows, high-performance glazing to provide enhanced thermal performance and solar control. Residential unit windows will be operable for natural ventilation.

· Roofing system: Lighter colored membrane roofing system over sloped ridged insulation for cool roof performance.

· HVAC systems to consist of high-efficiency heat pumps. Meet ASHRAE ventilation code in all occupied spaces.

· Plumbing: All fixtures to be low flow.

· Lighting: Exterior lighting to be LED cutoff fixtures for energy efficiency and to minimize light pollution. All interior lighting to be LED throughout using less than 1 watt / sf and perimeter daylight sensors. Occupancy sensors to be utilized as required by code.

· Materials & Resources: Minimize waste during construction and operations. Also incorporate the use of regional, renewable, and low carbon footprint materials.

Sincerely,

Mark Gianniny, AIA
Senior Associate

GORRILL PALMER

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South Portland, Maine 04106
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REVISED - PARKING ASSESSMENT FOR 238 DEER STREET MIXED-USE BUILDING PORTSMOUTH, NH

Date: **January 12, 2021**

Subject: **Revised - Parking Assessment**
238 Deer Street Mixed-Use Building – Portsmouth, NH

To: **Buz Couilard**

From: **Randy Dunton PE, PTOE, Gorrill Palmer (GP)**

Copied: **John Chagnon, Ambit Engineering;**
Jeremiah Johnson, McHenry Architecture

Introduction:

Gorrill Palmer (GP) has prepared the following parking assessment for the proposed mixed-use building to be located at 238 Deer Street. On the first floor, the building will include approximately 2,629 square feet of retail space with additional space on the first floor dedicated for a lobby area and accesses to upper floors. The second through fourth floors include 7 micro (less than 500 square feet) apartments per floor for a total of 21 micro apartments. The proposed mixed-use building does not have enough area on-site to accommodate vehicular parking, and this assessment is to review what the impacts may be on the adjacent neighborhood from a parking perspective.

This parking assessment will review the parking requirements based on the ordinance, actual anticipated parking demand, and availability of parking spaces within the immediate area.

Parking Requirement per Ordinance:

The location of the proposed building is within an Overlay District. As such, it has specific parking requirements as identified in the "City of Portsmouth, New Hampshire – Zoning Ordinance" amended through December 16, 2019. The parking requirements for this use at this location are as follows (see attached for sections of the ordinance):

- ***Retail Space: Section 10.1115.21 –*** Identifies that nonresidential uses within the Downtown Overlay District have no Off-Street parking requirement. Therefore, the first-floor retail space does not require any parking spaces.

- ***Residential Units: Section 10.1112.311 –*** Requires that for dwelling units in a mixed-use development, the number of off-street parking spaces required is 0.5 spaces per unit for dwelling units less than 500 square feet. This would yield the need for 11 off-street parking spaces (rounded up from 10.5).

- ***Section 10.1112.312 –*** Requires that any group of dwelling units on a lot containing more than 4 dwelling units provide one visitor parking space for every 5 dwelling units or portion thereof. This would yield the need for 5 off-street parking spaces.

- ***Section 10.1115.23 –*** Because the site is located within the Overlay District, the number of required off-street parking spaces can be reduced by 4 spaces.

The following summarizes the number of required off-street parking spaces for the proposed mixed-use building (calculations attached):

Off-Street Parking Requirements	
Section	**Spaces Required**
Section 10.1115.21 (Retail)	0
Section 10.1112.311 (Residential – Occupant)	11
Section 10.1112.312 (Residential – Visitor)	5
Section 10.1115.23 (Overlay Dist. Reduction)	-4
Total Required Spaces	**12**

As the table summarizes, the proposed mixed-use building by strict interpretation of the ordinance would require 12 off-street parking spaces. However, it is our opinion this requirement is to high, and the following sections identify why it is too high.

Other Modes of Transportation:

The previous section identified what the off-street parking requirement would be based on the City Zoning Ordinance. The downtown location of this site makes it ideal to take advantage of other modes of transportation, thus reducing the need for a car and therefore reducing parking demand. The following identifies numerous advantages to the site's location and supporting amenities:

- Pedestrian Accommodations:

  - Proximity to downtown – the location of the site is ideal in that residents of the units can easily walk from the apartment to the downtown on the existing sidewalk network without needing a car. They can walk to a place of employment, entertainment, food, or retail; all without needing a car. This ties well with the expected young professional that is expected to be attracted by this type of accommodations.
  - Sidewalks – A robust sidewalk network is provided in the area that allows for easy walking from the site to the downtown for the purpose of business or personal.

- Bicycle Accommodations:

  Per Section 10.1116.11 of the Zoning Ordinance (see attached ordinance section), 1 bicycle space for each 5 dwelling units or portion thereof is required for a multifamily dwelling. The developers will provide individual internal storage areas that will be sized to accommodate bicycles. These units will be accessible

from street level and will have easy access. A bicycle rack with space for a minimum of 5 bicycles will be provided outside. This will encourage the use of bicycles and reduce the need for a car, and therefore a parking space.

- Transit:

Within 650 feet of the site (easy walking distance), there are three Coast bus stops, providing direct access to Routes 40, 41, 42, & 43. Route 40 provides transportation primarily to the southwest and area like the Portsmouth Transportation Center, Route 41 provides transportation to the south and through the center of downtown, Route 42 provides transportation toward the west over to the Portsmouth International Airport at Pease, and Route 43 provides transportation toward the northwest and the Fox Run Mall. Through these routes, riders can access major points of destination for employment, entertainment, retail, transportation, and food.

- Ride-Share:

A waiting area will be provided within the building that includes a bulletin board in which to share postings of those offering or needing a ride. This area could also serve for those waiting for deliveries from somewhere else or Uber / taxi pick-up etc. The bulletin board can also serve as a location to post bus schedules and other transportation information to inform tenants of their options. This will provide additional alternatives for tenants who will not own a vehicle, and therefore not require parking within the area.

Forecast Parking Demand:

The previous "Parking Requirement per Ordinance" section identified parking requirements based on a strict interpretation of the ordinance. As identified in the previous "Other Modes of Transportation" section, the ordinance is most likely an overestimate of the actual parking demand for the proposed 21 micro units. The retail space does not require any on-street parking and therefore is not discussed in this section. The purpose of this section is to compare the parking demand based on supplemental sources to the parking requirements based on the City Ordinance. The following provides a summary of the methodology and findings of the parking demand assessment:

Micro Units:

The proposed mixed-use development is to include 21 micro units (less than 500 square feet) on floors 2-4. These units will be market rate units, but due to their small size the rent would remain lower than larger apartments. Typically, locations with lower rents attract those wishing to minimize their expenses, such as not having a car and the associated costs of having a car such as parking, maintenance, and insurance. To calculate the parking demand for the micro-units, GP reviewed the ITE Parking Generation Manual, 5th Edition.

Based on a review of that document, the most appropriate use appeared to be Land Use Code (LUC) – 223, Affordable Housing. The other option would be multi-family apartments, but at less than 500 square feet, this size unit is not intended for a family. Upon further review, there are multiple "setting/location" that could be used. For the purposes of this assessment, we averaged the rates of the different setting/locations. Those setting/location are listed as follows with their associated average parking rate (see attached).

Weekday Parking Demand – Summary Table

Peak Weekday Parking Demand		
Setting/Location	**Peak Parking Demand – Average Rate per unit**	**Parking Demand (Spaces)**
General Urban/Suburban (10 PM – 5 AM)	0.99	21
Dense Multi-Use Urban (10 PM – 5 AM)	0.53	12
Center City Core (10 PM – 5 AM)	0.16	4
Dense Multi-Use Urban – Single Room Only (10 PM - 5AM)	0.26	6
Average Peak Parking Demand	**0.49**	**11**

As can be seen from the summary table, the average peak parking demand rate is 0.49 spaces per unit with a respective parking demand of 11 spaces. Based upon the City Ordinance:

*10.1112.311 The required minimum number of **off-street** parking spaces for **uses** 1.10 through 1.90, including **dwelling units** in mixed-use developments, shall be based on the gross floor area of each **dwelling unit**, as follows:*

Dwelling Unit Floor Area	*Required Parking Spaces*
Less than 500 sq. ft.	*0.5 spaces per unit*
500-750 sq. ft.	*1.0 space per unit*
Over 750 sq. ft.	*1.3 spaces per unit*

As can be seen from the above Weekday Parking Demand table, the parking demand rate for this size apartment is 0.50 spaces per unit, with a parking demand of 11 spaces. The City Ordinance, when considering the tenant, potential visitors, and allowable deductions, resulted in a peak parking demand of 12 parking spaces. This indicates that the City Ordinance is relatively the same as the average rate from the ITE Parking Generation Manual, and that the LUC was the appropriate use.

However, the calculations based on the City Ordinance do not appear to factor in the downtown location and the use of other modes of transportation; walking, bicycling, transit, and ride-share as described previously herein.

It is our opinion that this rate (0.49 ITE or 0.50 City) is high and should be lower due to the downtown location of the proposed housing, the availability of public transportation and the small size of the units. Our opinion for a lower rate is supported by the lower ITE parking generation rates when the size and location of the apartments are considered. **If the "General Urban/Suburban" rate is removed from the Weekday Parking Demand summary table calculations, and the three rates that do consider the downtown location of the site as well as the small size, the average peak parking demand is reduced to 0.32 spaces per unit with a respective peak parking demand of 7 spaces.**

It should also be noted that the ITE peak parking demand rates are based on a time between 10:00 PM and 5:00 AM, the peak parking demand for residential uses. The peak parking demand for retail and office space is typically between 8:00 AM and 5:00 PM. Therefore, since the proposed residential housing is among offices and retail (some residential), this use compliments the parking demand well and is at its peak when the uses around it have

minimal demand, and has minimal demand when the uses around it are at their peak. **Therefore, the daytime demand for parking could be as few as 3 or 4 spaces during the peak time of the day.**

Locations to Park:

To evaluate parking in the area that could potentially accommodate the minimal need (7 spaces or less) of the proposed apartments, GP reviewed both the City's Park Portsmouth web site as well as completing field reviews of the immediate area around the site (approximately 650 feet). The field reviews were completed at approximately 9:30 AM on Tuesday, November 17, 2020 and again that evening at approximately 9:30 PM. The daytime field review was intended to review parking while businesses were open, and the evening field review was intended to review with most businesses closed, but with most of the residents home for the evening. We recognize this is a snapshot in time, but helps to establish some form of benchmark for discussion. Included in the field reviews were a walk through the Foundry Place and Hanover Street Parking Garages to get an approximation of the percent occupied. We also field reviewed the Portwalk Garage but the number of spaces that would be available to residents was limited and was full during our reviews. Included with the on-street and parking garage field review, we also reviewed the Bridge Street and Worth surface parking lots. The following summarizes our field observations of parking in the immediate area with the locations shown on the attached location plan:

Observed Percent Occupied (approximate)		
Location	**Day Time**	**Evening**
Foundry Place Parking Garage (600 spaces)	20%	10%
Hanover Street Parking Garage (900 spaces)	40-50%	20%
Bridge Street Surface Lot (62 spaces)	10-15%	Less than 10%
Worth Surface Lot (79 spaces)	70-80%	40-50%

As noted, this was a snapshot in time and based on general observation only. However, it provides a clear picture that there is considerable availability of parking in the immediate area for both residents / visitors of the proposed building to park their vehicles. The above does not include on-street metered parking which is available for short term guests. On-street parking is available on Deer Street, Bridge Street and Portwalk Place. Visitors could also use the parking garages and surface lots identified above.

It should be noted that the pandemic could be a factor in the low parking demand; however, even with a significant increase in demand, there still appears to be sufficient parking availability.

We also understand that currently, the Foundry Garage is not experiencing the demand that is committed for the garage from uses that are not currently built or occupied. We also recognize that the Foundry Garage is slighted to accommodate some parking when the nearby Hanover Street garage is updated.

However, with all these considerations, it would seem reasonable that the surrounding area, including a 600 space Foundry Garage, could accommodate 3 to 4 parking spaces during the day to support local residents and economic growth of the area.

Conclusions and Findings:

The following is a summary of the revised parking assessment's conclusions and findings:

1. Parking Requirement per Ordinance: By ordinance, the proposed mixed-use building requires 12 off-street parking spaces. Due to the limited on-site area, the required 12 off-street parking spaces cannot be accommodated on-site, and therefore need to be accommodated via satellite locations such as parking garages and surface lots.

2. Forecast Parking Demand: In further evaluating the peak parking demand for this type of use in a downtown area, the overall parking demand is forecast to be approximately 7 spaces. This peak parking demand occurs between 10:00 PM and 5:00 AM. The daytime parking demand could be as few as 3 to 4 vehicles.

3. Other Modes of Transportation: Given the close proximity to downtown and available other modes of transportation such as pedestrian accommodations, abilities for bicycles and access to transit, it could be expected that some residents will not need to own a vehicle and therefore not require a parking space. In addition, a bulletin board will be provided for those offering and needing ride share. The proposed building will require a minimum of 5 bicycle parking spaces. This requirement will be satisfied by both an internal storage area for bicycles as well as a proposed on-site bicycle rack.

4. Locations to Park: There are a considerable number of choices and availability for parking in the immediate area of the site, both during the day and at night. This includes two parking garages, two surface lots, metered parking spaces, and the potential to rent space privately in the area.

5. Based on this assessment, it is our opinion that the peak parking demand for this use is relatively minimal and that the parking can be accommodated within the immediate area.

Prepared by:

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LICENSED
PROFESSIONAL ENGINEER

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DRAFT Lease Provision

Tenant shall not be provided with any on-site parking. Landlord and Tenant will make efforts to ensure that any cars used by Tenant during the lease period will have a designated off street parking location. Tenant shall indicate, at the time when the lease is executed, whether they will be using a car during the lease period. If they do intend to use a car, then Landlord will provide a list of options for available off street parking for the vehicle and Tenant will choose from among those options as to where they want to park the vehicle. Landlord will then arrange for a parking lease for the space, and the cost of such parking space will become part of the rent to be charged to Tenant.

The obligation of the Tenant to advise Landlord of Tenant's use of a car shall continue throughout the term of the lease and be applicable even where Tenant acquires the use of a car subsequent to execution of the lease. Accordingly, if at any time during the term of the lease, the Tenant starts to use a car, then Tenant shall notify Landlord of same and arrangements will be made for off street parking as described above.

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DRAINAGE ANALYSIS

SITE DEVELOPMENT

238 DEER STREET
PORTSMOUTH, NH

FOR
238 DEER STREET, LLC.

16 NOVEMBER 2021

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TABLE OF CONTENTS

REPORT

Executive Summary	1
Introduction / Project Description	2
Methodology	2
Site Specific Information	3
Pre-Development Drainage	4
Post-Development Drainage	5
Offsite Infrastructure Capacity	7
Erosion and Sediment Control Practices	7
Conclusion	8
References	9

APPENDIX

Vicinity (Tax) Map	A
Tables, Charts, Etc.	B
HydroCAD Drainage Analysis Calculations	C
Soil Survey Information	D
FEMA FIRM Map	E
Inspection & Long Term Maintenance Plan	F

ATTACHMENTS

Existing Subcatchment Plan	W1
Proposed Subcatchment Plan	W2

EXECUTIVE SUMMARY

This analysis is meant to be used by City officials, the developer, builders, earthwork contractors and other interested parties to better understand the assumptions and intent of the proposed stormwater management system. This drainage analysis examines and compares the existing and proposed conditions stormwater drainage patterns for a Site Development at 238 Deer Street in the City of Portsmouth, at Assessor's Map 125, Lot 3. The total lot size is 6,181 square-feet. The point of analysis is a downstream manhole located on Deer Street (DMH 3540). The existing site is primarily impervious surface of pavement and buildings. The small areas of porous surfaces are mulch.

The Existing Conditions site plan show the condition immediately before development (i.e., as it exists today). Runoff amounts from this existing state are a function of the land cover, vegetation and soils; together those factors produce what is known as the Curve Number. The existing, or pre-developed curve number for the entire site (excluding offsite subcatchments) is 98. Typically, highly developed areas with lots of impervious area will have curve numbers approaching 90, whereas undisturbed or undeveloped areas can have curve numbers as low as 30 if the soils are well-drained and covered with forest. The proposed development's curve number remains at 98 as there is no increase in impervious surface (pavement, walkway, and rooftop), therefore post development peak runoff is unchanged. A *Hancor Water Quality Treatment Unit* was provided within the parking lot of the adjacent 30 Maplewood Condominium development, in the parking area between the site and Bridge Street. This unit is designed to divert low flows from up to the 2-Year Storm Event to provide treatment of surface runoff from the parking lot, and adjacent drainage areas. This was a part of the original design analysis for the adjacent site development known as 46 Maplewood Avenue.

There is one design point on this parcel which is used to compare pre and post-developed runoff amounts. This is the drain manhole in Deer Street (DMH 3540). This design point is labeled DP1. The system downstream from this manhole has been modeled for analysis as well.

INTRODUCTION / PROJECT DESCRIPTION

This drainage report is designed to assist the owner, planning board, contractor, regulatory reviewer, and others in understanding the impact of the proposed development project on local surface water runoff and quality. The project site is shown on the Town of Portsmouth, NH Assessor's Tax Map 125 as Lot 3. Bounding the site to north is Deer Street. Bounding the site to the south is 30 Maplewood and east 46 Maplewood. Bounding the site to the west, on the other side of a surface parking area, is Bridge Street. A vicinity map is included in the Appendix to this report.

The proposed development will include a new building. This report includes information about the existing site and the proposed building necessary to analyze stormwater runoff and to design any required mitigation. The report includes maps of pre-development and post-development watersheds, subcatchment areas and calculations of runoff. The report will provide a narrative of the stormwater runoff and describe numerically and graphically the surface water runoff patterns for this site. Proposed stormwater management methods will also be described, as well as erosion and sediment control practices. To fully understand the proposed site development the reader should also review a complete site plan set in addition to this report.

METHODOLOGY

"Extreme Precipitation" values from The Northeast Regional Climate Center (Cornell University) have been used for modeling purposes. These values have been used in this analysis.

This report uses the US Soil Conservation Service (SCS) Method for estimating stormwater runoff. The SCS method is published in The National Engineering Handbook (NEH), Section 4 "Hydrology" and includes the Technical Release No. 20, (TR-20) "Computer Program for Project Formulation Hydrology", and Technical Release No. 55 (TR-55) "Urban Hydrology for Small Watersheds" methods. This report uses the HydroCAD version 10.0 program,

written by HydroCAD Software Solutions LLC, Chocorua, N.H., to apply these methods for the calculation of runoff and for pond modeling. Rainfall data and runoff curve numbers are taken from "The Stormwater Management and Erosion Control Handbook for Urban and Developing Areas in New Hampshire."

Time of Concentration (Tc) is calculated by entering measured flow path data such as flow path type, length, slope and surface characteristics into the HydroCAD program. For the purposes of this report, a minimum time of concentration of 5 minutes is used.

The storm events used for the calculations in this report are the 2-year, 10-year, 25-year, and 50-year (24-hour) storms. Watershed basin boundaries have been delineated using topographic maps prepared by Ambit Engineering and field observations to confirm.

SITE SPECIFIC INFORMATION

Based on the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), Soil Survey of Rockingham County, New Hampshire the site is made up of one soil type:

Soil Symbol	Soil Name and Slopes
699	Urban Land

All existing and proposed site development takes place on one soil type:

Urban Land: The soil report provides little useful information on the site, but since the entire site is already developed and impervious, this information is of no consequence.

The existing site is developed. The only vegetation on the site is in small patches of landscaped area.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 33015C0259F (effective date January 29, 2021), the project site is located in Zone X and is determined to be outside of the 0.2% annual chance floodplain. A copy of the FIRM map is included in the Appendix.

PRE-DEVELOPMENT DRAINAGE

There are eleven subcatchments in the proposed analysis. The same Design Point (DP 1) is utilized for the developed condition. All eleven subcatchments flow to the same Design Point (DP 1). The following is a description of the various subcatchments:

Subcatchment ES1: This Subcatchment defines the existing building to the southerly end of the site near Hanover Street. It is primarily the rooftop and is unchanged in the proposed conditions.

Subcatchment ES2: This Subcatchment defines the existing parking lot to the northerly end of the site near Deer Street. It is reduced in area due to the construction of the proposed building and regrading of the parking lot itself. It is primarily impervious surface with very little landscape surface.

Subcatchment ES2a: This Subcatchment is primarily a westerly portion of 46-64 Maplewood Ave.

Subcatchment ES2b: This Subcatchment defines the existing parking lot to the northerly end of the site near Deer Street.

Subcatchment ES3: This Subcatchment defines a northerly portion of 46-64 Maplewood Ave.

Subcatchment ES3a: This Subcatchment defines a southerly portion of 46-64 Maplewood Ave. It is primarily the rooftop and discharges to the Silva Cells along Maplewood Avenue via a roof drain.

Subcatchment ES4: This Subcatchment defines 238 Deer Street. It has an increase in overall footprint in the proposed design.

Subcatchment ES5: This subcatchment defines the runoff area from the sidewalk and roadway on the south and west sides of the site along Hanover Street and Bridge Street.

Subcatchment ES6: This subcatchment defines the runoff area from the sidewalk and roadway in the northeast corner of the site near Deer Street and Maplewood Ave.

Subcatchment ES7: This subcatchment defines the runoff area from the sidewalk and roadway on the east side of the site along Maplewood Ave.

Subcatchment ES8: This subcatchment defines the runoff area from the sidewalk and roadway on the east side of the site along Maplewood Ave.

The following table shows the results of the pre-development drainage model.

Table 1: Pre-Development Watershed Basin Summary

Watershed Basin ID	Basin Area (SF)	Tc (MIN)	CN	2-Year Runoff (CFS)	10-Year Runoff (CFS)	25-Year Runoff (CFS)	50-Year Runoff (CFS)	Location
ES1	16,738	5	98	1.23	1.89	2.40	2.88	30 Maplewood
ES2	7,730	5	97	0.56	0.87	1.10	1.33	Parking lot north
ES2a	2,509	5	98	0.19	0.28	0.36	0.43	46-64 Maplewood west
ES2b	5,028	5	98	0.37	0.57	0.72	0.86	Parking lot south
ES3	8,542	5	98	0.63	0.97	1.23	1.47	46-64 Maplewood north
ES3a	4,848	5	98	0.36	0.55	0.70	0.83	46-64 Maplewood south
ES4	4,188	5	98	0.31	0.47	0.60	0.72	238 Deer Street
ES5	20,107	5	97	1.46	2.26	2.87	3.45	Bridge Street/Hanover Street
ES6	12,323	5	98	0.91	1.39	1.77	2.12	Deer Street
ES7	8,519	5	98	0.63	0.96	1.22	1.47	Maplewood Ave north
ES8	7,456	5	97	0.54	0.83	1.07	1.28	Maplewood Ave south

POST-DEVELOPMENT DRAINAGE

There are 11 subcatchments in the post-development analysis. Existing subcatchments ES1, ES2, ES2a, ES2b, ES3, ES3a, ES4, ES5, ES6, ES7, and ES8 correspond to proposed subcatchments PS1, PS2, PS2a, PS2b, PS3, PS3a, PS4, PS5, PS6, PS7, and PS8, respectively. The only significant change in subcatchments is the slight increase in area of subcatchment PS4, and the slight decreases in area of subcatchments PS2 and PS6, representative of the change in area of the building footprint. The following table shows the results of the post-development drainage model.

Table 2: Post-Development Watershed Basin Summary

Watershed Basin ID	Basin Area (SF)	Tc (MIN)	CN	2-Year Runoff (CFS)	10-Year Runoff (CFS)	25-Year Runoff (CFS)	50-Year Runoff (CFS)	Location
PS1	16,738	5	98	1.23	1.89	2.40	2.88	30 Maplewood
PS2	7,207	5	97	0.52	0.81	1.03	1.24	Parking lot north
PS2a	2,509	5	98	0.19	0.28	0.36	0.43	46-64 Maplewood west
PS2b	5,028	5	98	0.37	0.57	0.72	0.86	Parking lot south
PS3	8,542	5	98	0.63	0.97	1.23	1.47	46-64 Maplewood north
PS3a	4,848	5	98	0.36	0.55	0.70	0.83	46-64 Maplewood south
PS4	5,286	5	98	0.39	0.60	0.76	0.91	238 Deer Street
PS5	20,107	5	97	1.46	2.26	2.87	3.45	Bridge Street/Hanover Street
PS6	11,745	5	98	0.87	1.33	1.69	2.02	Deer Street
PS7	8,519	5	98	0.63	0.96	1.22	1.47	Maplewood Ave north
PS8	7,456	5	97	0.54	0.83	1.07	1.28	Maplewood Ave south

The overall impervious coverage of the area analyzed in this report for all basins decreases from 5,931 square-feet (96.0%) in the pre-development condition to 5,915 square-feet (95.7%) in the post-development condition.

Table 3 shows a summary of the comparison between pre-developed flows and post-developed flows for each design point. The comparison shows a slightly reduced flow in the 2 year storm as a result of infiltration in some proposed landscape areas.

Table 3: Pre-Development to Post-Development Comparison

	Q2 (CFS)		Q10 (CFS)		Q25 (CFS)		Q50 (CFS)		
Design Point	**Pre**	**Post**	**Pre**	**Post**	**Pre**	**Post**	**Pre**	**Post**	**Description**
DP1	7.18	7.17	11.02	11.02	14.02	14.02	16.81	16.81	DMH 3540

Note that all drainage points of interest in the development area experience equal or lower peak flows.

OFFSITE INFRASTRUCTURE CAPACITY

City stormwater drainage is utilized exclusively with the existing and proposed site. As such, the stormwater system is designed as to create no additional resultant burden on city infrastructure due to the proposed development.

EROSION AND SEDIMENT CONTROL PRACTICES

The erosion potential for this site as it exists is low due to the impervious nature of the site. During construction, the major potential for erosion is wind and stormwater runoff. The contractor will be required to inspect and maintain all necessary erosion control measures, as well as installing any additional measures as required. All erosion control practices shall conform to "The Stormwater Management and Erosion Control Handbook for Urban and Developing Areas in New Hampshire." Some examples of erosion and sediment control measures to be utilized for this project during construction may include:

- Catch Basin Baskets
- Silt Soxx during excavations
- Stabilized construction entrance, or Fods at access point to the site
- Temporary mulching and seeding for disturbed areas
- Spraying water over disturbed areas to minimize wind erosion

After construction, permanent stabilization will be accomplished by permanent landscaping and surfacing the access drives and parking areas with asphalt paving and other areas with brick and concrete walkways.

CONCLUSION

The proposed development has been designed to match the pre-development drainage patterns to the greatest extent feasible. The proposed project disturbs significantly less than 15,000 square-feet, meaning the site does not require additional treatment as required by the city stormwater regulations for redevelopment projects. The site does not include any additional impervious surfaces, so peak flows from the site will not require mitigation. Stormwater treatment is being provided by the adjacent Hancor Treatment Device in the abutting parking area. Erosion and sediment control practices will be implemented for both the temporary condition during construction and for final stabilization after construction. Therefore, there are no negative impacts to downstream receptors or adjacent properties anticipated as a result of this project.

NSPECTION & MAINTENANCE PLAN

FOR

238 Deer Street

Portsmouth, NH

Introduction

The intent of this plan is to provide 238 Deer Street (herein referred to as "owner") with a list of procedures that document the inspection and maintenance requirements of the drainage structures for this development.

The following inspection and maintenance program is necessary to keep the stormwater management system functioning properly. These measures will also help minimize potential environmental impacts. By following the enclosed procedures, the owner will be able to maintain the functionality of the drainage structures and maximize their ability to drain the site effectively from stormwater runoff.

Annual Report

The owner shall prepare an annual Inspection & Maintenance Report. The report shall include a summary of the system's maintenance and repair by transmission of the Inspection & Maintenance Log and other information as required. A copy of the report shall be delivered annually to the City of Portsmouth Code Enforcement Officer.

Inspection & Maintenance Checklist/Log

The following pages contain a Stormwater Management System Inspection & Maintenance Checklist and a blank copy of the Stormwater Management System Inspection & Maintenance Log. These forms are provided to the owner as a guideline for performing the inspection and maintenance. This is a guideline and should be periodically reviewed for conformance with current practice and standards.

DRAINAGE STRUCTURE COMPONENTS

Non-Structural BMP's

Non-Structural best management practices (BMP's) include temporary and permanent measures that typically require less labor and capital inputs and are intended to provide protection against erosion of soils. Examples of non-structural BMP's on this project include but are not limited to: temporary and permanent mulching, temporary and permanent grass cover, trees, shrubs and ground covers, miscellaneous landscape plantings, dust control, tree protection, topsoiling, sediment barriers, and a stabilized construction entrance.

Structural BMP's

Structural BMP's are more labor and capital-intensive structures or installations that require more specialized personnel to install. Examples on this project include but are not limited to: storm drain catch basins, slot drains and pipes.

Inspection and Maintenance Requirements

The following summarizes the inspection and maintenance requirements for the various BMP's that may be found on this project.

1. **Landscaped areas:** After each rain event of 0.5" or more during a 24-hour period, inspect landscaped areas for signs of disturbance, such as erosion. If damaged areas are discovered, immediately repair the damage. Repairs may include adding new topsoil, lime, seed, fertilizer and mulch.
2. **Plantings**: Planting and landscaping (trees, shrubs) shall be monitored bi-monthly during the first year to insure viability and vigorous growth. Replace dead or dying vegetation with new stock and adjust the conditions that caused the dead or dying vegetation. During dryer times of the year, provide weekly watering or irrigation during the establishment period of the first year. Make the necessary adjustments to ensure long-term health of the vegetated covers, i.e. provide more permanent mulch or compost or other means of protection. Clean up dead leaves yearly to avoid drainage issues.
3. **Storm Drain Catch Basins and Pipes:** Monitor drain inlets and outlets during construction. Monitor sediment levels in catch basin sumps and remove as necessary.

Stormwater Management System

Inspection & Maintenance Checklist for Post Construction Condition—for 238 Deer Street, Portsmouth, NH

BMP/System Component	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance/Cleanout Threshold
Closed Drainage System			
Drainage Pipes	Yearly	*Check for sediment clogging, or soiled runoff.*	Clean entire drainage system and remove all sediments if discovered in piping.
Catch Basins	Bi-Annually	*Check for excessive accumulation of sediment in sump*	Remove sediment as necessary
Annual Report	Yearly	*Prepare Annual Report, including all Inspection & Maintenance Logs. Provide to City (if required).*	N/A

Stormwater Management System Maintenance Summary

Inspection & Maintenance Log—for 238 Deer Street, Portsmouth, NH

BMP/System Component	Date Inspected	Inspector	Problems Noted, Required Maintenance *(List Items/Comments)*	Date of Maintenance	Performed By

Data Sheets

238 DEER STREET MIXED USE BUILDING

238 DEER STREET, LLC

238 DEER STREET
PORTSMOUTH, NEW HAMPSHIRE

PERMIT PLANS

OWNER/APPLICANT:

238 DEER STREET, LLC
238 DEER STREET
PORTSMOUTH, N.H. 03801
Tel. (978) 479–1718

ARCHITECT:

McHENRY ARCHITECTURE
4 MARKET STREET
PORTSMOUTH, N.H. 03801
TEL. (603) 430–0274

CIVIL ENGINEER & LAND SURVEYOR:

AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
Tel. (603) 430–9282
Fax (603) 436–2315

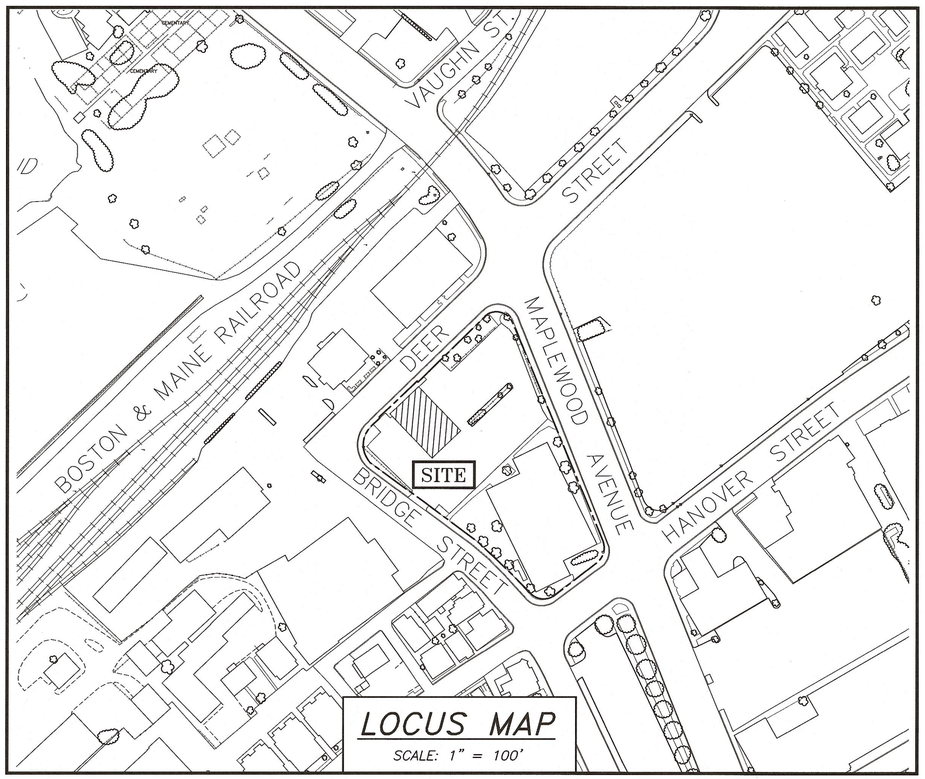
PARKING CONSULTANT

GORRILL PALMER
707 SABLE OAKS DRIVE,
SUITE 30
SOUTH PORTLAND, ME 04106
TEL. (207) 772–2515

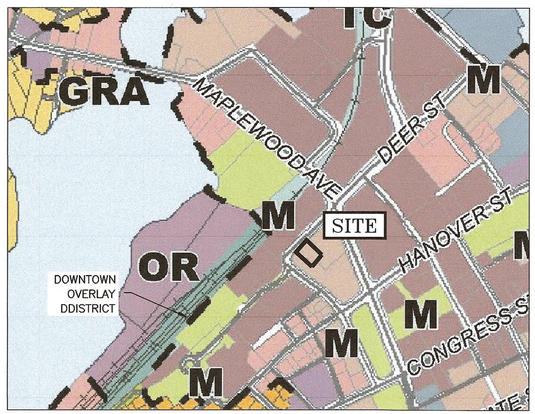
PERMIT LIST:
PORTSMOUTH HDC: GRANTED 11/3/21
PORTSMOUTH ZONING BOARD: GRANTED 9/28/21
PORTSMOUTH SITE REVIEW: PENDING
PORTSMOUTH CONDITIONAL USE PERMIT: APPROVED 2/18/21

PLAN REFERENCES:

1. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R–10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION PLAN PARCEL 7. DATED OCT. 1973 BY ANDERSON–NIHOLS & CO., INC. RCRD #D–4119.
2. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R–10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION PLAN PARCEL 10. DATED OCT. 1973 BY ANDERSON–NIHOLS & CO., INC. RCRD #D–4125.
3. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R–10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION MAP. DATED NOV. 1969 BY ANDERSON–NIHOLS & CO., INC. RCRD #D–2408.
4. EASEMENT SITE PLAN, TAX MAP 125 – LOT 2, 30 MAPLEWOOD, LLC TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE (PSNH), SCALE: 1" = 20', OCTOBER 2013 BY AMBIT ENGINEERING. RCRD D–38148.
5. PROPOSED EASEMENT TO CITY OF PORTSMOUTH, SCALE: 1" = 10', 9/18/13 BY AMBIT ENGINEERING. BK 5512, PG 1046.
6. CONDOMINIUM SITE PLAN, TAX MAP 125 – LOT 2, BY AMBIT ENGINEERING. RCRD D–38936; AMENDED AT RCRD D–39005.
7. SUBDIVISION PLAN TAX MAP 125 – LOT 2, OWNER: 30 MAPLEWOOD, LLC, 30–46 MAPLEWOOD AVENUE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, PREPARED BY AMBIT ENGINEERING, INC., SCALE 1" = 20', DATED OCTOBER 2015 REVISED 4/18/17, RCRD D–40246
8. PLAN OF LAND NO. 238 DEER ST. PORTSMOUTH, N.H., SCALE: 1IN = 10 FT., DATED MAY 1954 PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS RCRD #02164



LOCUS MAP
SCALE: 1" = 100'



Map 10.5A21A
Character Districts and Civic Districts

Legend
- Downtown Overlay District
- Historic District

Character Districts
- CD5 Character District 5
- CD4 Character District 4
- CD4-W Character District 4-W
- CD4-L1 Character District 4-L1
- CD4-L2 Character District 4-L2

Civic District
- Civic District

Municipal District
- Municipal District

LEGEND:

EXISTING	PROPOSED	
		PROPERTY LINE
		SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
	UD	FOUNDATION DRAIN
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
		WALL MOUNTED EXTERIOR LIGHTS
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD
		SHUT OFFS (WATER/GAS)
	GV	GATE VALVE
	HYD	HYDRANT
CB	CB	CATCH BASIN
S	SMH	SEWER MANHOLE
D	DMH	DRAIN MANHOLE
T	TMH	TELEPHONE MANHOLE
14	14	PARKING SPACE COUNT
PM		PARKING METER
LSA		LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	–	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL

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PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

INDEX OF SHEETS

DWG NO.	
–	PROPOSED EASEMENT PLAN – 30 MAPLEWOOD CONDOMINIUM
–	PROPOSED EASEMENT PLAN – CITY OF PORTSMOUTH
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE PLAN
C4	UTILITY PLAN
C5	GRADING PLAN
C6	OFFSITE IMPROVEMENTS (ELECTRICAL)
D1–D2	DETAIL SHEETS
A1–A7	ARCHITECTURAL PLANS

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436–7708, Ext. 555.5678
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294–5144
ATTN: DAVE BEAULIEU

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679–5695 (X1037)
ATTN: MIKE COLLINS

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427–1530
ATTN: JIM TOW

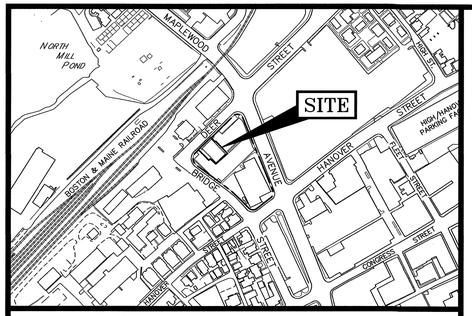
COMMUNICATIONS:
FAIRPOINT COMMUNICATIONS
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427–5525

PERMIT PLANS - MIXED USE BUILDING
238 DEER STREET, LLC
238 DEER STREET
PORTSMOUTH, N.H.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801–7114
Tel (603) 430–9282
Fax (603) 436–2315

PLAN SET SUBMITTAL DATE: 23 FEBRUARY 2022

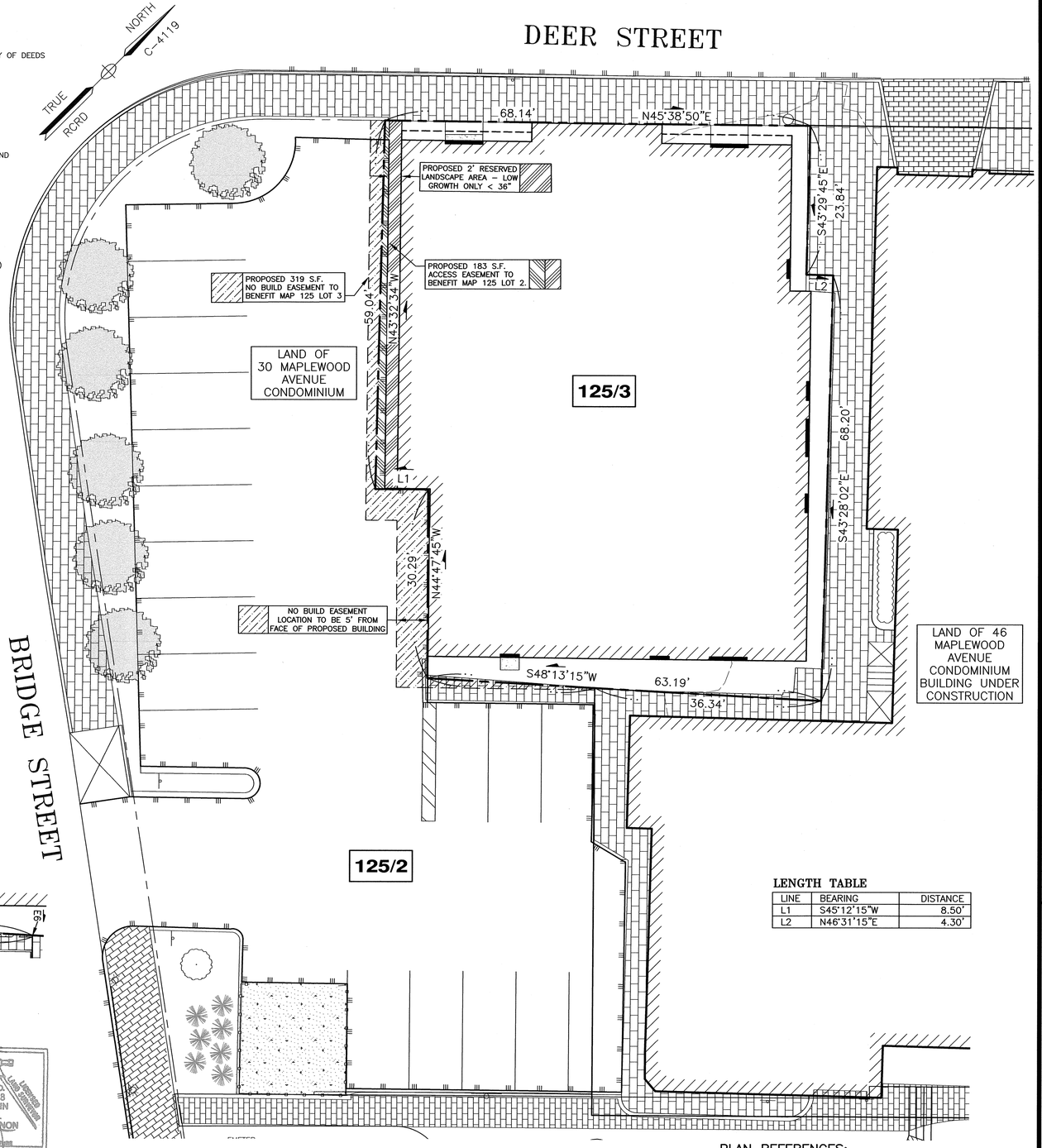
J:\JOBS\2429\DWG\VA\2916VA\2916200.01a Plan Plans & Specs\2nd\2916 COVER 2022.dwg, 2/23/2022 10:25:53 AM, Canon TX-3000 DwtPlg

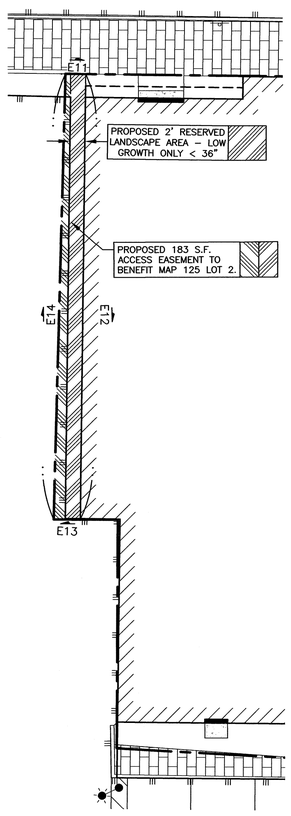


LOCATION MAP SCALE: 1" = 300'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
	BOUNDARY
	SETBACK
	RAILROAD SPIKE FOUND
	IRON ROD/PIPE FOUND
	DRILL HOLE FOUND
	STONE/CONCRETE BOUND FOUND
	RAILROAD SPIKE SET
	IRON ROD SET
	DRILL HOLE SET
	GRANITE BOUND SET
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
GWE	METER (GAS, WATER, ELECTRIC)
TYP.	TYPICAL
LSA	LANDSCAPED AREA

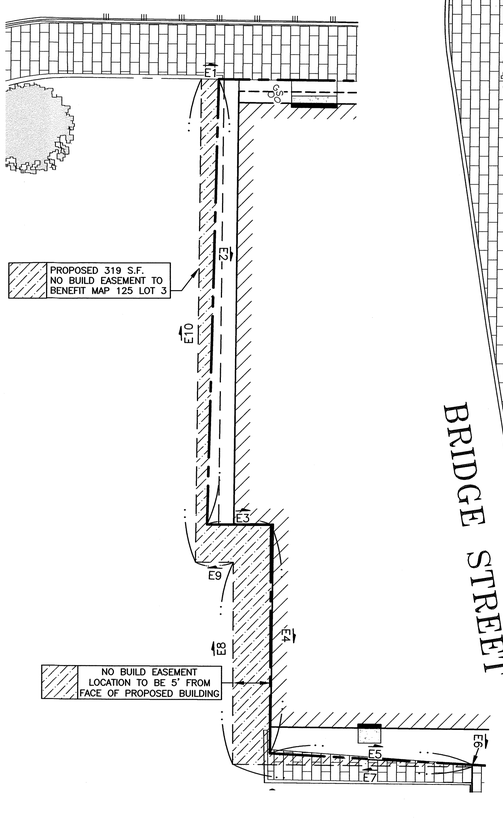




ACCESS & RESERVED LANDSCAPE AREA EASEMENT
SCALE: 1"=10'

EASEMENT LENGTH TABLE

LINE	BEARING	DISTANCE
E11	N45°38'50"E	2.70'
E12	S44°21'10"E	59.01'
E13	S45°12'15"W	3.53'
E14	N43°32'34"W	59.04'



NO BUILD ACCESS EASEMENT
SCALE: 1"=10'

EASEMENT LENGTH TABLE

LINE	BEARING	DISTANCE
E1	N45°38'50"E	2.30'
E2	S43°32'34"E	59.04'
E3	N45°12'15"E	8.50'
E4	S44°47'45"W	30.29'
E5	N48°13'15"E	26.84'
E6	S44°42'04"E	0.29'
E7	S45°38'50"W	31.78'
E8	N44°51'01"W	26.75'
E9	S45°12'15"W	5.01'
E10	N44°21'10"W	64.04'

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S45°12'15"W	8.50'
L2	N46°31'15"E	4.30'

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R. CHAGNON, LLS 738

11.16.21
DATE

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

GRAPHIC SCALE
10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

PLAN REFERENCES:

1. SUBDIVISION PLAN TAX MAP 125 – LOT 2, OWNER: 30 MAPLEWOOD, LLC, 30–46 MAPLEWOOD AVENUE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, PREPARED BY AMBIT ENGINEERING, INC., SCALE 1" = 20', DATED OCTOBER 2015 REVISED 4/18/17, RCRD D–40246
2. PLAN OF LAND NO. 238 DEER ST. PORTSMOUTH, N.H., SCALE: 1IN = 10 FT., DATED MAY 1954 PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS RCRD #02164

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801–7114
Tel (603) 430–9282
Fax (603) 436–2315

NOTES:

1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOTS 2 & 3.

2) OWNER OF RECORD:
MAP 125 LOT 2
30 MAPLEWOOD CONDOMINIUM
36 MAPLEWOOD AVENUE
PORTSMOUTH, NH 03801
5636/1930
D–40246

MAP 125 LOT 3
238 DEER STREET, LLC.
238 DEER STREET
PORTSMOUTH, NH 03801
5890/1712
RCRD #02164

3) PARCELS IS LOCATED IN THE CHARACTER DISTRICT 4, HISTORIC DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.

4) DIMENSIONAL REQUIREMENTS:
CHARACTER DISTRICT 4 (CD4):

MIN. LOT AREA:	NO REQUIREMENT
FRONTAGE:	NO REQUIREMENT
SETBACKS:	
FRONT (MAX.)	10 FEET (PRIMARY)
FRONT (MAX.)	15 FEET (SECONDARY)
SIDE	NO REQUIREMENT
REAR	5 FEET
MAXIMUM STRUCTURE HEIGHT:	45 FEET
MAXIMUM STRUCTURE COVERAGE:	90%
MAXIMUM BUILDING FOOTPRINT:	15,000 S.F.
MINIMUM OPEN SPACE:	10%
MINIMUM FRONT LOT LINE BUILDOUT:	50%

5) LOT AREAS:

MAP 125 LOT 2:	MAP 125 LOT 3
34,887 S.F.	6,181 S.F.
0.8009 ACRES	0.1419 ACRES

6) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, JANUARY 29, 2021.

7) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED NO BUILD AND ACCESS EASEMENTS ON ASSESSOR'S MAP 125 LOTS 2 & 3.

NO.	DESCRIPTION	DATE
1	EASEMENTS	11/16/21
0	ISSUED FOR COMMENT	8/11/21

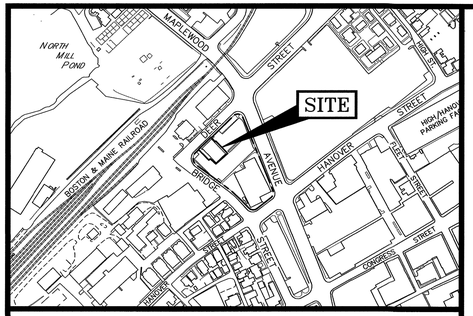
REVISIONS

PROPOSED EASEMENT PLAN
LAND OF
30 MAPLEWOOD CONDOMINIUM
FOR THE BENEFIT OF:
238 DEER STREET LLC
AND
LAND OF
238 DEER STREET LLC
FOR THE BENEFIT OF:
30 MAPLEWOOD CONDOMINIUM
TAX MAP 125 – LOTS 2 & 3
238 DEER STREET &
30 MAPLEWOOD AVENUE
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 10' AUGUST 2021

FB & PG 2916

J:\JOBS2\JN\2900's\JN 2910's\JN 2916\2020 Site Plan\Plans & Specs\Site\2916 EASEMENT 2021.dwg, 11/16/2021 6:05:01 PM, Canon TX-3000.pc3



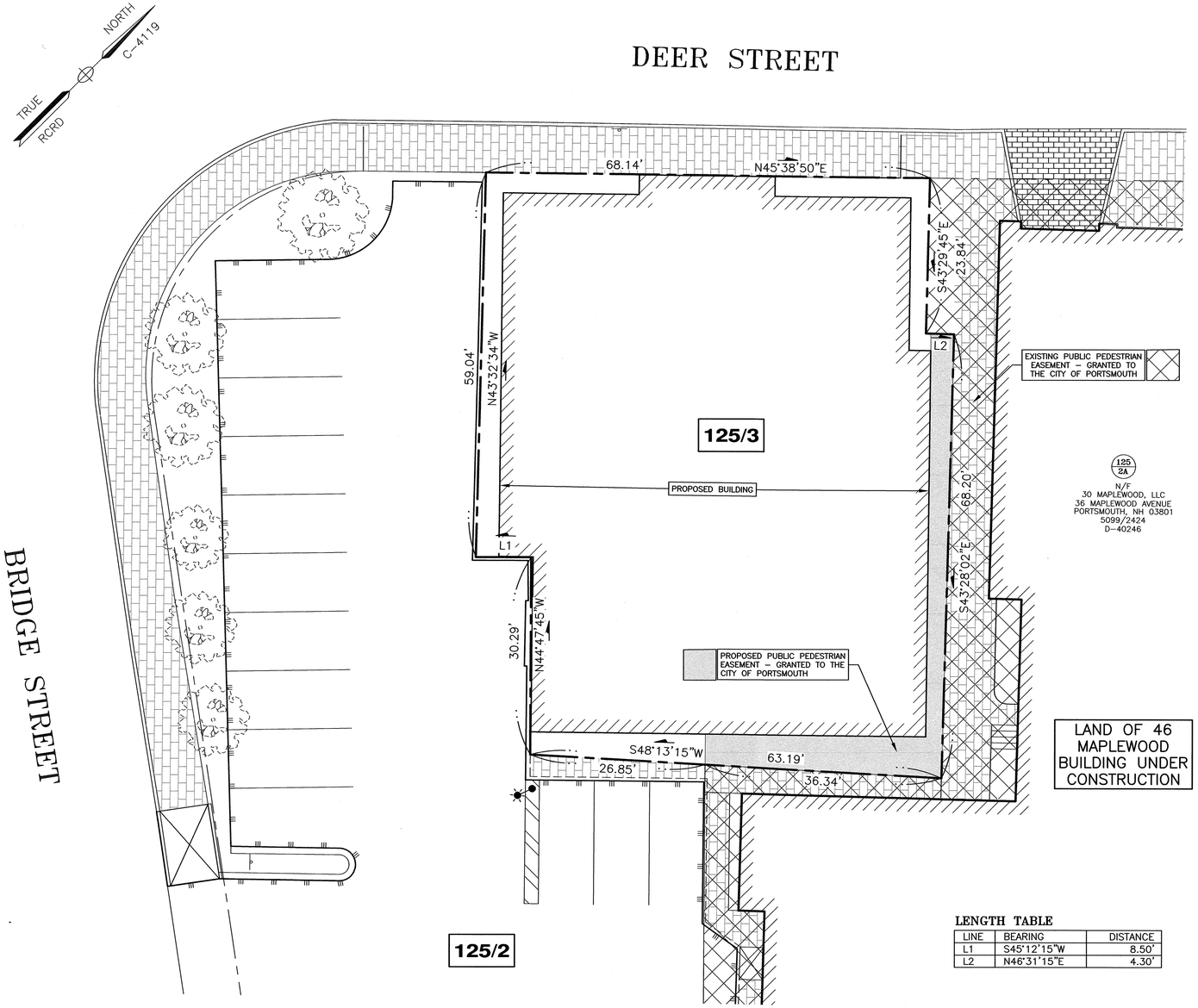
LOCATION MAP SCALE: 1" = 300'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
	BOUNDARY
	SETBACK
	RAILROAD SPIKE FOUND
	IRON ROD/PIPE FOUND
	DRILL HOLE FOUND
	STONE/CONCRETE BOUND FOUND
	RAILROAD SPIKE SET
	IRON ROD SET
	DRILL HOLE SET
	GRANITE BOUND SET
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
G W E	METER (GAS, WATER, ELECTRIC)
TYP.	TYPICAL
LSA	LANDSCAPED AREA

PLAN REFERENCES:

1. SUBDIVISION PLAN TAX MAP 125 – LOT 2, OWNER: 30 MAPLEWOOD, LLC, 30–46 MAPLEWOOD AVENUE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, PREPARED BY AMBIT ENGINEERING, INC., SCALE 1" = 20', DATED OCTOBER 2015 REVISED 4/18/17, RCRD D–40246
2. PLAN OF LAND NO. 238 DEER ST. PORTSMOUTH, N.H., SCALE: 1IN = 10 FT., DATED MAY 1954 PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS RCRD #02164



LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S45°12'15"W	8.50'
L2	N46°31'15"E	4.30'

GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

STATE OF NEW HAMPSHIRE No. 738 JOHN R. CHAGNON LICENSED LAND SURVEYOR

JOHN R. CHAGNON, LLS 738 — DATE 11.18.21

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801–7114
Tel (603) 430–9282
Fax (603) 436–2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 3.

2) OWNER OF RECORD:

238 DEER STREET, LLC.
238 DEER STREET
PORTSMOUTH, NH 03801
5890/1712
RCRD #02164

3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4, HISTORIC DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.

4) DIMENSIONAL REQUIREMENTS:
CHARACTER DISTRICT 4 (CD4):

MIN. LOT AREA:	NO REQUIREMENT
FRONTAGE:	NO REQUIREMENT
SETBACKS:	
FRONT (MAX.)	10 FEET (PRIMARY)
FRONT (MAX.)	15 FEET (SECONDARY)
SIDE	NO REQUIREMENT
REAR	5 FEET
MAXIMUM STRUCTURE HEIGHT:	45 FEET
MAXIMUM STRUCTURE COVERAGE:	90%
MAXIMUM BUILDING FOOTPRINT:	15,000 S.F.
MINIMUM OPEN SPACE:	10%
MINIMUM FRONT LOT LINE BUILDOUT:	50%

5) LOT AREAS:
6,181 S.F.
0.1419 ACRES

6) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, JANUARY 29, 2021.

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED EXPANDED PUBLIC ACCESS EASEMENT ON ASSESSOR'S MAP 125 LOT 3.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	11/18/21

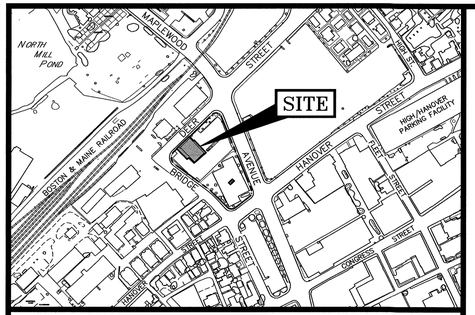
REVISIONS

PROPOSED EASEMENT PLAN
LAND OF
238 DEER STREET, LLC
FOR THE BENEFIT OF:
THE CITY OF PORTSMOUTH
TAX MAP 125 – LOT 3
238 DEER STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 10' NOVEMBER 2021

FB 410 & PG 75 2916

J:\JOBS2\JN2900\JN 2910\JN 2916\2020 Site Plan\Plans & Specs\Site\2916 PUBLIC ACCESS EASEMENT 2021.dwg, 11/18/2021 11:35:17 AM, Canon TX-3000.pc3



LOCATION MAP SCALE: 1" = 300'

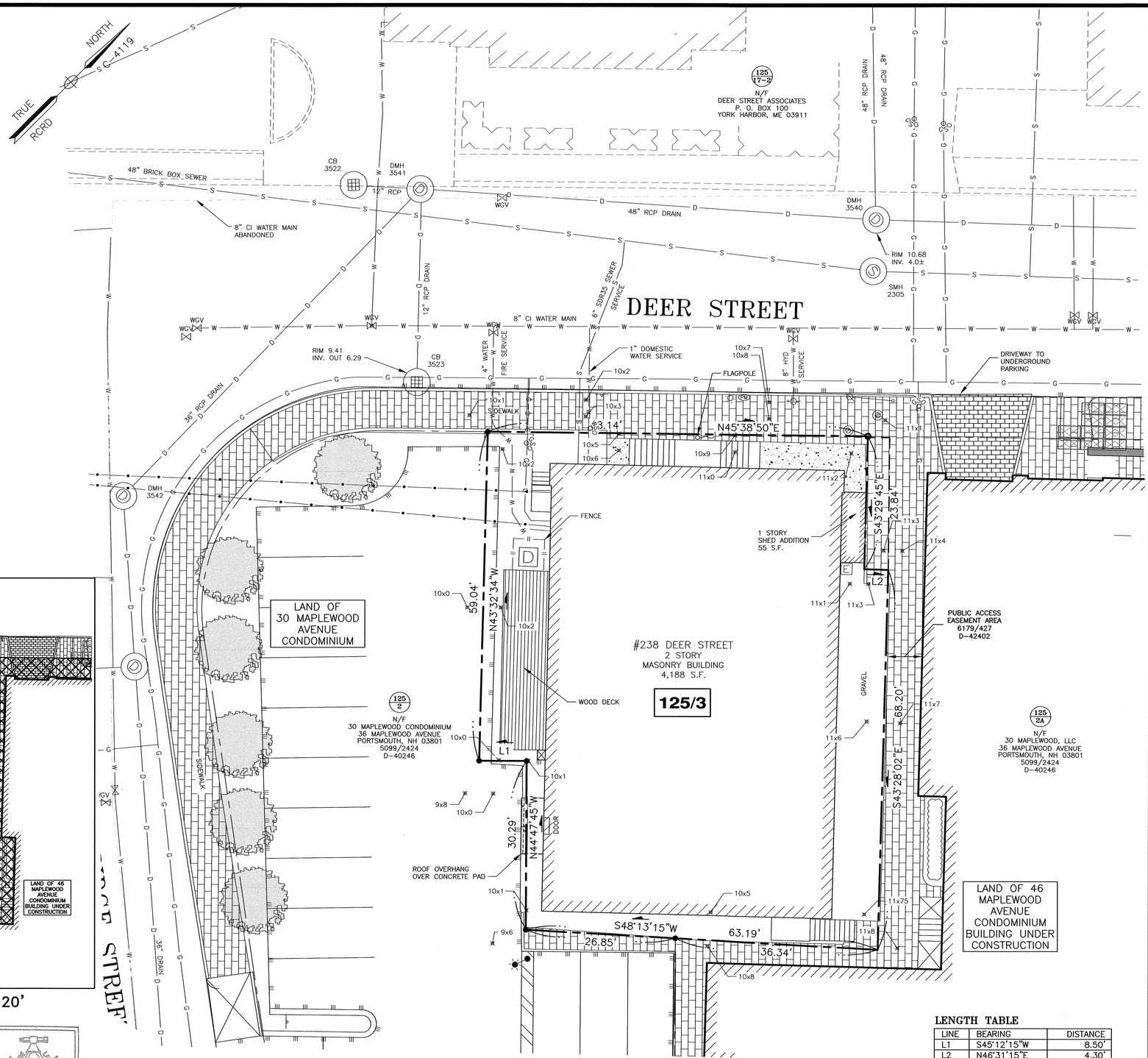
ABUTTERS ACROSS DEER STREET:

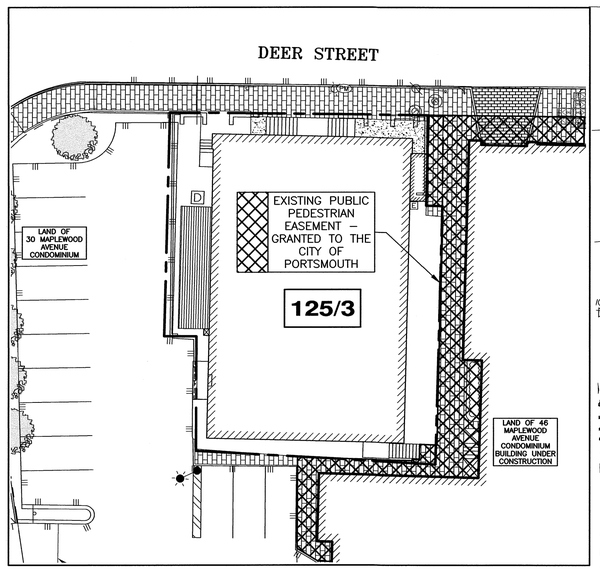
125/16
N/F JOHN GRAY REVOC. TRUST
BRADFORD A GRAY REVOC. TRUST
579 SAGAMORE AVENUE, UNIT 100
PORTSMOUTH, N.H. 03801
3895 / 0643

125/17
N/F FOUNDRY PLACE HOTEL OWNER LLC
157 DEER ST
PORTSMOUTH, N.H. 03801
6103 / 338

125/17-2
N/F DEER STREET ASSOCIATES
157 DEER STREET
PORTSMOUTH, N.H. 03801
5631 / 2429

125/17-3
N/F DEER STREET ASSOCIATES
157 DEER STREET
PORTSMOUTH, N.H. 03801
5631 / 2429





PUBLIC WALKWAY EASEMENT 1"=20'

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R. CHAGNON, LLS 738

1.26.22
DATE

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 738 JOHN R. CHAGNON

GRAPHIC SCALE
10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S45°12'15"W	8.50'
L2	N46°31'15"E	4.30'

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 3.

2) OWNER OF RECORD:
238 DEER STREET, LLC.
238 DEER STREET
PORTSMOUTH, NH 03801
5890/1712
RCRD #02164

3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4, HISTORIC DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.

4) DIMENSIONAL REQUIREMENTS:
CHARACTER DISTRICT 4 (CD4):

MIN. LOT AREA:	NO REQUIREMENT	
FRONTAGE:	NO REQUIREMENT	
SETBACKS:		
FRONT (MAX.)	10 FEET (PRIMARY)	
SIDE	NO REQUIREMENT	
REAR	5 FEET	
MAXIMUM STRUCTURE HEIGHT:		40 FEET
MAXIMUM STRUCTURE COVERAGE:		90%
MAXIMUM BUILDING FOOTPRINT:		15,000 S.F.
MINIMUM OPEN SPACE:		10%
MINIMUM FRONT LOT LINE BUILDOUT:		50%

5) LOT AREA: 6,181 S.F., 0.1419 ACRES.

6) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, JANUARY 29, 2021

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS ON MAP 125, LOT 3.

8) DEER STREET UTILITY LOCATIONS TO BE CONFIRMED PRIOR TO BUILDING PERMIT ISSUANCE.

SITE DEVELOPMENT
238 DEER STREET, LLC
238 DEER STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	UTILITIES	1/26/22
1	UTILITIES, NOTE 8	12/7/21
0	ISSUED FOR COMMENT	9/1/21

REVISIONS

SCALE: 1" = 10' AUGUST 2021

EXISTING CONDITIONS PLAN

C1

FB 410 PG 75

2916

J:\JOBS2\JN2900's\JN 2916\2020 Site Plan\Plans & Specs\Site\2916 C1 2022.dwg, 1/31/2022 1:45:20 PM, Canon TX-3000.pc3

DEMOLITION NOTES:

A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.

B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.

C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.

E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.

F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.

G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.

H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.

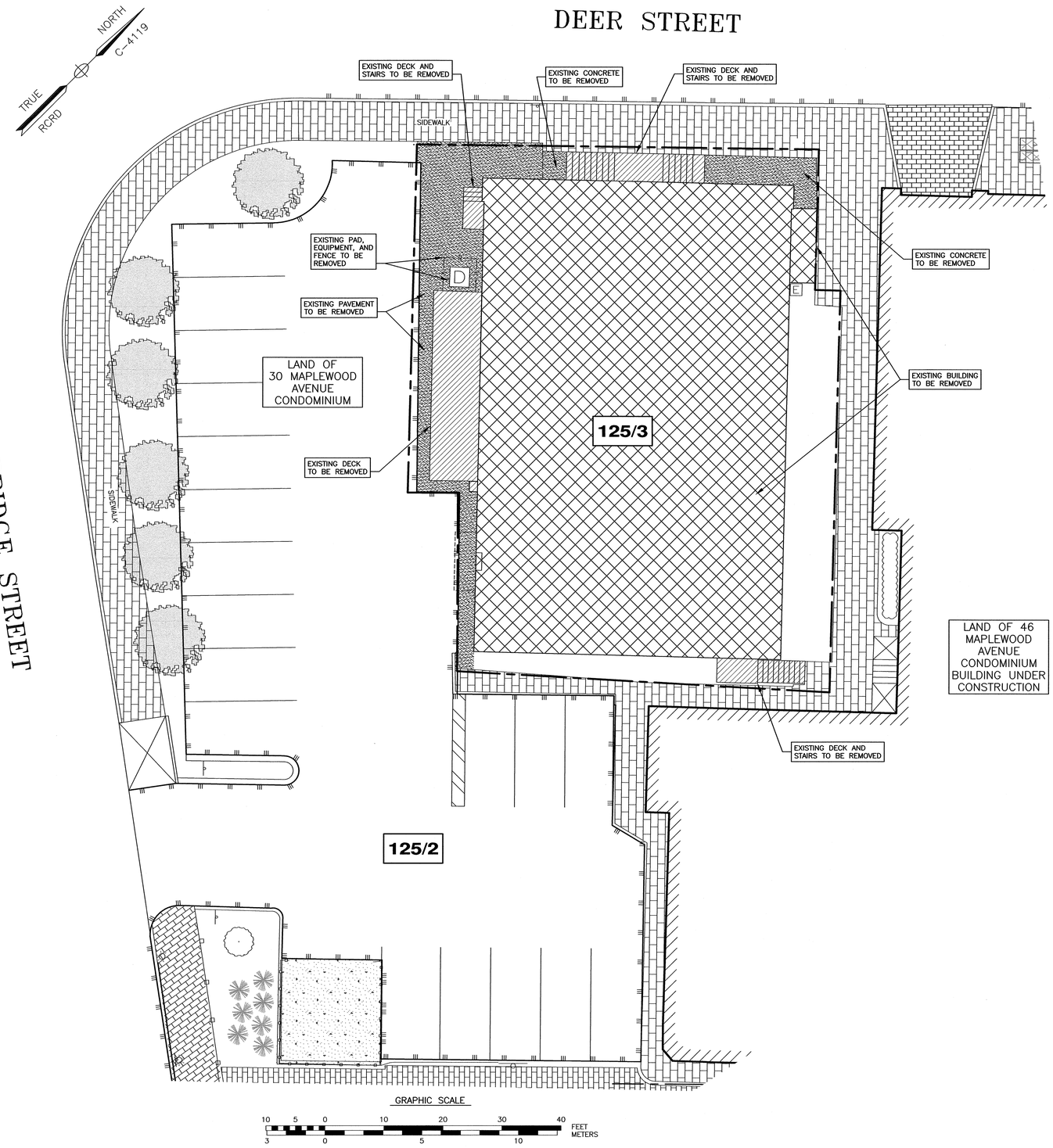
I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).

J) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.

K) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN 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 WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.

L) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.

M) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



AMBIT ENGINEERING, INC.
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200 Griffin Road – Unit 3
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Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

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 AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

SITE DEVELOPMENT
238 DEER STREET, LLC
238 DEER STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	TAC WORKSHOP	3/2/21

REVISIONS

STATE OF NEW HAMPSHIRE
JOHN R. CHAGNON No. 7651 LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 10' NOVEMBER 2020

DEMOLITION PLAN

C2

FB & PG

2916

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ZONING DEVELOPMENT STANDARD

CD4: CHARACTER DISTRICT 4

BUILDING PLACEMENT (PRINCIPLE):

		238 DEER STREET	
	REQUIRED	EXISTING	PROPOSED
MAX. PRINCIPLE FRONT YARD:	10.0'	1'	0'
MAX. SECONDARY FRONT YARD:	N/A	N/A	N/A
MIN. SIDE YARD:	NR	0'	0'
MIN. REAR YARD:	5.0'	3.5'	3.5'
FRONT LOT LINE BUILDOUT:	50% MIN.	78%	92%

BUILDING TYPES:

ALLOWED BUILDING TYPES: ROWHOUSE, APARTMENT, LIVE/WORK, SMALL/LARGE COMMERCIAL
PROHIBITED: HOUSE & DUPLEX

ALLOWED FACADE TYPE: STOOP, STEP, SHOPFRONT, OFFICEFRONT, RECESSED-ENTRY
PROHIBITED: PORCH & FORECOURT

BUILDING FORM:

	REQUIRED	EXISTING	PROPOSED
MAX STRUCTURE HEIGHT:	40.0' + 2.0' PENTHOUSE	23' +/-	42'
STRUCTURE HEIGHT (IN STORIES):	3	1	3 + PENTHOUSE
PENTHOUSE AREA:	50% MAX. OF STORY BELOW	N/A	3,206 S.F.-60% 1,907 S.F.-35.6%
PENTHOUSE SETBACK:	15.0'	N/A	8.0'
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	6'	1'
MIN. GROUND STORY HEIGHT:	12.0'	14.0'	12.0'
MIN. SECOND STORY HEIGHT:	10.0'	N/A	10.5'
FACADE GLAZING (OTHER):	20% MIN. TO 50% MAX.	N/A	42%

ROOF TYPE ALLOWED: FLAT, GABLE, HIP, GAMBREL, MANSARD

LOT OCCUPATION:

	REQUIRED	EXISTING	PROPOSED
MAX BUILDING BLOCK:	200'	53'	63'
MAX FACADE MOD. LENGTH:	80'	53'	21'
MIN. ENTRANCE SPACING:	50'	N/A	N/A
MAX BUILDING COVERAGE:	90%	74%	85%
MAX BUILDING FOOTPRINT:	15,000 SF	4,243 S.F.	5,263 S.F.
GROSS BUILDING:		8,346 S.F.	19,190 S.F.
MIN. LOT AREA:	NR	6,181 S.F.	6,181 S.F.
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	N/A	N/A
MIN. OPEN SPACE :	10%	9.67%	2.7%

IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
BUILDING	4,243	5,263
DECKS	264	0
STAIRS/STEPS	194	16
CONCRETE	137	0
PAVEMENT	458	83
BRICK WALKWAY	104	574
GRAVEL	531	0
CURB/PLANTER WALL	0	82
TOTAL	5931	6018
LOT SIZE	6,181	6,181
% LOT COVERAGE	96.0%	97.4%

LANDSCAPE SCHEDULE

No.	ITEM	SIZE	QTY
1	PURPLE LOVEGRASS ERGAROSTIS SPECTABILIS	2 GAL.	31
2	PINK SPIRES CRABAPPLE MALUS "PINK SPIRES"	1½" CAL.	2
3	EVER-LOW YEW TAXUS MEDIA "EVER-LOW"	18"-24" SPD.	4

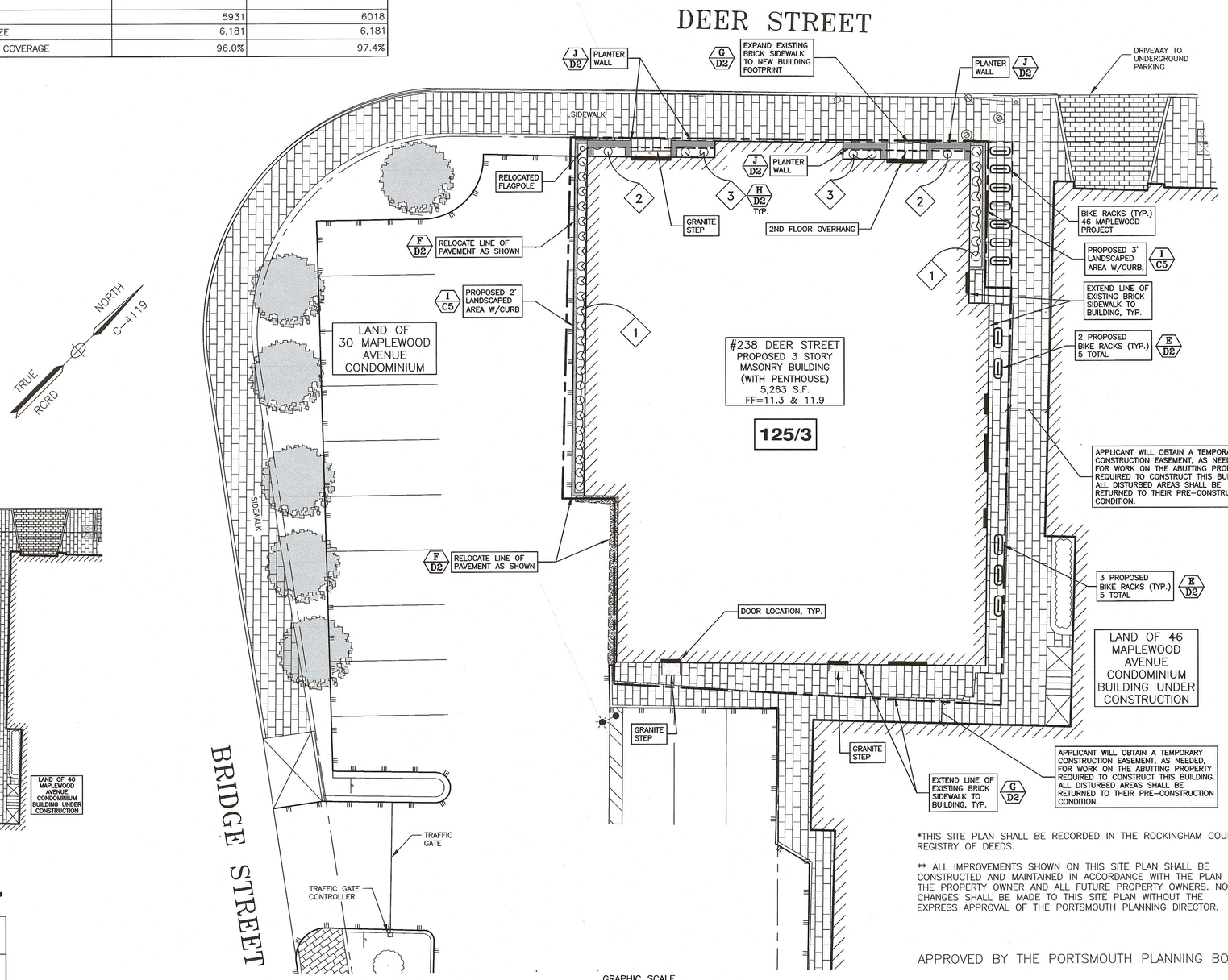
PLANNING BOARD CUP APPROVAL CONDITIONS:

1) A minimum of 7 off-street parking spaces shall be provided via a long-term lease, shared parking agreement or option to enter into a long-term lease or share parking agreement with a property owner in the vicinity of the project. The lease, shared parking agreement or option for the off-site parking spaces shall be reviewed annually with the property owner and Planning Director and shall be renewed as needed for a period of up to 5 years from the issuance of the final certificate of occupancy for the property.

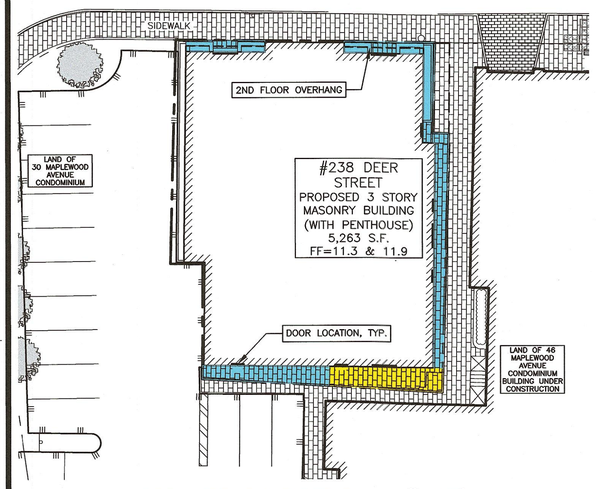
2) Revise the draft lease agreement related to the tenants' obligation to secure off-site parking if the tenant owns a car by removing paragraph 2 of the draft lease agreement presented by the applicant. The final lease agreement shall be reviewed and approved by the Planning Director and City Attorney.

BOARD OF ADJUSTMENT APPROVAL CONDITIONS:

1) Penthouse-level units shall not exceed 500 square feet.



DEER STREET



OPEN SPACE EXHIBIT 1"=20'

MEETS ORDINANCE CRITERIA		171 S.F. (2.8%)
MEETS ORDINANCE INTENT		540 S.F. (8.7%)
TOTAL		711 S.F. (11.5%)

*THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

** 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.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 3.

2) OWNER OF RECORD:
238 DEER STREET, LLC.
238 DEER STREET
PORTSMOUTH, NH 03801
5890/1712
RCRD #02164

3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4, HISTORIC DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.

4) DIMENSIONAL REQUIREMENTS:
CHARACTER DISTRICT 4 (CD4):

MIN. LOT AREA:	NO REQUIREMENT
FRONTAGE:	NO REQUIREMENT
SETBACKS:	
FRONT (MAX.)	10 FEET (PRIMARY)
SIDE	NO REQUIREMENT
REAR	5 FEET
MAXIMUM STRUCTURE HEIGHT:	40 FEET
MAXIMUM STRUCTURE COVERAGE:	90%
MAXIMUM BUILDING FOOTPRINT:	15,000 S.F.
MINIMUM OPEN SPACE:	10%
MINIMUM FRONT LOT LINE BUILDOUT:	50%

5) LOT AREA: 6,181 S.F., 0.1419 ACRES.

6) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, JANUARY 29, 2021

7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED REPLACEMENT STRUCTURE ON MAP 125, LOT 3.

8) SOLID WASTE PICKUP SHALL BE PROVIDED BY A PRIVATE WASTE HAULING COMPANY.

9) DEVELOPER SHALL PROVIDE PUBLIC ACCESS EASEMENTS WHERE ADJACENT TO EXISTING PUBLIC ACCESS EASEMENTS (EAST AND SOUTH SIDES).

SITE DEVELOPMENT
238 DEER STREET, LLC
238 DEER STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
4	EASEMENT NOTE	2/23/22
3	STEPS TO GRANITE	12/7/21
2	CURB, PLANTER WALL	11/18/21
1	NOTES 8 & 9	11/2/21
0	ISSUED FOR COMMENT	9/1/21

REVISIONS

STATE OF NEW HAMPSHIRE - JOHN R. CHAGNON No. 7651 - LICENSED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE - LAND SURVEYOR - No. 738 JOHN R. CHAGNON - SIGNATURE

SCALE: 1" = 10' AUGUST 2021

SITE PLAN C3

FB 410 PG 75

2916

UTILITY NOTES:

1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.

2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.

3) 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.

4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.

5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.

6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.

7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH

8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.

9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.

10) 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.

11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.

12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.

13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.

14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.

15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.

16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.

17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.

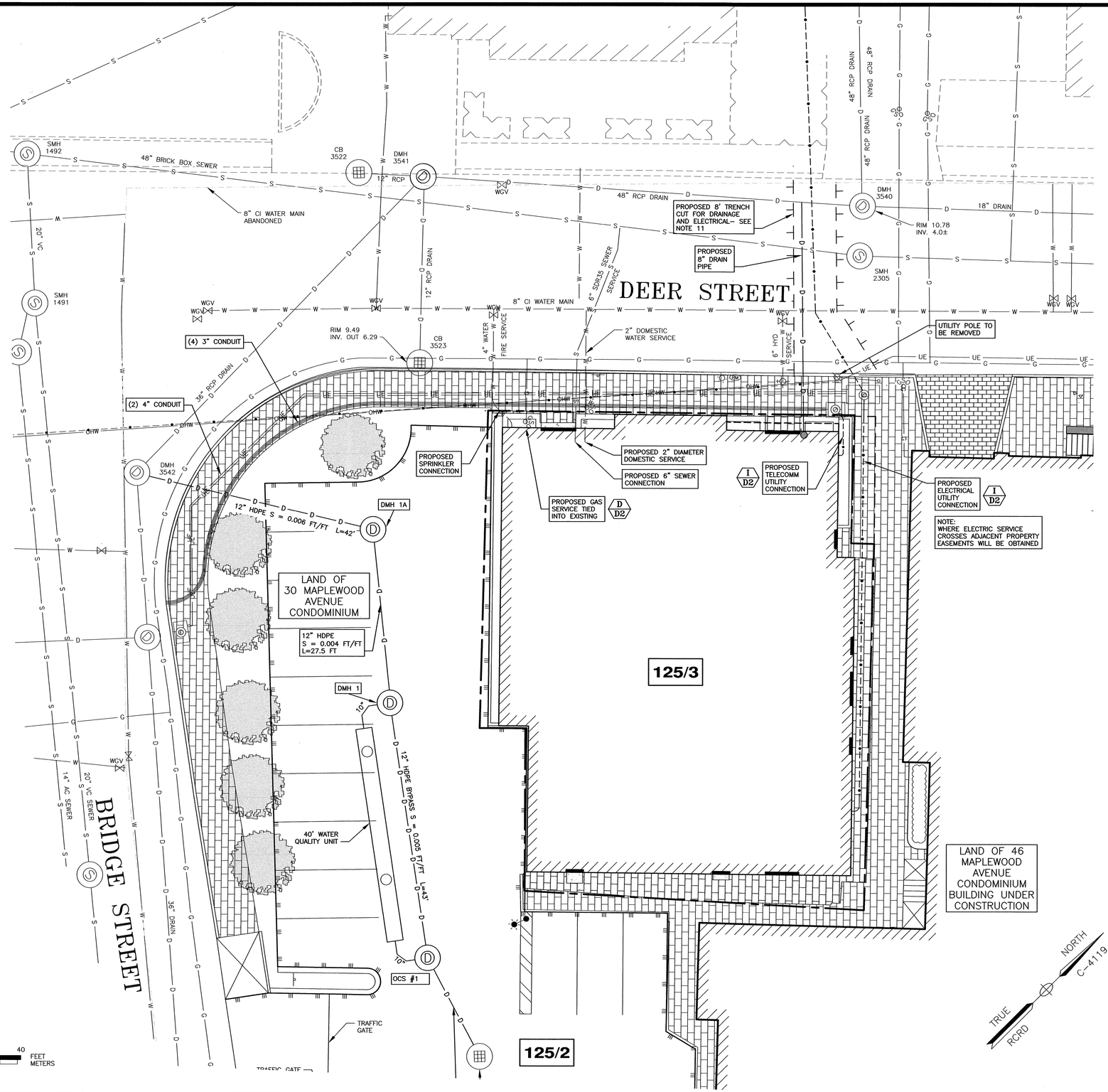
18) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.

19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.

20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.

21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.

22) ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.



GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

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Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
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NOTES:

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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 AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.

5) ALL WATER MAIN AND SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE NEW HAMPSHIRE STATE PLUMBING CODE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.

6) UTILITY AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE PROJECT.

7) EVERSOURCE WORK ORDER #6893710

8) PROPOSED SEWER FLOW:
21 UNITS X 170 GPD/UNITS = 3,570 GPD
2,585 S.F. COMMERCIAL X 5 GPD/100 S.F. = 130 GPD
TOTAL FLOW: 3,700 GPD

9) THE APPLICANT SHALL HAVE A COMMUNICATIONS SITE SURVEY CONDUCTED BY A MOTOROLA COMMUNICATIONS CARRIER APPROVED BY THE PORTSMOUTH'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE PORTSMOUTH POLICE AND FIRE RADIO SYSTEMS CONFIGURATION. IF THE SITE SURVEY INDICATES THAT IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER WILL BE REQUIRED TO MAINTAIN ANY INSTALLED EQUIPMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES THAT EQUIPMENT IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR PORTSMOUTH. THE SURVEY SHALL BE COMPLETED AND ANY REQUIRED EQUIPMENT INSTALLED, TESTED, AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

10) FINAL CONDUIT LOCATION SUBJECT TO CONFIRMATION FROM UTILITY PROVIDERS.

11) CONTRACTOR SHALL COORDINATE STREET RESTORATION PLAN WITH THE CITY OF PORTSMOUTH DPW.

SITE DEVELOPMENT
238 DEER STREET, LLC
238 DEER STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
6	ELECTRIC SERVICE LOCATION	2/23/22
5	ELECTRIC SERVICE, ROOF DRAIN	1/26/22
4	SEPARATION NOTE	12/7/21
3	WATER SERVICE	11/2/21
2	TAC SUBMISSION	10/18/21
1	UPDATE UTILITIES	3/23/21

REVISIONS

JOHN R. CHAGNON NO. 9861 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SCALE: 1" = 10' NOVEMBER 2020

UTILITY PLAN C4

FB 410 PG 75

2916

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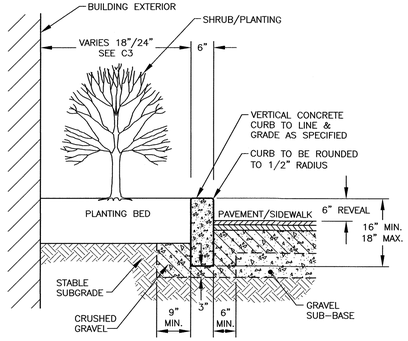
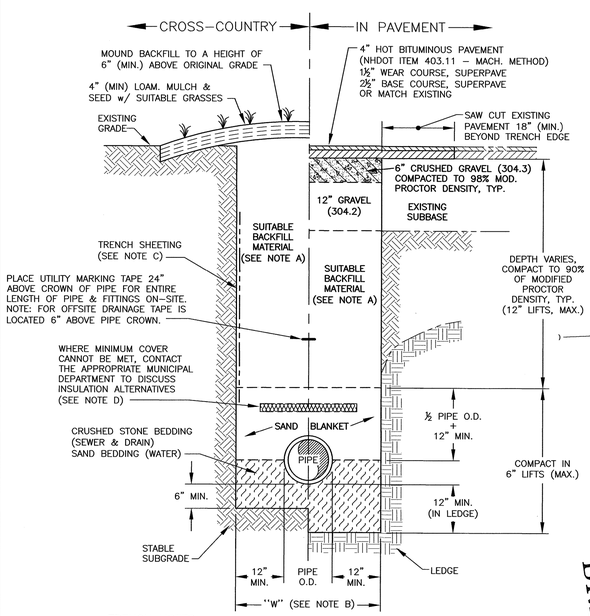


I / C5 VERTICAL CONCRETE CURB

NTS



TRENCH NOTES:

A) TRENCH BACKFILL:
– IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.

– IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE.

B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D..

C) TRENCH SHEETING:
THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFE EXCAVATION PRACTICES.

D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):
- 5' MINIMUM FOR SEWER (IN PAVEMENT)
- 4' MINIMUM FOR SEWER (CROSS COUNTRY)
- 3' MINIMUM FOR STORMWATER DRAINS
- 5' MINIMUM FOR WATER MAINS

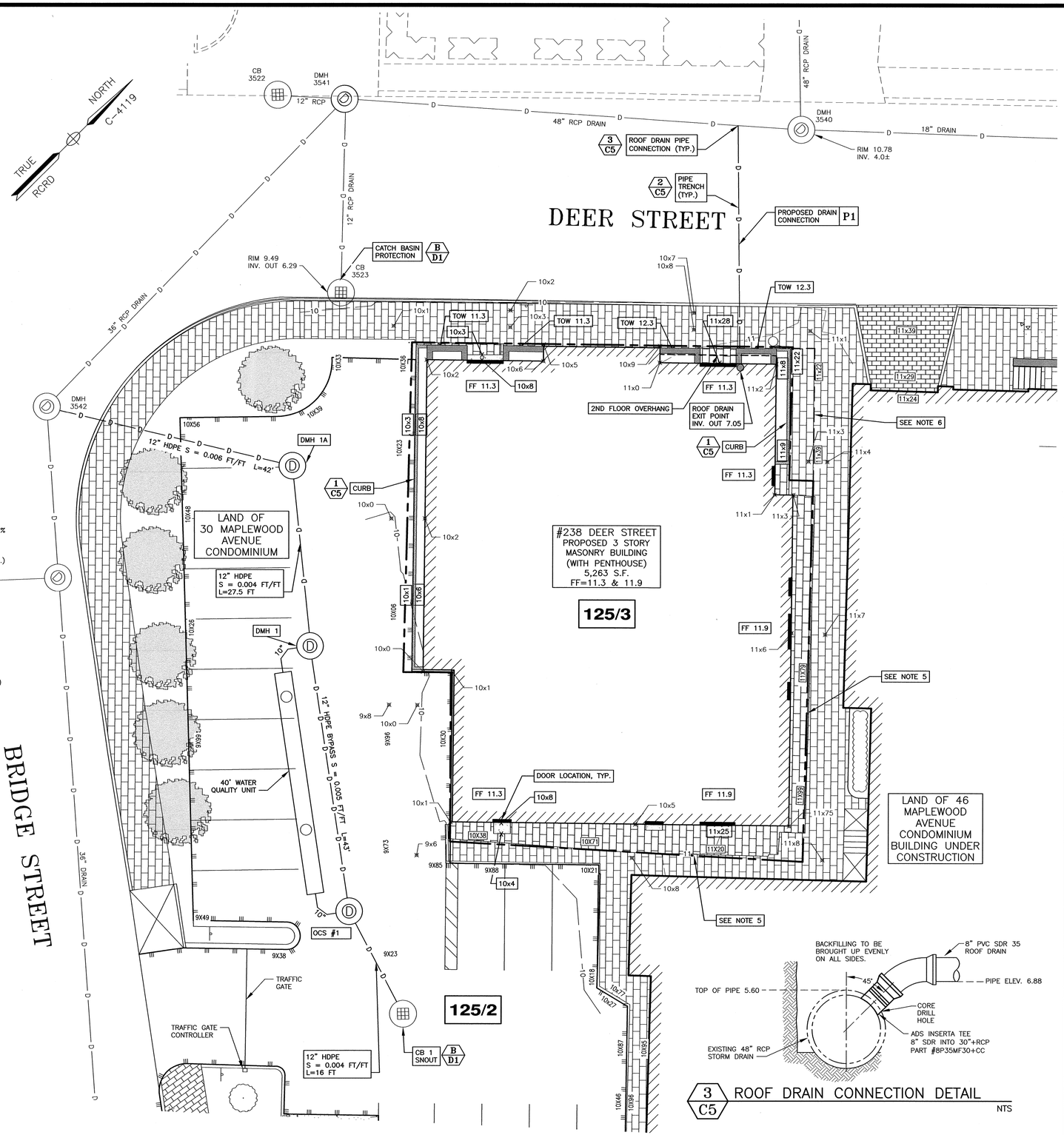
E) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.

2 / C5 TYPICAL PIPE TRENCH

NTS

GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS



3 / C5 ROOF DRAIN CONNECTION DETAIL

NTS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

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 AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

4) OFF SITE DRAINAGE IMPROVEMENTS INSTALLED BY OTHERS.

5) THE INTENT OF THIS DESIGN IS TO MEET THE ADJACENT GRADES WHERE THE SIDEWALKS WILL ABUT – NO CHANGES TO THE ADJACENT GRADES PROPOSED IN THIS AREA.

6) GRADING TO OCCUR OVER THE PROPERTY LINE IN THIS AREA. EASEMENTS TO BE OBTAINED PRIOR TO CONSTRUCTION.

DRAIN STRUCTURE TABLE

STRUCTURE	RIM ELEV.	INV. ELEV. IN / INV. ELEV. OUT	PIPE SIZE & TYPE
CB 3522	10.09	–	–
		7.52±	12" RCP (NE)
CB 3523	9.41	–	–
		6.32	12" (NW)
DMH 3540	10.68	–	18" RCP (NE)
		1.56	48" RCP (NW)
DMH 3541	10.18	2.10	12" RCP (SW) 12" RCP (SE)
		1.96	36'
DMH 3542	9.44	–	–
		–	–

DRAIN PIPE TABLE

PIPE	SLOPE	INV. IN / INV. OUT	SIZE X LENGTH X TYPE
P1	0.4%	7.05 / 6.88	8" X 43' SDR35

SITE DEVELOPMENT
238 DEER STREET, LLC
238 DEER STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
4	ROOF DRAIN LOCATION	1/26/22
3	DRAIN CONNECTION	12/29/21
2	NOTES 5 & 6	12/7/21
1	DRAINS/GRADES	11/18/21
0	TAC SUBMISSION	10/18/21

REVISIONS

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 7651 LICENSED PROFESSIONAL ENGINEER

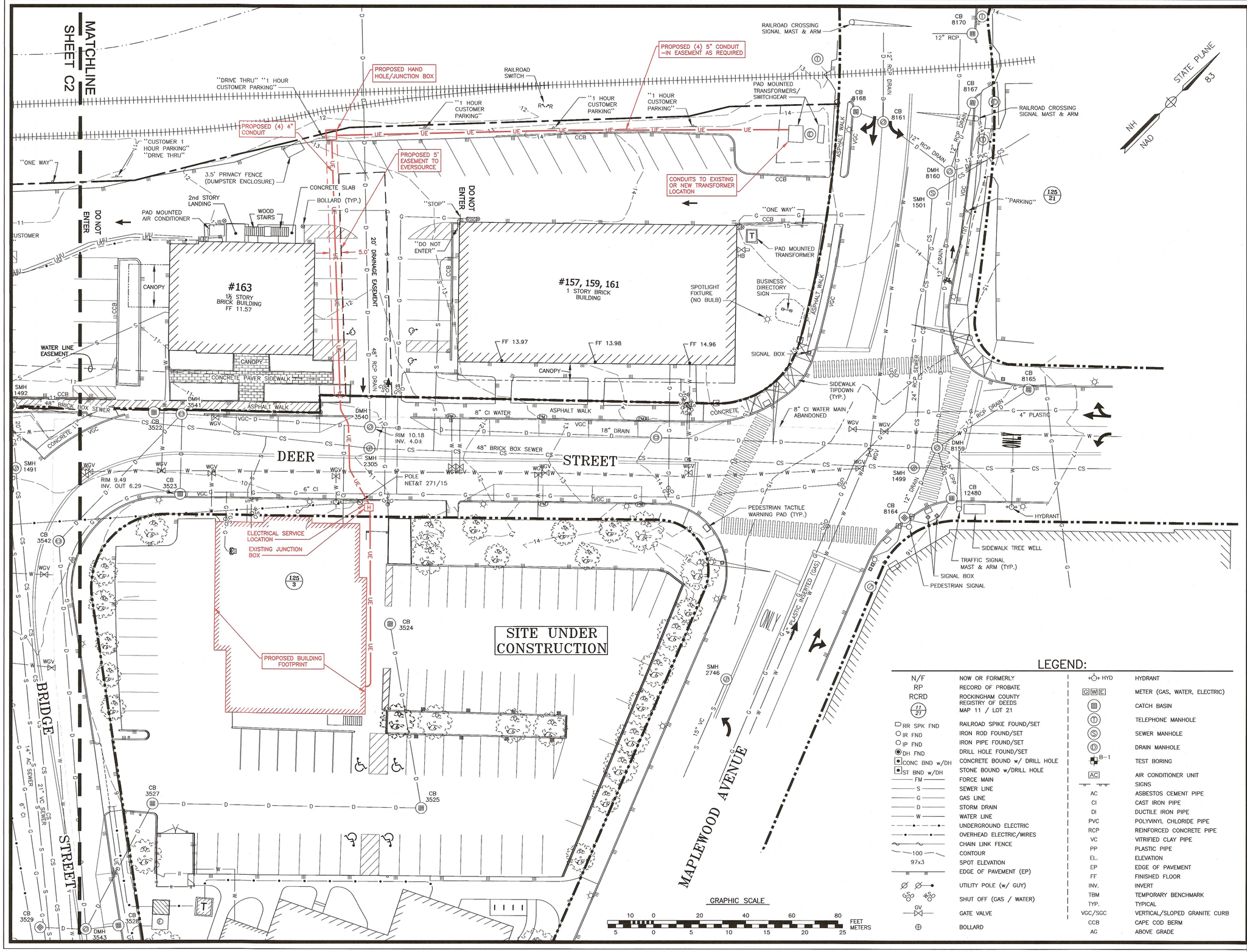
SCALE: 1" = 10' NOVEMBER 2020

GRADING PLAN — **C5**

FB 410 PG 75

2916

J:\JOBS\2916\2800\VLIN 2916\VLIN 2916\2020 Site Plan\Plans & Specs\Sht\2916 Sht 2022.dwg, 2/23/2022 2:41:58 PM, Canon TX-3000 DraftProg



LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
RR SPK FND	RAILROAD SPIKE FOUND/SET
IR FND	IRON ROD FOUND/SET
IP FND	IRON PIPE FOUND/SET
DH FND	DRILL HOLE FOUND/SET
CONC BND w/DH	CONCRETE BOUND w/ DRILL HOLE
ST BND w/DH	STONE BOUND w/DRILL HOLE
FM	FORCE MAIN
S	SEWER LINE
G	GAS LINE
D	STORM DRAIN
W	WATER LINE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC/WIRES
	CHAIN LINK FENCE
100	CONTOUR
97x3	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	UTILITY POLE (w/ GUY)
WSO	SHUT OFF (GAS / WATER)
GV	GATE VALVE
	BOLLARD
HYD	HYDRANT
G W E	METER (GAS, WATER, ELECTRIC)
	CATCH BASIN
	TELEPHONE MANHOLE
	SEWER MANHOLE
	DRAIN MANHOLE
B-1	TEST BORING
AC	AIR CONDITIONER UNIT
	SIGNS
AC	ASBESTOS CEMENT PIPE
CI	CAST IRON PIPE
DI	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
VC	VITRIFIED CLAY PIPE
PP	PLASTIC PIPE
EL.	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
VGC/SGC	VERTICAL/SLOPED GRANITE CURB
CCB	CAPE COD BERM
AG	ABOVE GRADE

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801–7114
Tel (603) 430–9282
Fax (603) 436–2315

STATE PLANE NH NAD 83

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1–888–DIG–SAFE (1–888–344–7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

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3) PLAN FROM 2014 G.L. RODGERS SITE REDEVELOPMENT PLAN SET. REVISED DEER STREET UTILITIES BASED ON CURRENT CONDITIONS.

DIG SAFE
MA – ME – NH – RI – VT
1–888–344–7233
CALL TOLL FREE

SITE DEVELOPMENT
238 DEER STREET, LLC
238 DEER STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	CONDUIT LOCATION	2/18/22
0	ISSUED FOR COMMENT	1/26/22

REVISIONS

STATE OF NEW HAMPSHIRE · JOHN R. CHAGNON No. 7661 LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 20' JANUARY 2022

OFFSITE IMPROVMENTS (ELECTRICAL)

C6

FB 230, PG 31

2916

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EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

IF REQUIRED THE CONTRACTOR SHALL OBTAIN AN **NPDES** PHASE II STORMWATER PERMIT AND SUBMIT A NOTICE OF INTENT (N.O.I) BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (**S.W.P.P.P.**) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE **S.W.P.P.P.** AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (**N.O.T.**) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

INSTALL PERIMETER CONTROLS, CATCH BASIN PROTECTION ON ALL CATCH BASINS IN PROJECT AREA BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

PLACE FODS AS NEEDED THROUGHOUT PROJECT.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED. DEMOLISH EXISTING BUILDING, REMOVE IMPACTED UTILITIES.

ROUGH GRADE SITE.

LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

CONSTRUCT BUILDING FOUNDATION.

CONNECT UTILITIES.

CONSTRUCT BUILDING.

PLACE BINDER LAYER OF PAVEMENT FOR SIDEWALKS.

AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.

CONSTRUCT SIDEWALKS AND INSTALL BIKE RACKS.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILT FENCES AND SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS--CONSTRUCT SILT FENCE OR SILTSOXX AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

GENERAL COVER	PROPORTION	SEEDING RATE
CREEPING RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	

SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)		
CREEPING RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDSFOOT TREFOIL	16%	

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
PERENNIAL RYE: 0.7 LBS/1,000 S.F.
MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE SILT FENCE OR SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

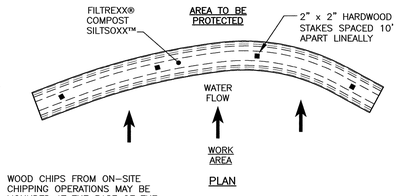
SILT FENCING AND SILTSOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

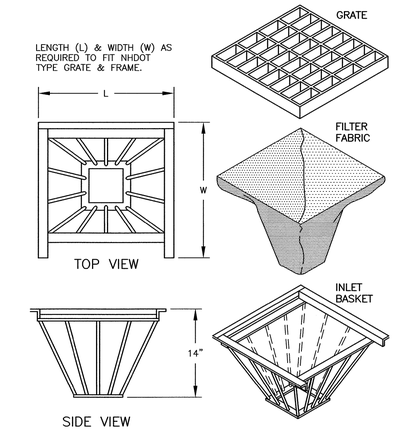
ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.



NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

A — FILTREXX® SILTSOXX™ FILTRATION SYSTEM (AS NEEDED) NTS



1) INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.

2) FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND, SHALL EXTEND AT LEAST 6" PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.

3) THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
- RAB STRENGTH: 45 LB. MIN. IN ANY PRINCIPAL DIRECTION (ASTM D1682)
- MULLEN BURST STRENGTH: MIN. 60 psi (ASTM D774)

4) THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 gpm/s.f. (MULTIPLY THE PERMITTIVITY IN SEC.-1 FROM ASTM 54491-85 CONSTANT HEAD TEST USING THE CONVERSION FACTOR OF 74.)

5) THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.

6) SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

B / C5 — CATCH BASIN INLET BASKET NTS

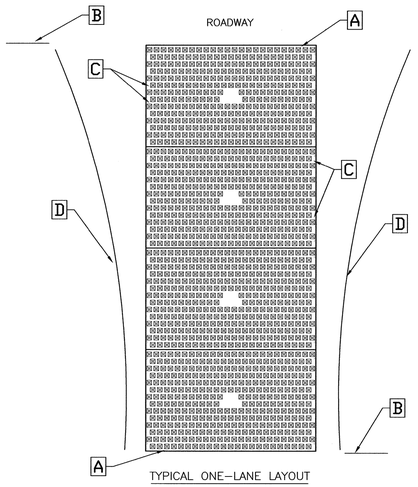
FODS TRACKOUT CONTROL SYSTEM

INSTALLATION:

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. ANCHOR POINT.
D. SILT OR ORANGE CONSTRUCTION FENCE.



INSTALLATION:
1. THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
2. CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE OF FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
3. ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATION.
4. THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.
8. AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
9. AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
10. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS, AND SLIDE MATS TOGETHER.
11. NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
12. UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
13. SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

USE AND MAINTENANCE
1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

REMOVAL
1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
3. THE ANCHORS SHOULD BE REMOVED.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ONTO A TRUCK FOR REMOVAL FROM THE SITE.

C / C5 — FODS (USE AS REQUIRED) NTS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

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SITE DEVELOPMENT
238 DEER STREET, LLC
238 DEER STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	DETAIL B	1/26/22
0	ISSUED FOR COMMENT	10/18/21

REVISIONS

JOHN R. CHAGNON NO. 9881 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

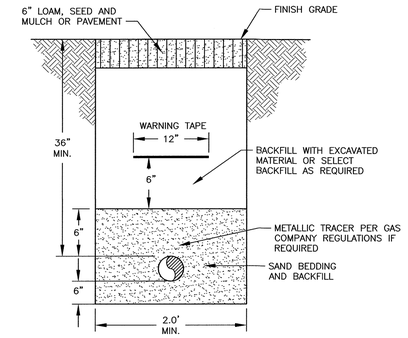
SCALE: AS SHOWN — OCTOBER 2021

EROSION PROTECTION NOTES AND DETAILS — **D1**

FB 410 PG 75

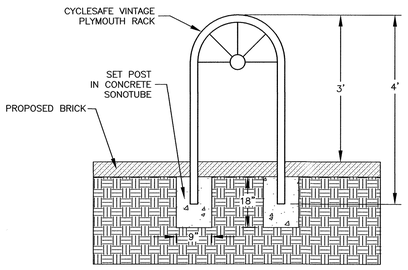
2916

AUDREZNIK2005\JOB\2919\JOB\2919\2021 Site Plan\Plans & Specs\Dwg\2919 Details 2021.dwg, 10/7/2022 3:50:48 PM, Canon TX-3000 DwgPlot



D / C4 GAS SERVICE TRENCH

NTS



E / C3 BIKE RACK

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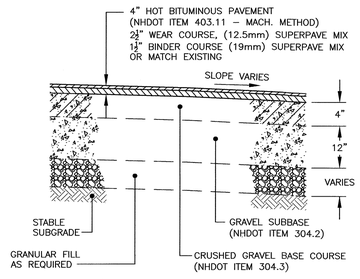
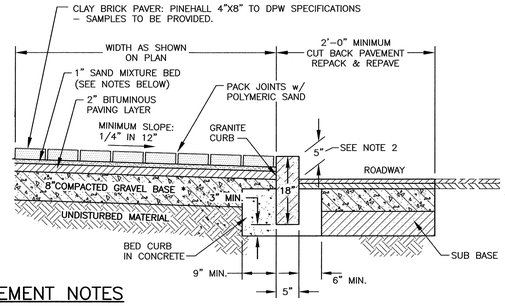


F / C3 TYPICAL PAVEMENT CROSS–SECTION

NTS



BRICK PAVEMENT NOTES

SCOPE OF WORK:

1) THE WORK SHALL CONSIST OF CONSTRUCTING/RECONSTRUCTING THE SUB–BASE AND CONSTRUCTING A NEW BRICK SIDEWALK AS DIRECTED IN THE FIELD BY THE ENGINEER.
2) REVEAL SHALL BE 5" (COORDINATE WITH PORTSMOUTH DPW).

METHODS OF CONSTRUCTION:

A) ALL LABOR AND MATERIALS SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 608, AND CITY OF PORTSMOUTH SPECIFICATIONS FOR NEW BRICK SIDEWALK, SECTION 6.

B) ALL BRICKS SHALL CONFORM TO THE REQUIREMENTS OF ASTM STANDARD SPECIFICATIONS FOR BUILDING BRICKS: CLASS SX, TYPE 1, APPLICATION PX. THE BRICKS SHALL BE NO. 1, WIRE CUT TYPE FOR PAVING, WITH A COMPRESSIVE STRENGTH OF NOT LESS THAN 6,000 POUNDS PER SQUARE INCH. THE BRICKS SHALL NOT BE CORED OR HAVE FROGS AND SHALL BE OF A STANDARD SIZE (2.25" X 4 X 8").

C) EXCAVATION FOR SIDEWALKS SHALL BE AT A DEPTH OF 10 INCHES BELOW FINISH GRADE. IN AREAS NOT BUTTING CURBING OR BUILDINGS, THE EXCAVATION SHALL BE 6 INCHES WIDER THAN THE FINISHED SIDEWALK WIDTH. AT ALL DRIVE CROSSINGS, THE DEPTH OF EXCAVATION SHALL BE INCREASED ACCORDINGLY. THE CONTRACTOR SHALL PROVIDE NEAT AND SQUARE CUTTING OF EXISTING ASPHALT ROAD SURFACE AS NEEDED. ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF–SITE AT THE CONTRACTOR'S OWN EXPENSE.

D) THE BASE MATERIAL SHALL CONSIST OF A MIXTURE OF STONES OR ROCK FRAGMENTS AND PARTICLES WITH 100% PASSING THE 3 INCH SIEVE, 95% TO 100% PASSING THE 2 INCH SIEVE, 55% TO 85% PASSING THE 1 INCH SIEVE, AND 27% TO 52% PASSING THE NO. 4 SIEVE. AT LEAST 50% OF THE MATERIALS RETAINED ON THE 1 INCH SIEVE SHALL HAVE A FRACTURED FACE. THE BASE MATERIAL SHALL BE THOROUGHLY COMPACTED TO THE DEPTH SPECIFIED OR DIRECTED. IN THE WAY OF ALL DRIVE CROSSINGS THE BASE WILL BE INCREASED TO A COMPACTED DEPTH OF 12 INCHES. GRAVEL REQUIREMENTS FOR RECONSTRUCTION WILL BE AS DIRECTED, BASED ON SITE CONDITIONS. THE WORK INCLUDES BACKING UP ANY AND ALL CURB BEING INSTALLED BY OTHERS ON BOTH SIDES.

E) THE CLAY BRICK PAVERS SHALL BE LAID IN A 1 INCH BED OF A SAND MIXTURE COMPRISED OF: 3 PARTS SAND MIXED WITH 1 PART PORTLAND CEMENT.

F) THE CONTRACTOR SHALL LAY THE BRICKS SO THAT APPROXIMATELY 4.5 BRICKS SHALL COVER ONE SQUARE FOOT.

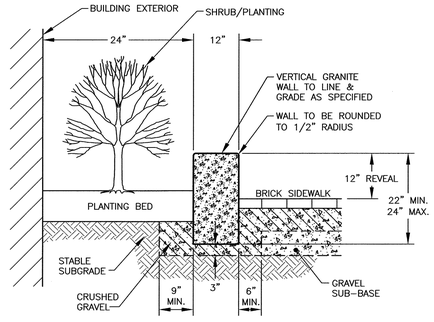
G) THE SIDEWALK SHALL PITCH TOWARDS THE STREET AS SHOWN ON THE GRADING PLAN.

H) IN AREAS WHERE THE FRONT OF THE BRICK SIDEWALK IS NOT ADJACENT TO GRANITE CURBING, THE CONTRACTOR SHALL INSTALL EDGING TO HOLD THE BRICKS IN PLACE. SUCH EDGING SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

I) THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE BRICKS FOR APPROVAL BY THE CITY BEFORE BRICKS ARE INSTALLED.

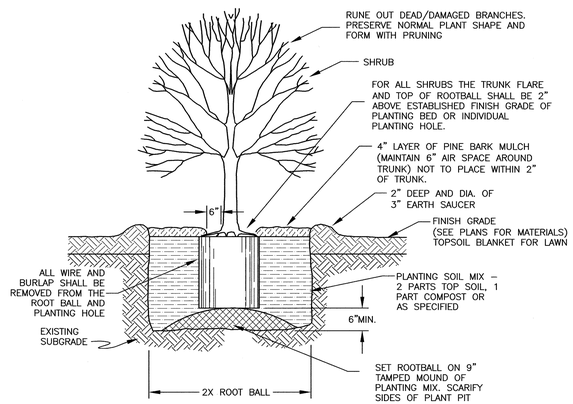
G / C3 BRICK SIDEWALK w/ VERTICAL GRANITE CURB (STONE DUST BEDDING OVER BITUMINOUS PAVING)

NTS



J / C3 GRANITE PLANTER WALL

NTS



H / C3 PLANTING DETAIL

NTS

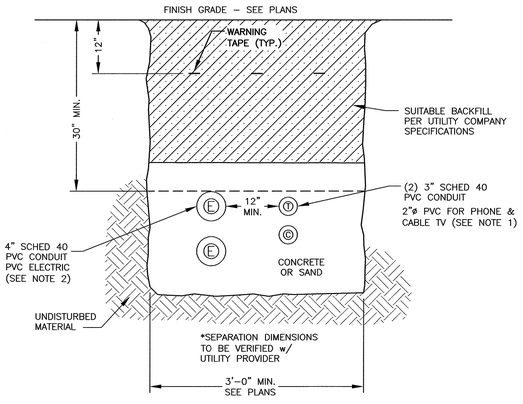
NOTES:
1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCHED. 40 FOR THE REMAINDER.

2) NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.

3) ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)

4) INSTALL A 200# PULL ROPE FOR EACH CONDUIT

5) VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANY'S PRIOR TO ANY CONSTRUCTION.



I / C4 BURIED ELEC/COMM CABLE

NTS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801–7114
Tel (603) 430–9282
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SITE DEVELOPMENT
238 DEER STREET, LLC
238 DEER STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	DETAIL J	11/18/21
0	ISSUED FOR COMMENT	10/18/21

REVISIONS

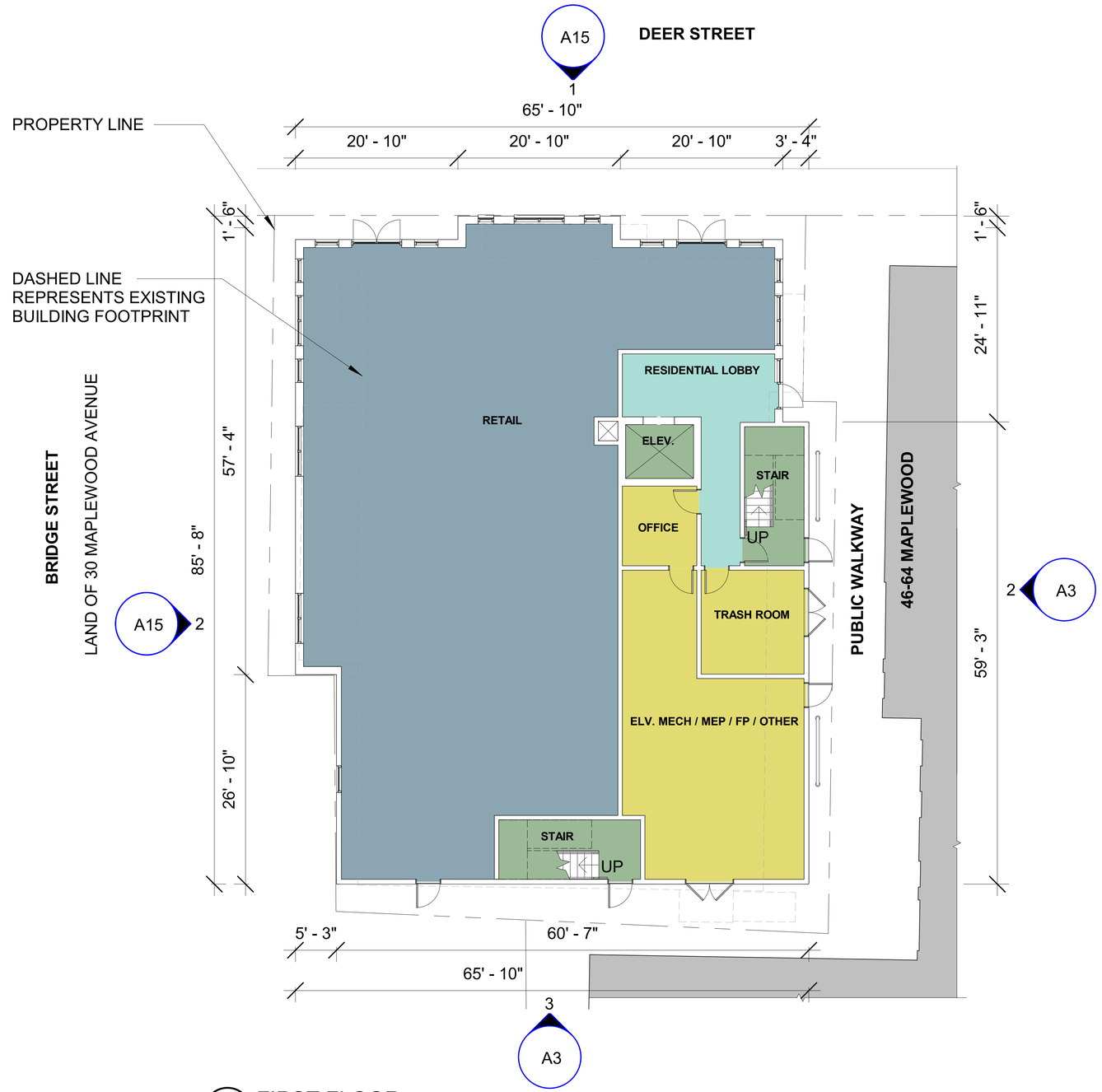
SCALE: AS SHOWN OCTOBER 2021

DETAILS D2

FB 410 PG 75

2916

J:\JOBS\2\A2000\VA 2910\2910 Site Plan\Plans & Specs\Dwg\2916 Details 2021.dwg, SDTA33 D2, 12/7/2021 12:03:03 PM



1 FIRST FLOOR
1/16" = 1'-0"

COLOR LEGEND

- CIRCULATION
- COMMON SPACE
- MECH / STORAGE
- MICRO-APARTMENT
- RETAIL

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

FLOOR PLANS

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A1

10/18/2021
McHA: SM/RD/MG
Scale: 1/16" = 1'-0"

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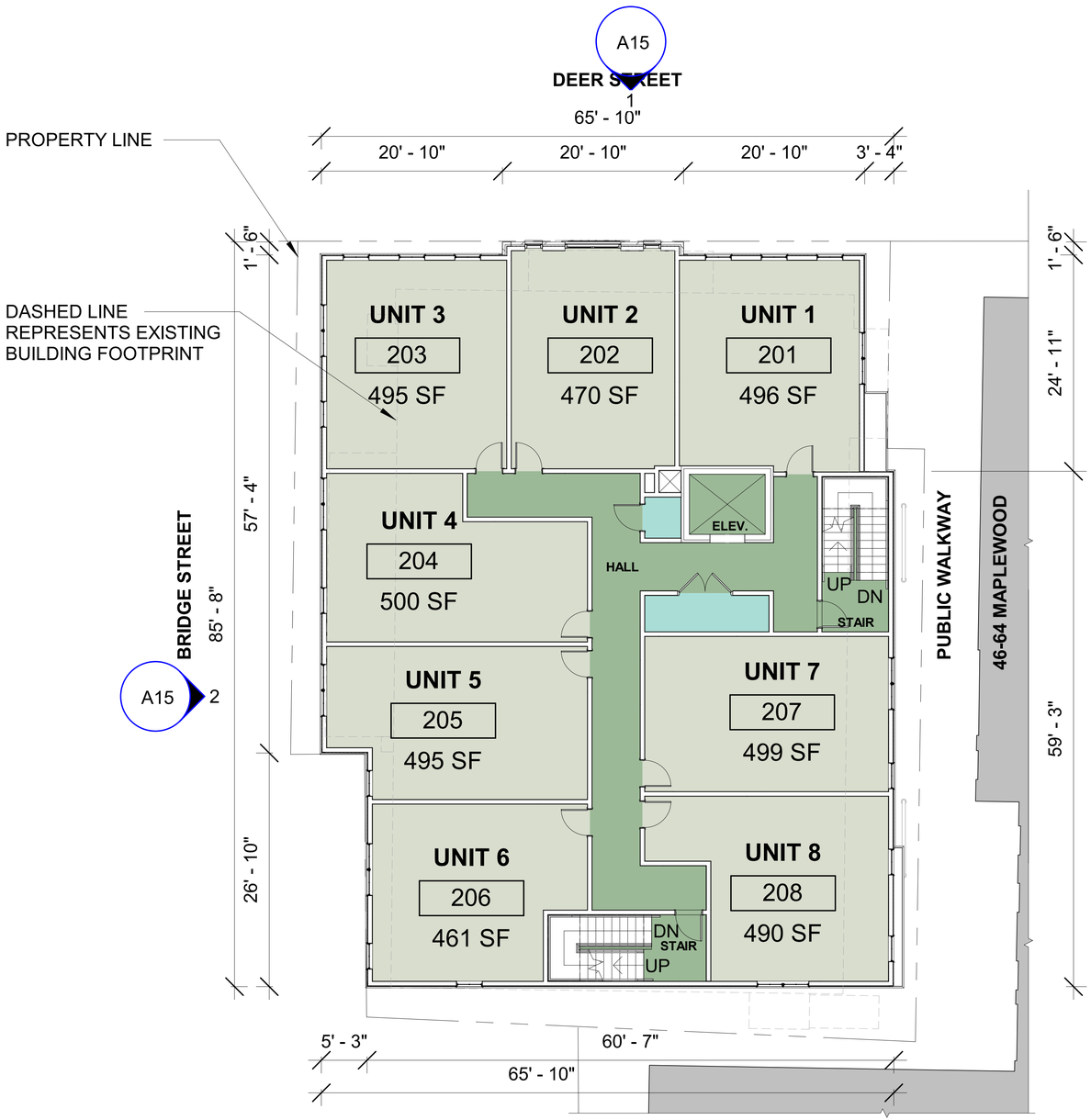
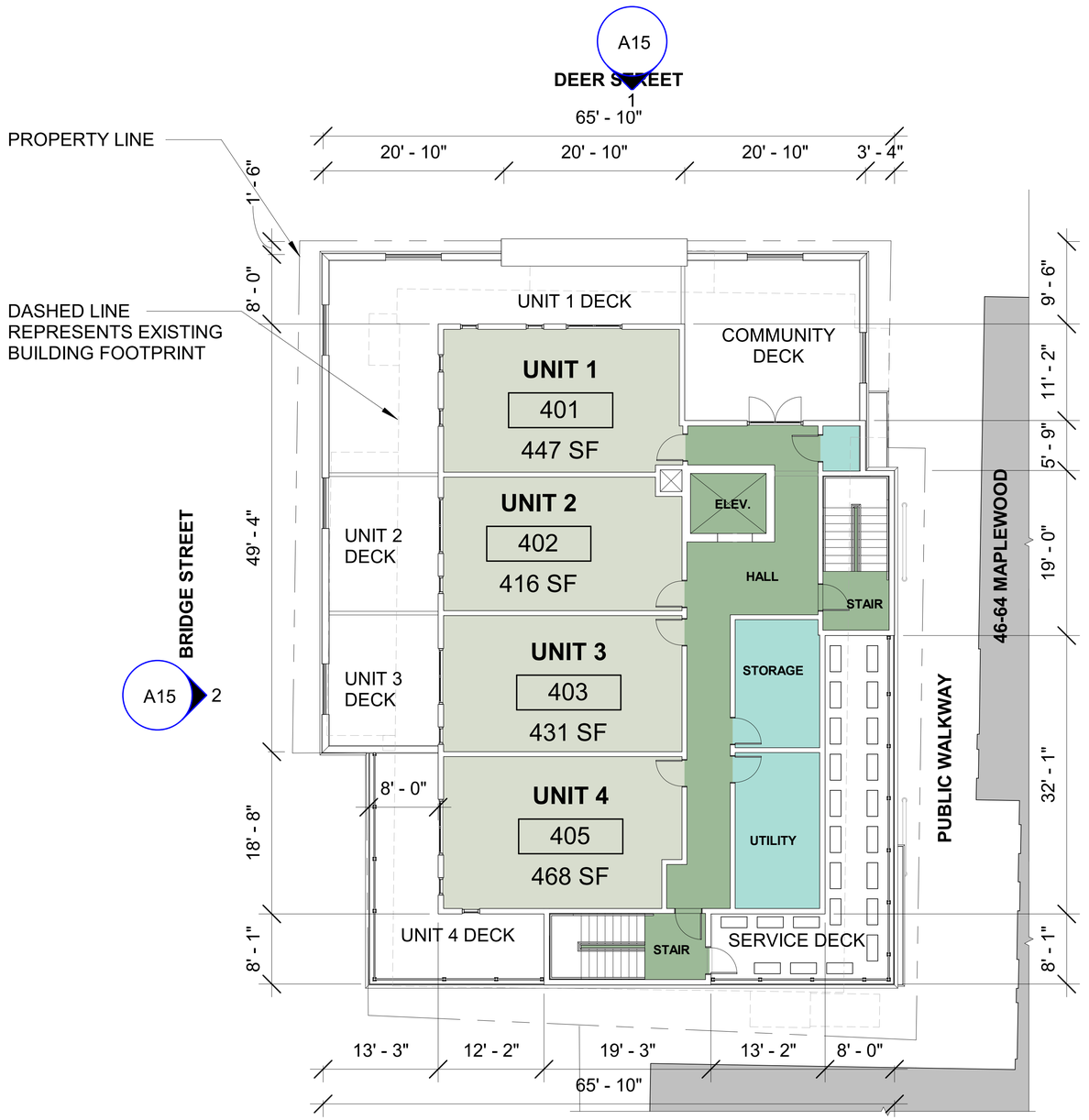


1 SECOND AND THIRD FLOOR
1/16" = 1'-0"



2 FOURTH FLOOR
1/16" = 1'-0"

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

FLOOR PLANS

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A2

10/18/2021
McHA: SM/RD/MG
Scale: 1/16" = 1'-0"

1 NORTH ELEVATION (DEER STREET)
1/16" = 1'-0"

2 EAST ELEVATION (PUBLIC WALKWAY)
1/16" = 1'-0"

3 SOUTH ELEVATION (REAR)
1/16" = 1'-0"

4 WEST ELEVATION (BRIDGE STREET)
1/16" = 1'-0"

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

OVERALL ELEVATIONS

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A3

10/18/2021
McHA: SM/RD/MG
Scale: 1/16" = 1'-0"

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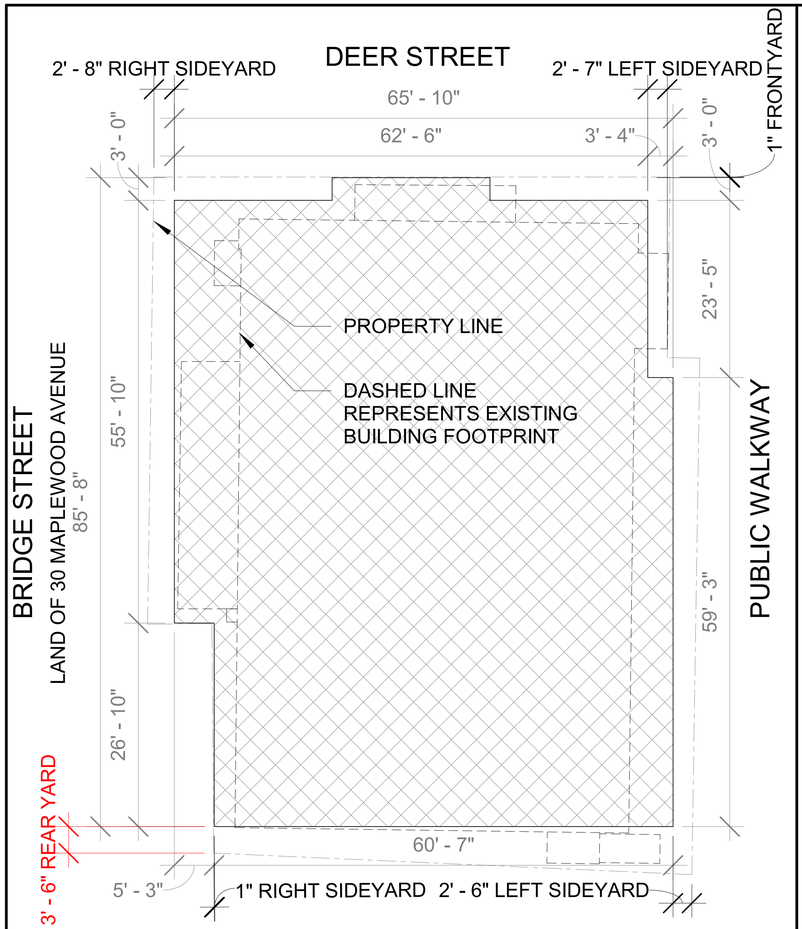
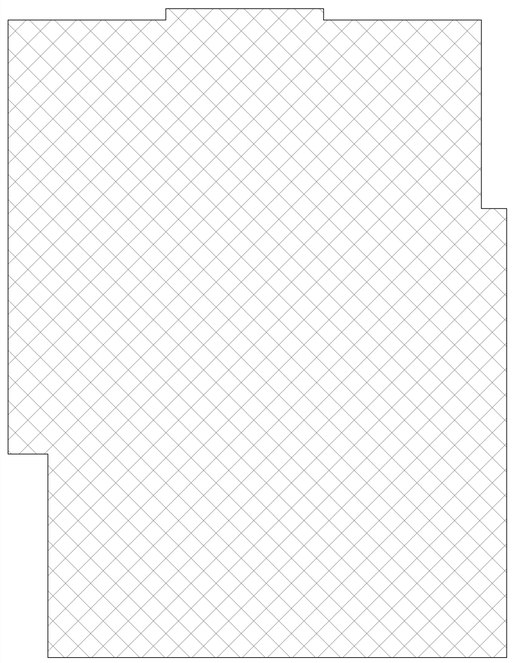
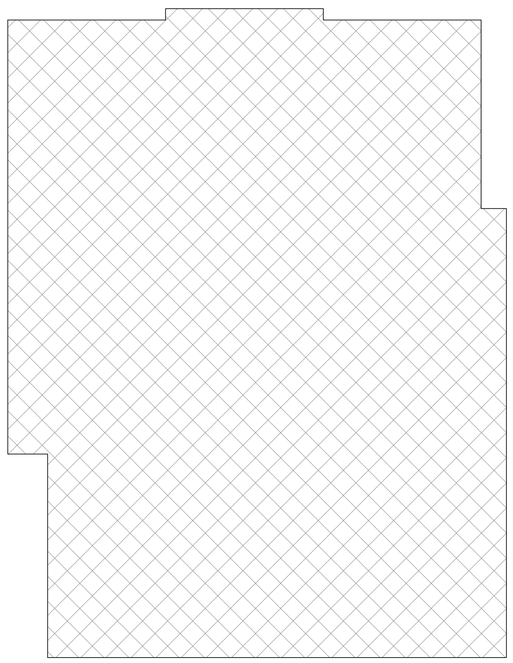


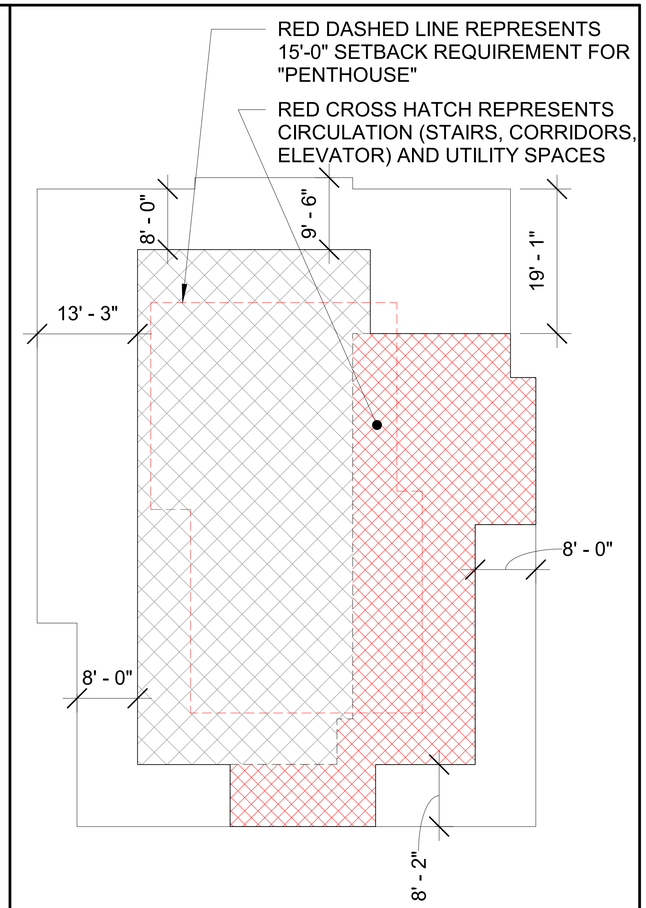
GROUND FLOOR: 5,286 SF
RETAIL: 3,500 SF



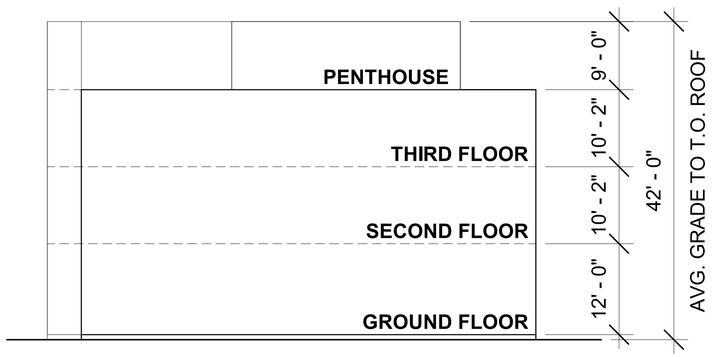
SECOND FLOOR: 5,349 SF
NINE UNITS: 3,989 SF



THIRD FLOOR: 5,349 SF
EIGHT UNITS: 3,989 SF



PENTHOUSE: 3,206 SF
FOUR UNITS: 1,907 SF



DEER STREET ELEVATION PROFILE

238 DEER STREET:	0.14 ACRES = 6,181 SF
BUILDING FOOTPRINT:	5,286 SF - 85% BUILDING COVERAGE
OPEN SPACE:	169 SF - 2.7% (DEFINED BY ZONING)
	536 SF - 8.7% (MEETS ORDINANCE INTENT)
	705 SF - 11.4% TOTAL
BUILDING STORIES:	3 STORIES + PENTHOUSE
BUILDING HEIGHT:	42' - 0"
PENTHOUSE WITH CIRCULATION AND UTILITY SPACES:	3,206 SF / 5,349 SF = 60%
PENTHOUSE WITHOUT CIRCULATION AND UTILITY SPACES:	1,907 SF / 5,349 SF = 35.6%

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

BUILDING DATA

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A4

10/18/2021
McHA: SM/RD/MG
NOT TO SCALE

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

AERIAL RENDERING

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A5

10/18/2021
McHA: SM/RD/MG
NOT TO SCALE

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

DEER STREET RENDERING

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A6

10/18/2021
McHA: SM/RD/MG
NOT TO SCALE

EXAMPLE EFFICIENCY UNIT FLOOR PLAN - 400SF

EXAMPLE EFFICIENCY UNIT

EXAMPLE EFFICIENCY UNIT

EXAMPLE EFFICIENCY UNIT

OWNER CONCEPT PRECEDENT:
EXAMPLE EFFICIENCY UNIT

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DEER ST. MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

INTERIOR CONCEPT / OWNER INSPIRATION

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A7

10/18/2021
McHA: SM/RD/MG
NOT TO SCALE

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ANNE WHITNEY ARCHITECT

Rev 2/28/22
2/24/22

Planning Department
Stefanie Casella, Planner
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Submission for Conditional Use Permit, Garden Cottage, 189 Gates Street
Patrick & Judy Nerbonne Owners.

Dear Ms Casella & Planning Board Members,

On behalf of the Nerbonne's, the attached Submission shows the conversion of an existing Garage with a 12ft x 16ft 1-Story Addition to a Garden Cottage with a 546 total gsf area..

The following items are included in our submission:
- Owners statement
- Criteria for Garden Cottage
- Proposed Lot Plan which shows existing & proposed conditions
- Plans showing garden cottage floor plan, exterior elevations and photos of the 189 Gates St & the neighboring buildings.

We are requesting a Waiver to 18.815.31, which prohibits the expansion of an existing structure to be converted to a Garden Cottage. The Owners statement (attached) explains their need to pursue this project and relates to their ability to stay in the home they have occupied since 1998. Our reasoning for this request, is as follows:

- The existing Garage at 354sf is very small to accommodate a functional living space.
- The proposed Addition at 192sf is smaller than the allowed 300sf side or rear deck. Both the Addition and proposed 84sf Deck add just 276sf.
- The Lot Size is non-conforming and to pursue a Detached ADU would require several more Variances. The Lot size and building configuration is more in line with a Garden Cottage use.

We respectfully request your approval of this waiver & grant the CUP.

Sincerely,

Anne Whitney Architect for Patrick & Judy Nerbonne

9 Sheafe Street
Portsmouth
NH 03801
603.427.2832
archwhit@aol.com

City of Portsmouth
Planning Board
Application Narrative

Introduction

We are G. Patrick Narbonne (Pat) and M. Judy Nerbonne (Judy) owners of a single-family home located at 189 Gates Street in Portsmouth, NH, which is identified as Lot 6 on Tax Map 103.

As owners are hoping to convert our two car garage into a single floor one bedroom space to accommodate our single daughter or a caregiver as our needs are changing and we are in our 80's.
Pat was officially diagnosed with Alzheimer's disease five years ago and we are trying to make living arrangements to stay in the residence and neighborhood we love.

Our house was built in 1855 by Walter T. Brooks a ships carpenter. Our garage was his workshop. We purchased the house in 1995 and researched the history of the house and got to understand the neighborhood. We renovated the house and property in 1997-98 and received the Residential Restoration Award from the Portsmouth Advocates in 1999. We love this neighborhood and would like to be able to spend our last years here.

We plan to create an attractive garden cottage with an appearance that matches our home and the other existing homes in our neighborhood.

This project is important to us and hope it will fit into our wonderful neighborhood.

Narrative for Garden Cottage Criteria **2/25/22**
189 Gates Street

10.815.30 Garden Cottage shall comply with the following criteria

.31 The existing accessory building shall not be expanded either vertically or horizontally, other than through the addition of a front entry not to exceed 50sf or a side or rear deck not to exceed 300sf.

We are requesting a waiver from this requirement for a 12ft x 16ft Addition. Our reasoning for this waiver is described in the cover letter of the CUP Submission and repeated here. We are also proposing a 6' x 14' rear deck (84sf).

- *The existing Garage at 354sf is very small to accommodate a functional living space.*
- *The proposed Addition at 192sf is smaller than the allowed 300sf side or rear deck. Both the Addition and proposed 84sf Deck add just 276sf.*
- *The Lot Size is non-conforming and to pursue a Detached ADU would require several more Variances. The Lot size and building configuration is more in line with a Garden Cottage use.*
- *The existing driveway can easily accommodate 3 vehicles.*

.32 A garden cottage shall not be larger than 600gsf area

The proposed garden cottage is 546 gross sf area, as show on dwg. 2 of 3.

.34 A garden cottage that is within a required yard for the zoning district shall not have any windows or doors higher than eight feet above grade facing the adjacent property.

The right side elevation that encroaches the required setback will have no windows or doors, as shown on dwg. 2 of 3. This is a building code requirement, since that wall is within 3ft of the property line.

.35 *This property has municipal sewer service.*

10.815.40 Before granting a CUP for a garden cottage the Planning Bd. shall make the following findings

.41 Exterior Design of the garden cottage is consistent with the existing single family dwelling on the lot.

Exterior siding, trim, windows and details are consistent with the existing dwelling. The garage was renovated in 1998 to complement the newly renovated house. The elevation drawings and photos on dwg. 3 of 3 clearly show this.

10.815.40 continued

.42 The site plan provides adequate and appropriate open space, landscaping, and off-street parking for both the garden cottage and the primary dwelling.

The garden cottage with the addition and deck is located to have minimal impact on the existing +/- 1800sf landscaped rear yard. This is shown on dwg. 1 of 3. The existing driveway will not change & can easily accommodate 3 vehicles.

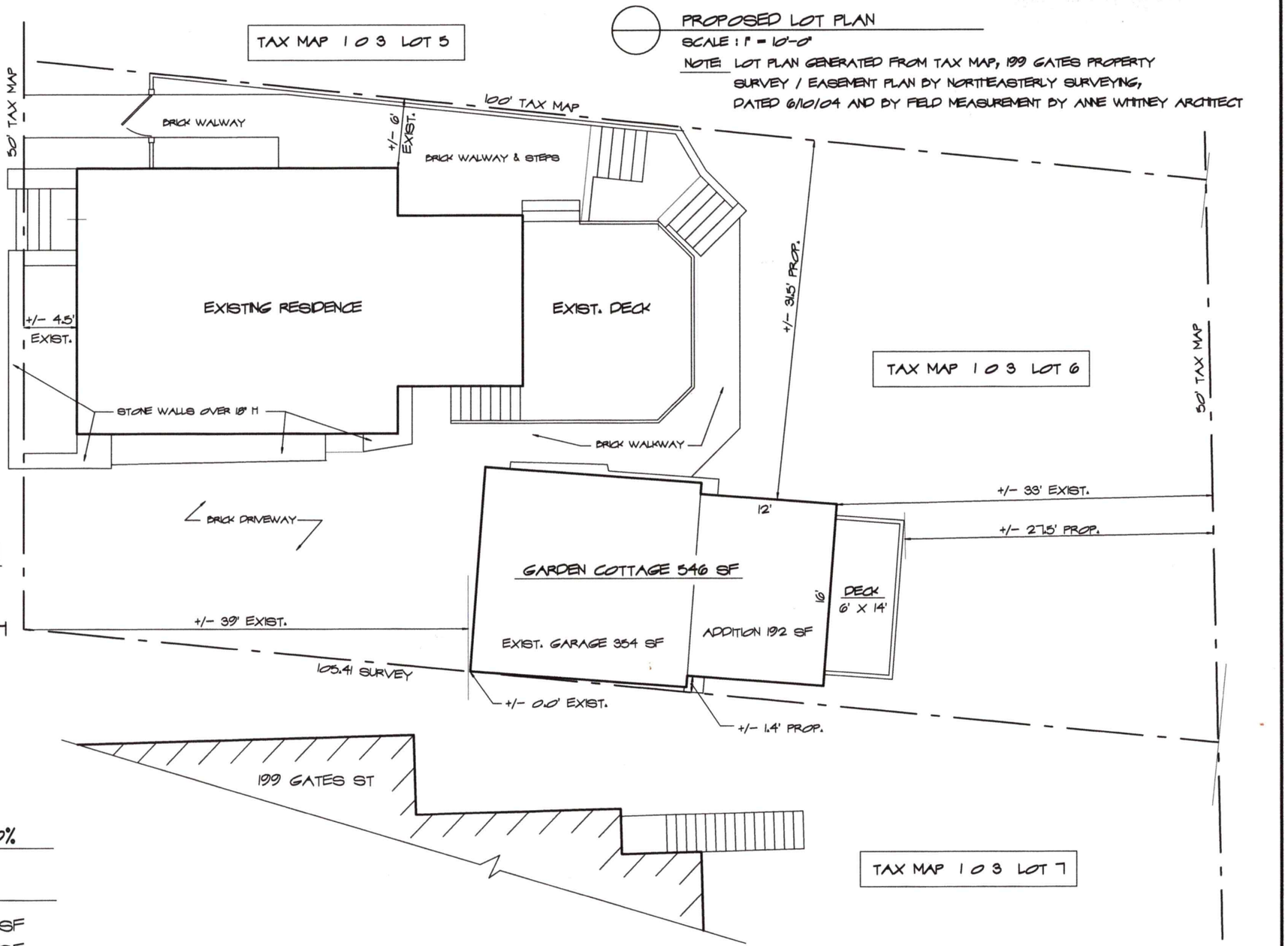
.43 The garden cottage will maintain a compatible relationship to adjacent properties in terms of location and design, and will not significantly reduce the privacy of adjacent properties.

The garden cottage will have no windows on the right side and the deck will have just 6' of exposure to that right side. At the rear, the adjacent property is the Point of Graves Cemetery and the proposed addition to the garden cottage will break up the existing blank wall at the rear of the garage. At the left side the garden cottage is more than 30ft away from the adjacent property. All of the attached drawings& photos help to illustrate this.

.44 The garden cottage will not result in excessive noise traffic or parking congestion.

There is adequate parking for the garden cottage (dwg. 1 of 3) and the family oriented residential use will not result in excessive noise.

Anne Whitney Architect *For: Patrick & Judy Nerbonne*



GARAGE CONVERSION TO GARDEN COTTAGE WITH ADDITION

189 GATES STREET PORTSMOUTH, NH

FOR: PATRICK & JUDY NERBONNE

MAP 103 LOT 6

GENERAL RESIDENCE B (GRB)

LOT AREA 5184 SF

ALLOW. BUILDING COVERAGE 30%

PROPOSED BUILDING COVERAGE

EXISTING RESIDENCE	825 SF
EXISTING DECK & STEPS OVER 18"	272 SF
EXISTING STONE WALLS OVER 18"	108 SF
EXIST. GARAGE CONVERTED TO GARDEN COTTAGE WITH ADDITION	546 SF
GARDEN COTTAGE DECK ADDITION	84 SF
	1835 SF (35.5%)

PROPOSED LOT PLAN

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

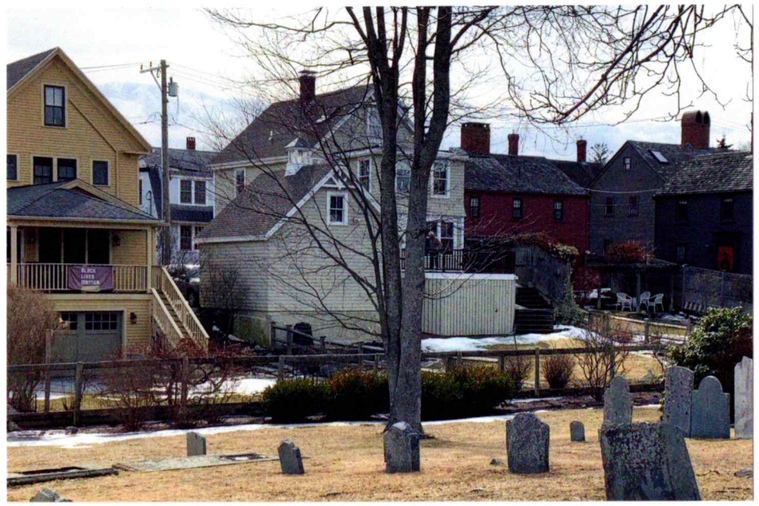
NERBONNE RESIDENCE

189 GATES STREET PORTSMOUTH, NH

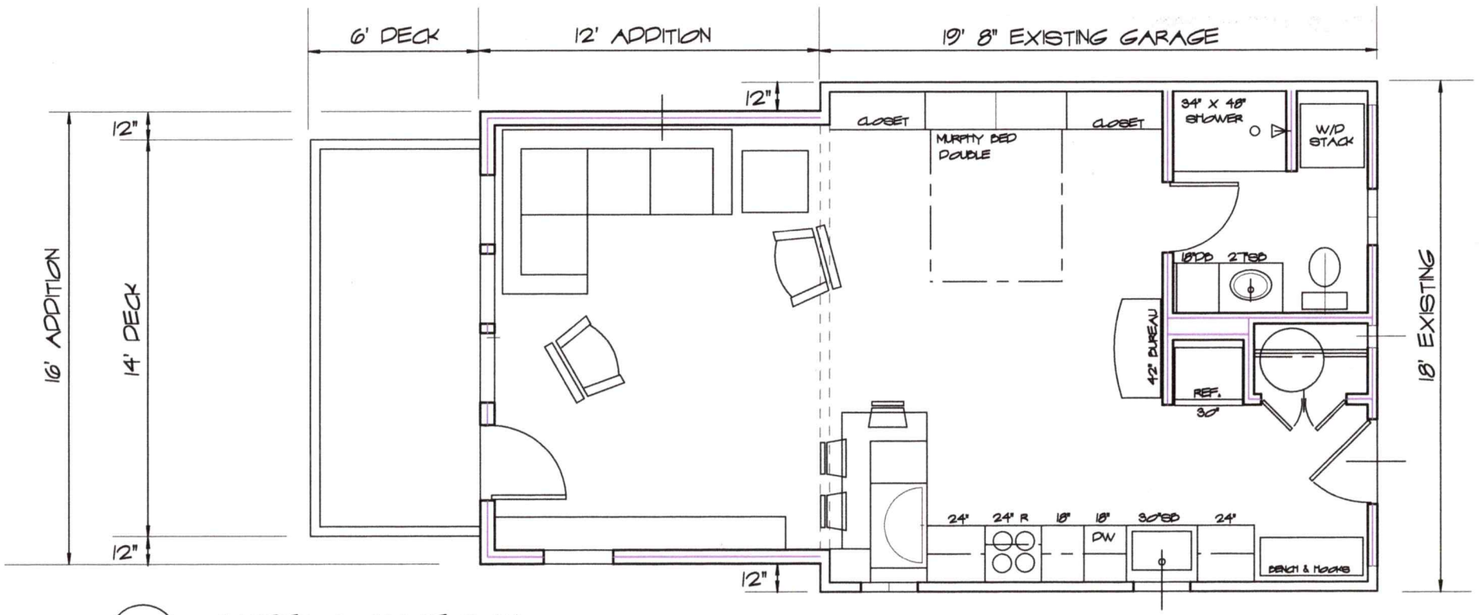
Project: 2202

Revisions: 2/23/22

Date: 2/22/22



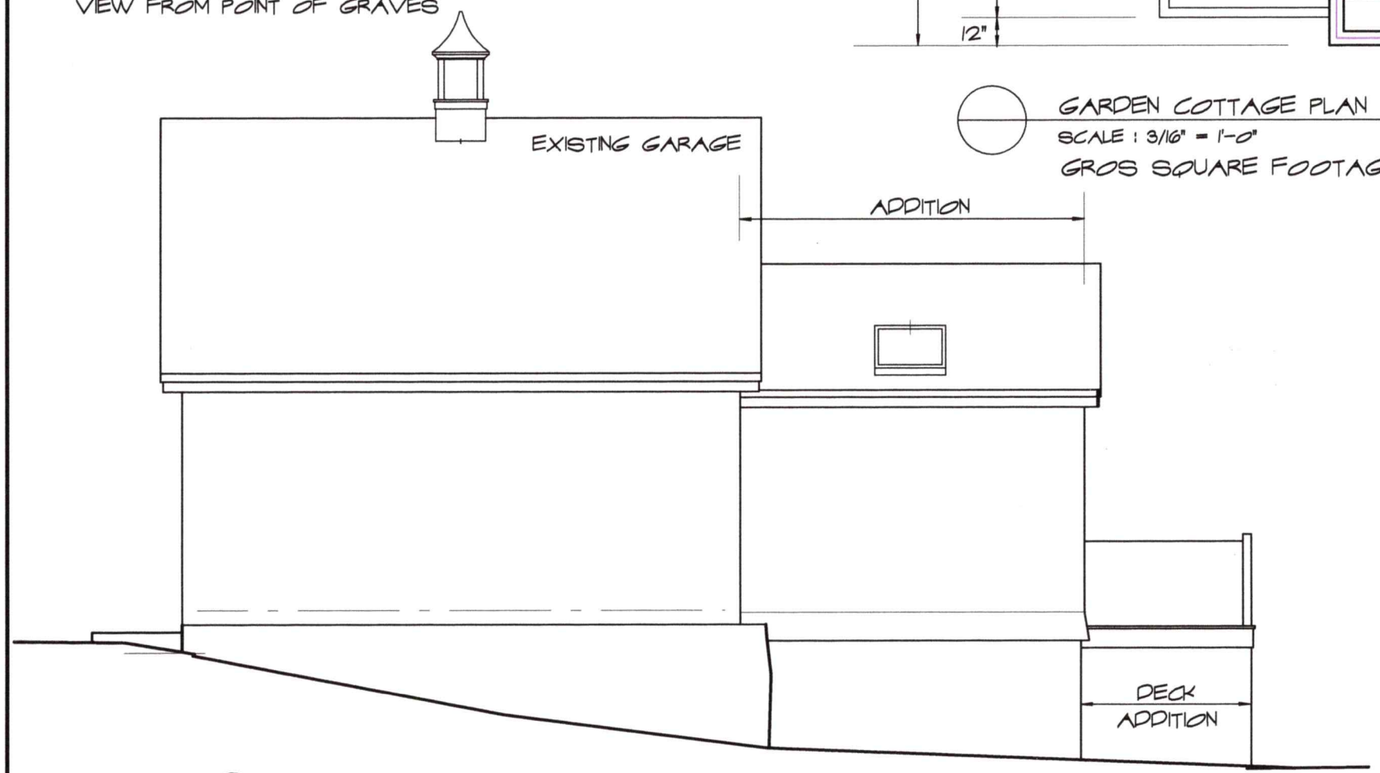
VIEW FROM POINT OF GRAVES



GARDEN COTTAGE PLAN

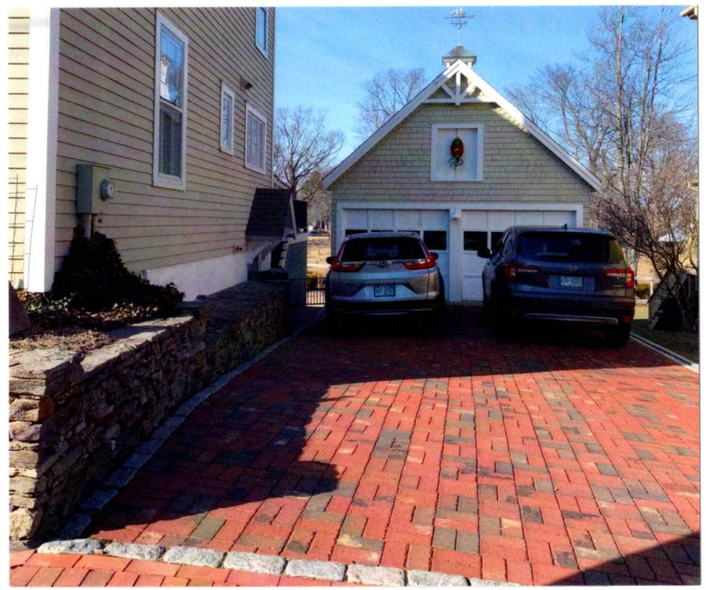
SCALE : 3/16" = 1'-0"

GROS SQUARE FOOTAGE = 546 SF



RIGHT SIDE ELEVATION

SCALE : 3/16" = 1'-0"



GARAGE FRONT ELEVATION

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

SCHEMATIC DESIGN

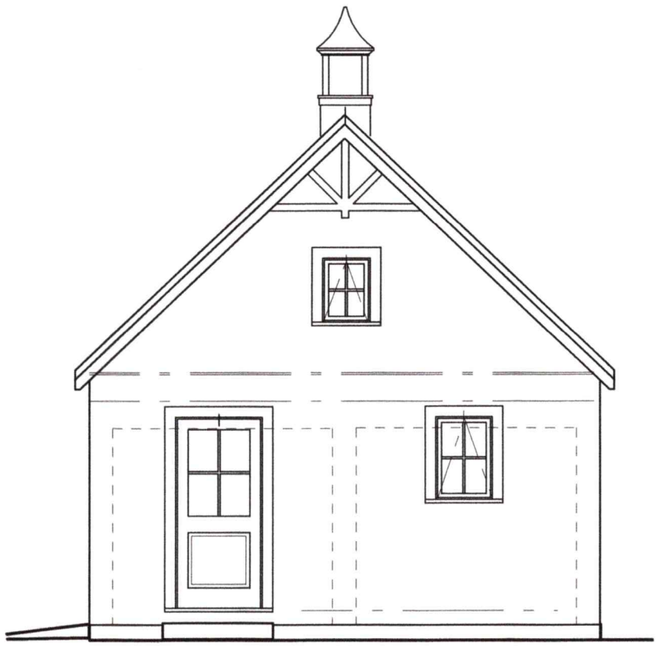
GARAGE CONVERSION TO GARDEN COTTAGE WITH ADDITION

NERBONNE RESIDENCE 189 GATES STREET PORTSMOUTH, NH

Project: # 2202

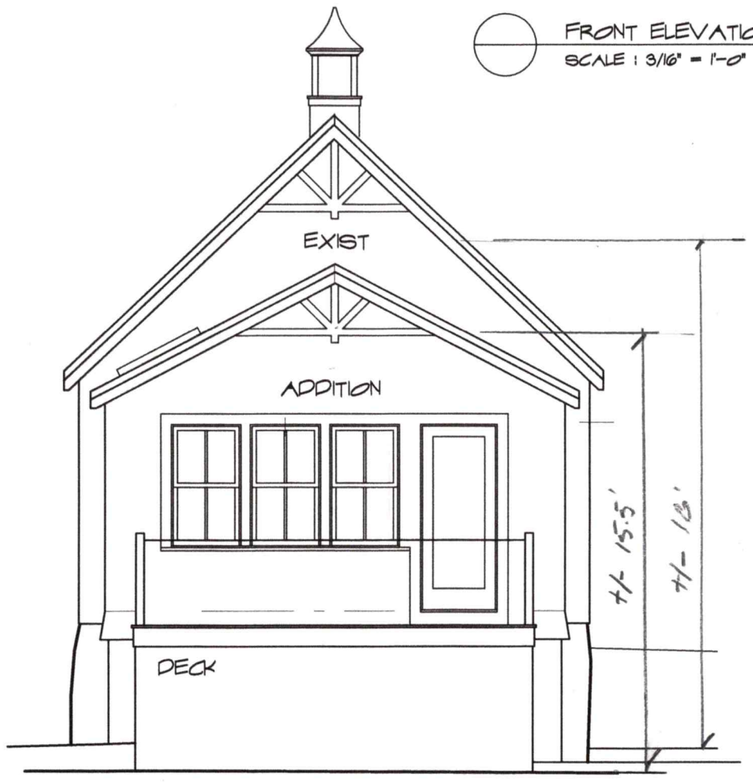
Revisions: 2 / 23 / 22

Date: 2 / 22 / 22



FRONT ELEVATION
SCALE : 3/16" = 1'-0"

LEFT SIDE ELEVATION
SCALE : 3/16" = 1'-0"



REAR ELEVATION
SCALE : 3/16" = 1'-0"

VIEW FROM POINT OF GRAVES

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

SCHEMATIC DESIGN

GARAGE CONVERSION TO GARDEN COTTAGE WITH ADDITION

NERDONNE RESIDENCE 189 GATES STREET PORTSMOUTH, NH

Project: # 2202

Revisions: 2 / 23 / 22

Date: 2 / 22 / 22

BOSEN & ASSOCIATES, P.L.L.C.
ATTORNEYS AT LAW

John K. Bosen
Admitted in NH & MA

Christopher P. Mulligan
Admitted in NH & ME

Molly C. Ferrara
Admitted in NH & ME

Austin Mikolaities
Admitted in NH

Bernard W. Pelech
1949 - 2021

February 23, 2022

Mr. Rick Chellman, Chair
Planning Board
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: 70 Court Street, Tax Map 116, Lot 49
REQUEST FOR CONDITIONAL USE PERMIT

Dear Mr. Chellman:

This office represents The Davenport Inn, LLC. Please accept this correspondence as our request for a Conditional Use Permit pursuant to 10.1112.14 provide less than the minimum number of off-street parking spaces otherwise required under Section 10.1112.30 relative to the proposed conversion of the office building at the above location to an 8 unit inn with caretaker residence. Variances associated therewith were granted by the Board of Adjustment at its February 15, 2022 meeting.

Submitted herewith are updated site plans, floor plans and a parking demand analysis as required under section 10.1112.141.

The parking configuration on site as it presently exists consists of four spaces. As proposed, the parking will increase to five spaces. The ordinance requires 11 spaces. The parking demand analysis suggests six spaces would be sufficient for the proposed use.

The applicant maintains that the approval criteria set forth in Section 10.1112.14 are met:

10.1112.141. See Altus Engineering parking demand analysis submitted herewith.

10.1112.142. The applicant believes that available on street parking along Court Street, as well as nearby access to downtown public and private parking lots, mitigates the need to meet the ordinance requirements. It should be noted that, were this property within the Downtown Overlay District, which applies to properties a block away, the parking requirements would be met.

The property is .2 miles from the Bridge Street and Worth public lots, and .3 miles from the Parrott Avenue lot. The Foundry Place garage is .4 miles from the property. The High-Hanover garage is .3 miles away. The applicant's principals own the office building located at 159 Middle Street, approximately 500 feet away, which could be accessed for overflow parking, if necessary. The applicant is prepared to enter into an appropriate shared parking arrangement

utilizing that property, should the board require it. There are additional private surface lots within easy walking distance that may afford the opportunity in the future to provide additional parking, if necessary.

The applicant's operation of the inn shall be on a remote check-in model, whereby guests will be provided in advance with access codes to the building and individual rooms. This model will provide sufficient opportunities for the applicant to provide guests with multiple parking options in advance and coordinate the actual parking demand should that be necessary.

10.1112.143. The number of spaces is adequate and appropriate for the proposed use of the property given the factors enumerated above. In addition, guests will be based in the heart of the downtown with easy pedestrian and bicycle access to a variety of services and attractions. Private services, such as ride sharing, will also likely be available for guests.

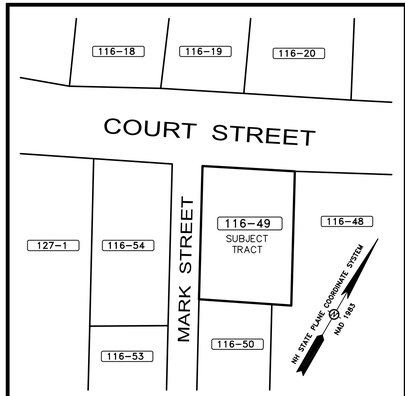
Thank you for your attention.

Sincerely,

Christopher P. Mulligan

Christopher P. Mulligan

CPM/

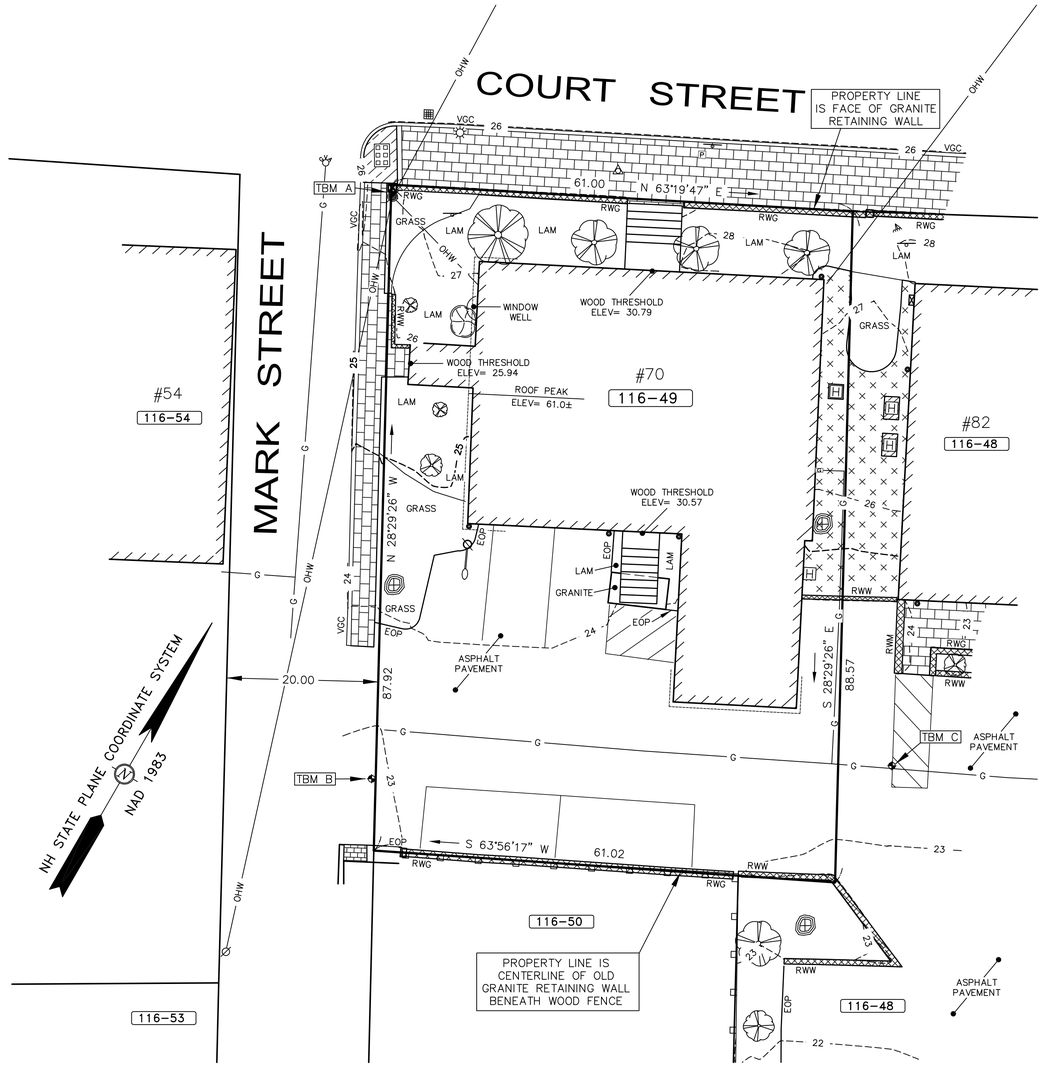


LOCUS SCALE: 1"= 50'

LEGEND:

- ⚠ ..... SURVEY NAIL SET
- ..... WOOD FENCE
- PSNH ..... PUBLIC SERVICE CO. OF NH
- 110-5 ..... TAX SHEET – LOT NUMBER
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- EOP ..... EDGE OF PAVEMENT
- VGC ..... VERTICAL FACED GRANITE CURB
- RWM ..... MORTARED RETAINING WALL
- RWW ..... WOOD RETAINING WALL
- RWG ..... GRANITE RETAINING WALL
- P ..... PARK METER KIOSK
- ..... SIGN
- ⌀ ..... UTILITY POLE
- ⌀ ..... UTILITY POLE W/TRANSFORMER
- ☼ ..... LIGHT POLE
- ..... UTILITY POLE WITH ARM & LIGHT
- ..... DIRECTED LIGHT
- GM ..... GAS METER
- ..... GAS VALVE
- ..... CATCH BASIN
- ..... ROOF DOWNSPOUT
- ..... DECIDUOUS TREE
- ..... DECIDUOUS SHRUB
- OHW ..... OVERHEAD WIRES
- ..... CEMENT CONCRETE
- ..... BRICK PAVERS
- ..... CRUSHED STONE
- ..... RETAINING WALL
- LAM ..... MULCH LANDSCAPED AREA
- ×12.5 ..... SPOT GRADE
- ..... STUMP FOUND

TBM	DESCRIPTION	ELEV.
A	SURVEY NAIL FOUND IN UTILITY POLE PSNH 4 22 A (1.35' ABOVE GROUND)	27.98
B	SURVEY NAIL SET IN ASPHALT	22.84
C	SURVEY NAIL SET IN ASPHALT	23.41



NOTES:

1. OWNER OF RECORD..... TREADWELL HOUSE, INC. C/O CHARLES DOLEAC, ESQ.
   ADDRESS..... 82 COURT ST, PORTSMOUTH, NH 03801
   DEED REFERENCE..... 2357/1111
   TAX SHEET / LOT..... 116-49
   PARCEL AREA ..... 5,380 S.F.
2. SUBJECT TRACT IS ZONED MRB, HD & CD4-L1. SEE CITY OF PORTSMOUTH ZONING ORDINANCE.
3. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
4. 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.
5. ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS.
   HORIZONTAL DATUM: NAD 1983 (2011)(EPOCH 2010.0000)
   VERTICAL DATUM: NAVD 1988
   PRIMARY BM: CITY CONTROL POINT "ROBE"
6. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
7. PARCEL 116-49 IS SUBJECT TO A ROW FOR ALL PURPOSES IN FAVOR OF PARCEL 116-48. SEE RCRD BK 2357, PAGE 1111.

REFERENCE PLANS:

1. PLAN OF WILLIAM P. JONES HOMESTEAD, UNDATED, RCRD PLAN 0099.

ABUTTERS LIST

MAP-LOT	OWNER OF RECORD	DEED REF.
119-19	UNITARIAN-UNIVERSALIST CHURCH OF PORTSMOUTH N.H. 73 COURT ST, PORTSMOUTH, NH 03801	N/A
116-20	CITY LIGHTS, LLC PO BOX 1389, PORTSMOUTH, NH 03802-1389	N/A
116-48	82 COURT ST, LLC 82 COURT ST, PORTSMOUTH, NH 03801	5357/2696
116-50	KATIE C. JENKINS & JASON R. JENKINS 35 MARK ST, PORTSMOUTH, NH 03801	4821/202
116-53	BERNARD A. COHEN 28 MARK ST, PORTSMOUTH, NH 03801	2877/2906
116-54	IRENE R. LEBEL REV. TRUST OF 2014 C/O FRANCES D. LEBEL & THOMAS L. LEBEL 457 BROAD ST, PORTSMOUTH, NH 03801	5514/736

SURVEYOR:
James Verra and Associates, Inc.
LAND SURVEYORS
101 SHATTUCK WAY – SUITE 8
NEWINGTON, N.H. 03801– 7876
603-436-3557
JOB NO: 23985
JOB NO: 23985

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

ISSUED FOR:
ENGINEERING DESIGN

ISSUE DATE:
JANUARY 18, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ENGINEERING DESIGN	JV	1/18/22

DRAWN BY: JCS
APPROVED BY: JV
DRAWING FILE: 23985.DWG

SCALE:
22" x 34" – 1" = 10'
11" x 17" – 1" = 20'

OWNER/APPLICANT:
TREADWELL HOUSE, INC.
C/O CHARLES DOLEAC, ESQ.
82 COURT STREET
PORTSMOUTH, NH 03801
ASSESSOR'S PARCEL 116-49

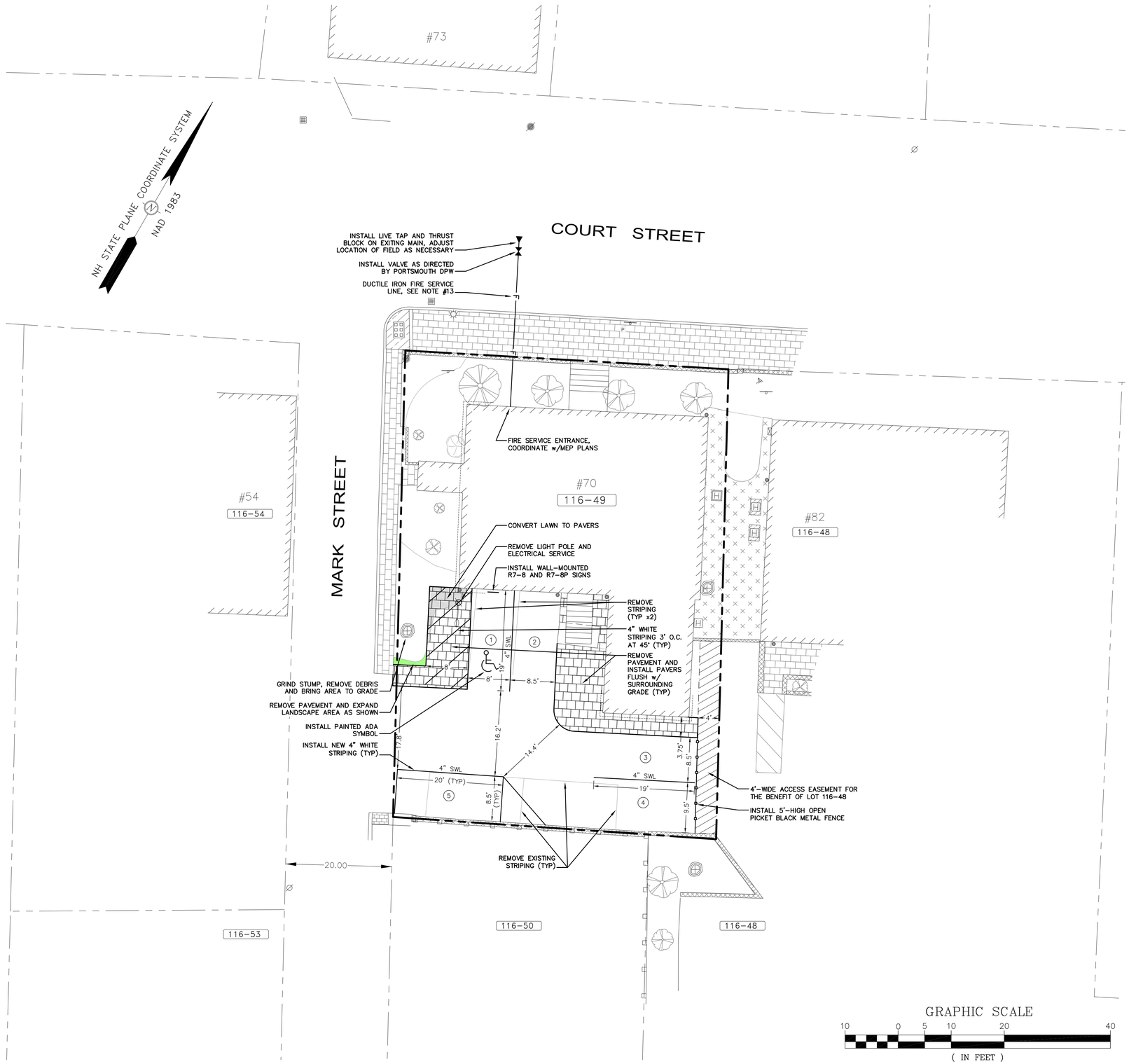
STATE OF NEW HAMPSHIRE No. 625 JAMES VERRA SIGNATURE LICENSED LAND SURVEYOR

PROJECT:
PROPOSED SITE DEVELOPMENT PLANS
70 COURT STREET
& MARK STREET
PORTSMOUTH, N.H.
ASSESSOR'S PARCEL
116-49

TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
1 OF 1

P5301



GRAPHIC SCALE

10 0 5 10 20 40

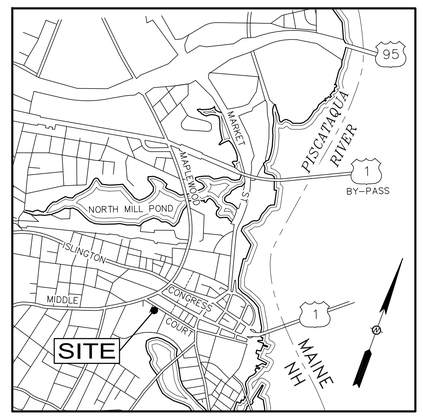
(IN FEET)

SITE NOTES

1. DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT THE RENOVATION OF THE SITE TO AN INN.
2. APPROXIMATE LOT AREA: ±5,380 S.F. (±0.12 AC.)
3. ZONE: CHARACTER DISTRICT 4–L1 (CD4–L1)
   HISTORIC DISTRICT OVERLAY (HD)
4. DIMENSIONAL REQUIREMENTS – BUSINESS:

MIN. LOT AREA:	3,000 S.F.
MIN. STREET FRONTAGE:	150'
FRONT SETBACK:	15'
SECONDARY FRONT YARD:	12'
SIDE SETBACK:	5' MIN. TO 20' MAX.
REAR SETBACK:	5'
FRONT LOT LINE BUILDOUT:	60% MIN. TO 80% MAX.
MAX. BUILDING HEIGHT:	35' (2 STORIES, SHORT 3RD)
MAX. BLDG. COVERAGE:	60%
MINIMUM OPEN SPACE:	25% (23.3% EXISTING, 27.7% PROPOSED)

4. PARKING REQUIREMENTS:
   INN, HOTEL, MOTEL: 1.25/ROOM
   8 ROOMS x 1.25 = 10 SPACES
   CARETAKERS RESIDENCE <500 S.F.: 0.5/UNIT
   1 CARETAKER x .5 = 0.5 SPACES
   TOTAL PARKING REQUIRED = 11 SPACES
   TOTAL PARKING PROVIDED = 5 SPACES (6 SPACE DEFICIT)
5. VARIANCE FROM SECTION 10.440.10.30 TO ALLOW AN INN IN THE CD4–L1 ZONE GRANTED FEBRUARY 15, 2022.
6. VARIANCE FROM SECTION 10.1114.21 REQUIRED FOR REDUCED MANEUVERING AISLE WIDTH GRANTED FEBRUARY 15, 2022.
7. CONDITIONAL USE PERMIT UNDER SECTION 10.1112.14 REQUIRED TO ALLOW A REDUCTION IN THE REQUIRED NUMBER OF PARKING SPACES.
8. 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.
9. 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.
10. ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
11. ALL PAVER SURFACES SHALL BE INSTALLED SO AS TO BE ADA–COMPLIANT.
12. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
13. COORDINATE FINAL SIZE AND LOCATION OF FIRE SERVICE LINE WITH MEP PLANS.



LOCUS MAP NOT TO SCALE

ALTUS ENGINEERING, INC.
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: MARCH 9, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	ZBA	EBS	01/25/22
1	TAC	EBS	02/15/22
2	TAC	EBS	02/23/22
3	REVISED ADA PARKING	EBS	02/28/22
4	REVISED PER TAC WS	EBS	03/09/22

DRAWN BY: EBS
APPROVED BY: EBS
DRAWING FILE: 5301–SITE.dwg

SCALE:
22" x 34" – 1" = 10'
11" x 17" – 1" = 20'

OWNER:
TREADWELL HOUSE, INC.
c/o CHARLES DOLEAC, ESQ.
82 COURT STREET
PORTSMOUTH, NH 03801

APPLICANT:
DAVENPORT, LLC
c/o 266 MIDDLE STREET
PORTSMOUTH, NH 03801

PROJECT:
DAVENPORT INN
TAX MAP 116, LOT 49
70 COURT STREET
PORTSMOUTH, NH

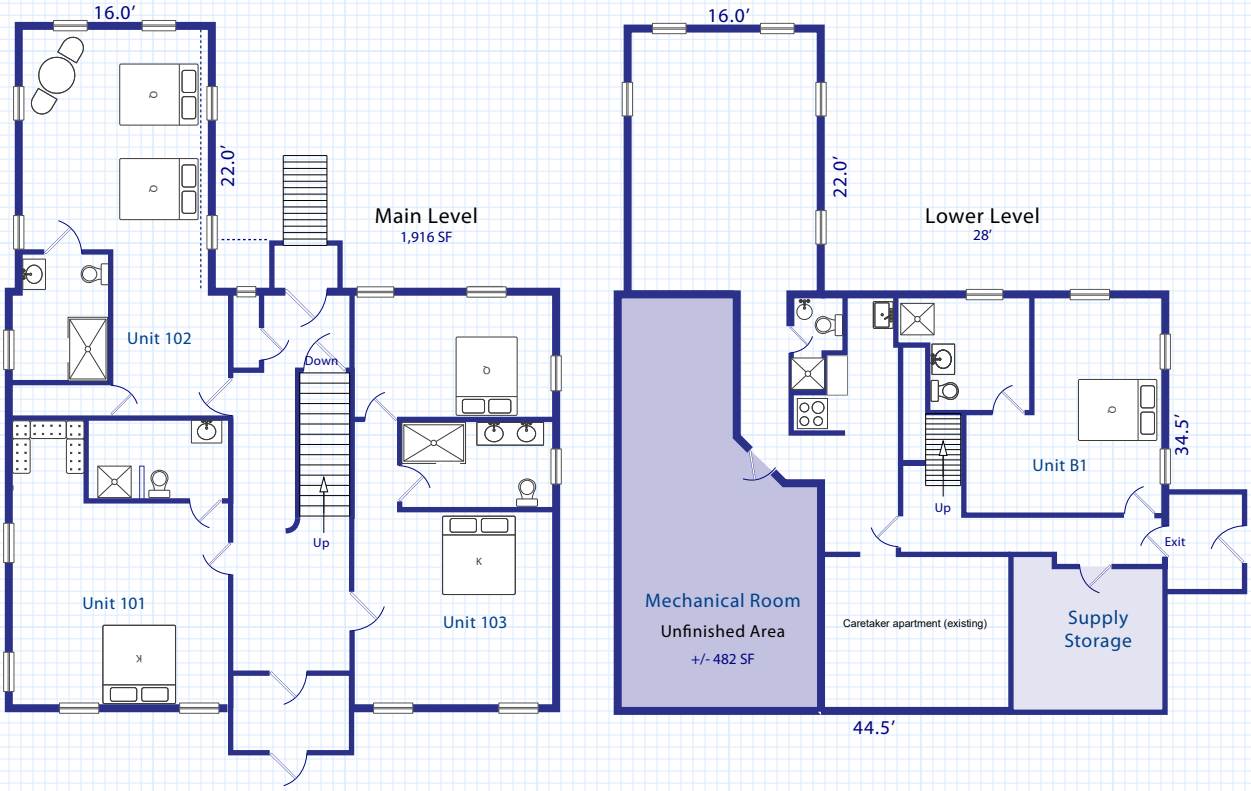
TITLE:
SITE PLAN

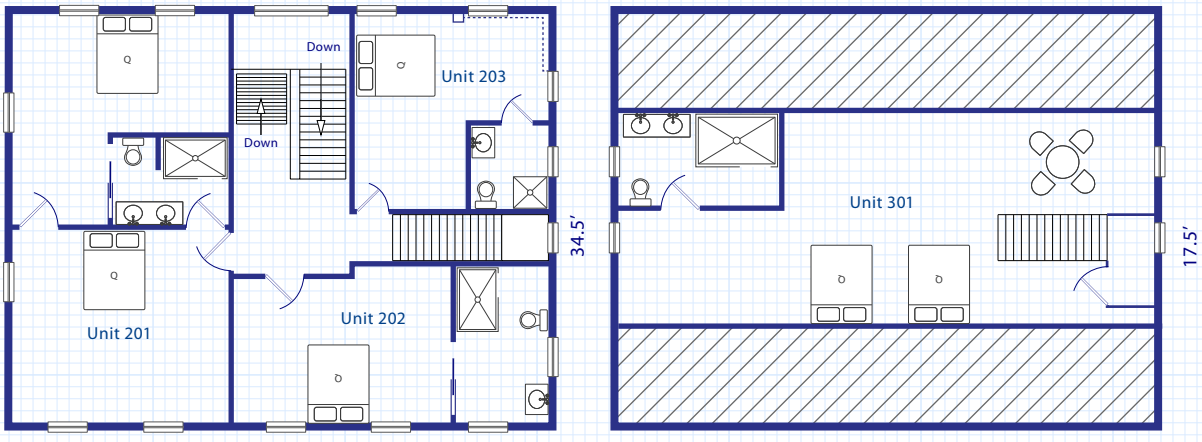
SHEET NUMBER:
C - 1

P5301

70 Court Street, Portsmouth, NH

Total Area: 5,367 SF





Scale: 1″ = 16′

ALTUS ENGINEERING, INC.

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

February 15, 2022

John Samonas
Samonas Realty
266 Middle Street
Portsmouth, NH 03801

Re: Parking Demand Memorandum
Assessor's Map 116, Lot 49
70 Court Street
Portsmouth, NH
Altus Project 5301

Dear Mr. Samonas,

Pursuant to the Portsmouth Zoning Ordinance, we have has undertaken a basic parking demand analysis of the proposed renovation of 70 Court Street into the Davenport Inn. The proposed facility will feature 8 units, a caretakers unit and an reconfigured existing parking lot accessed from Mark Street. Per the *Parking Generation Manual,* 5th edition, prepared by the Institute of Transportation Engineers (ITE), this use can best be categorized into ITE Land Use Code 310 (Hotel) in a Dense Multi-Use Urban setting. For the purposes of this analysis, we have assumed that the caretakers unit will not require a parking space.

As shown below, the site can be expected to generate the following parking demand based on 100% occupancy during a typical Saturday overnight period:

Spaces per Room	0.71
x8 Guest Rooms =	5.68 (6) spaces

Per the above analysis, we calculated that the proposed inn would require 6 parking spaces at peak demand. This is well below the minimum parking required by the City ordinance.

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

Sincerely,

ALTUS ENGINEERING, INC.

Erik B. Saari
Vice President

ebs/5301-Parking-021522

Hotel
(310)

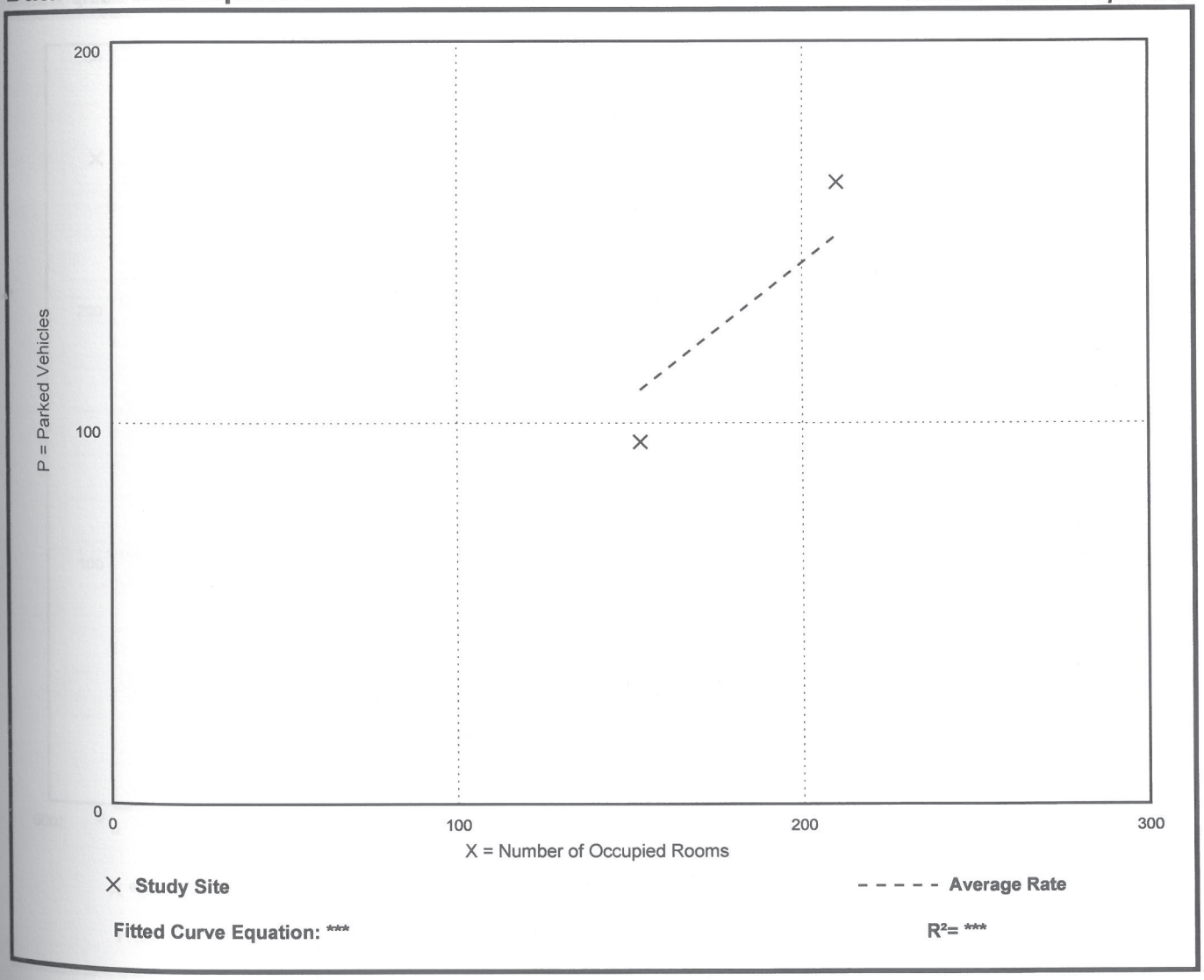
Peak Period Parking Demand vs: Occupied Rooms
On a: Saturday
Setting/Location: Dense Multi-Use Urban
Peak Period of Parking Demand: 10:00 p.m. - 9:00 a.m.
Number of Studies: 2
Avg. Num. of Occupied Rooms: 182

Peak Period Parking Demand per Occupied Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.71	0.62 - 0.78	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

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

2 March 2022

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for Preliminary Conceptual Consultation and Design Review at 1 Congress Street, Office and Mixed Use Development

Dear Mr. Chellman and Planning Board Members:

On behalf of Mark McNabb and One Market Square, LLC we are pleased to submit the attached plan set for **Preliminary Conceptual Consultation as well as Design Review** for the above-mentioned project and request that we be placed on the agenda for your **March 17, 20212** Planning Board Meeting. The project includes the re-use of the existing commercial buildings at 1 and 3 Congress Street, some existing building demolition, and proposed new construction of a 3 story with a short 4th building to the rear of the existing buildings with the associated and required site improvements. The area behind the existing building is currently a surface parking lot. The surface parking will be lowered to below street level and be included with the new construction.

The site redevelopment consists of maintaining some of the existing uses at 1 and 3 Congress Street (with the possible elimination of the residential units) and constructing an office building to the rear. The property was 2 contiguous lots; the lots have been merged to create a 16,106 square foot development parcel. The properties are in CD – 4, CD – 5, Downtown Overlay, and Historic Districts. The application conforms to the required Density and Development Standards with the possible exception to building height. There is a draft ZBA application in that regard; although that may not be required.

This applicant seeks Planning Board input as required under Section 2.4.2.1 of the Site Plan Regulations (Preliminary Conceptual Consultation) and would like to go to a Public Hearing to get additional public feedback under the Design Review process.

The following plans are included in our submission:

On Site Improvements

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.

- Standard Boundary Survey Plan – These plans show the existing property boundaries. The survey was performed before the lot merger.
- Existing Conditions Plan C1 – This plan shows the existing site conditions in detail.
- Demolition Plan C2 – This plan shows portions of the existing buildings which will be removed.
- Overall Site Plan C3 – This plan shows the site development in detail with the associated Zoning Development Standards and Floor Area calculations.
- Utility Plan C4 – This plan shows proposed site utilities. The project will be coordinated with the Fleet Street improvements project.
- Grading Plan C5 – This plan shows proposed site grading. High Street is contemplated to be brought all to one surface level similar to Chestnut Street.

Off Site Improvements

The Development Team would like some feedback from the Planning Board on this part of the plan package; with the realization it is early in the design process and this work is not tied to the proposed site development directly. The possibility of connecting the McIntyre Building to the Worth Parking Lot with a pedestrian network is possible. This is a part of the developer's vision for the project and will involve public / private cooperation and is presented with some ideas for improvements.

- Context Plan A0 – This plan shows the context of the site surroundings. In the upper left is a diagram showing connectivity of a potential pedestrian network connecting the McIntyre Building to the Worth Parking Lot. This exciting possibility is a part of the developer's vision for the project and will involve public / private cooperation.
- Floor Plans A1 – These are preliminary on site building layouts; the project is in design review at the HDC.
- Elevations A2 – These are preliminary building elevations; the project is in design review at the HDC.
- 3D Views - These are preliminary site renderings; the project is in design review at the HDC.
- Garage Plan P1 – This plan shows a possible walkway connector to the Portsmouth Parking Garage. These are preliminary plans; the project is in design review at the HDC.
- Landscape Ideas – This plan shows proposed landscape features for the public spaces for review and comment.

We look forward to the Planning Boards review of this submission and the Boards feedback on the proposed design.

Sincerely,

John Chagnon

John R. Chagnon, PE
CC: Mark McNabb, Tracy Kozak, Terrance Parker

COMMERCIAL DEVELOPMENT

1 CONGRESS STREET
PORTSMOUTH, NEW HAMPSHIRE
SITE PERMIT PLANS

OWNER:
ONE MARKET SQUARE LLC
3 PLEASANT STREET
SUITE #400
PORTSMOUTH, NH 03801
TEL. (603) 427–0725

LAND SURVEYOR & CIVIL ENGINEER:
AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
Tel. (603) 430–9282
Fax (603) 436–2315

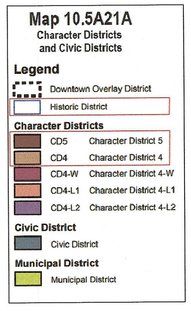
ARCHITECT:
ARCOVE LLC
3 CONGRESS STREET
SUITE 1
PORTSMOUTH, NH 03801
TEL. (603) 731–5187

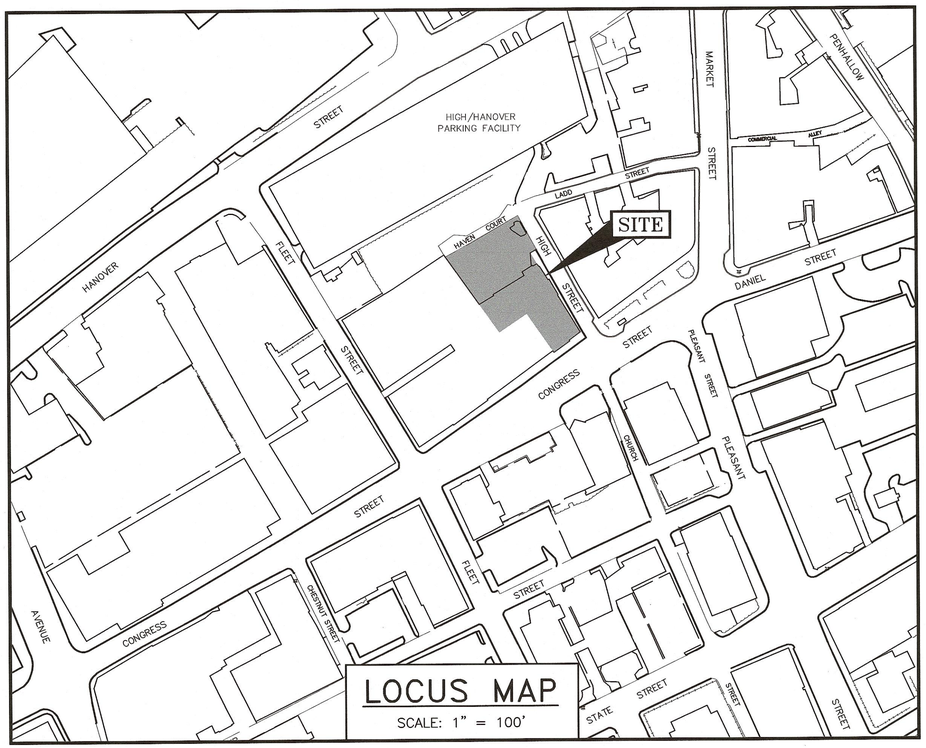
LANDSCAPE ARCHITECT:
TERRA FIRMA LANDSCAPE ARCHITECTURE
163A COURT STREET
PORTSMOUTH, NH 03801
TEL. (603) 430–8388

GEOTECHNICAL:
GEOTECHNICAL SERVICES INC.
18 COTE AVENUE, UNIT 11
GOFFSTOWN, N.H. 03045
Tel. (603) 624–2722

LAND USE ATTORNEY:
BRUTON & BERUBE, PLLC
601 CENTRAL AVENUE
DOVER, N.H. 03820
Tel. (603) 749–4529

PERMIT LIST:
NHDES SEWER DISCHARGE PERMIT: TO BE SUBMITTED
PORTSMOUTH BOA: PENDING
PORTSMOUTH HDC: TO BE SUBMITTED
PORTSMOUTH SITE PLAN: TO BE SUBMITTED





LOCUS MAP
SCALE: 1" = 100'

PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

INDEX OF SHEETS

ON SITE DEVELOPMENT	
–	BOUNDARY PLAN
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	OVERALL SITE PLAN
C4	UTILITY PLAN
C5	GRADING PLAN
OFF SITE IMPROVEMENTS	
A0	CONTEXT
A1	FLOOR PLANS
A2	ELEVATIONS
A3	3D VIEWS
P1	GARAGE PLAN
–	LANDSCAPE IDEAS

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436–7708, Ext. 555.5678
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294–5144
ATTN: DAVE BEAULIEU

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679–5695 (X1037)
ATTN: MIKE COLLINS

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427–1530
ATTN: JIM TOW

COMMUNICATIONS:
FAIRPOINT COMMUNICATIONS
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427–5525

DIG SAFE
MA – ME – NH – RI – VT
1–888–344–7233
CALL TOLL FREE

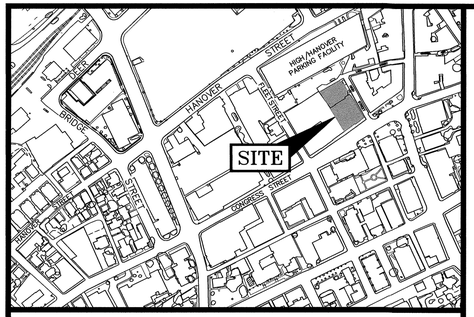
LEGEND:

EXISTING	PROPOSED	
		PROPERTY LINE
		SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
	UD	FOUNDATION DRAIN
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
		WALL MOUNTED EXTERIOR LIGHTS
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD
		SHUT OFFS (WATER/GAS)
	GV	GATE VALVE
	HYD	HYDRANT
CB	CB	CATCH BASIN
S	SMH	SEWER MANHOLE
D	DMH	DRAIN MANHOLE
T	TMH	TELEPHONE MANHOLE
14	14	PARKING SPACE COUNT
PM		PARKING METER
LSA		LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	–	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL

SITE PERMIT PLANS
COMMERCIAL DEVELOPMENT
ONE MARKET SQUARE
1 CONGRESS STREET
PORTSMOUTH, N.H.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801–7114
Tel (603) 430–9282
Fax (603) 436–2315

PLAN SET SUBMITTAL DATE: 2 MARCH 2022



LOCATION MAP SCALE: 1" = 300'

PLAN REFERENCES:

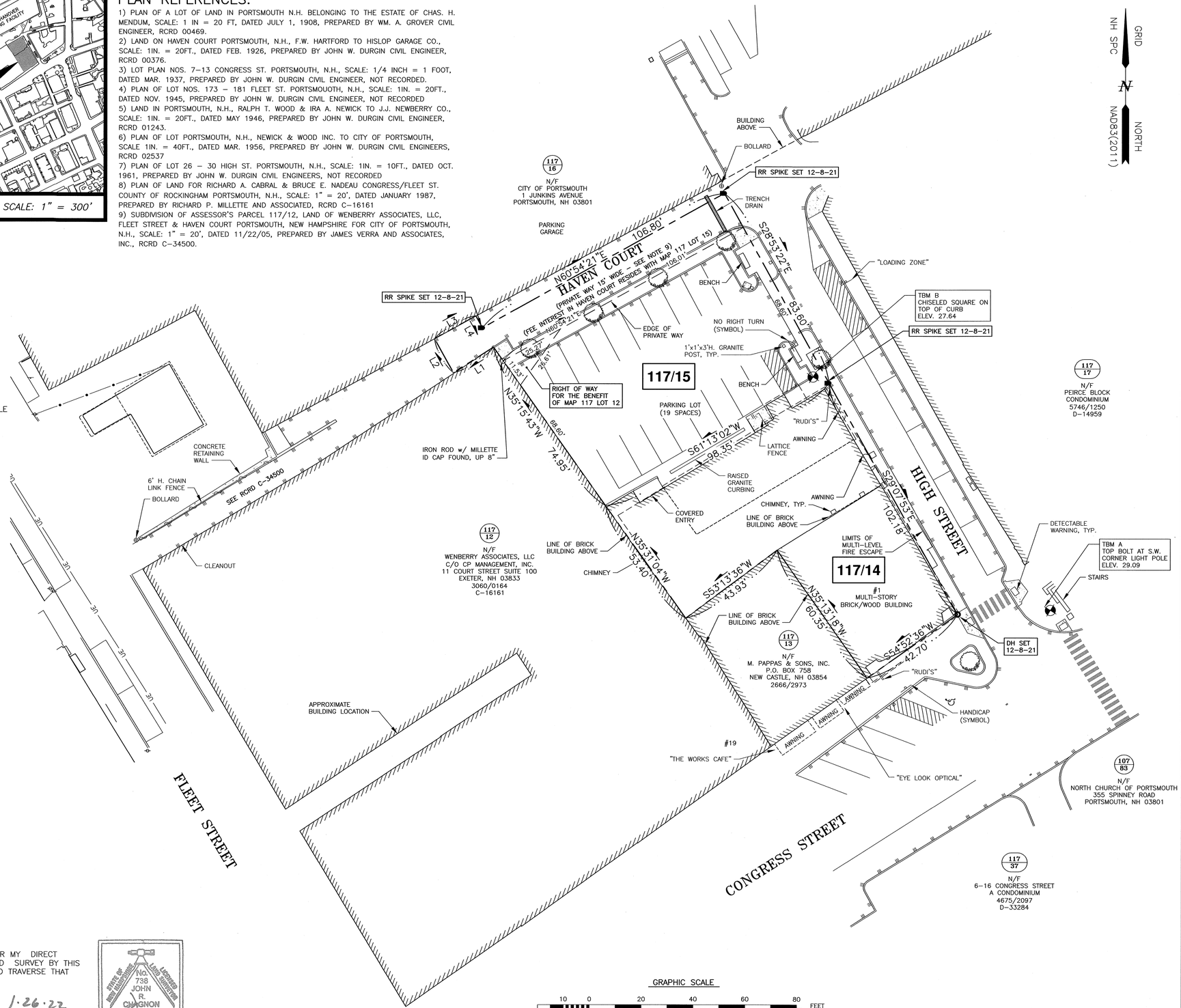
1) PLAN OF A LOT OF LAND IN PORTSMOUTH N.H. BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1 IN = 20 FT, DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.
2) LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1IN. = 20FT., DATED FEB. 1926, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 00376.
3) LOT PLAN NOS. 7–13 CONGRESS ST. PORTSMOUTH, N.H., SCALE: 1/4 INCH = 1 FOOT, DATED MAR. 1937, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
4) PLAN OF LOT NOS. 173 – 181 FLEET ST. PORTSMOUOTH, N.H., SCALE: 1IN. = 20FT., DATED NOV. 1945, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED
5) LAND IN PORTSMOUTH, N.H., RALPH T. WOOD & IRA A. NEWICK TO J.J. NEWBERRY CO., SCALE: 1IN. = 20FT., DATED MAY 1946, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 01243.
6) PLAN OF LOT PORTSMOUTH, N.H., NEWICK & WOOD INC. TO CITY OF PORTSMOUTH, SCALE 1IN. = 40FT., DATED MAR. 1956, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD 02537
7) PLAN OF LOT 26 – 30 HIGH ST. PORTSMOUTH, N.H., SCALE: 1IN. = 10FT., DATED OCT. 1961, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, NOT RECORDED
8) PLAN OF LAND FOR RICHARD A. CABRAL & BRUCE E. NADEAU CONGRESS/FLEET ST. COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE: 1" = 20', DATED JANUARY 1987, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATED, RCRD C–16161
9) SUBDIVISION OF ASSESSOR'S PARCEL 117/12, LAND OF WENBERRY ASSOCIATES, LLC, FLEET STREET & HAVEN COURT PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, N.H., SCALE: 1" = 20', DATED 11/22/05, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., RCRD C–34500.

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
11/21	MAP 11/LOT 21
○IR FND	IRON ROD FOUND
○IP FND	IRON PIPE FOUND
●IR SET	IRON ROD SET
◉DH FND	DRILL HOLE FOUND
⊙DH SET	DRILL HOLE SET
▪NHHB	NHDOT BOUND FOUND
▪TB	TOWN BOUND
▪BND w/DH	BOUND WITH DRILL HOLE
▪ST BND w/DH	STONE BOUND WITH DRILL HOLE

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S57°27'42"W	18.36'
L2	N28°53'22"W	15.00'
L3	N61°07'46"E	18.19'
L4	S29°05'39"E	5.28'



I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R. CHAGNON, LLS 738

1.26.22
DATE

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON SIGNATURE

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801–7114
Tel (603) 430–9282
Fax (603) 436–2315

NOTES:

1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOTS 14 AND 15.

2) OWNER OF RECORD:
ONE MARKET SQUARE, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6363/31 PARCEL 1 & PARCEL 2

3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 AND CHARACTER DISTRICT 5.

4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

5) LOT AREAS:

MAP 117 LOT 14	MAP 117 LOT 15
7,266 S.F.	8,840 S.F.
0.1668 ACRES	0.2029 ACRES

COMBINED LOT AREA:
16,106 S.F.
0.3697 ACRES

6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY ON TAX MAP 117, LOTS 14 AND 15 IN PORTSMOUTH, NH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.

9) HAVEN COURT IS A PRIVATE WAY 15 FEET WIDE. ALL RIGHTS, TITLE AND INTEREST UNTO SAID HAVEN COURT WERE CONVEYED WITH ASSESSOR'S MAP 117 LOT 15, AS DESCRIBED IN RCRD 983/179, SUBJECT TO RIGHTS OF OTHERS (OTHERS NOT DEFINED ON THIS SURVEY).

NO.	DESCRIPTION	DATE
1	NEW OWNER	1/26/22
0	ISSUED FOR RECORDING	12/8/21

REVISIONS

STANDARD BOUNDARY SURVEY
TAX MAP 117
LOTS 14 & 15

OWNER OF RECORD:
ONE MARKET SQUARE, LLC

PROPERTY LOCATED AT:
1 CONGRESS STREET & HIGH STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20' NOVEMBER 2021

FB 309 PG 15

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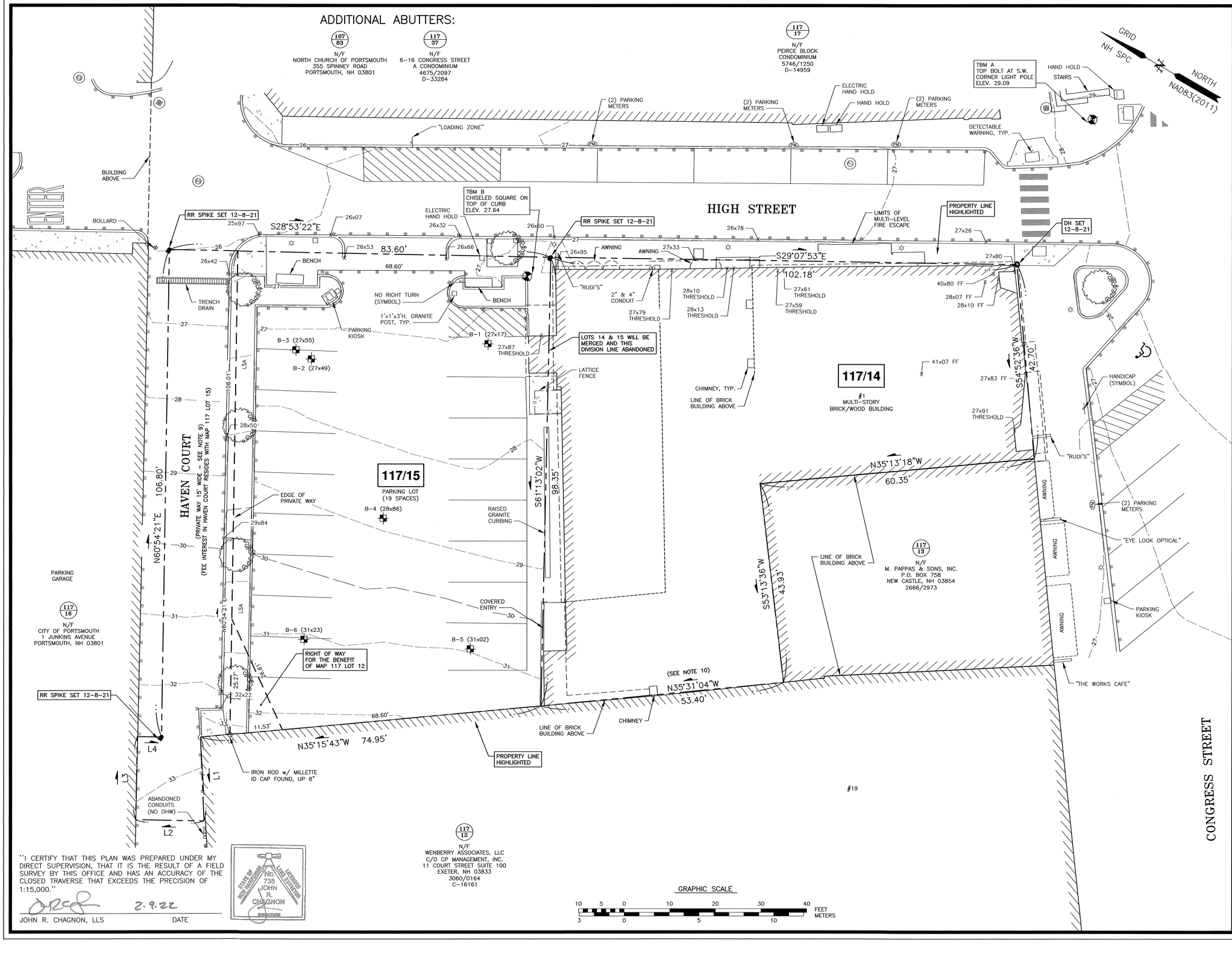

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

2.9.22

JOHN R. CHAGNON, LLS — DATE

STATE OF NEW HAMPSHIRE — No. 738 JOHN R. CHAGNON — LICENSED LAND SURVEYOR — SIGNATURE

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOTS 14 AND 15.

2) OWNER OF RECORD:
ONE MARKET SQUARE, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6363/31 PARCEL 1 & PARCEL 2

3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 AND CHARACTER DISTRICT 5.

4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

5) LOT AREAS:

MAP 117 LOT 14	MAP 117 LOT 15
7,266 S.F.	8,840 S.F.
0.1668 ACRES	0.2029 ACRES

COMBINED LOT AREA:
16,106 S.F.
0.3697 ACRES

6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 117, LOTS 14 AND 15 IN PORTSMOUTH, NH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.

COMMERCIAL DEVELOPMENT
ONE MARKET SQUARE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	ADD TOPOGRAPHY	2/9/22
1	BORING LOCATIONS	2/7/22
0	PROPERTY LINES	1/26/22

REVISIONS

STATE OF NEW HAMPSHIRE — No. 738 JOHN R. CHAGNON — LICENSED LAND SURVEYOR — SIGNATURE

SCALE 1" = 10' — NOVEMBER 2021

EXISTING CONDITIONS PLAN — **C1**

FB 309 PG 15

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J:\JOBS\JN 3400\3400\3406\2021 Survey and Site Plan\Plans & Specs\Dwg\3406 Site 2022.dwg C1 EXS

DEMOLITION NOTES

A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.

B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.

C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.

E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.

F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.

G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.

H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.

I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).

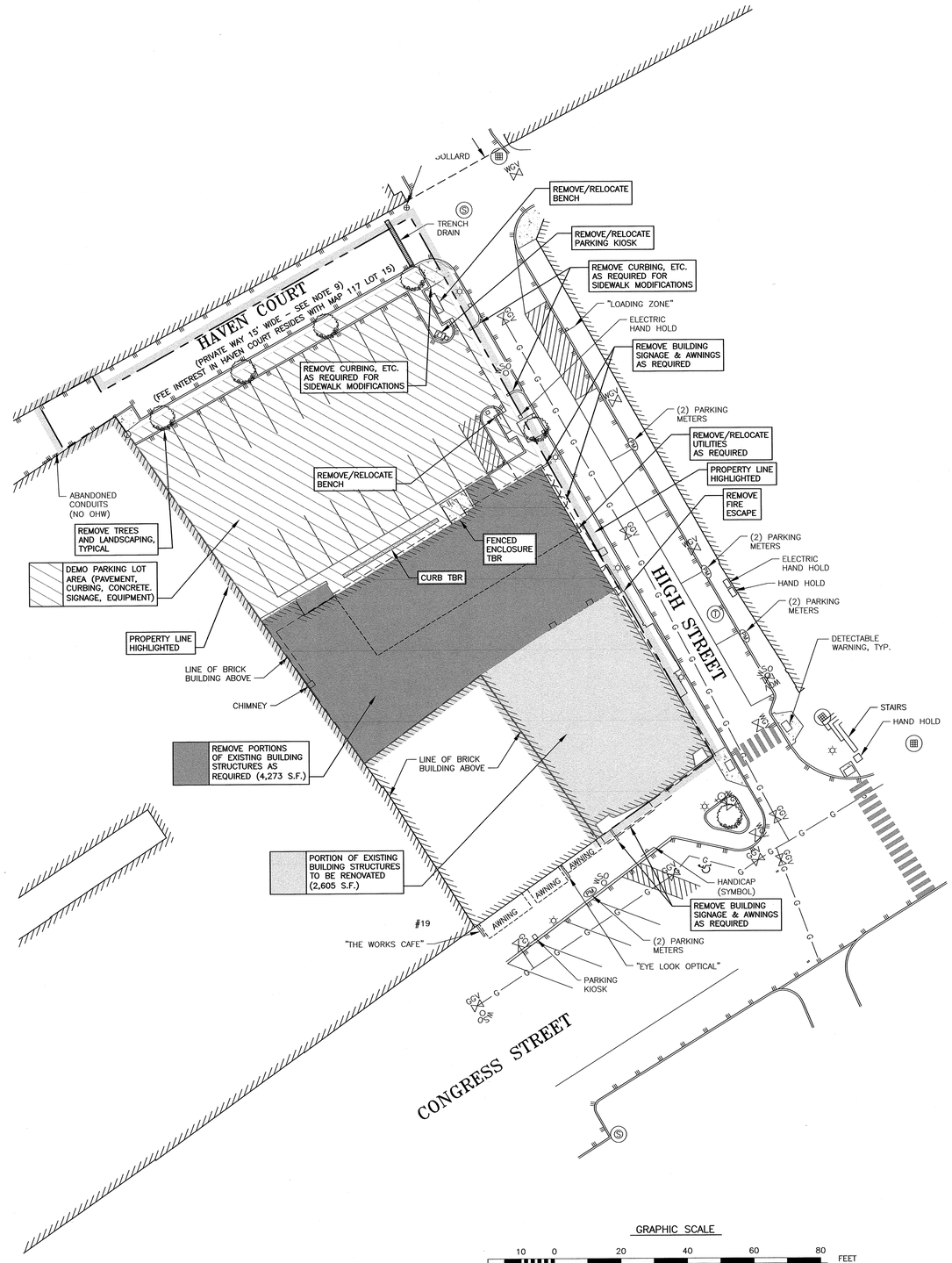
J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.

L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN 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 WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.

M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.

N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

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 AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

COMMERCIAL DEVELOPMENT
ONE MARKET SQUARE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/26/22

REVISIONS

JOHN R. CHAGNON NO. 7561 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

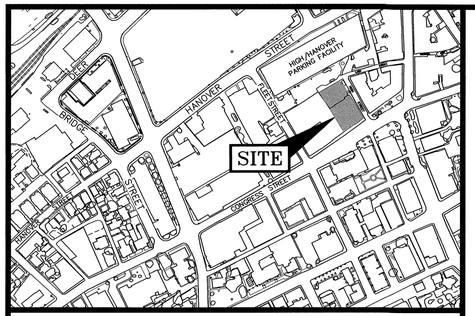
SCALE 1" = 20' NOVEMBER 2021

DEMOLITION PLAN C2

FB 309 PG 15

3406

J:\JOBDATA\3400's\3406\plan\3406-2021 Survey and Site Plan\Plans & Sheets\Site\3406 Site 2022.dwg, 1/26/2022 1:53:19 AM, Canon TX-3000 OnePlot



LOCATION MAP *SCALE: 1" = 300'*

PLAN REFERENCE:

STANDARD BOUNDARY SURVEY, TAX MAP 117, LOTS 14 & 15, FOR PETER H. JARVIS & SONS, LLC. 1 CONGRESS STREET & HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED NOVEMBER 2021, ISSUED FOR RECORDING 12/8/21. R.C.R.D. PLAN D-43095.

ZONING DEVELOPMENT STANDARD

CD4 (CD-4, DOD, HDC): CHARACTER DISTRICT 4			
	REQUIRED	EXISTING	PROPOSED
Penthouses	may exceed bldg height by 2'	n/a	n/a
Roof appurtenance	may exceed bldg height by 10'	n/a	tbd, < 10'-0"
Façade Types	shopfront	n/a	yes
Building Types	commercial, live-work, mixed use, flex space & community.	n/a	commercial
Setbacks (ft) *	* 10.5A42.12 Yards may be increased above the max permitted for truncated corners or other subtractive massing techniques, alleys, vehicular accessways, increased sidewalk width or community spaces.		
Front (principle) max	10	n/a	0'-0"
Front (secondary) max	15	n/a	1'-6"
Side	NR	n/a	10'-0"
Rear, min	>of: 5' from rear line or 10' from cl alley	n/a	10'-0"
Front lotline buildout	50% min	n/a	n/a
Lot area (sf)	NR		8,840
LOT area per dwelling	NR	0	n/a
Coverage, maximum	90%	0	67.39%
Footprint, max* 10.5a43.40	15,000	0	5,957
*10.5A43.43 increase for indoor parking if >50% gr.floor parking & 30% lot is community space	30,000 ground (20,000 upper)		0
Ground floor area per use, max	15,000		5,957
Open space, minimum	10%		32.61%
Permitted uses (cd4 & cd5)	multifamily, live/work, office, retail, restaurant (<500scc)	surface parking lot	commercial retail
Block length, max (ft)	200	n/a	169'-3"
Façade modulation length, max (ft)	80	n/a	67'-6"
Entrance spacing, max (ft)	50	n/a	41'-9"
Floor height above sidewalk, max	36"	n/a	26"
Ground floor height, min	12'	n/a	13'-0"
Second floor height, min	10'	n/a	11'-0"
Glazing, shopfront, min	70%	n/a	min 70%
Glazing, other	20%-50%	n/a	20%-50%
Roof types(pitch)	flat, gable (6:12-12:12), hip(>3:12), gambrel/mansard(6:12-30:12)	n/a	flat, mansard, hip

ZONING DEVELOPMENT STANDARD

CD5 (CD-5, DOD, HDC): CHARACTER DISTRICT 5			
	REQUIRED	EXISTING	PROPOSED
Penthouses	may exceed bldg height by 2'	n/a	n/a
Roof appurtenance	may exceed bldg height by 10'	tbd, < 10'-0"	tbd, < 10'-0"
Façade Types	shop front	yes	yes
Building Types	commercial, live-work, mixed use, flex space & community.	commercial, mixed use	commercial
Setbacks (ft) *	* 10.5A42.12 Yards may be increased above the max permitted for truncated corners or other subtractive massing techniques, alleys, vehicular accessways, increased sidewalk width or community spaces.		
Front (principle) max	5	0'-0"	0'-0"
Front (secondary) max	5	0'-0"	1'-6"
Side	NR	0'-0"	0' - 10'
Rear, min	>of: 5' from rear line or 10' from cl alley	0'-3'	10'-0"
Front lotline buildout	80% min	100%	n/a
Lot area (sf)	NR	7,266	8,840
LOT area per dwelling	NR	n/a	n/a
Coverage, maximum	95%	87.63%	67.39%
Footprint, max* 10.5a43.40	20,000	6,367	5,957
*10.5A43.43 increase for indoor parking if >50% gr.floor parking & 30% lot is community space	50,000 ground (30,000 upper)	0	0
Ground floor area per use, max	15,000	6,367	5,957
Open space, minimum	5%	12.37%	32.61%
Permitted uses (cd4 & cd5)	commercial, live/work, mixed-use, flex space, community, office, retail, restaurant (<500scc)	commercial, mixed use, office, retail & restaurant	commercial retail
Block length, max (ft)	225	102.18	169'-3"
Façade modulation length, max (ft)	100	102.18	67'-6"
Entrance spacing, max (ft)	50	50'-6"	41'-9"
Floor height above sidewalk, max	36"	8"	26"
Ground floor height, min	12'	13'-0"	13'-0"
Second floor height, min	10'	11'-0"	11'-0"
Glazing, shopfront, min	70%		min 70%
Glazing, other	20%-50%		20%-50%
Roof types(pitch)	flat, gable (6:12-12:12), hip(>3:12), gambrel/mansard(6:12-30:12)	mansard and gable	flat, mansard, hip

BUILDING DATA:

PROPOSED BUILDING:
12,280 S.F. FOOTPRINT

HEIGHT DATA:

LOT	REQUIRED HEIGHT & STORIES	PROPOSED HEIGHT & STORIES
14	2-3 STORIES WITH SHORT 4TH=45'	44'-11"/ 3 STORY WITH 4TH SHORT
15	2 STORIES WITH SHORT 3RD=35'	44'-11"/ 3 STORY WITH 4TH SHORT

One Market Square

Conceptual Area Summary
1/25/2022

addition	total gsf	cd4 - lot 15	cd5 - lot 14
4th floor	6,697	4,924	1,773
3rd floor	9,609	5,957	3,652
2nd floor	9,608	5,957	3,651
1st floor (footprint)	**9,608**	5,957	3,651
basement	9,791	6,162	3,629
total new	45,313		

renovation		
4th floor	2,294	residential
3rd floor	2,716	residential
2nd floor	2,716	office
1st floor	1,386	restaurant
1st floor	1,330	retail
basement	2,717	storage/mech
total renovation	13,159	

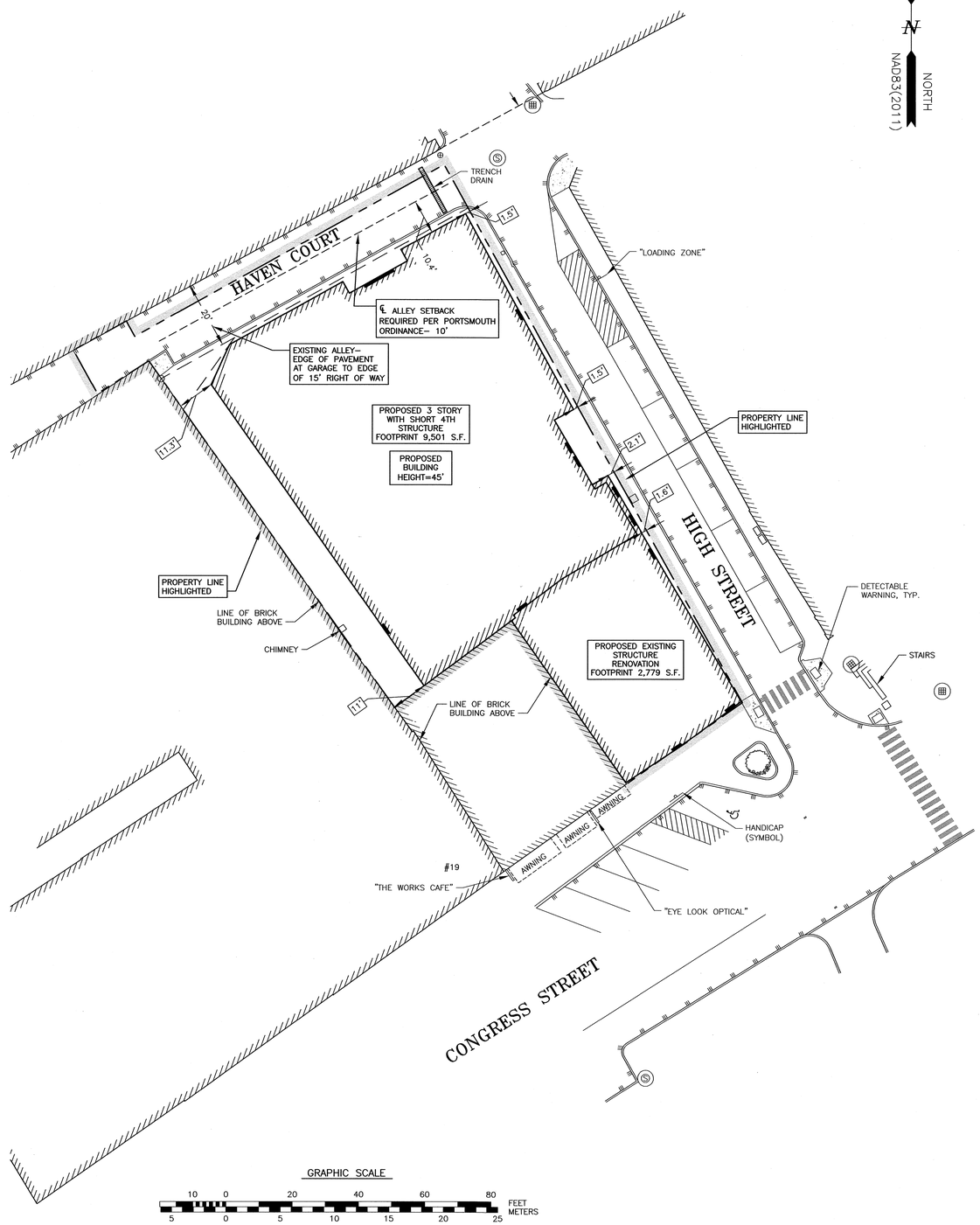
TOTAL FOOTPRINT	**12,324**
TOTAL GSF	**58,472**

PORTSMOUTH APPROVAL CONDITIONS NOTE:

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

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



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Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOTS 14 AND 15.

2) OWNER OF RECORD:
ONE MARKET SQUARE, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6363/31 PARCEL 1 & PARCEL 2

3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 AND CHARACTER DISTRICT 5. SEE TABLES THIS SHEET.

4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

5) LOT AREAS:

MAP 117 LOT 14	MAP 117 LOT 15
7,266 S.F.	8,840 S.F.
0.1668 ACRES	0.2029 ACRES

COMBINED LOT AREA:
16,106 S.F.
0.3697 ACRES

6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DEVELOPMENT ON TAX MAP 117, LOTS 14 AND 15 IN PORTSMOUTH, NH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.

9) HAVEN COURT IS A PRIVATE WAY 15 FEET WIDE. ALL RIGHTS, TITLE AND INTEREST UNTO SAID HAVEN COURT WERE CONVEYED WITH ASSESSOR'S MAP 117 LOT 15, AS DESCRIBED IN RCRD 983/179, SUBJECT TO RIGHTS OF OTHERS (OTHERS NOT DEFINED ON THIS PLAN).

COMMERCIAL DEVELOPMENT ONE MARKET SQUARE PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/26/22
	REVISIONS	

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON SIGNATURE

JOHN R. CHAGNON No. 9951 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SCALE 1" = 20' NOVEMBER 2021

OVERALL SITE PLAN C3

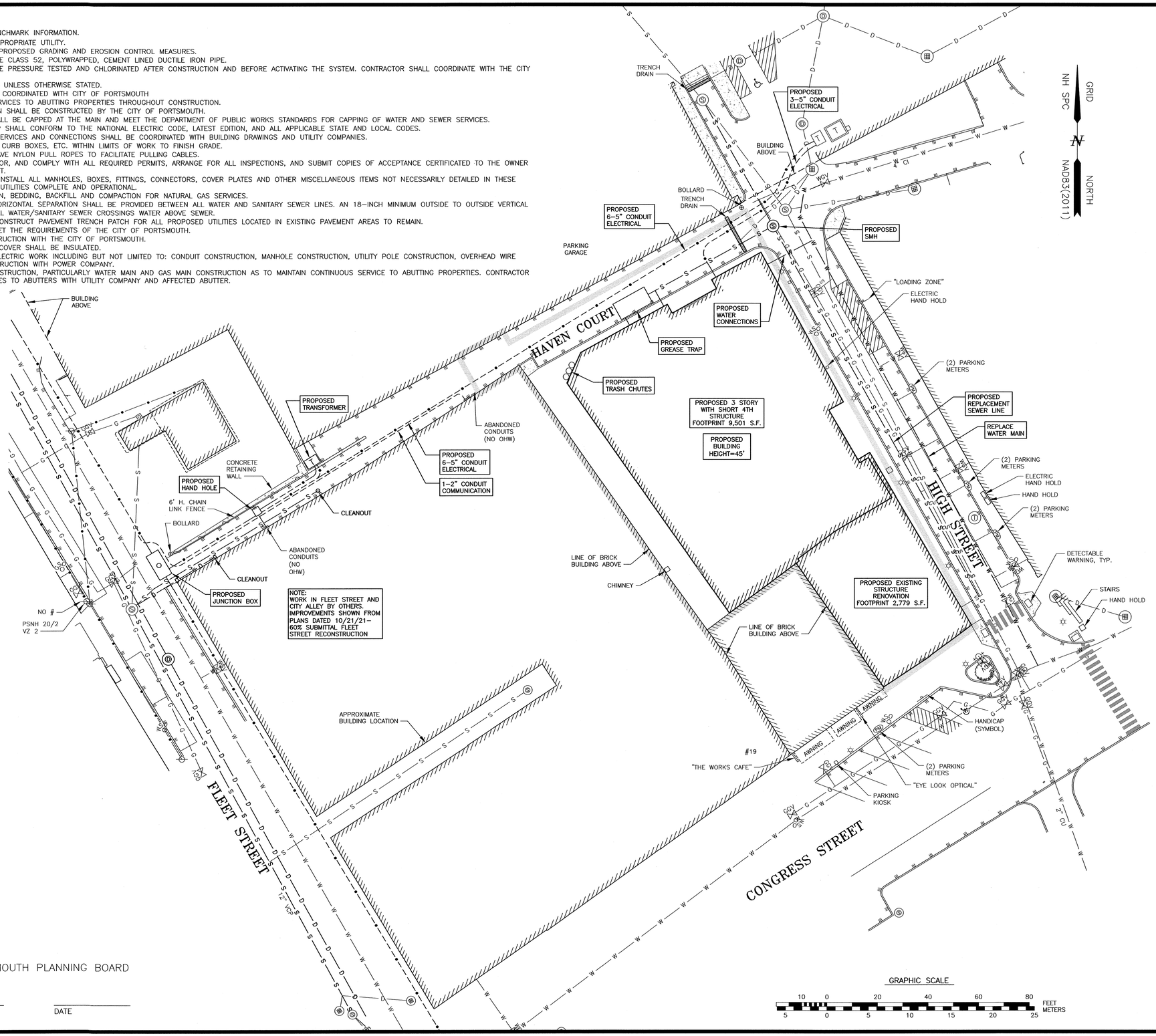
FB 309 PG 15

3406

X:\05\01.NA\401\04\01\2021 5-way and Site Plan\Plans & Specs\Dwg\A4S Site 2022.dwg, 1/26/2022 1:37:15 PM, Canon TX-3000 Drafting

UTILITY NOTES:

1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
3) SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.
5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH
8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.
10) 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.
11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
18) 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 WATER ABOVE SEWER.
19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
22) ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.
23) 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.
24) CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH UTILITY COMPANY AND AFFECTED ABUTTER.



GRAPHIC SCALE
10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

AMBIT ENGINEERING, INC.
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Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

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 AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.

5) ALL WATER MAIN AND SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE NEW HAMPSHIRE STATE PLUMBING CODE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.

6) UTILITY AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE PROJECT.

7) EVERSOURCE WORK ORDER #7706719

8) PROPOSED SEWER FLOW (NEW CONSTRUCTION):
35,522 S.F. OFFICE SPACE.
35,522 X (2.5 GPD/100 S.F.) = 888 GALLONS PER DAY.

COMMERCIAL DEVELOPMENT
ONE CONGRESS STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/2/22

REVISIONS

JOHN R. CHAGNON NO. 7851 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

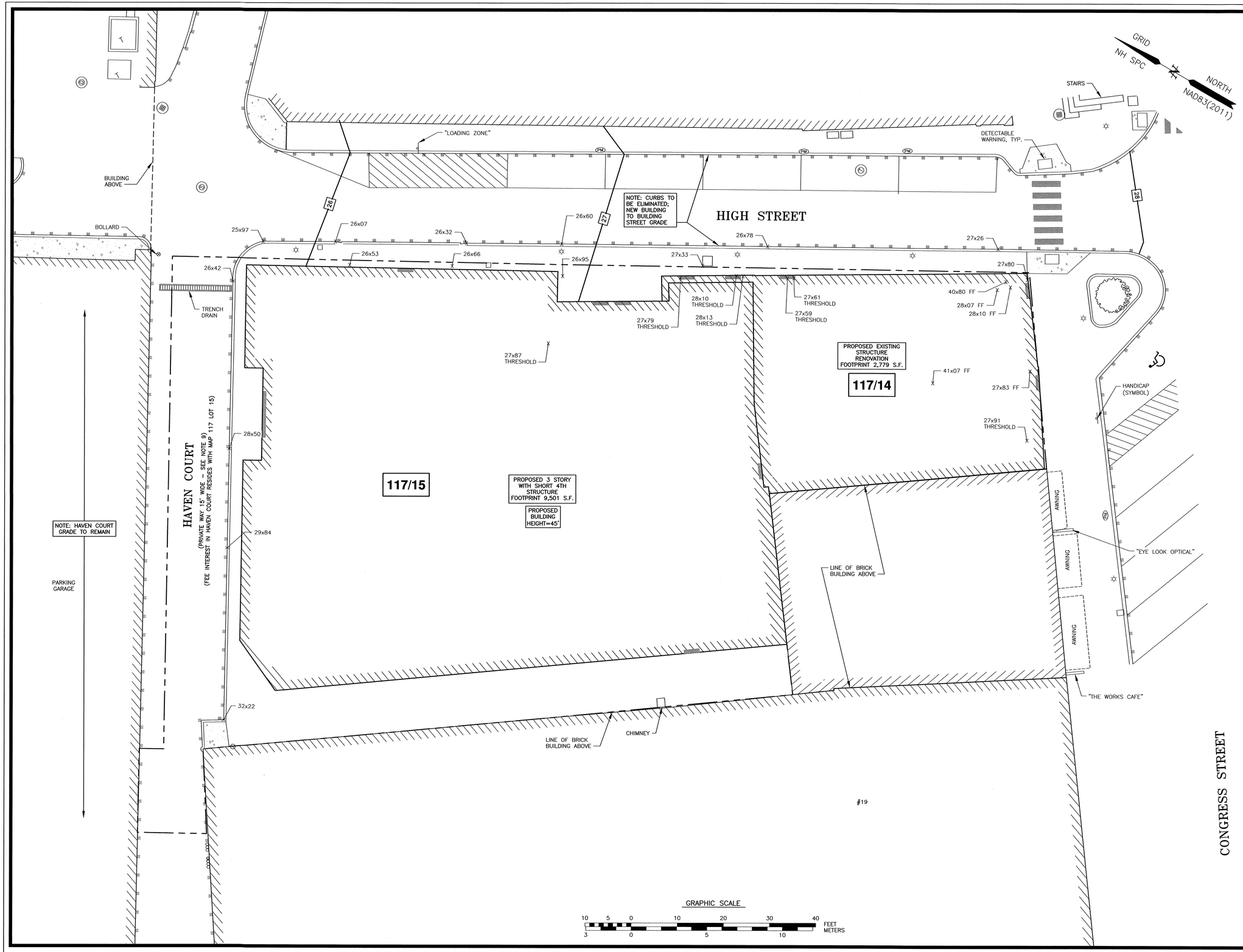
SCALE 1" = 20' NOVEMBER 2021

UTILITY PLAN

C4

FB 309 PG 15

3406



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Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

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 AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

COMMERCIAL DEVELOPMENT
ONE CONGRESS STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/2/22

REVISIONS

STATE OF NEW HAMPSHIRE – JOHN R. CHAGNON No. 7951 – LICENSED PROFESSIONAL ENGINEER

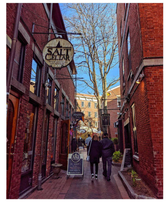
SCALE 1" = 10' NOVEMBER 2021

GRADING PLAN

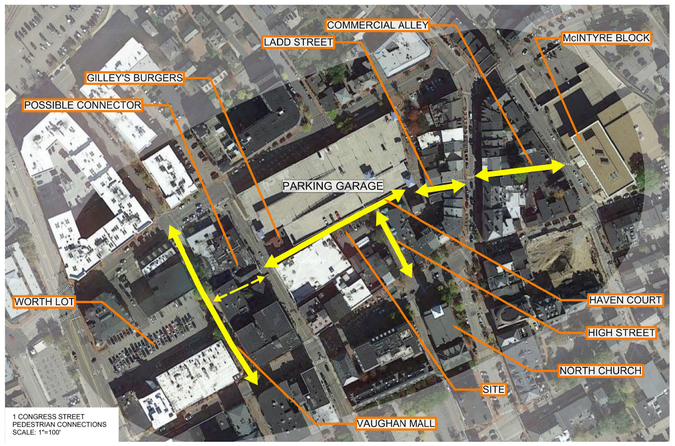
C5

FB 309 PG 15

3406

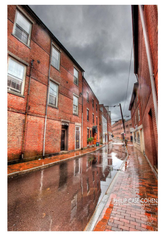


COMMERCIAL ALLEY



1 CONGRESS STREET
PEDESTRIAN CONNECTIONS
SCALE: 1"=100'

LADD STREET AT HIGH STREET



LADD STREET

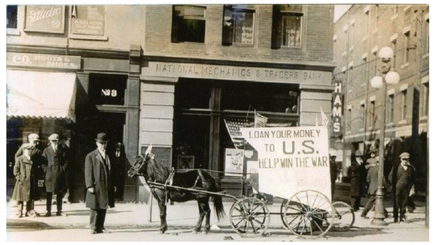
CHURCH STREET TOWARDS HIGH STREET

HAVEN COURT (LOOKING EAST)

HAVEN COURT AT FLEET STREET

HAVEN COURT (LOOKING WEST)

H2.02 PEDESTRIAN CONNECTIONS CONTEXT MAP
1 CONGRESS STREET
SCALE: 03/23/2022



H2.07 HISTORIC
1 CONGRESS STREET
SCALE: 03/23/2022

1

2

3

4

5

6

H2.04 EXISTING CONDITIONS PHOTOS
1 CONGRESS STREET
SCALE: 03/23/2022

HIGH STREET

LADD STREET

HIGH STREET

H2.03 WAYFINDING
1 CONGRESS STREET
SCALE: 03/23/2022

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(603) 531-9109
terrafirmalandarch.com

1 CONGRESS STREET

1 CONGRESS STREET & HIGH STREET
PORTSMOUTH, NH 03801

ONE MARKET SQUARE LLC, OWNER

Scale:
Date: 03/02/2022
Project Number: 1002

REVISIONS		
NO.	DESCRIPTION	DATE

CONCEPT DESIGN

CONTEXT

A0

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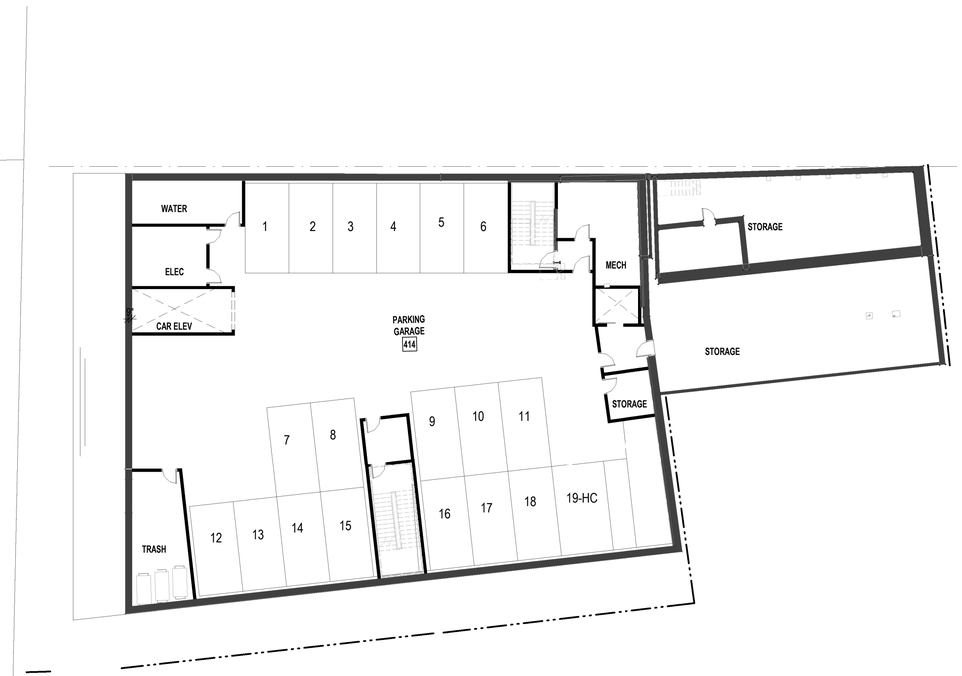
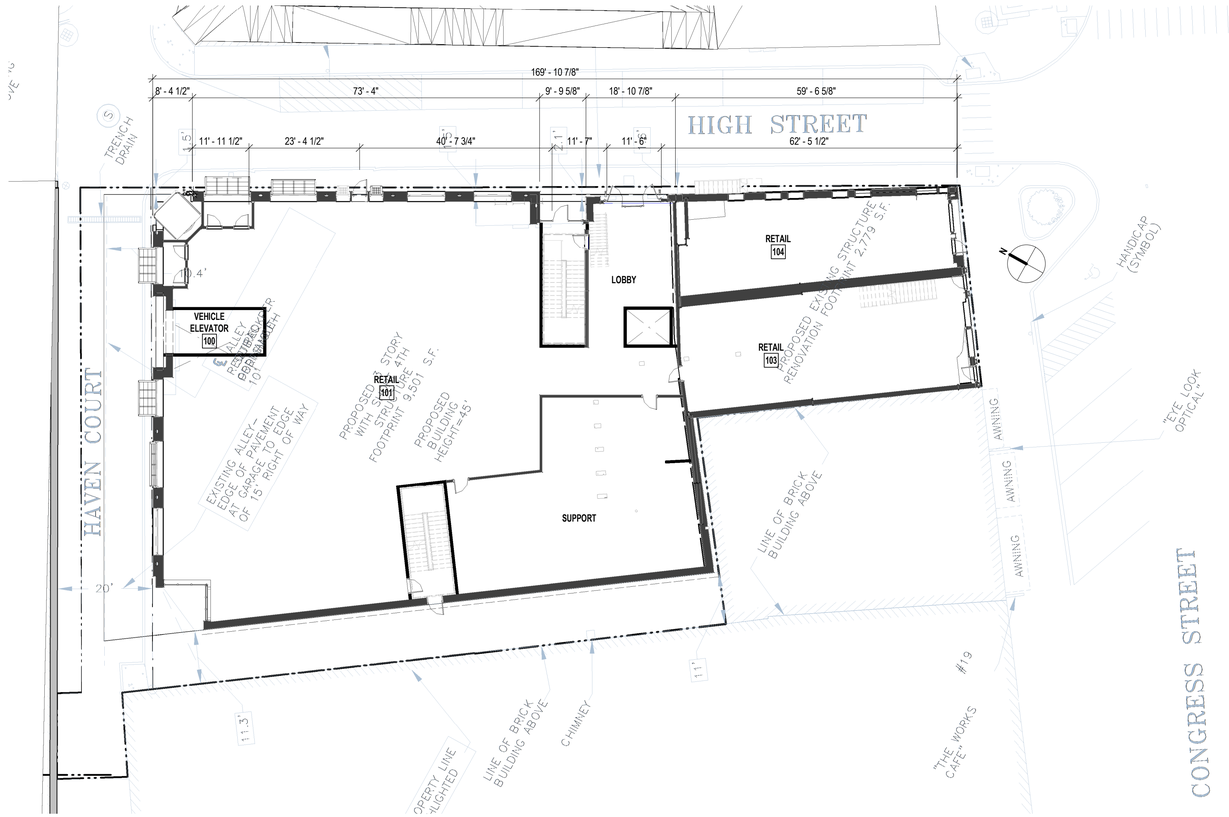


1 **BASEMENT PB1**
1/16" = 1'-0"



2 **LEVEL 1 PB1**
1/16" = 1'-0"

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1 CONGRESS STREET

1 CONGRESS STREET & HIGH STREET
PORTSMOUTH, NH 03801

ONE MARKET SQUARE LLC, OWNER

Scale:	1/16" = 1'-0"
Date:	03/02/2022
Project Number:	1002

REVISIONS		
NO.	DESCRIPTION	DATE

CONCEPT DESIGN

FLOOR PLANS

A1

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1 **PROPOSED ELEVATION - NE - HIGH STREET**
3/32" = 1'-0"

5 **PROPOSED ELEVATION - NW HAVEN COURT**
3/32" = 1'-0"

2 **PROPOSED ELEVATION - CONGRESS STREET**
3/32" = 1'-0"

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terrafirmalandarch.com

1 CONGRESS STREET

1 CONGRESS STREET & HIGH STREET
PORTSMOUTH, NH 03801

ONE MARKET SQUARE LLC, OWNER

Scale: 3/32" = 1'-0"
Date: 03/02/2022
Project Number: 1002

REVISIONS		
NO.	DESCRIPTION	DATE

CONCEPT DESIGN

ELEVATIONS

A2

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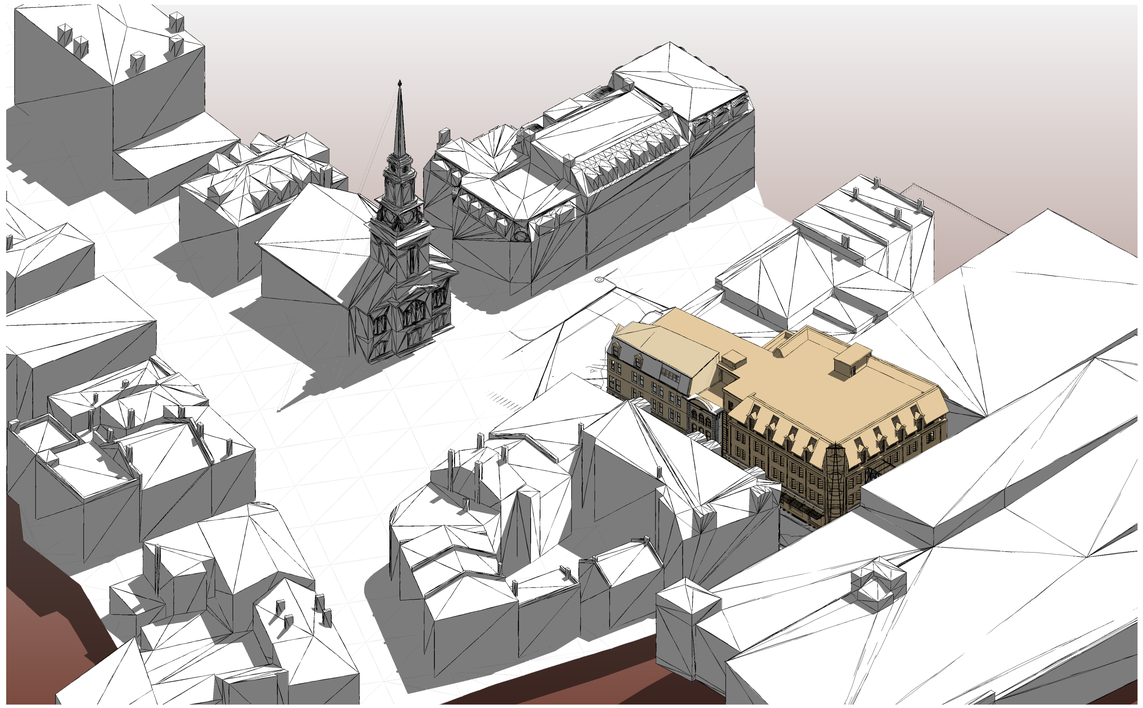
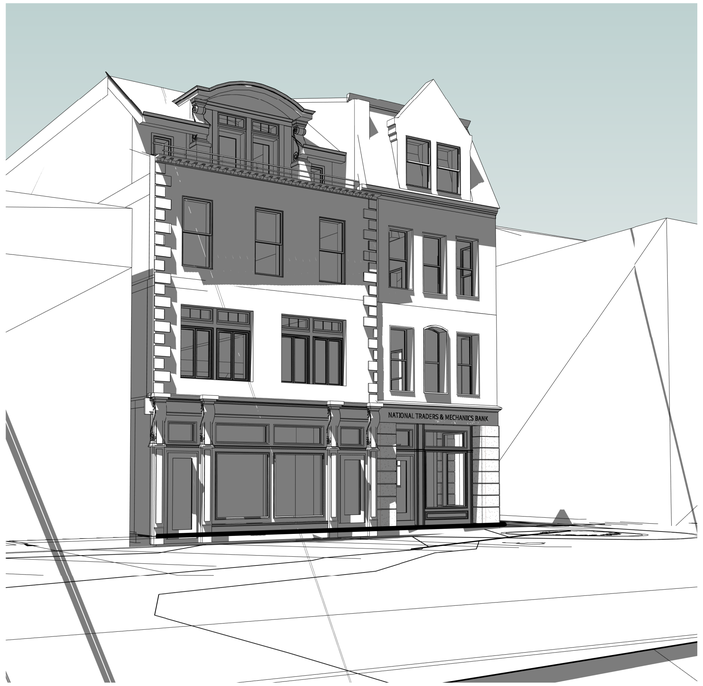
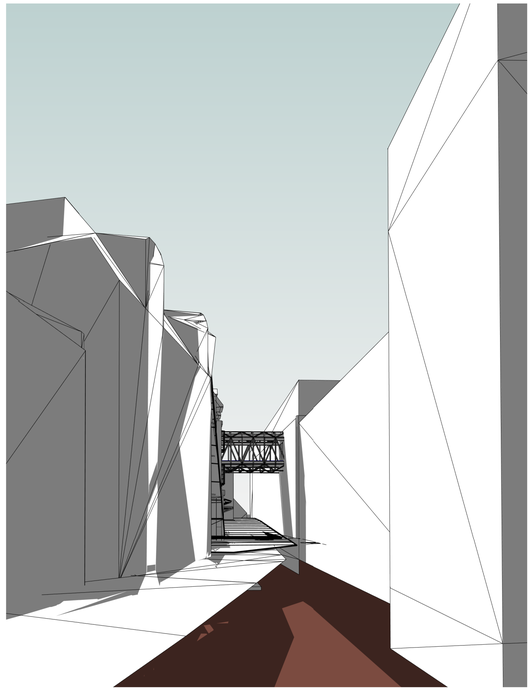


1 AXONOMETRIC FROM NE



6 VIEW FROM CONGRESS STREET

2 HIGH STREET FROM LADD STREET



5 FROM MARKET STREET AT LADD STREET

4 HAVEN COURT FROM LADD STREET

3 HIGH STREET FROM STARBUCKS

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1 CONGRESS STREET

1 CONGRESS STREET & HIGH STREET
PORTSMOUTH, NH 03801

ONE MARKET SQUARE LLC, OWNER

Scale:
Date: 03/02/2022
Project Number: 1002

REVISIONS		
NO.	DESCRIPTION	DATE

CONCEPT DESIGN

3D VIEWS

A3

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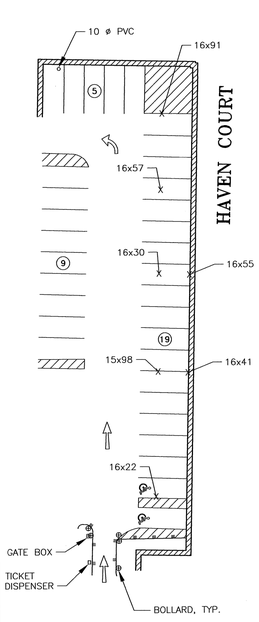
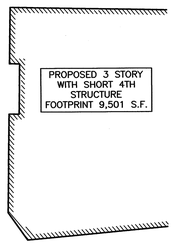
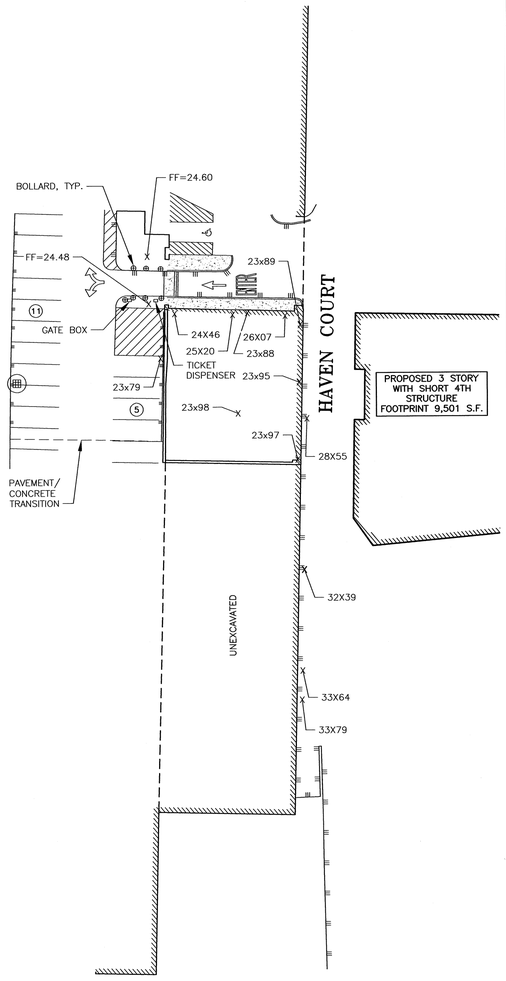


PARKING GARAGE
BASEMENT LEVEL

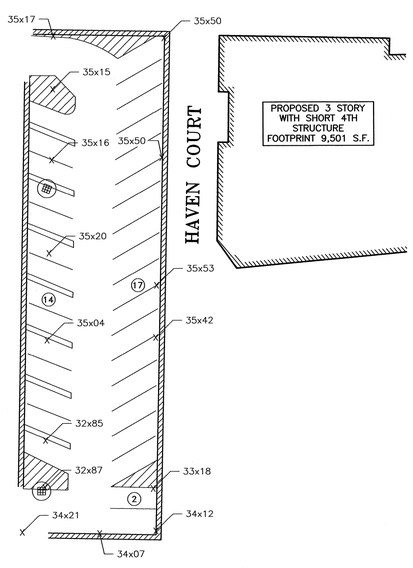




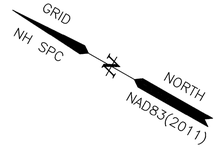
PARKING GARAGE
FIRST FLOOR

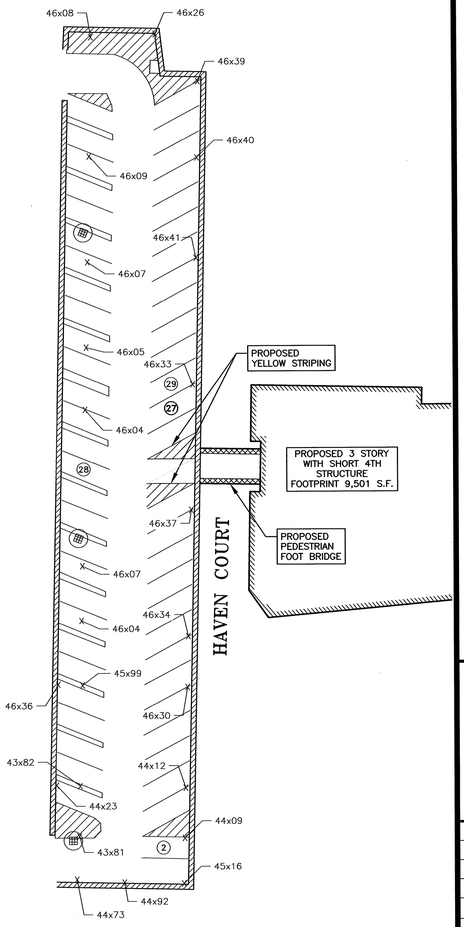
GRAPHIC SCALE

30 0 50 100 120 FEET
10 5 0 10 20 30 METERS



PARKING GARAGE
SECOND FLOOR





PARKING GARAGE
THIRD FLOOR

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

COMMERCIAL DEVELOPMENT
ONE CONGRESS STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PB REVIEW	3/2/22
0	ISSUED FOR COMMENT	2/7/22

REVISIONS

STATE OF NEW HAMPSHIRE
JOHN R. CHAGNON No. 7651 LICENSED PROFESSIONAL ENGINEER

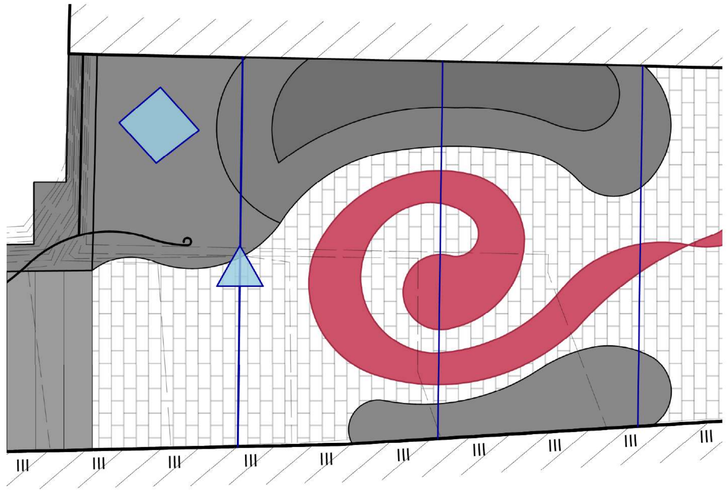
SCALE 1" = 30' NOVEMBER 2021

GARAGE PLAN

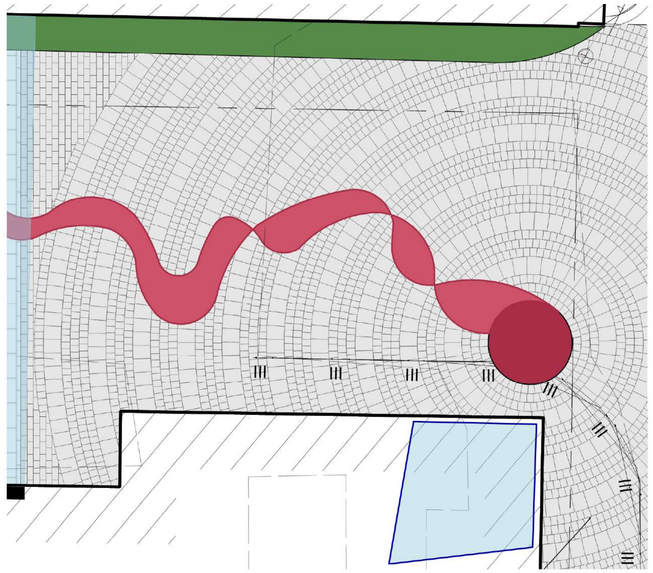
P1

FB 309 PG 15

3406



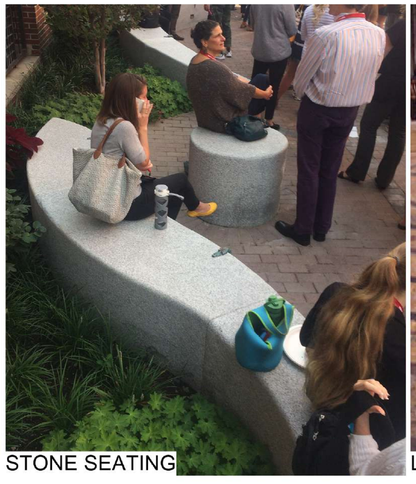
AMPHITHEATER DETAIL WITH SERPENTINE END



SERPENTINE BEGINNING DETAIL

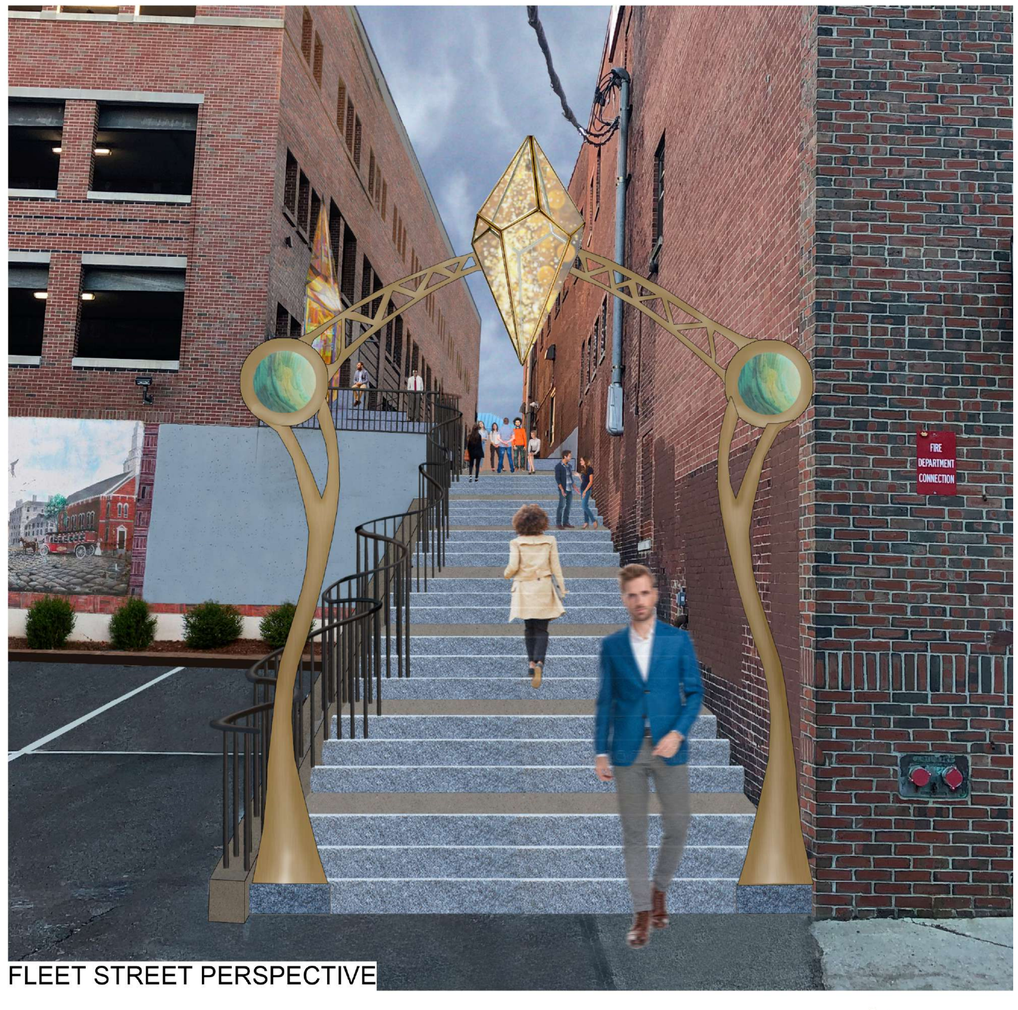
CATENARY LIGHTING

STONE SEATING

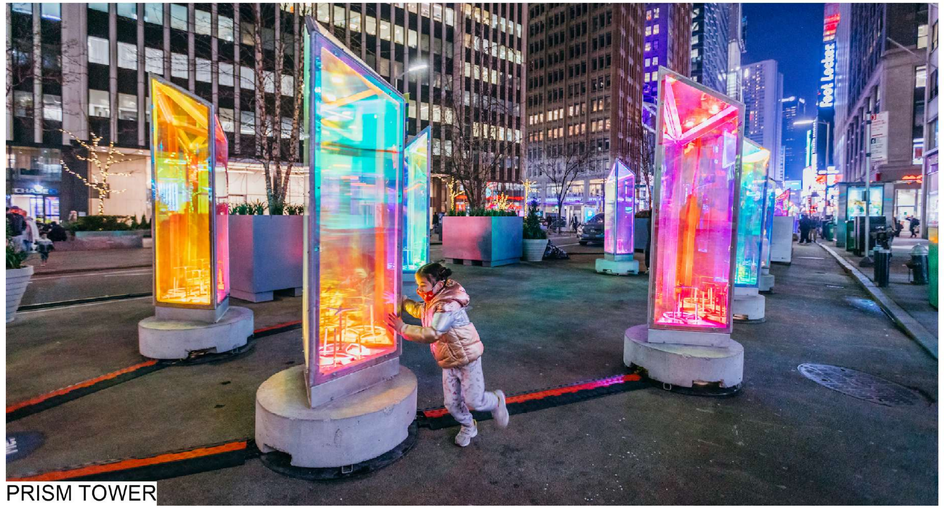


STONE SEATING

LABYRINTH INSPIRES + INFORMS THE SERPENTINE PAVING



FLEET STREET PERSPECTIVE



PRISM TOWER

LIGHT FIXTURE

LANDSCAPE IDEAS

1 CONGRESS STREET

terra *firma*
landscape architecture
163.a court street · portsmouth, nh 03801
office 603.430.8388 | terrence@terrafirmalandarch.com

Izak Gilbo

From: Michael O'Connor <oconnorassociates@gmail.com>
Sent: Wednesday, February 16, 2022 5:31 PM
To: Planning Info
Cc: Beverly M. Zendt; Izak Gilbo
Subject: Request to extend conditional use permit
Attachments: Portsmouth CUP Approval Letter 022321 (1).pdf

Hi Beverly and Izak,

When I spoke to Izak about getting an extension for the CUP (below) he instructed me to send a letter to chairperson Chellman but I couldn't find an email address on the city website. Please let me know if I need to send it to him or if you can forward the below request to the correct email.

Thank you,

Michael

16 February 2022

Planning Board

Attn: Rick Chellman, Chairman of Planning Board

Re: Request to extend approval for 163 Sparhawk Street (LU-20-256)

Good Afternoon Chairman, Rick Chellman, and members of the planning board,

I am writing to ask for an extension of my approval for a conditional use permit per the planning board's 2-23-2021 Letter (attached) for the project at my home at 163 Sparhawk St. I am seeking an extension because with schedule delays and materials delays our construction is just now getting scheduled and I anticipate that I will soon be applying for the building permit.

Thank you for your consideration,

Michael O'Connor

163 Sparhawk St.
Portsmouth, NH 03801

CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

PLANNING BOARD

February 23, 2021

Michael O Connor
163 Sparhawk Street
Portsmouth, NH 03801

RE: 163 Sparhawk Street (LU-20-256)

Dear Mr. O Connor:

The Planning Board, at its regularly scheduled meeting of **Thursday, February 18, 2021**, considered your application for a Wetland Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for an in-kind replacement of garage steps and landing and installation of storm-water infiltration. Said property is shown on Assessor Map 122, Lot 3 and lies within the General Residence A (GRA). As a result of said consideration, the Board voted **grant** your request with the following stipulation:

1) Permanent wetland boundary markers shall be installed during project construction as determined by the Planning Department.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work. All stipulations of approval must be completed prior to issuance of a building permit unless otherwise indicated above.

This approval shall expire one year after the date of approval by the Planning Board unless a building permit is issued prior to that date. The Planning Board may grant a one-year extension of a conditional use permit if the applicant submits a written request to the Planning Board prior to the expiration date.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Dexter R. Legg, Chairman of the Planning Board

cc: Robert Marsilia, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Steven Riker, CWS, Ambit Engineering