

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE**

WORK SESSION

**Conference Room A
City Hall, Municipal Complex, 1 Junkins Avenue**

2:00 PM

May 10, 2022

AGENDA

2:00 PM

77 Meredith Way
Randi & Jeff Collins, Owners
TF Moran, Engineer
(LUTW-22-12)

Subdivision

2:30 PM

161 Deer Street
EightKPH, LLC, Owner
Ambit Engineering, Engineer
(LUTW-22-13)

Site Plan/Subdivision

BOSEN & ASSOCIATES, P.L.L.C.
ATTORNEYS AT LAW

April 29, 2022

Submitted electronically via Viewpoint

Mr. Peter Stith, Chair
Technical Advisory Committee
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

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

**RE: 77 Meredith Way, Tax Map 162, Lot 16
REQUEST FOR TAC WORK SESSION**

Dear Mr. Stith:

This office represents Jeffrey and Randi Collins, the owners of the property referenced above. Please accept this correspondence as our request for a work session relative to the proposed subdivision of this lot into two single family residential lots.

Submitted herewith is the plan set generated by Nick Cracknell. Page four shows the approximate configuration of the contemplated subdivision.

Thank you for your attention. We look forward to meeting with you.

Sincerely,

Christopher P. Mulligan
Christopher P. Mulligan

CPM/

Enclosures

cc: Jeff and Randi Collins (w/ encls.)
Brenda Kolbow, LLS (w/ encls.)



Aerial Image: 77 Meredith Way, Portsmouth, NH
(Sheet 1 of 5)

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JUNE 2021. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

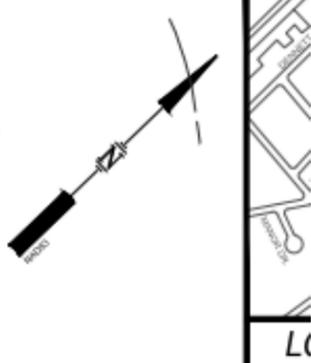
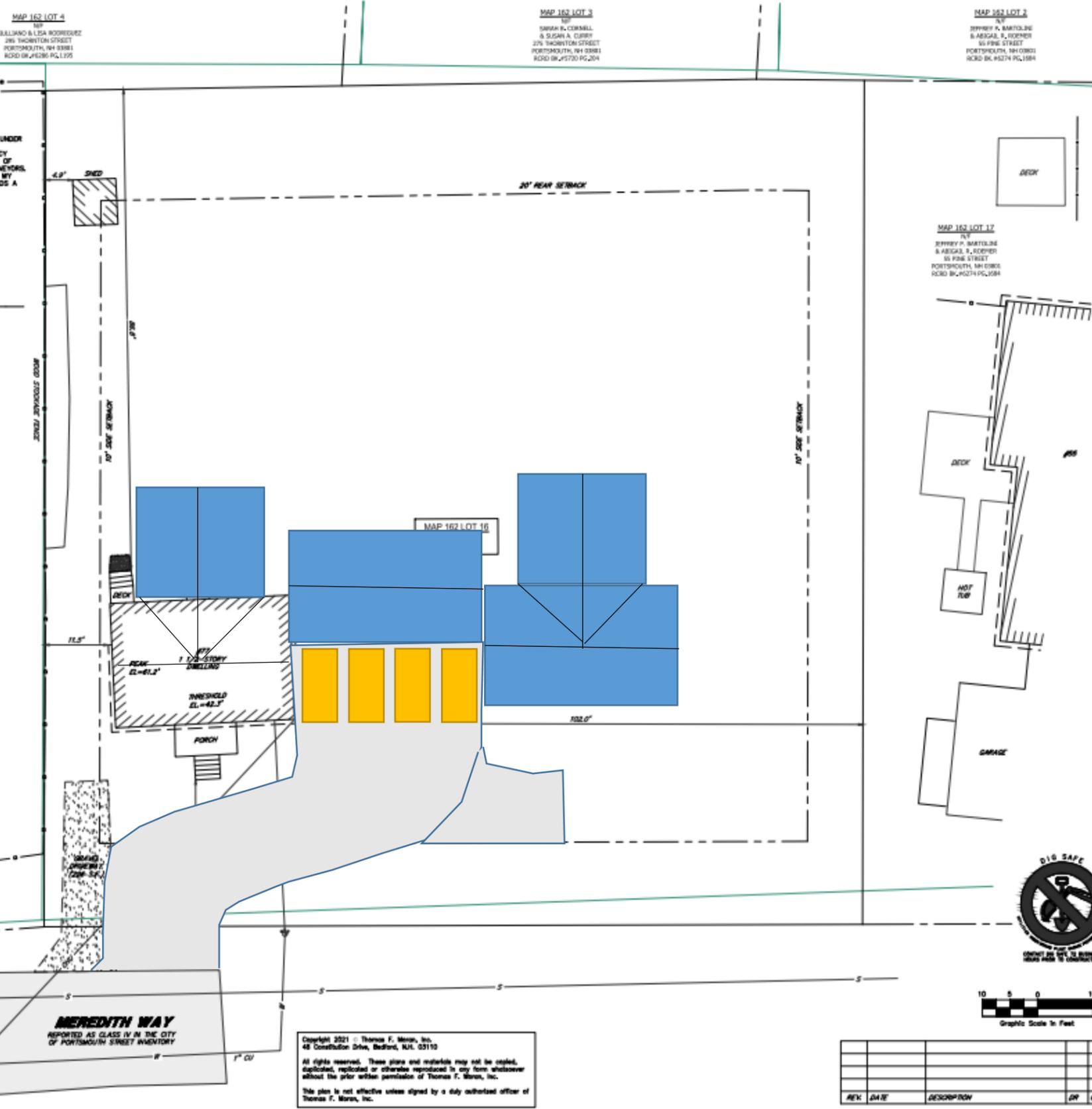
FOR REVIEW

DESIGNED LAND SURVEYOR _____ DATE _____

LEGEND:

- MAP 162 LOT 11 ASSESSORS MAP AND LOT NUMBER
 BK. PG. BOOK / PAGE
 COFFR COPPER
 EL. ELEVATION
 EM ELECTRIC METER
 EP EDGE OF PAVEMENT
 N/F NOW OR FORMERLY
 RORD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 S.F. SQUARE FEET
 W/ WITH
 GUY WIRE GUY WIRE
 UTILITY POLE UTILITY POLE
 WATER SHUT OFF WATER SHUT OFF
 OVERHEAD WIRE OVERHEAD WIRE
 STOCKADE FENCE STOCKADE FENCE
 BOUNDARY LINE BOUNDARY LINE
 SETBACK LINE SETBACK LINE
 SENDER LINE SENDER LINE
 WATER LINE WATER LINE
 CONCRETE CONCRETE
 PAVEMENT PAVEMENT
 GRAVEL GRAVEL

MAP 162 LOT 15
 DAVID L. & JENNIFER M. CHARPICK
 97 MEREDITH WAY
 PORTSMOUTH, NH 03801
 RORD BK. #5287 PG. 413



- NOTES:
1. THE PARCEL IS LOCATED IN THE GENERAL ZONING DISTRICT OF THE CITY OF PORTSMOUTH.
 2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH MAP 16.
 3. THE PARCEL IS LOCATED IN ZONE X AS PROGRAM (NHP) FLOOD INSURANCE RATE NEW HAMPSHIRE, PARCEL 259 OF 681, ON JANUARY 20, 2021.
 4. MINIMUM LOT DIMENSIONS:
 LOT AREA:
 LOT AREA PER DWELLING UNIT:
 CONTINUOUS STREET FRONTAGE:
 DEPTH:
 MINIMUM YARD DIMENSIONS:
 FRONT SIDE REAR:
 MAXIMUM STRUCTURE DIMENSIONS:
 STRUCTURE HEIGHT:
 SLOPED ROOF:
 FLAT ROOF:
 ROOF APPEARANCE HEIGHT:
 BUILDING COVERAGE:
 MINIMUM OPEN SPACE:
 5. OWNER OF RECORD:
 MAP 162 LOT 16:
 RANDI & JEFF COLLINS
 77 MEREDITH WAY
 PORTSMOUTH, NH 03801
 RORD BK. #6274 PG. #1066
 6. PARCEL AREA:
 MAP 162 LOT 16:
 23,400 S.F.
 (0.54 ACRES)
 7. THE INTENT OF THIS PLAN IS TO SHOW ACCORDANCE WITH THE CURRENT LEGAL TO DEFINE THE EXTENT OF OWNERSHIP OF THE PARCEL.
 8. THE PURPOSE OF THIS PLAN IS TO SHOW AND CURRENT SITE FEATURES OF MAP 16.
 9. FIELD SURVEY COMPLETED BY TEE JANE TOPCON FC-9000 DATA COLLECTOR.
 10. HORIZONTAL DATUM IS NAD83 (2011) FEI VERTICAL DATUM IS NAVD83 FOR STATE INTERVAL IS 2 FEET.
 11. EASEMENTS, RIGHTS, AND RESTRICTIONS WERE FOUND DURING RESEARCH PERFORMED BY TEE JANE SURVEYING, INC. WHICH A TITLE EXAMINATION OF SUBJECT PARCEL IS REQUIRED.
 12. THE LOCATION OF ANY UNDERGROUND UTILITY PLAN IS APPROXIMATE. TFM, INC. IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES ON SITE. THE CONTRACTOR SHALL CONSULT WITH THE UTILITY COMPANIES FOR THE LOCATION OF UNDERGROUND UTILITIES.

- PLAN REFERENCES:
1. PLAN OF ELM PLACE, SITUATED IN PORTSMOUTH, NH.
 2. LOT LINE REVISION, PINE STREET, PORTSMOUTH, NH CITY OF PORTSMOUTH PREPARED BY TEE JANE SURVEYING, INC., DATED 6/9/93 WITH REVISION 1 DA.

TAX MAP 16
 EXISTING CONDI
COLLI
 77 MEREDITH WAY
 PORTSMOUTH, NH
 COUNTY OF ROCKINGHAM
 OWNED BY
 RANDI & JEFF COLLINS

SCALE 1" = 10' (HORIZ)
 1" = 20' (VERT)



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 This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

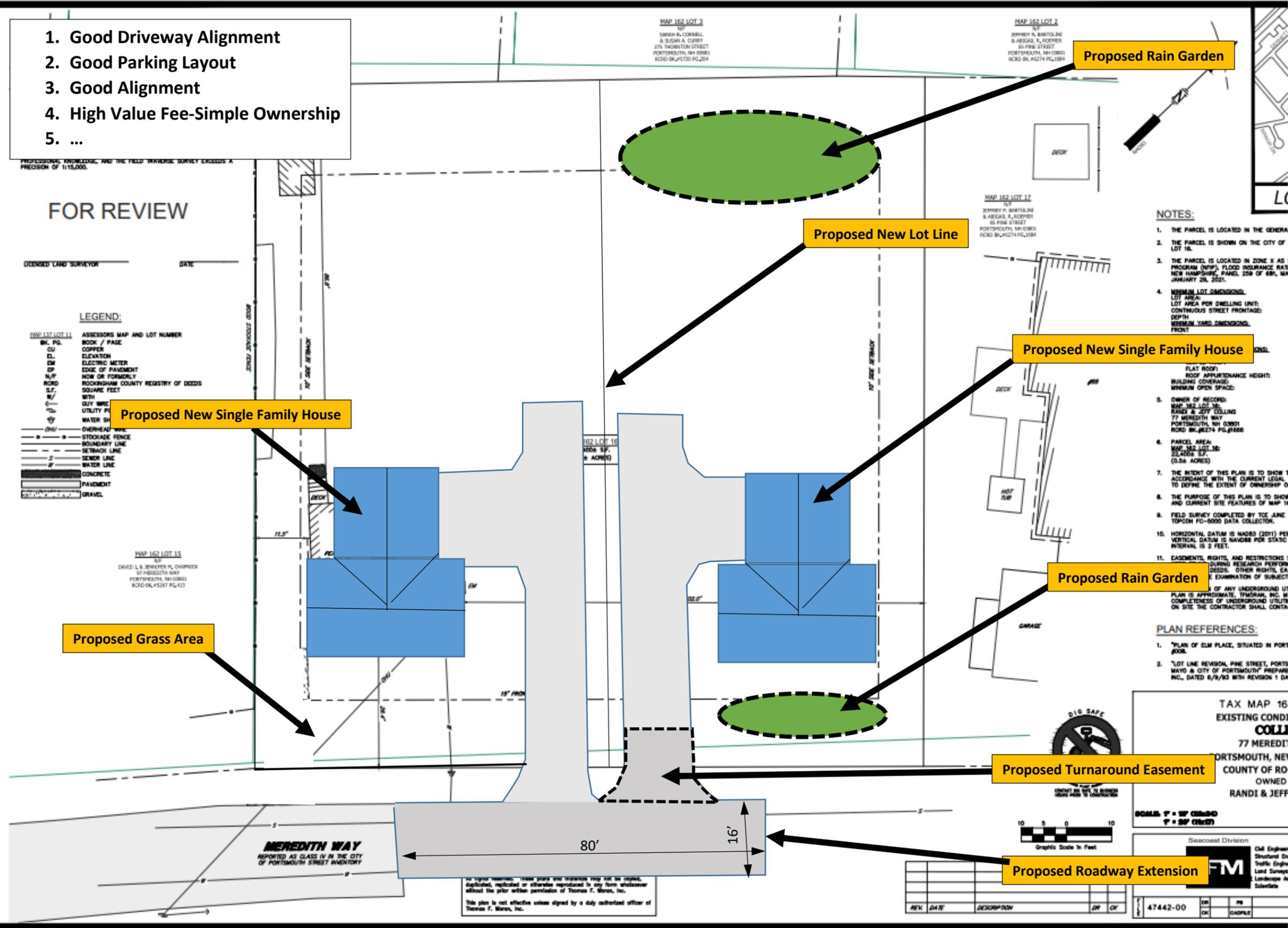
REV	DATE	DESCRIPTION	BY	CHK

Seacoast Division
TFM
 Civil Engineer
 Structural &
 Traffic Engineer
 Land Surveyor
 License # 10000
 State of New Hampshire

47442-00
 ON
 OK

As-of-Right Plan – 2 Family Use: 77 Meredith Way, Portsmouth, NH
 (Sheet 3 of 5)

1. Good Driveway Alignment
2. Good Parking Layout
3. Good Alignment
4. High Value Fee-Simple Ownership
5. ...



Higher Value Variance Plan – 2 Family Use: 77 Meredith Way, Portsmouth, NH

(Sheet 5 of 5)

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

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

3 May 2022

Peter Stith, TAC Committee Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for TAC Workshop Review at 161 Deer Street to be known as 88 Maplewood Avenue, Mixed Use Site Development

Dear Mr. Stith and TAC Members:

On behalf of Tom Balon and EightKPH, LLC we are pleased to submit the attached plan set for **TAC Workshop Review** for the above-mentioned project and request that we be placed on the agenda for your **May 10, 2022** Technical Advisory Committee Meeting. The project consists of the replacement of the existing One Story commercial building at 161 Deer Street with a new 4 Story with a Penthouse building with the associated and required site improvements. The new building is intended to be known as 88 Maplewood Avenue. The re-development will include parking below street level.

The site redevelopment consists of replacing the existing structure with a new structure. The site is known as DSA Lot 5; part of the Consolidation and Subdivision Approved by the Planning Board in 2016. The property was a part of the overall planning for development on the 5 lots and had a proposed building designed; however that building did not go through and complete the permit process entirely. This application revises the proposed building and as such will go through HDC review. The property is located in the CD – 5, Downtown Overlay, North End Incentive, and Historic Districts. The application conforms to the required Density and Development Standards with a few exceptions to codes. The project therefore requires the filing of an application with the Zoning Board of Adjustment for those items. The Development team would like feedback from the Technical Advisory Committee at this time.

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Subdivision Plan – This plan show the plan which created the current property boundaries.
- Easement Plan – This plan shows the location of the Restrictive Covenant granted to the parcel.
- Existing Conditions Plan C1 – This plan shows the existing site conditions in detail.
- Demolition Plan C2 – This plan shows demolition of the existing building.
- Site Plan C3 – This plan shows the site development in detail with the associated Zoning Development Standards and Floor Area calculations.
- Landscape Plan L1 - This plan shows concept site landscaping.
- Parking Level Plan C4 – This plan shows the lower level parking layout.

- Utility Plan C5 – This plan shows proposed site utilities.
- Grading Plan C6 – This plan shows proposed site grading.
- First Floor Plan and Elevation – This plan shows a draft elevation and the layout of the first floor.
- Detail Sheets D1 to D4 – These plans show site details.

We look forward to Technical Advisory Committee review of this submission and feedback on the proposed design.

Sincerely,

John Chagnon

John R. Chagnon, PE

CC: Tom Balon, Carla Goodknight, Terrance Parker

SITE DEVELOPMENT EIGHT KPH, LLC 88 MAPLEWOOD AVENUE PORTSMOUTH, NEW HAMPSHIRE PERMIT PLANS

PERMIT LIST:
NHDES SEWER DISCHARGE PERMIT:
PORTSMOUTH BOA:
PORTSMOUTH HDC:
PORTSMOUTH SITE PLAN:

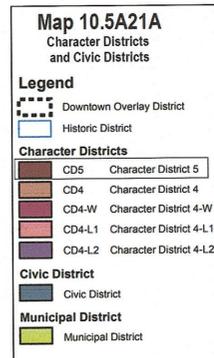
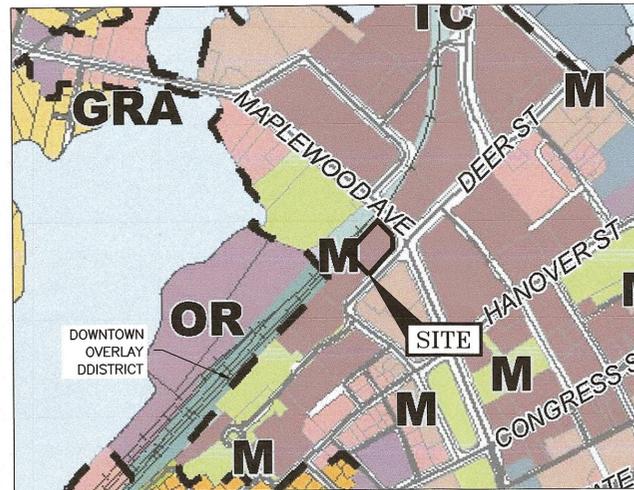
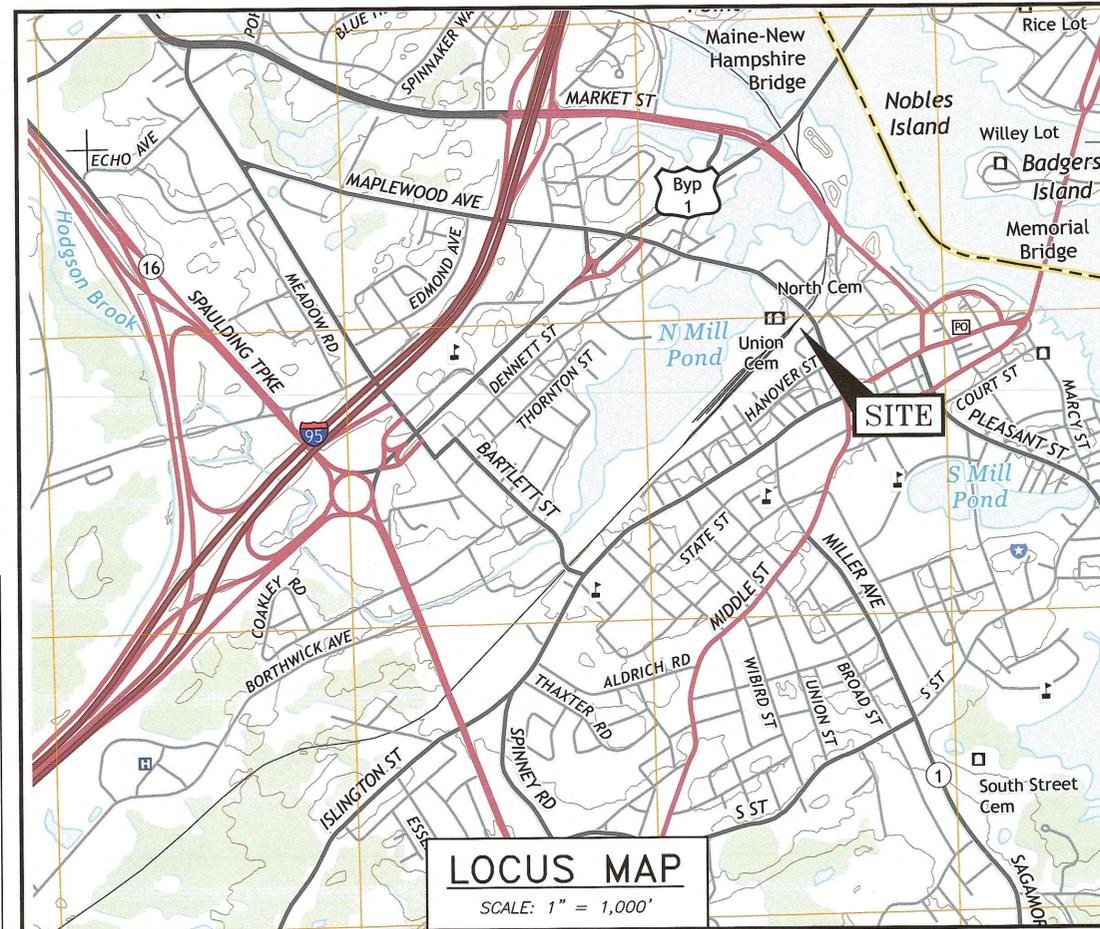
OWNER/APPLICANT:
EIGHT KPH, LLC
233 VAUGHAN STREET, UNIT 301
PORTSMOUTH, N.H. 03801
Tel. (617) 901-7993

CIVIL ENGINEER & LAND SURVEYOR:
AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
Tel. (603) 430-9282
Fax (603) 436-2315

ARCHITECT:
CJ ARCHITECTS
233 VAUGHAN STREET, SUITE 101
PORTSMOUTH, N.H. 03801
TEL. (603) 431-2808

LANDSCAPE ARCHITECT:
TERRA FIRMA LANDSCAPE ARCHITECTURE
163A COURT STREET
PORTSMOUTH, NH 03801
TEL. (603) 430-8388

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
---	---	FOUNDATION DRAIN
---	---	EDGE OF PAVEMENT (EP)
---	---	CONTOUR
97x3	98x0	SPOT ELEVATION
○	○	UTILITY POLE
☀	☀	WALL MOUNTED EXTERIOR LIGHTS
☑	☑	TRANSFORMER ON CONCRETE PAD
⊙	⊙	ELECTRIC HANDHOLD
⊙	⊙	SHUT OFFS (WATER/GAS)
⊙	⊙	GATE VALVE
⊙	⊙	HYDRANT
⊙	⊙	CATCH BASIN
⊙	⊙	SEWER MANHOLE
⊙	⊙	DRAIN MANHOLE
⊙	⊙	TELEPHONE MANHOLE
⊙	⊙	PARKING SPACE COUNT
⊙	⊙	PARKING METER
LSA	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	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



INDEX OF SHEETS

DWG. NO.	
-	SUBDIVISION PLAN
-	EASEMENT PLAN
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE PLAN
L1	LANDSCAPE PLAN
C4	PARKING LEVEL PLAN
C5	UTILITY PLAN
C6	GRADING PLAN
-	FIRST FLOOR PLAN & ELEVATION
D1-D4	DETAILS

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

**SITE PERMIT PLANS
SITE DEVELOPMENT
EIGHT KPH, LLC
88 MAPLEWOOD AVENUE
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

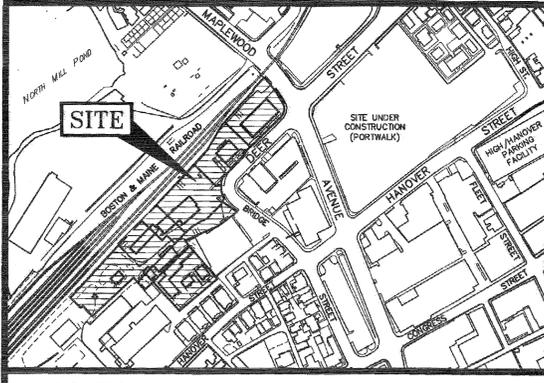
PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

PLAN SET SUBMITTAL DATE: 3 MAY 2022

C/H
L-CHIP
ROA338849



LOCATION MAP SCALE: 1" = 300'

LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 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
- NNHB NHDOT BOUND FOUND
- BND w/DH BOUND WITH DRILL HOLE
- ST BND w/DH STONE BOUND WITH DRILL HOLE
- RR SPK RAILROAD SPIKE

138-62-1 ASSESSOR'S MAP 138 LOT 62-1

ASSESSOR'S MAP/LOT NUMBER ASSIGNMENT

LOT 1	138-62-1
LOT 2	125-17-1
LOT 3	125-17
LOT 4	125-17-2
LOT 5	125-17-3
LOT 6	138-62

ABUTTERS LIST

- 125 1 N/F HANOVER APARTMENTS, LLC
c/o CATHARTES PRIVATE INVESTMENTS
11 BEACON STREET, SUITE 1120
BOSTON, MA 02108
5387/2814
- 125 2 N/F THIRTY MAPLEWOOD, LLC
117 BOW STREET
PORTSMOUTH, N.H. 03801
5099/2424
- 125 3 N/F EMERSON HOVEY
POST 168 VWV
23R DEER STREET
PORTSMOUTH, N.H. 03801
4823/873
C-34853
- 125 11 N/F 136 HILL STREET
CONDOMINIUM ASSOCIATION
136 HILL STREET
PORTSMOUTH, N.H. 03801
4823/873
C-34853
- 125 14 N/F HILL HANOVER GROUP, LLC
c/o JPK PROPERTIES, LLC
1 NEW HAMPSHIRE AVENUE, #125
PORTSMOUTH, N.H. 03801
4356/10
- 125 16 N/F JOHN W. GRAY
REVOCABLE TRUST
BRADFORD A. GRAY
REVOCABLE TRUST
7 PATRIOTS WAY
RYE, N.H. 03870
3895/643
- 125 21 N/F NORTH END
MASTER DEVELOPMENT L.P.
501 DANFORTH STREET
PORTLAND, ME 04102
5569/2553
- 125 29 N/F GOWEN G. EDWARD, JR.
REVOCABLE LIVING TRUST
COWEN G. EDWARD, JR., TRUSTEE
355 GREAT BAY ROAD
GREENLAND, N.H. 03840
4327/2531
- 138 61 N/F PETER HAPPNY
66 ROCK STREET
PORTSMOUTH, N.H. 03801
2302/1079
D-31107
- 138 62 N/F DEER STREET ASSOCIATES
P.O. BOX 100
YORK HARBOR, ME. 03911
5518/2744
- 138 63 N/F KEARSARGE MILL
CONDOMINIUM ASSOCIATION
191 HILL STREET
PORTSMOUTH, N.H. 03801
2596/1585
D-14855
- 138 64 N/F HANOVER PLACE
CONDOMINIUM ASSOCIATION
349 HANOVER STREET
PORTSMOUTH, N.H. 03801
4807/18
D-33379

CURVE TABLE

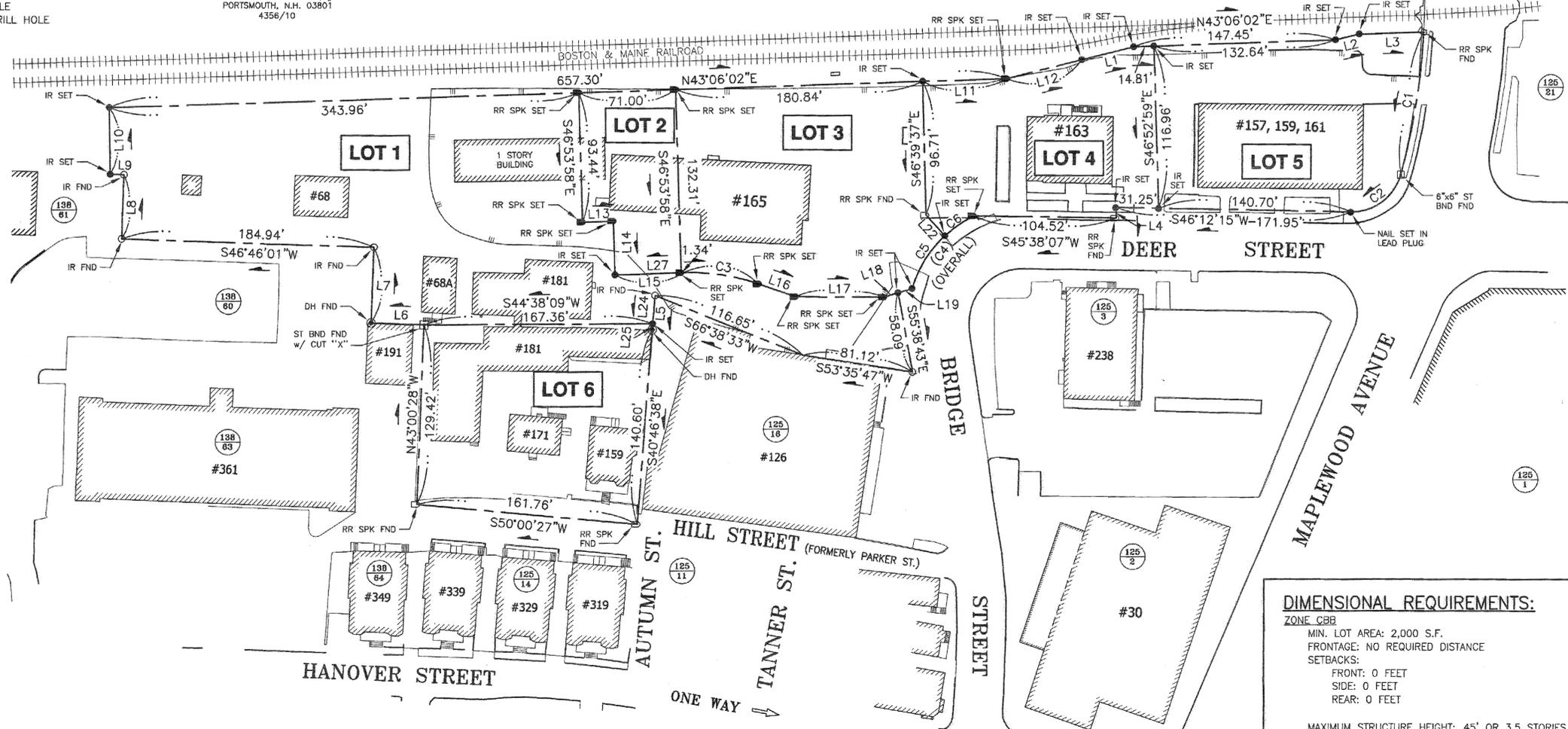
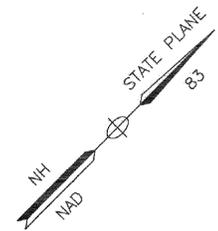
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	486.00'	104.20'	104.00'	S35°55'41"E	12°17'05"
C2	37.00'	48.72'	45.28'	S07°58'11"W	75°26'43"
C3	155.00'	56.30'	55.99'	N53°24'20"E	20°48'43"
C4	86.00'	71.12'	69.11'	S04°30'52"E	47°22'49"
C5	86.00'	45.63'	45.10'	S13°00'13"E	30°24'08"
C6	86.00'	25.48'	25.39'	S10°41'12"W	16°58'41"

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N31°17'20"E	39.07'
L2	N31°26'32"E	17.92'
L3	N43°07'25"E	47.08'
L4	S46°46'25"E	7.69'
L5	S40°13'28"E	24.63'
L6	S47°00'33"W	38.74'
L7	N42°48'33"W	54.65'
L8	N43°03'00"W	46.10'
L9	S46°48'04"W	10.00'
L10	N46°09'30"W	48.26'
L11	N43°06'02"E	61.50'
L12	N30°51'54"E	56.64'
L13	N43°06'02"E	22.52'
L14	S46°53'58"E	38.87'
L15	N43°06'02"E	49.82'
L16	N63°48'43"E	28.42'
L17	N45°20'34"E	64.73'
L18	N28°12'12"E	10.82'
L19	N28°12'12"E	10.70'
L20	N55°38'43"W	57.54'
L21	N45°47'00"E	31.08'
L22	S87°48'09"E	20.15'
L23	N45°47'00"E	34.67'
L24	S40°13'28"E	20.31'
L25	S40°13'28"E	4.32'
L26	N39°12'52"E	42.20'
L27	S43°06'02"W	48.48'

PLAN REFERENCES:

- PLAN OF LAND FOR NETTY AND GERALD TAUBE, AUGUST 2004 BY MILLETTE, SPRAGUE & COLWELL, RCRD D-32051.
- CONDOMINIUM SITE PLAN FOR HANOVER PLACE CONDOMINIUM, 349 HANOVER STREET, PORTSMOUTH NH. BY MILLETTE, SPRAGUE AND COLWELL, INC. DATED 12/20/05. RCRD D-33379.
- KEARSARGE MILL CONDOMINIUMS, HANOVER STREET, PORTSMOUTH, NH. BY KIMBALL CHASE DATED 2/18/17. RCRD D-34716.
- BOUNDARY LINE AGREEMENT PLAN, KEARSARGE MILL CONDOMINIUMS, PORTSMOUTH, NH. BY JONES & BEACH ENGINEERS, INC. DATED 4/10/97. RCRD D-25421.
- KEARSARGE MILLS CONDOMINIUM PLANS FOR MAYFAIR REALTY TRUST, CAMBRIDGE PORT TRUST, PORTSMOUTH, NH. BY KIMBALL CHASE. RCRD D-14855.
- EASEMENT PLAN, TAX MAP 164 - LOT 4, BOSTON & MAINE CORPORATION TO THE CITY OF PORTSMOUTH OFF BREWSTER STREET, PORTSMOUTH, NH. BY AMBIT ENGINEERING, INC. DATED 4/19/03. RCRD D-37720.
- SUBDIVISION OF LAND OF PORTSMOUTH MFG. AND POWER CO., PORTSMOUTH, NH BY JOHN W. DURGIN DATED NOV. 1925. RCRD #0368.
- LAND IN PORTSMOUTH, NH PORTS. MFG. & POWER CO. TO HAROLD S. WOODS. BY JOHN W. DURGIN DATED NOV. 1926. RCRD #00389.
- TAX MAP 125 LOT 14 & MAP 138 LOT 62, PROPERTY OF HILL HANOVER GROUP, LLC, HILL, HANOVER & AUTUMN STREETS, PORTSMOUTH, NH. BY MSC, INC. DATED 10/10/2008. NOT RECORDED.
- PLAN OF LAND IN PORTSMOUTH, NH, PORTSMOUTH MFG. & POWER CO. TO FRANK E. BROOKS BY JOHN W. DURGIN DATED FEB. 1918. RCRD #078.
- CONDOMINIUM SITE PLAN, 136 HILL STREET CONDOMINIUM, PORTSMOUTH, NH, TAX MAP 125 LOT 11. BY ANDOVER CONSULTANTS, INC. DATED JULY 12, 2007. RCRD C-34853.
- LAND IN PORTSMOUTH, NH, BOSTON & MAINE RAILROAD TO ROGER E. MOULTON AND CHESTER GOODWIN, DATED MARCH 1950. RCRD 01684.
- PROPOSED PROPERTY TRANSFER, TAX MAP 125 - LOT 17, BOSTON & MAINE TO DEER STREET LIMITED PARTNERSHIP, 165 DEER STREET, PORTSMOUTH, NH BY AMBIT ENGINEERING, INC. DATED 6/13/13. RCRD D-37797.
- PLAN OF LAND FOR DEER STREET ASSOCIATES, DEER & BRIDGE STREETS AND MAPLEWOOD AVENUE, PORTSMOUTH AVENUE BY AMBIT SURVEY DATED SEPTEMBER 1993. RCRD D-22543.
- PROPOSED ROADWAY ALIGNMENT AND LAND TRANSFER PLAN, CITY OF PORTSMOUTH TO DEER STREET ASSOCIATES (TO BE RECORDED).



DIMENSIONAL REQUIREMENTS:
 ZONE CBB
 MIN. LOT AREA: 2,000 S.F.
 FRONTAGE: NO REQUIRED DISTANCE
 SETBACKS:
 FRONT: 0 FEET
 SIDE: 0 FEET
 REAR: 0 FEET
 MAXIMUM STRUCTURE HEIGHT: 45' OR 3.5 STORIES, WHICHEVER IS LESS
 MAXIMUM BUILDING COVERAGE: 95%
 MINIMUM OPEN SPACE: 0%
 ZONE OR
 DUE TO THE PROXIMITY TO NORTH MILL POND, ZONE REQUIREMENTS ARE A MIX OF OFFICE RESEARCH & INDUSTRIAL ZONES. REFER TO ZONING ORDINANCE FOR DIMENSIONS.

NOTES:

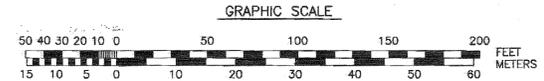
- PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAPS AS MAP 125, LOT 17 & MAP 138, LOT 62.
- OWNERS OF RECORD:
 MAP 125, LOT 17
 DEER STREET ASSOCIATES
 P.O. BOX 100
 YORK HARBOR, ME 03911
 3395/2669, 5534/2077, 5453/138
 MAP 138, LOT 62
 DEER STREET ASSOCIATES
 P.O. BOX 100
 YORK HARBOR, ME 03911
 5518/2744
- PARCELS ARE NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E. MAY 17, 2005.
- EXISTING LOT AREA:
 LOT 17 109,987 S.F. 2.5250 ACRES
 LOT 62 42,604 S.F. 0.9781 AC
 PROPOSED LOT AREAS:
 LOT 1 54,017 S.F. 1.2401 AC.
 LOT 2 8,519 S.F. 0.1956 AC.
 LOT 3 26,503 S.F. 0.6084 AC.
 LOT 4 18,347 S.F. 0.4212 AC.
 LOT 5 22,667 S.F. 0.5204 AC.
 LOT 6 22,538 S.F. 0.5174 AC.
- ZONING DISTRICTS:
 CENTRAL BUSINESS B (CBB), HISTORIC OVERLAY DISTRICT (PARTIAL), & OFFICE RESEARCH (OR)
- THE PURPOSE OF THIS PLAN IS TO SHOW THE CONSOLIDATION OF TAX MAP 125 LOT 17 AND TAX MAP 138 LOT 62 AND THE SUBDIVISION OF THAT LOT INTO 6 LOTS.
- LOT 2 TO BE A NON-BUILDABLE LOT UNTIL SUCH TIME AS FRONTAGE IS CREATED OR LOT 2 IS MERGED WITH AN ADJACENT PARCEL.
- THE EXISTING SITE IMPROVEMENTS SHALL BE ALLOWED TO REMAIN. AT SUCH TIME AS THE LOTS ARE NOT UNDER COMMON OWNERSHIP, EASEMENTS SHALL BE CREATED TO ALLOW THE BUILDINGS ACROSS BOUNDARY LINES TO REMAIN OR THE BUILDINGS SHALL BE REMOVED. ANY EASEMENTS CREATED SHALL BE REVIEWED AND APPROVED BY THE CITY OF PORTSMOUTH.
- FOR SITE EASEMENT RESTRICTIONS AND LOCATIONS SEE "PROPERTY EASEMENTS" PLAN DATED 12/15/14 BY AMBIT ENGINEERING.

NO.	DESCRIPTION	DATE
4	TAX MAP/LOT NUMBERS	5/18/16
3	ISSUED FOR RECORDING; MONUMENTS	3/24/16
2	REVISED LOTS 1, 2, AND 3	8/6/15
1	ISSUED FOR APPROVAL	7/31/15
0	ISSUED FOR COMMENT	7/28/15

CONSOLIDATION & SUBDIVISION PLAN
 TAX MAP 125, LOT 17 & TAX MAP 138, LOT 62
 DEER STREET ASSOCIATES
 BRIDGE, DEER, & HILL STREETS
 CITY OF PORTSMOUTH
 COUNTY OF ROCKINGHAM
 STATE OF NEW HAMPSHIRE

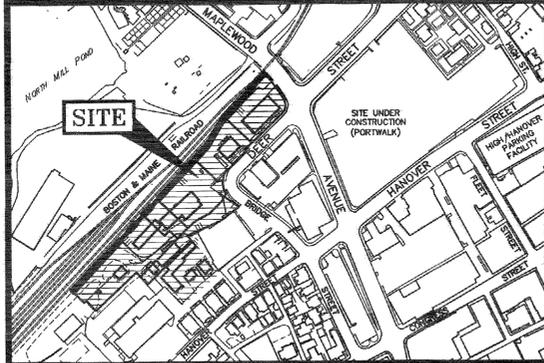
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN 9/7/16
DATE



D-39699

C/H
L-CHIP
ROA355694



LOCATION MAP SCALE: 1" = 300'

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	1°10'56"	486.00'	10.03'	10.03'	S42°39'42"E

LENGTH TABLE

No.	Bearing	Distance
L1	N46°09'30"W	10.00'
L2	S46°53'58"E	10.00'
L3	N46°53'58"W	10.00'
L4	N31°17'20"E	40.14'
L5	N31°26'32"E	17.92'
L6	N43°07'25"E	48.84'
L7	S43°07'25"W	47.08'
L8	S31°26'32"W	17.92'
L9	S31°17'20"W	39.07'
L10	S43°06'02"W	61.50'

LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 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
- NHDB NHDOT BOUND FOUND
- BND w/DH BOUND WITH DRILL HOLE
- ST BND w/DH STONE BOUND WITH DRILL HOLE
- RR SPK RAILROAD SPIKE

PLAN REFERENCE:

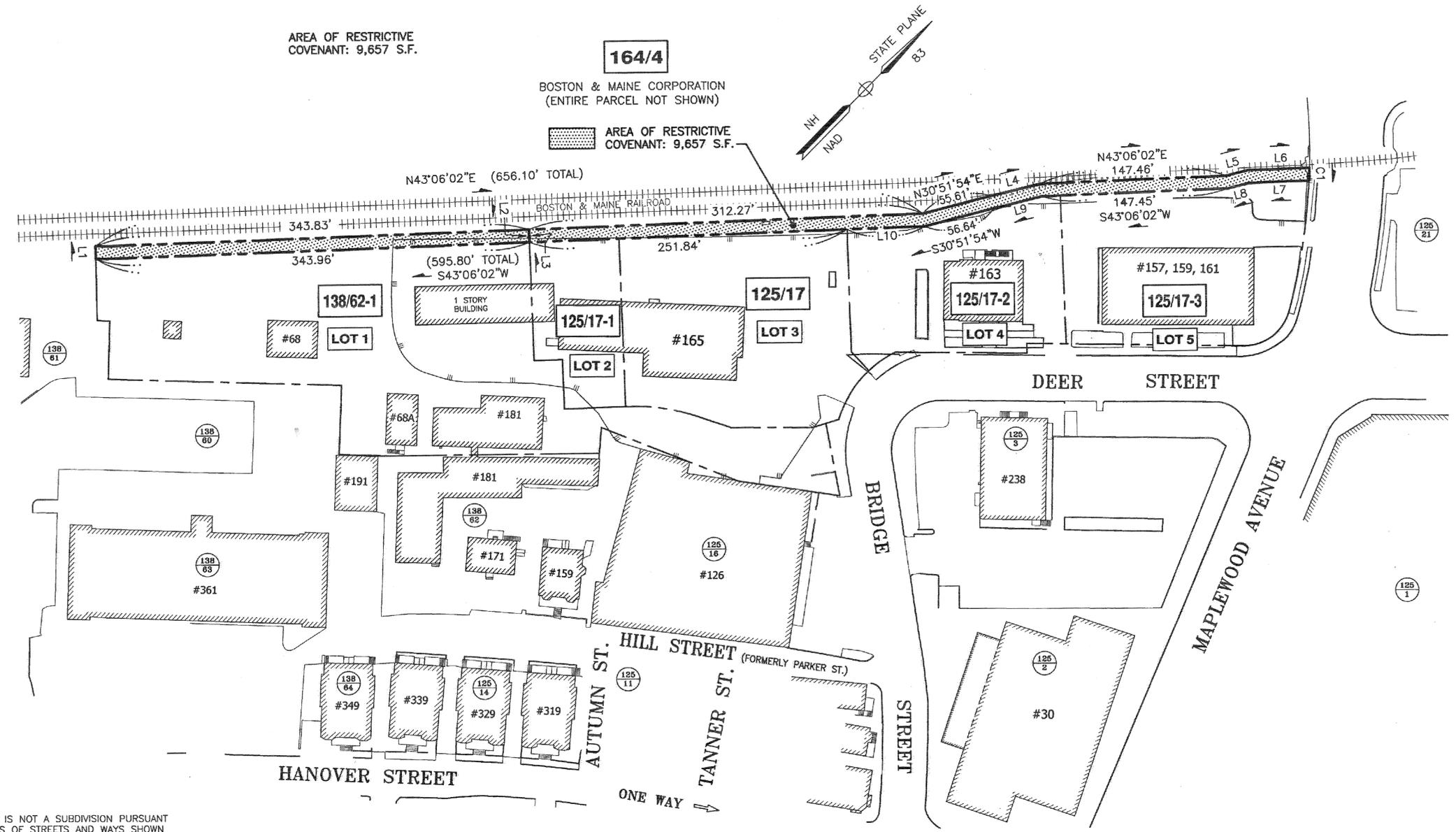
1. CONSOLIDATION & SUBDIVISION PLAN, DEER STREET ASSOCIATES, 1" = 50', JULY 2015. RCRD D-39699.



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 ASSESSOR'S MAP AS MAP 164, LOT 4.
- 2) OWNER OF RECORD:
BOSTON & MAINE CORPORATION
c/o PAN AM SYSTEMS, INC.
IRON HORSE PARK
HIGH STREET
NORTH BILLERICA, MA 01862
- 3) THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF AN AREA ON MAP 164, LOT 4 AS SHOWN ON THIS PLAN WHICH WILL BE ENCUMBERED BY A RESTRICTIVE COVENANT TO BENEFIT THE ADJACENT PARCELS.

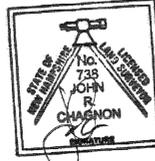


AREA OF RESTRICTIVE COVENANT: 9,657 S.F.

164/4

BOSTON & MAINE CORPORATION
(ENTIRE PARCEL NOT SHOWN)

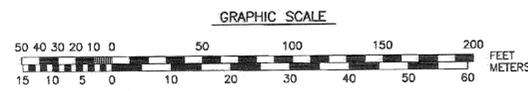
AREA OF RESTRICTIVE COVENANT: 9,657 S.F.



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.

JOHN R. CHAGNON, L.L.S. #738

DATE 12/16/16

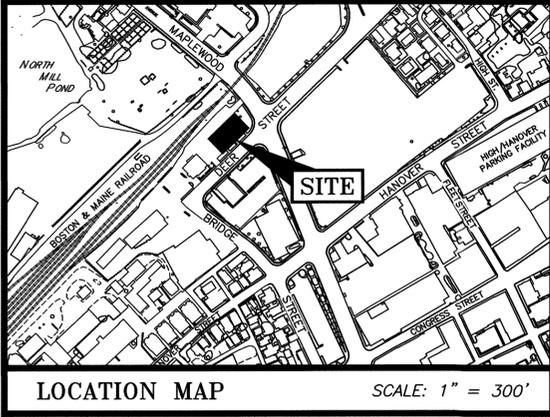


NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	12/16/16

PLAN OF RESTRICTIVE COVENANT
TAX MAP 164, LOT 4
BOSTON & MAINE CORPORATION
TO
DEER STREET ASSOCIATES

BRIDGE & DEER STREETS
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

D-39951



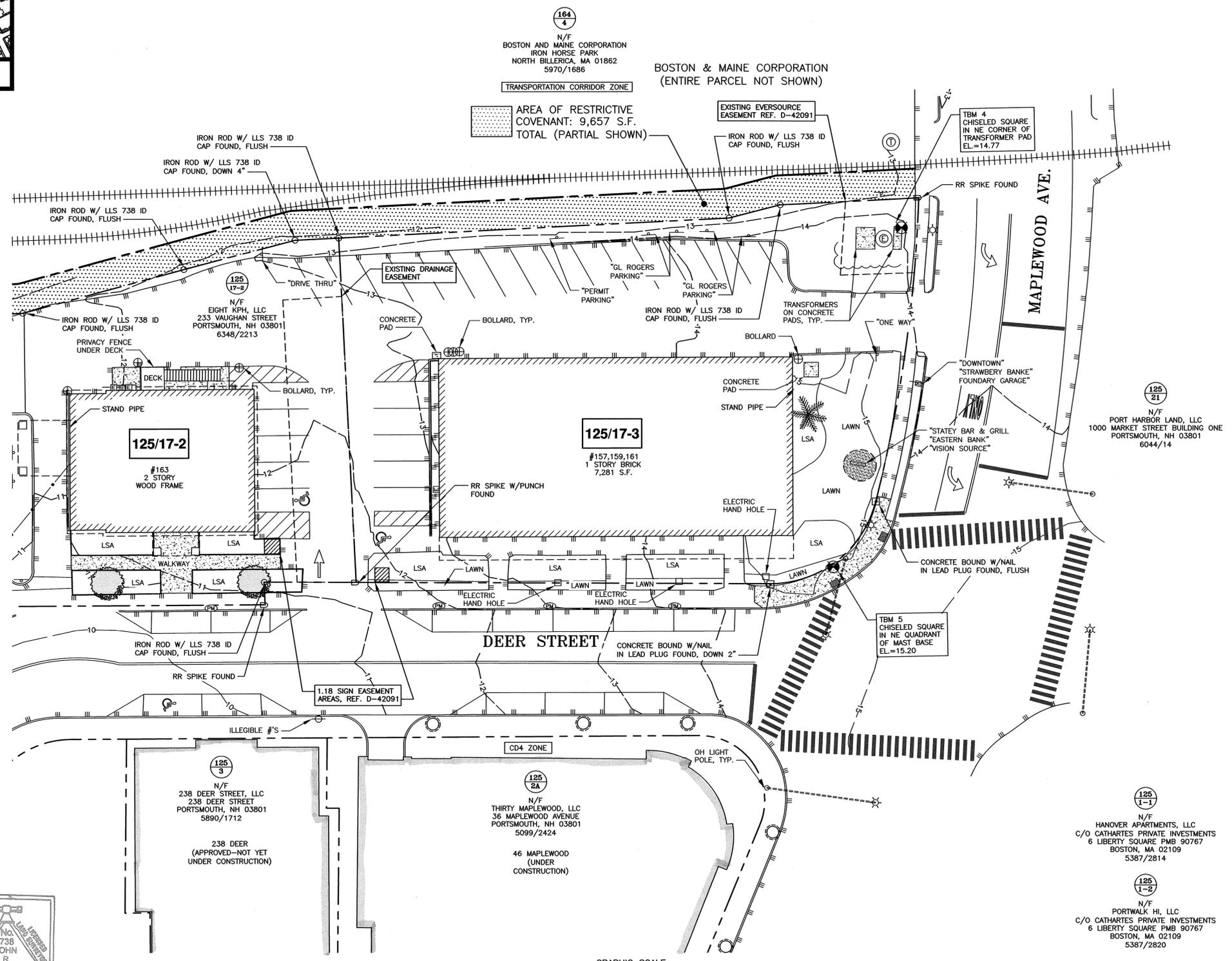
PLAN REFERENCES:

- 1) CONSOLIDATION & SUBDIVISION PLAN TAX MAP 125, LOT 17 & TAX MAP 138, LOT 62 DEER STREET ASSOCIATES, BRIDGE, DEER, AND HILL STREETS. PREPARED BY AMBIT ENGINEERING, INC. DATED JULY 2015. SCALE: 1"=50'. RCRD D-39699.
- 2) PLAN OF RESTRICTIVE COVENANT TAX MAP 164, LOT 4 BOSTON AND MAINE CORPORATION TO DEER STREET ASSOCIATES. PREPARED BY AMBIT ENGINEERING, INC. DATED DECEMBER 2016. SCALE: 1"=50'.
- 3) EASEMENT PLAN TAX MAP 125- LOT 17, FOR FOUNDRY PLACE, LLC. PREPARED BY AMBIT ENGINEERING, INC. DATED NOVEMBER 2018. LATEST REVISION #3 DATED 4/16/20. SCALE: 1" = 20'.

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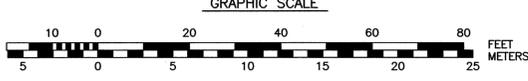
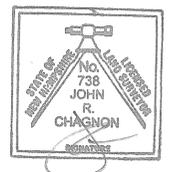
- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 17-3.
 - 2) OWNER OF RECORD:
 EIGHT KPH, LLC
 233 VAUGHAN STREET
 UNIT 301
 PORTSMOUTH, NH 03801
 6348/2213
 - 3) PARCEL IS LOCATED IN CHARACTER DISTRICT 5 ZONE; DOWNTOWN OVERLAY, NORTH END INCENTIVE OVERLAY & HISTORIC DISTRICTS.
 - 4) DIMENSIONAL REQUIREMENTS:
 CHARACTER DISTRICT 5:
 MIN. LOT AREA: NO REQUIREMENT
 FRONTAGE: NO REQUIREMENT
 SETBACKS: NO REQUIREMENT
 FRONT (MAX.): 5 FEET (PRIMARY)
 FRONT (MAX.): 5 FEET (SECONDARY)
 SIDE: NO REQUIREMENT
 REAR: GREATER OF 5 FEET FROM REAR LOT LINE OR 10 FEET FROM CENTER OF ALLEY
 MAXIMUM STRUCTURE HEIGHT: SEE CITY PLAN
 MAXIMUM STRUCTURE COVERAGE: 90%
 MAXIMUM BUILDING FOOTPRINT: 20,000 S.F.
 MINIMUM OPEN SPACE: 5%
 MINIMUM FRONT LOT LINE BUILDOUT: 80%
 - 5) LOT AREA: 22,667 S.F.
 0.5204 ACRES
 - 6) PARCEL IS 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 125, LOT 17-3 IN PORTSMOUTH, NH.
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
 - 9) PARCEL MAY BE SUBJECT TO TEMPORARY CONSTRUCTION EASEMENTS AS SHOWN ON RCRD D-42091 SHEET 2.
 - 10) PARCEL IS SUBJECT TO AGREEMENT REGARDING RELOCATION OF UNDERGROUND FACILITIES 5751/1504.

- LEGEND:**
- N/F NOW OR FORMERLY
 - RP RECORD OF PROBATE
 - RCRD ROCKINGHAM COUNTY
 - REGISTRY OF DEEDS
 - RR SPK RAILROAD SPIKE
 - 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
 - NHDB NHDOT BOUND FOUND
 - TB TOWN BOUND
 - BND w/DH BOUND WITH DRILL HOLE
 - ST BND w/DH STONE BOUND WITH DRILL HOLE



"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
 DATE 4-6-22



SITE DEVELOPMENT
EIGHT KPH, LLC
88 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

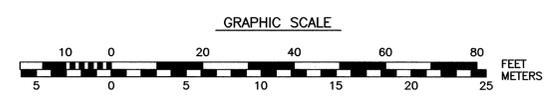
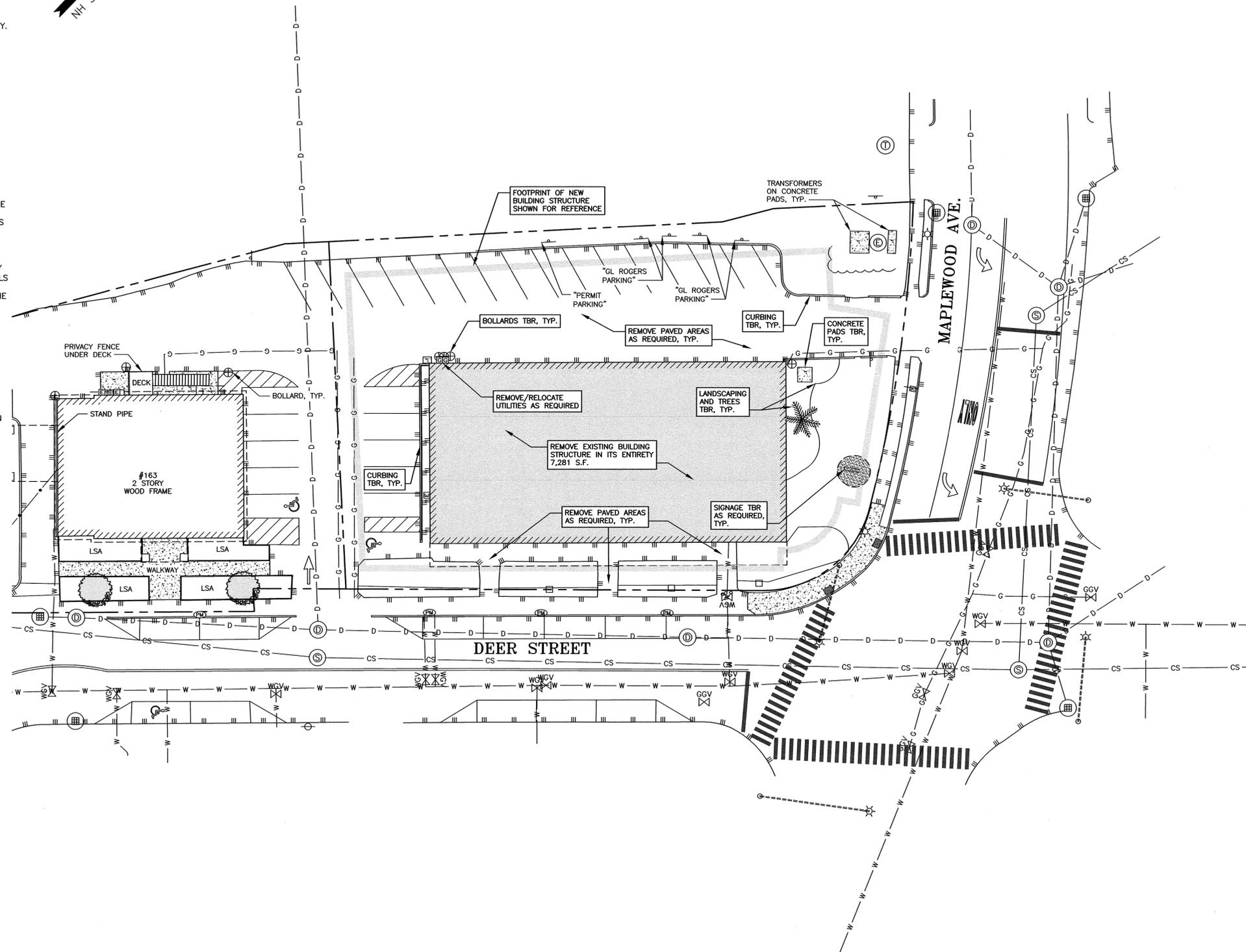
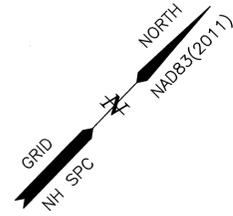
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/6/22
REVISIONS		

SCALE: 1" = 20'
 MARCH 2022

EXISTING CONDITIONS PLAN
C1

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 SAFETY 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).

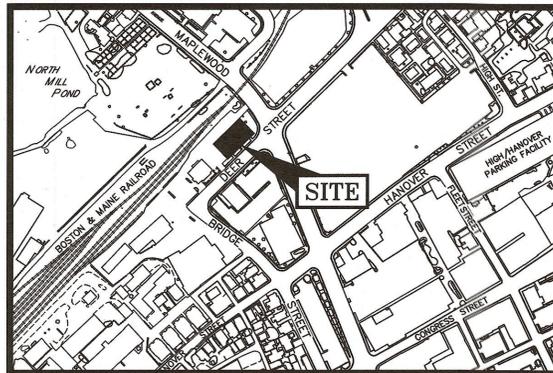
SITE DEVELOPMENT
EIGHT KPH, LLC
88 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

0	ISSUED FOR COMMENT	4/6/22
NO.	DESCRIPTION	DATE



SCALE: 1" = 20' MARCH 2022

DEMOLITION PLAN **C2**



LOCATION MAP SCALE: 1" = 300'

PLAN REFERENCES:

- 1) CONSOLIDATION & SUBDIVISION PLAN TAX MAP 125, LOT 17 & TAX MAP 138, LOT 62 DEER STREET ASSOCIATES, BRIDGE, DEER, AND HILL STREETS. PREPARED BY AMBIT ENGINEERING, INC. DATED JULY 2015. SCALE: 1"=50'. RCRD D-39699.
- 2) PLAN OF RESTRICTIVE COVENANT TAX MAP 164, LOT 4 BOSTON AND MAINE CORPORATION TO DEER STREET ASSOCIATES. PREPARED BY AMBIT ENGINEERING, INC. DATED DECEMBER 2016. SCALE: 1"=50'.
- 3) EASEMENT PLAN TAX MAP 125- LOT 17, FOR FOUNDRY PLACE, LLC. PREPARED BY AMBIT ENGINEERING, INC. DATED NOVEMBER 2018. LATEST REVISION #3 DATED 4/16/20. SCALE: 1" = 20'.

CONCEPTUAL AREA SUMMARY:

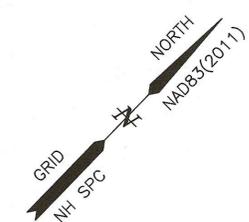
FIRST FLOOR: 17,713 GSF
 SECOND FLOOR: 17,713 GSF
 THIRD FLOOR: 17,713 GSF
 FOURTH FLOOR: 17,713 GSF
 PENTHOUSE: 7,085 GSF
 TOTAL GSF: 77,937 GSF

BUILDING DATA:

PROPOSED BUILDING:
 17,713 S.F. FOOTPRINT

HEIGHT DATA:

LOT	REQUIRED HEIGHT & STORIES	PROPOSED HEIGHT & STORIES
17-3	4 STORIES AND PENTHOUSE	58'



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 17-3.
- 2) OWNER OF RECORD:
 EIGHT KPH, LLC
 233 VAUGHAN STREET
 UNIT 301
 PORTSMOUTH, NH 03801
 6348/2213
- 3) PARCEL IS LOCATED IN CHARACTER DISTRICT 5 ZONE; DOWNTOWN OVERLAY, NORTH END INCENTIVE OVERLAY & HISTORIC DISTRICTS.
- 4) DIMENSIONAL REQUIREMENTS:
 CHARACTER DISTRICT 5:
 MIN. LOT AREA: NO REQUIREMENT
 FRONTAGE: NO REQUIREMENT
 SETBACKS:
 FRONT (MAX.): 5 FEET (PRIMARY)
 FRONT (MAX.): 5 FEET (SECONDARY)
 SIDE: NO REQUIREMENT
 REAR: GREATER OF 5 FEET FROM REAR LOT LINE OR 10 FEET FROM CENTER OF ALLEY
 MAXIMUM STRUCTURE HEIGHT: SEE CITY PLAN
 MAXIMUM STRUCTURE COVERAGE: 90%
 MAXIMUM BUILDING FOOTPRINT: 20,000 S.F.
 MINIMUM OPEN SPACE: 5%
 MINIMUM FRONT LOT LINE BUILDOUT: 80%
- 5) LOT AREA: 22,667 S.F.
 0.5204 ACRES
- 6) PARCEL IS 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 125, LOT 17-3 IN PORTSMOUTH, NH. PROPOSED USE: FIRST FLOOR COMMERCIAL AND 19 RESIDENTIAL UNITS ON UPPER FLOORS.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
- 9) PARCEL IS BENEFITED BY A RESTRICTIVE COVENANT (NO BUILD EASEMENT) ON THE ADJACENT BOSTON AND MAINE PROPERTY.
- 10) REQUIRED PARKING:
 FIRST FLOOR: EXEMPT
 19 DWELLING UNITS: 1.3/UNIT X 19 UNITS = 25
 VISITOR: 19/5 X 1 = 4
 TOTAL REQUIRED: 29
 TOTAL PROVIDED: 49-52

ZONING DEVELOPMENT STANDARD

CDS: CHARACTER DISTRICT 5

BUILDING PLACEMENT (PRINCIPAL):

	157-161 DEER	88 MAPLEWOOD	
REQUIRED	EXISTING	PROPOSED	
MAX. PRINCIPLE FRONT YARD:	5 FEET	15'	6'
MAX. SECONDARY FRONT YARD:	5 FEET	24'	5'
MIN. SIDE YARD:	NR	29'	10.6'
MIN. REAR YARD:	5 FEET	42'	5.0'
FRONT LOT LINE BUILDOUT:	80% MIN	75%	97%
ABUT RAILROAD:	15'	42'	10.6'

BUILDING TYPES:
 PERMITTED BUILDING TYPES: LIVE/WORK BUILDING*, SMALL COMMERCIAL BUILDING, LARGE COMMERCIAL BUILDING, MIXED-USE BUILDING*, FLEX SPACE BUILDING, COMMUNITY BUILDING PROPOSED: MIXED-USE BUILDING
 *RESIDENTIAL USES ARE NOT PERMITTED ON THE GROUND FLOOR IN THE DOWNTOWN OVERLAY DISTRICT.

PERMITTED FACADE TYPES: STOOP, STEP, SHOPFRONT, OFFICEFRONT, RECESSED ENTRY, GALLERY, ARCADE

BUILDING FORM:

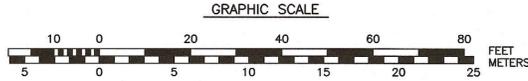
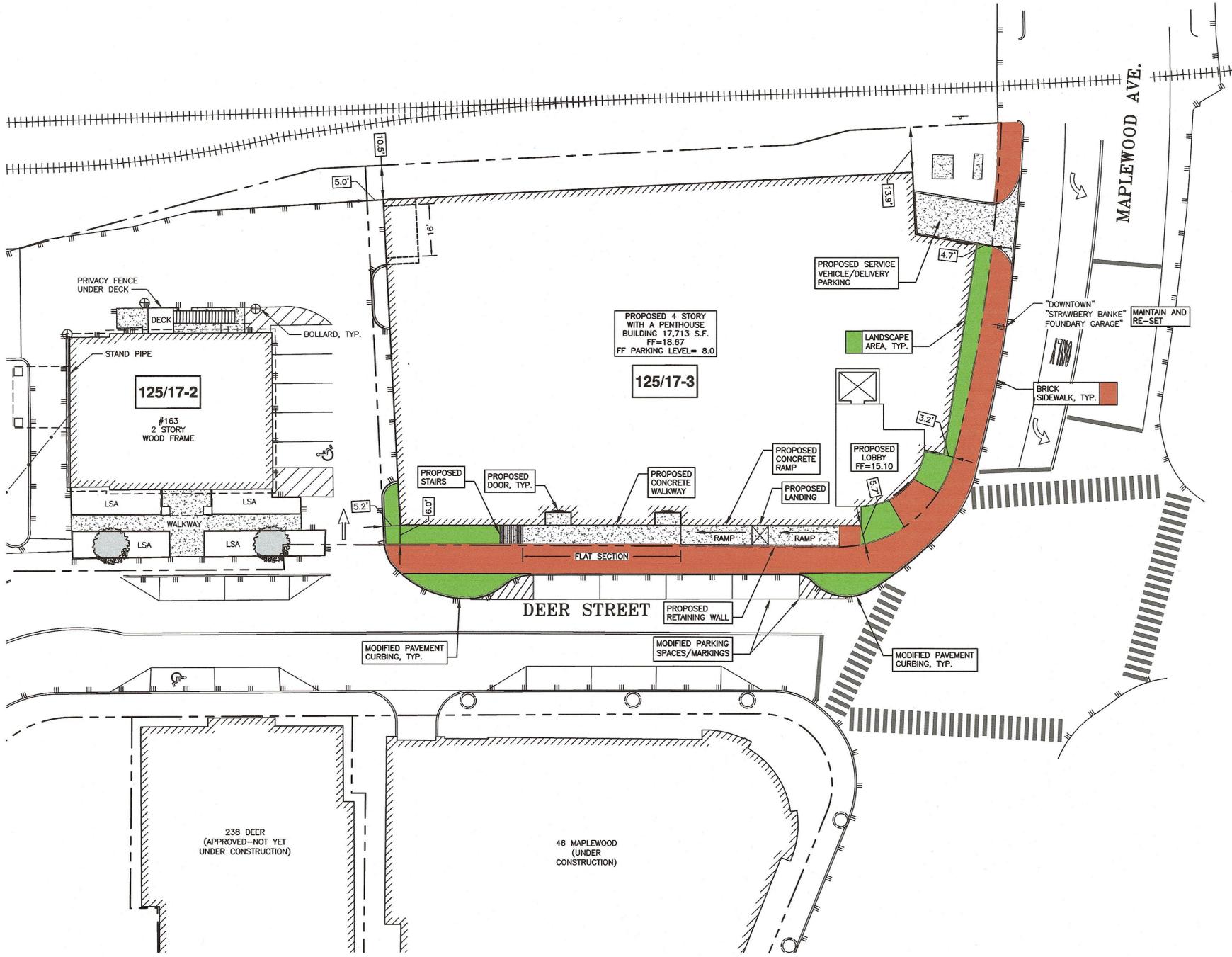
	REQUIRED	EXISTING	PROPOSED
MAX STRUCTURE HEIGHT:	35 FEET	<35'	58'
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	4"	80"
MIN. GROUND STORY HEIGHT:	12 FEET	-	TBD
MIN. SECOND STORY HEIGHT:	10 FEET	-	TBD
FACADE GLAZING (WINDOW/PERIMETER):	70% SHOP 20-50% OTHER	-	TBD

ROOF TYPE ALLOWED: FLAT, GABLE, HIP

LOT OCCUPATION:

	REQUIRED	EXISTING	PROPOSED
MAX BUILDING BLOCK:	225 FEET	120'	156'
MAX FACADE MOD. LENGTH:	100 FEET	120'	66'
MIN. ENTRANCE SPACING:	50 FEET	40'+/-	70'
MAX BUILDING COVERAGE:	90%	32%	78%
MAX BUILDING FOOTPRINT:	20,000 SF	7,281 S.F.	17,713 S.F.
MIN. LOT AREA:	NR	22,667 S.F.	22,667 S.F.
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	-	-
MIN. OPEN SPACE :	5%	68%	22%

NA = NOT APPLICABLE



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 _____

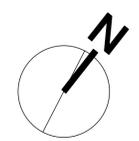
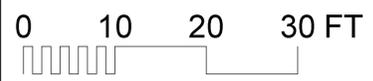
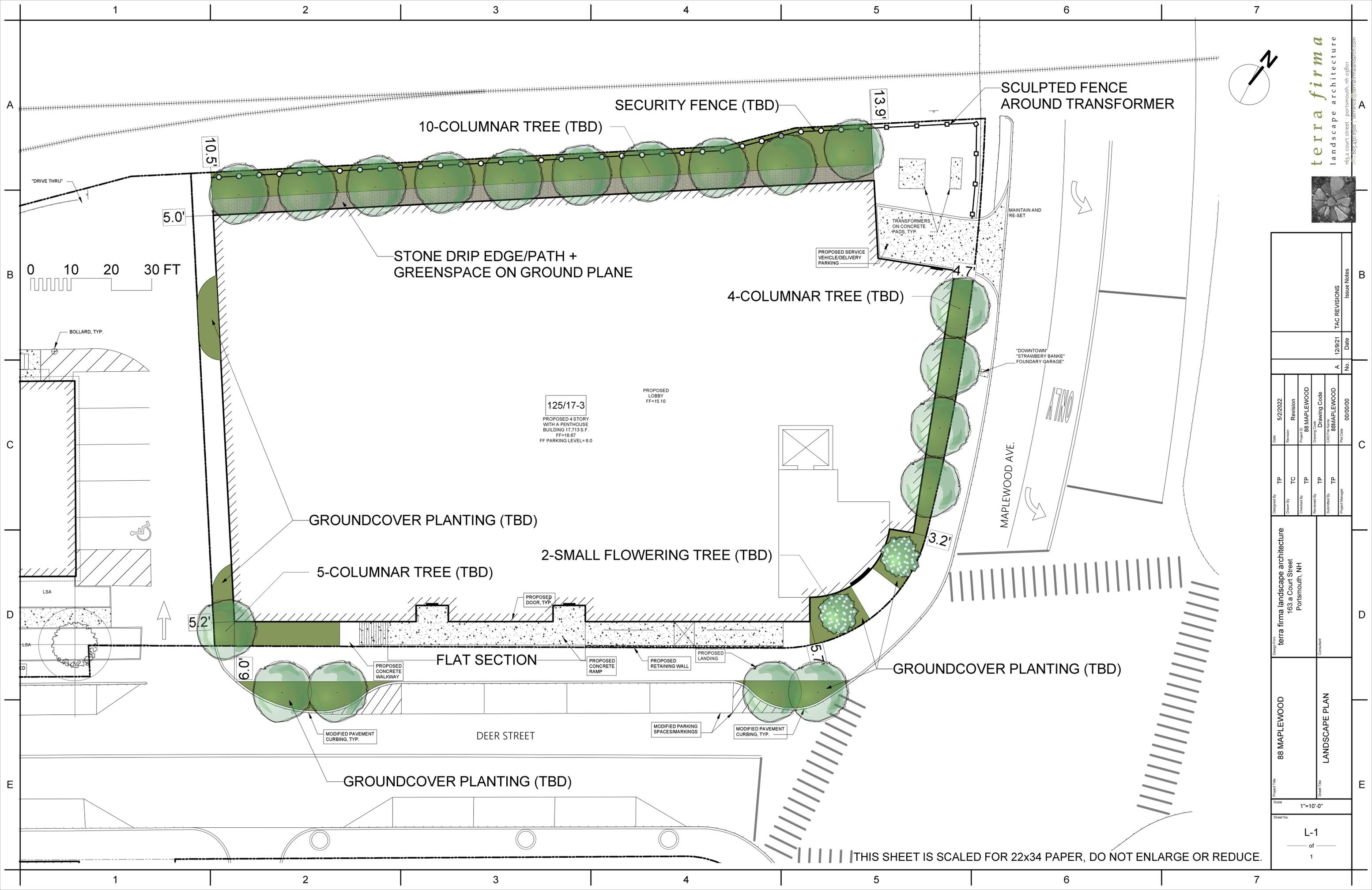
SITE DEVELOPMENT
EIGHT KPH, LLC
88 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/6/22

REVISIONS

SCALE: 1" = 20' MARCH 2022

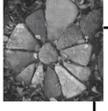
SITE PLAN **C3**



125/17-3
 PROPOSED 4 STORY
 WITH A PENTHOUSE
 BUILDING 17,713 S.F.
 FF=18.67
 FF PARKING LEVEL=8.0

PROPOSED
 LOBBY
 FF=15.10

terra firma
 landscape architecture
 163 a court street - portsmouth, nh 03801
 phone: 603.430.9388 | terrafirma@terrafirmalandscape.com



Project Information		Revision History		TAC REVISIONS	
Designed By	TP	Date	5/22/2022	No.	A
Drawn By	TC	Revision		Date	12/9/21
Checked By	TP	Project ID	88 MAPLEWOOD	No.	A
Reviewed By	TP	Drawing Code		Date	00/00/00
Submitted By	TP	CAD File Name	88MAPLEWOOD	No.	A
Project Manager	TP	Plot Date	00/00/00	Date	12/9/21

Design Firm: terra firma landscape architecture
 163 a Court Street
 Portsmouth, NH

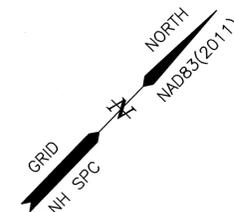
Project Title: 88 MAPLEWOOD
 Sheet Title: LANDSCAPE PLAN

Scale: 1"=10'-0"
 Sheet No.: L-1
 of 1

THIS SHEET IS SCALED FOR 22x34 PAPER, DO NOT ENLARGE OR REDUCE.

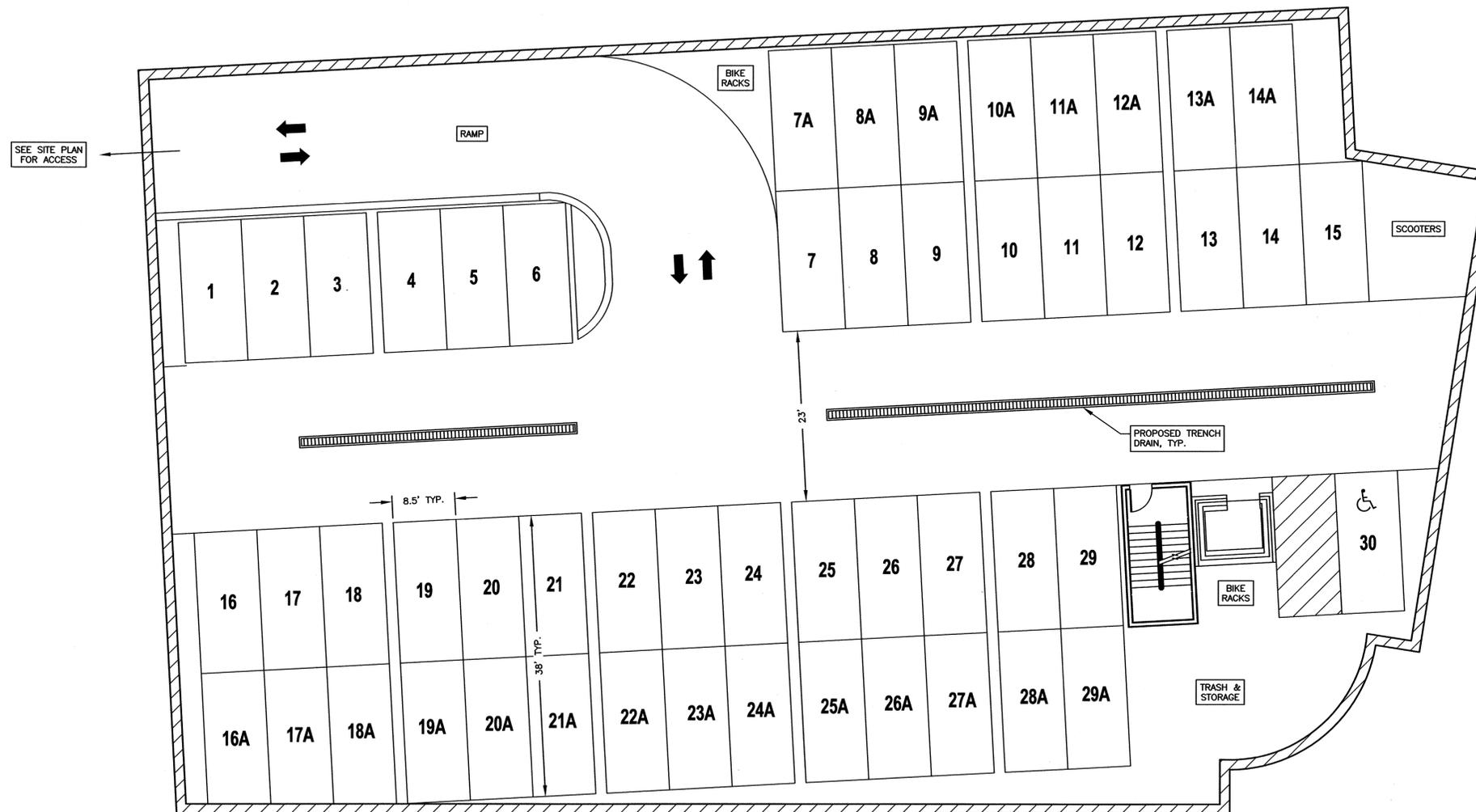


AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2318



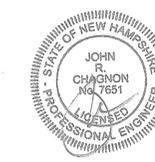
NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 17-3.
- 2) OWNER OF RECORD:
 EIGHT KPH, LLC
 233 VAUGHAN STREET
 UNIT 301
 PORTSMOUTH, NH 03801
 6348/2213
- 3) THE PURPOSE OF THIS PLAN IS TO SHOW THE PARKING FOR THE PROPOSED SITE DEVELOPMENT ON ASSESSOR'S MAP 125 LOT 17-3 IN THE CITY OF PORTSMOUTH.
- 4) REQUIRED PARKING:
 FIRST FLOOR: EXEMPT
 29 DWELLING UNITS: 1.3/UNIT X 19 UNITS = 25
 VISITOR: 19/5 X 1 = 4
 TOTAL REQUIRED: 29
 TOTAL PROVIDED: 49-52



**SITE DEVELOPMENT
 EIGHT KPH, LLC
 88 MAPLEWOOD AVENUE
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/6/22
REVISIONS		



SCALE: 1" = 10' MARCH 2022

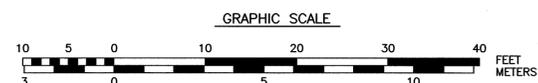
PARKING LEVEL PLAN

C4

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 _____



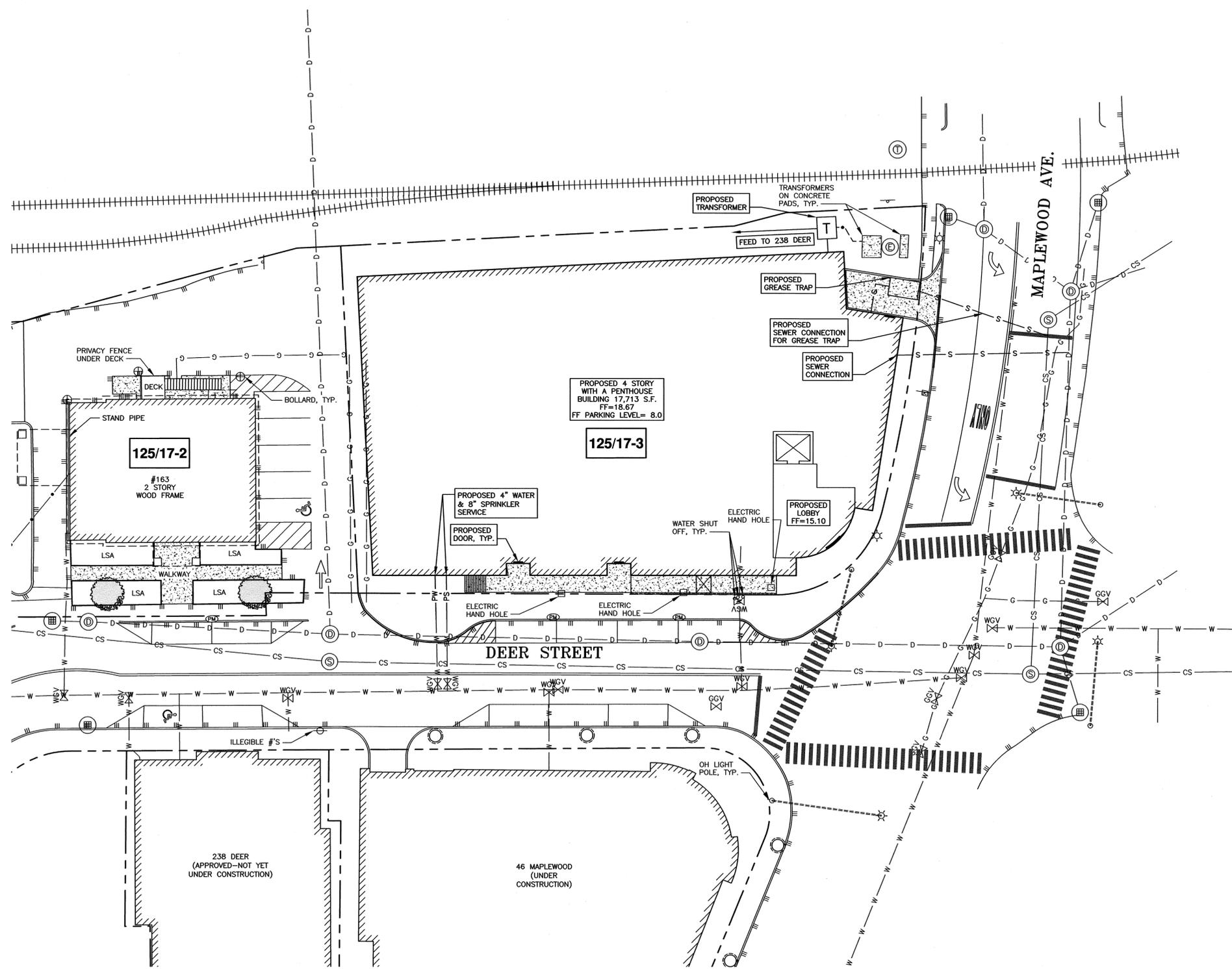
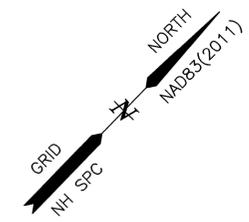
UTILITY NOTES:

- 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 ADJUTING 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 ADJUTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH UTILITY COMPANY AND AFFECTED ABUTTER.

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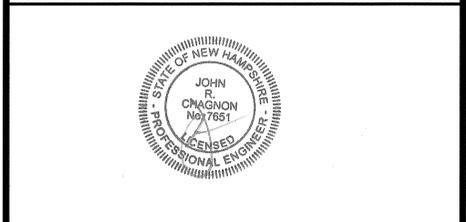
NOTES:

- 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 #TBD.
- 8) PROPOSED SEWER FLOW (NEW CONSTRUCTION):
 17,000 +/- S.F. OFFICE SPACE
 17,000 +/- X (2.5 GPD/100 S.F.)=425 GALLONS PER DAY.
 (POSSIBLE RESTAURANT) (4,000 GPD)
 19 UNITS X 210 GPD=3,990 GPD
 TOTAL FLOW: 4,415 GPD TO 8,415 GPD



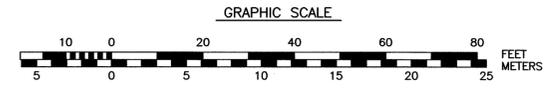
SITE DEVELOPMENT
EIGHT KPH, LLC
88 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

0	ISSUED FOR COMMENT	4/6/22
NO.	DESCRIPTION	DATE



SCALE: 1" = 20' MARCH 2022

UTILITY PLAN **C5**



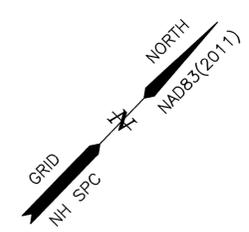
PORTSMOUTH APPROVAL CONDITIONS NOTE:
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APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

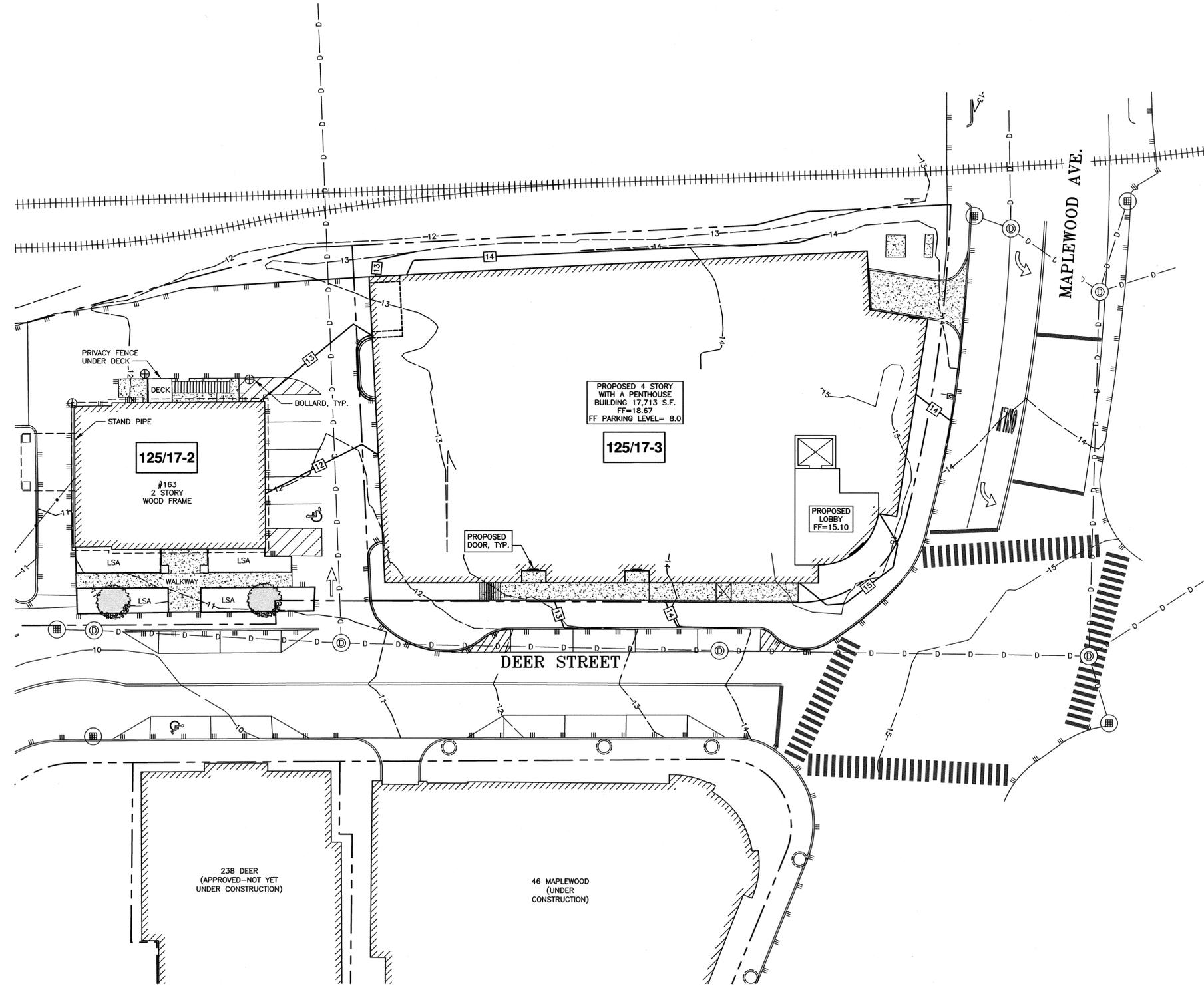


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 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315



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 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).



PROPOSED 4 STORY
 WITH A PENTHOUSE
 BUILDING 17,713 S.F.
 FF=18.67
 FF PARKING LEVEL= 8.0

125/17-2

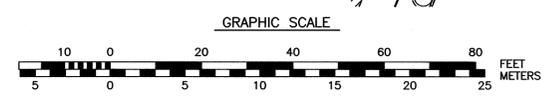
125/17-3

PROPOSED LOBBY
 FF=15.10

PROPOSED DOOR, TYP.

238 DEER
 (APPROVED-NOT YET
 UNDER CONSTRUCTION)

46 MAPLEWOOD
 (UNDER
 CONSTRUCTION)



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APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

**SITE DEVELOPMENT
 EIGHT KPH, LLC
 88 MAPLEWOOD AVENUE
 PORTSMOUTH, N.H.**

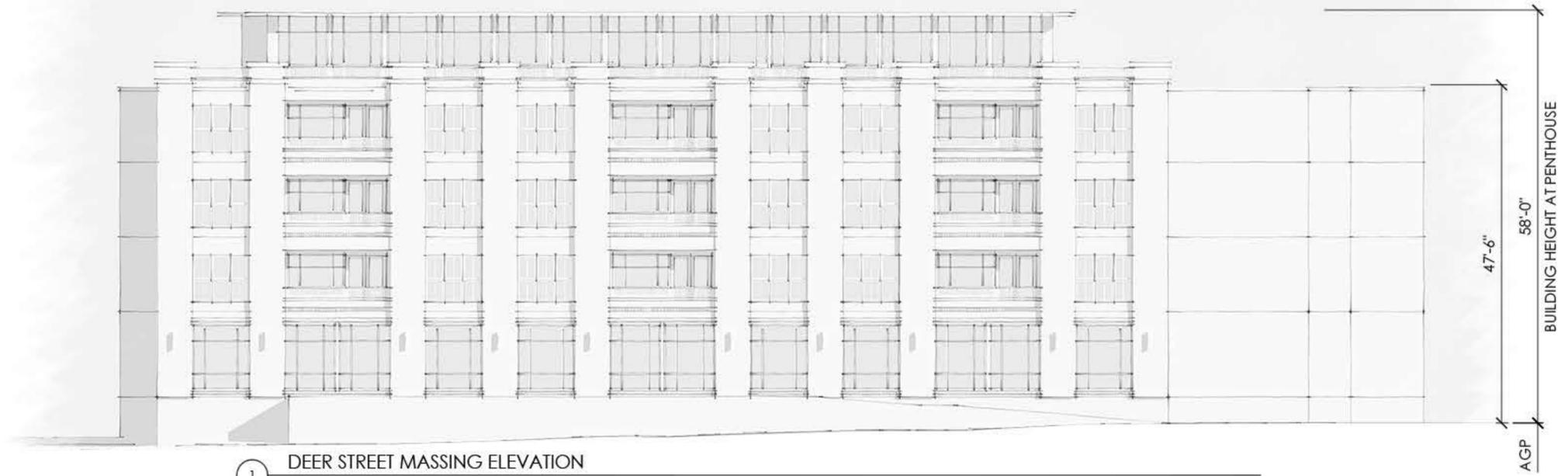
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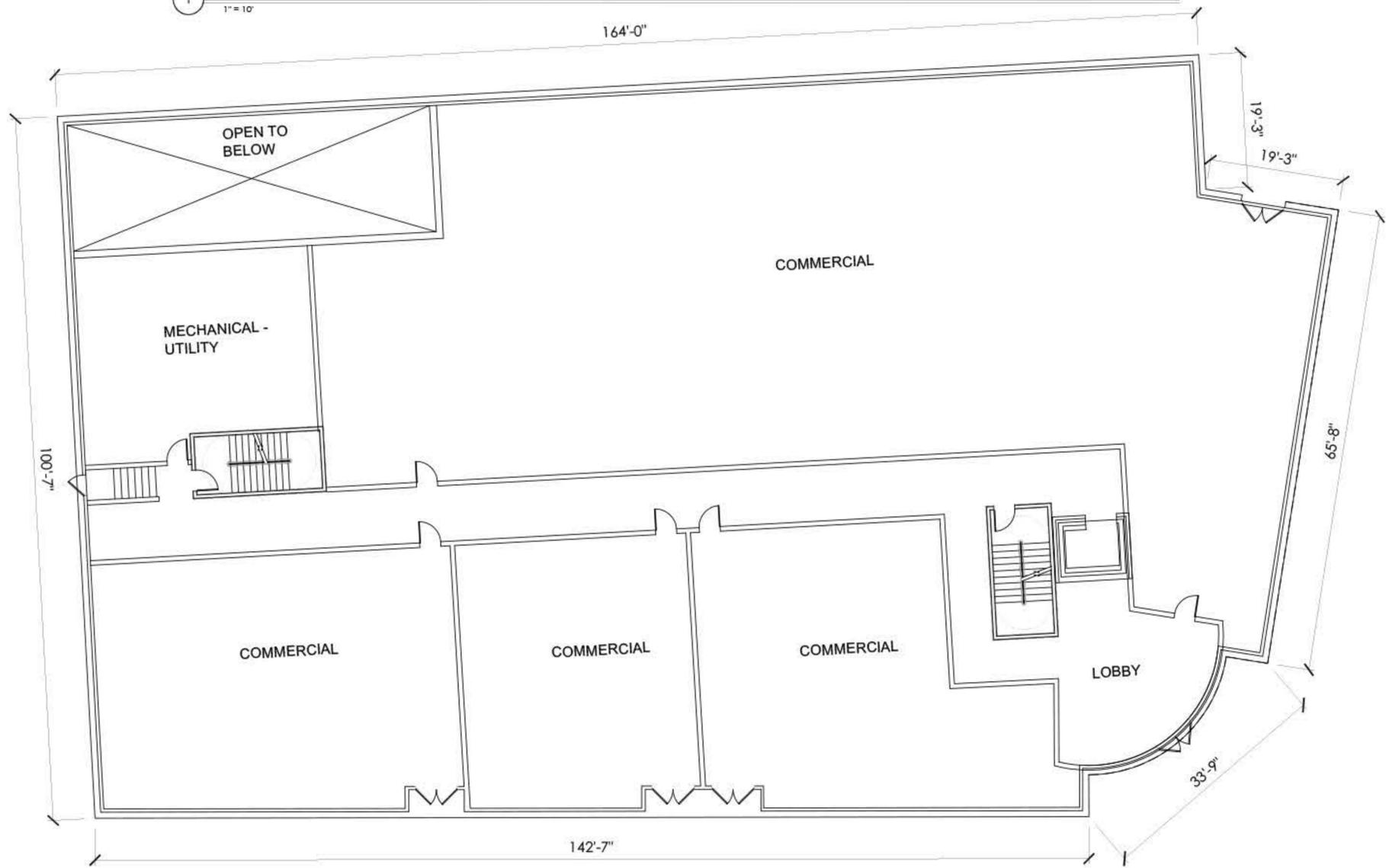
SCALE: 1" = 20' MARCH 2022

**GRADING
 PLAN**

C6



1 DEER STREET MASSING ELEVATION
1" = 10'



2 FIRST FLOOR PLAN
1" = 10'

NOT FOR CONSTRUCTION

REVISIONS:

EIGHT KPH, LLC
88 MAPLEWOOD AVENUE
PORTSMOUTH, NEW HAMPSHIRE

ARCHITECTS
233 VAUGHAN STREET
SUITE 101
PORTSMOUTH, NH 03801
(603) 431-2808
www.ojarchitects.net

PLAN AND MASSING

DATE:	04/06/2022
DRAWN BY:	JAW
APPROVED BY:	C.J.G.
SCALE:	1" = 10'
JOB NUMBER:	

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, i.e., SILTSOXX AND CATCH BASIN PROTECTION AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

PLACE FODS AS NEEDED.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED. DEMOLISH BUILDINGS AND FENCES AS NEEDED. REMOVE WALL AND STORE.

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.

CONNECT UTILITIES.

PLACE BINDER LAYER OF PAVEMENT FOR SIDEWALKS.

PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.

AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.

CONSTRUCT SIDEWALKS.

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
 - MINIMUM OF 3 INCHES OF NON—EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
 - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED

NOTE: DEER STREET SHALL BE SWEEPED DAILY DURING THE EXCAVATION PHASE OF THE BUILDING CONSTRUCTION.

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 TREFLOIL	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.

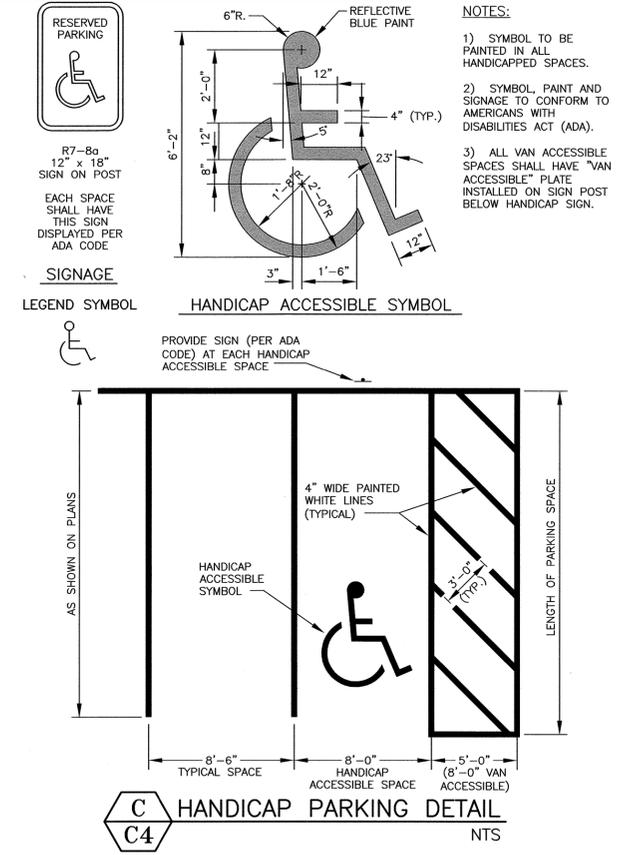
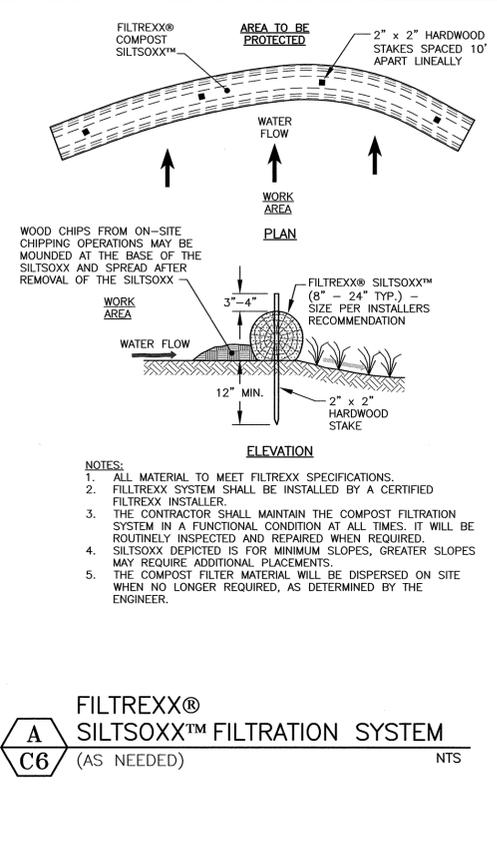
THE SILT FENCE OR SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

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.

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.



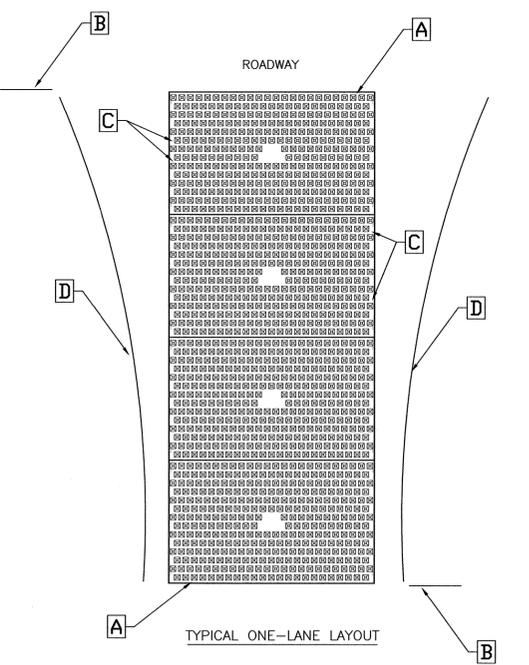
FODS TRACKOUT CONTROL SYSTEM

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.
5. 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.
6. 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.
7. 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.
8. THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
9. 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.
10. 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.

AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 8
 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
EIGHT KPH, LLC
88 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

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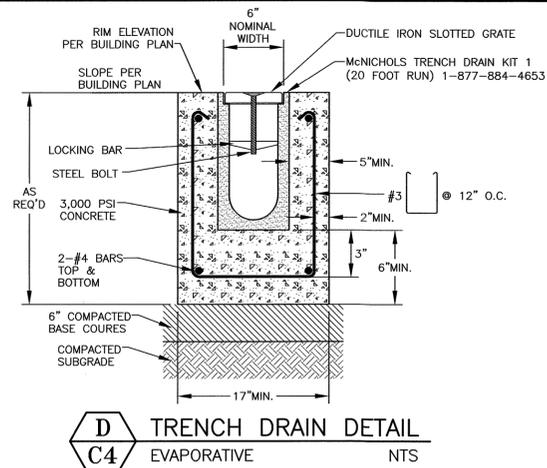
EROSION PROTECTION NOTES AND DETAILS **D1**



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Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2316

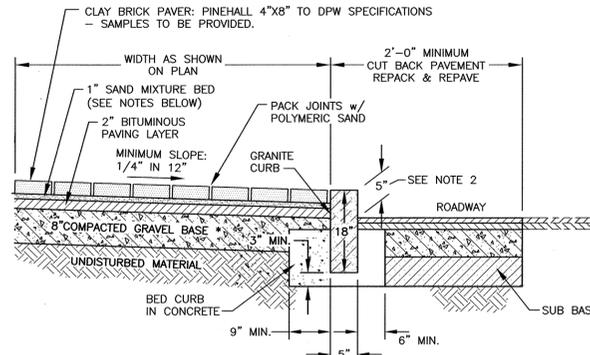
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CONSTRUCTION NOTE:

EXISTING GRANITE CURB DISTURBED BY CONSTRUCTION SHALL BE REUSED AND ANY MISSING CURB SHALL BE REPLACED WITH NEW CURB MATCHING EXISTING CURB SIZE. NO CURB LESS THAN 3' IN LENGTH WILL BE ALLOWED.



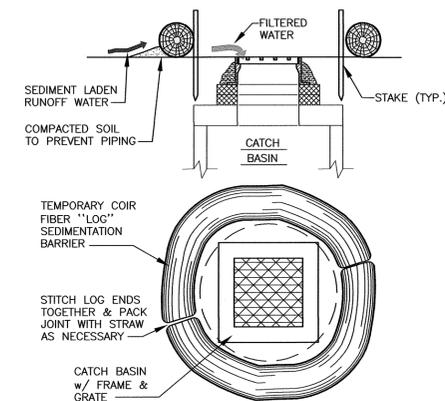
BRICK PAVEMENT NOTES

SCOPE OF WORK:

- 1) THE WORK SHALL CONSIST OF CONSTRUCTING/RECONSTRUCTING THE SUB-BASE AND CONSTRUCTING A NEW BRICK SIDEWALK AND DRIVEWAY PAVERS AS DIRECTED IN THE FIELD BY THE ENGINEER.
- 2) REVEAL SHALL BE 5" (COORDINATE WITH PORTSMOUTH DPW).

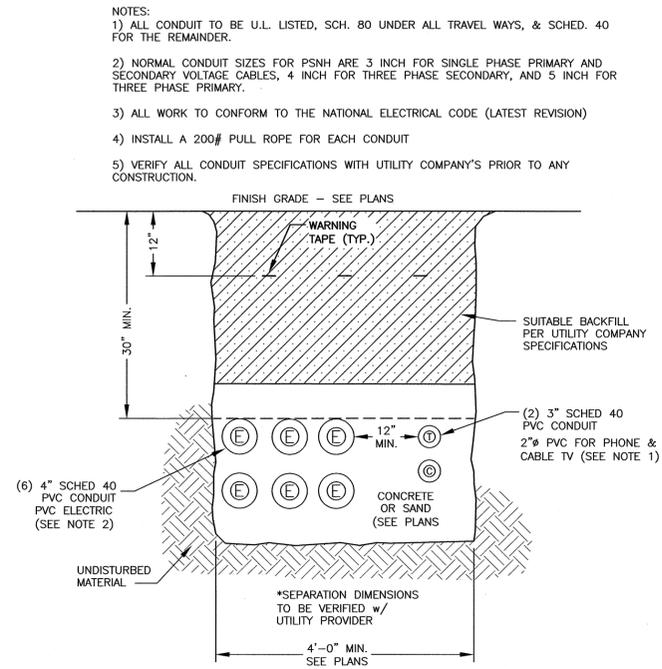
METHODS OF CONSTRUCTION:

- 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"). 60 MM FOR SIDEWALK AND 80 MM FOR DRIVEWAY ENTRANCE.
- 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.



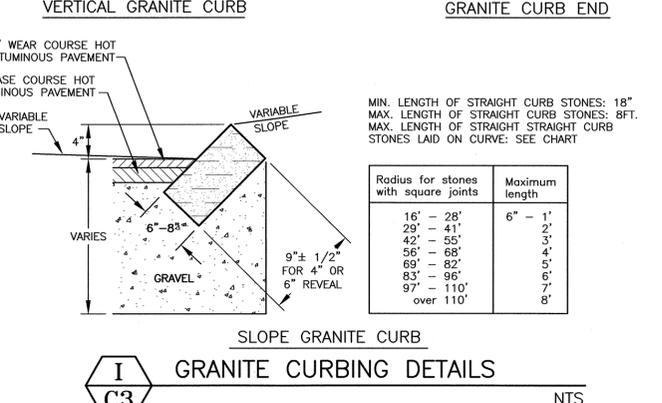
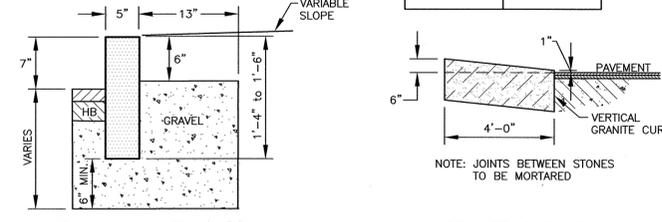
E "SILT LOG" BARRIER AT CATCH BASIN INLET (AS NEEDED) NTS

G BRICK SIDEWALK w/ VERTICAL GRANITE CURB (STONE DUST BEDDING OVER BITUMINOUS PAVING) NTS

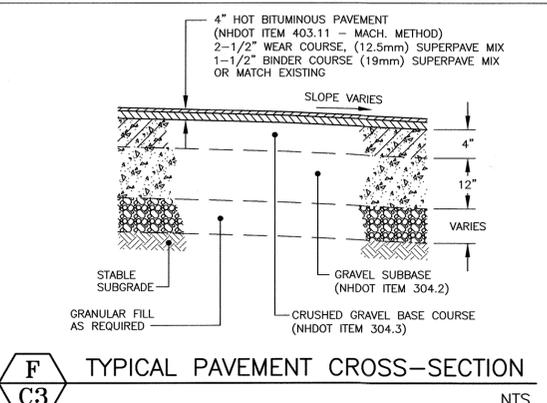


J BURIED ELEC/COMM CABLE NTS

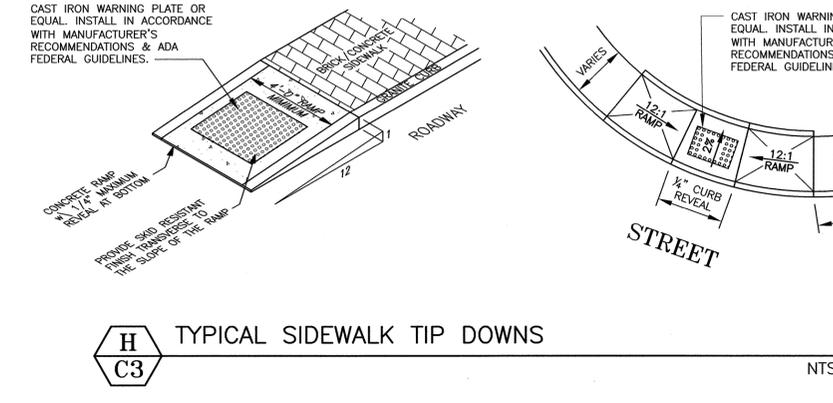
Radius	Max. length
22' - 21'	3'
29' - 28'	4'
36' - 35'	5'
43' - 42'	6'
50' - 49'	7'
57' - 56'	8'
64' - 63'	9'
over 60'	10'



I GRANITE CURBING DETAILS NTS



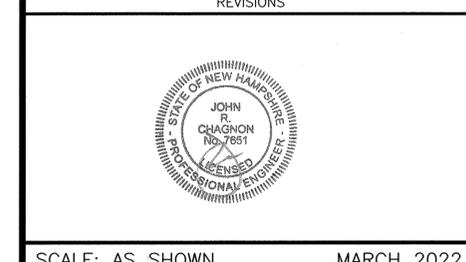
F TYPICAL PAVEMENT CROSS-SECTION NTS



H TYPICAL SIDEWALK TIP DOWNS NTS

SITE DEVELOPMENT
EIGHT KPH, LLC
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DETAILS **D2**

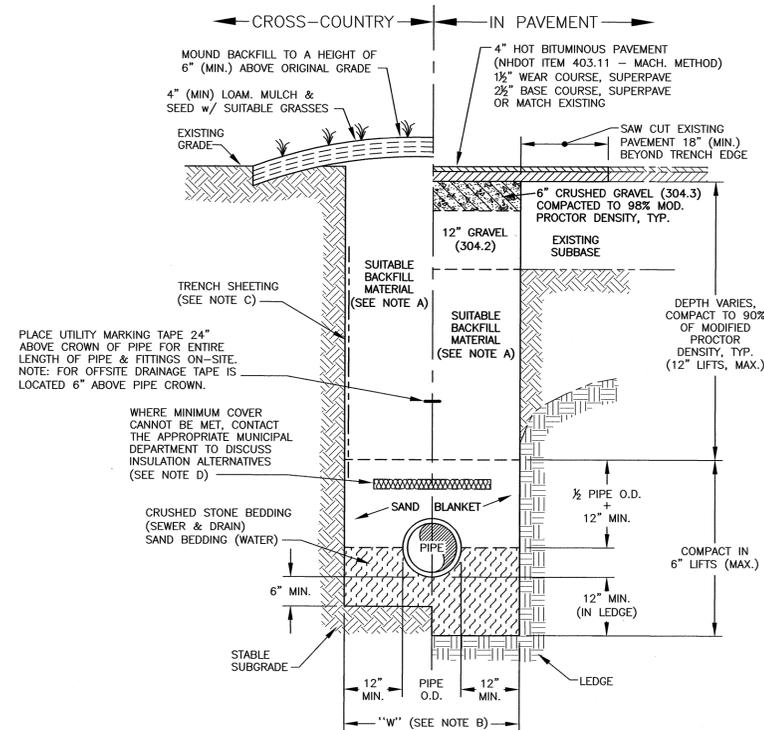


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Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
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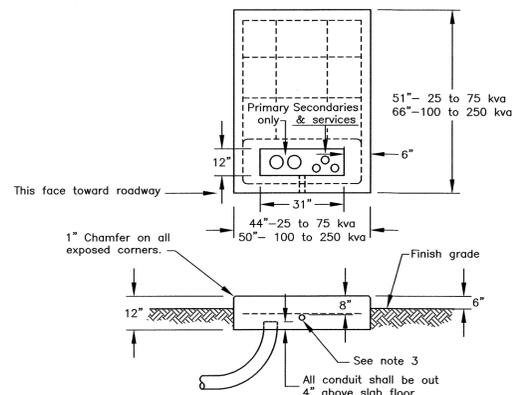
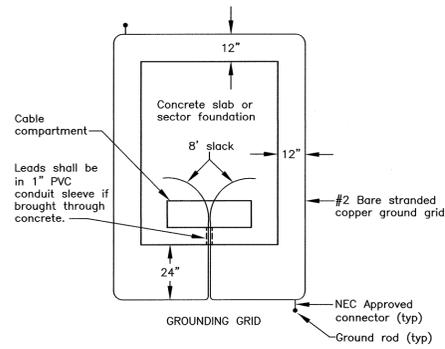
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TRENCH NOTES:

- 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.

L TYPICAL PIPE TRENCH
C5 NTS



- NOTES:**
1. See sheet "Requirements for Padmounted Transformer Slab Details".
 2. All reinforcing to be #6 bars.
 3. 1" PVC conduit sleeve for ground grid leads.
 4. The ground grid shall be supplied and installed by the customer and is to be buried at least 12" below grade. Eight feet of extra wire for each ground grid leg shall be left exposed in the cable compartment to allow for the connection to the transformer. The two 3" ground rods may be either galvanized steel or copperweld and they shall be connected to the grid with NEC approved connectors.

K TRANSFORMER PAD
C5 PSNH NTS

SITE DEVELOPMENT
EIGHT KPH, LLC
88 MAPLEWOOD AVENUE
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DETAILS **D3**



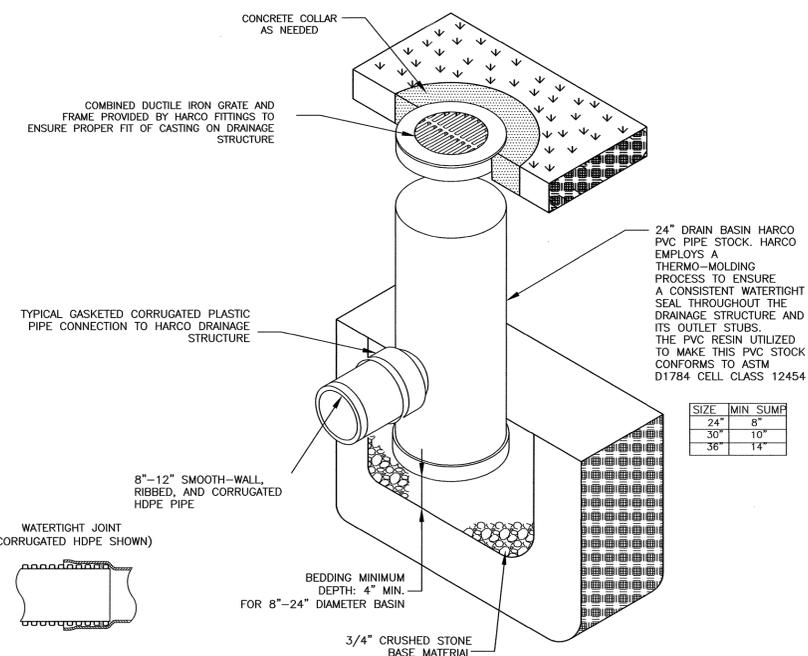
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Civil Engineers & Land Surveyors

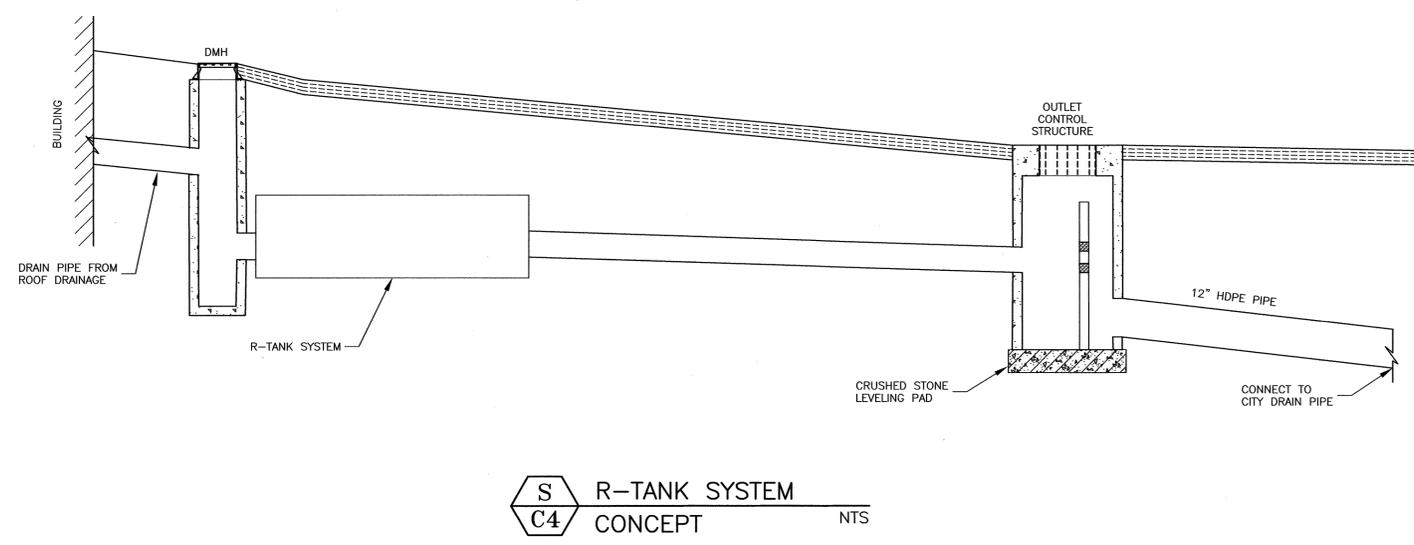
200 Griffin Road - Unit 3
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NOTES:

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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.
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- NOTES:
1. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 3. SEE GRADING, DRAINAGE, AND EROSION CONTROL PLAN FOR LOCATIONS.



S C4 R-TANK SYSTEM CONCEPT NTS

Q C6 HARCO DRAIN BASIN DETAIL NTS

GENERAL NOTES:

- 1) MINIMUM PIPE SIZE FOR HOME SERVICES SHALL BE SIX INCHES.
- 2) PIPE AND JOINT MATERIALS:
 - A. PLASTIC SEWER PIPE

ASTM STANDARDS	GENERIC PIPE MATERIAL	THE FOLLOWING ASTM SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 To T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
AWWA C900	PVC (SOLID WALL)	8" THROUGH 18"

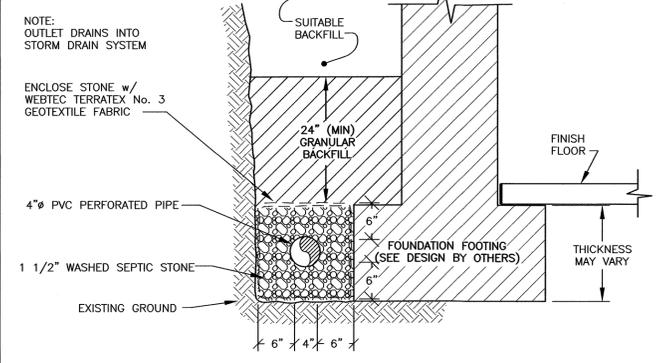
*PVC: POLYVINYL CHLORIDE
 - B. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON BELL AND SPIGOT TYPE.
 - C. DUCTILE IRON PIPE, FITTINGS AND JOINTS
 1. DUCTILE IRON PIPE AND FITTINGS FOR SEWERS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
 - A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.
 - A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOULDS OR SAND LINED MOULDS FOR SEWER APPLICATIONS.
 2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:
 - A21.11 RUBBER GASKET JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS.

GENERAL NOTES- CONT'D:

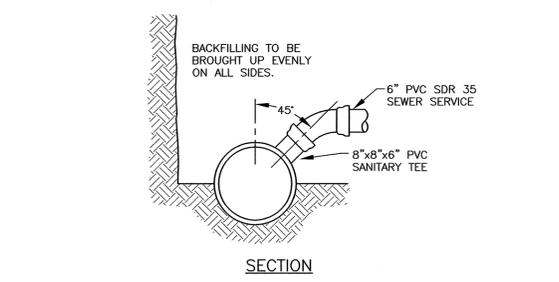
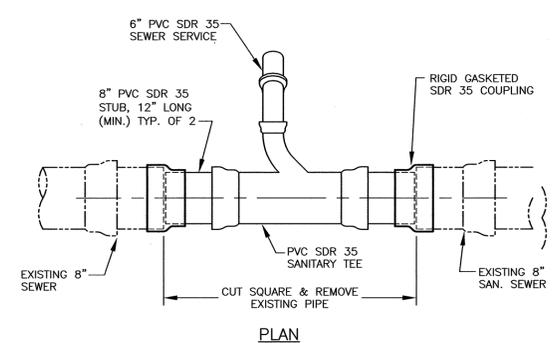
- 10) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE, FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67.

PERCENT PASSING	SCREEN SIZE
100%	1 INCH SCREEN
90%-100%	3/4 INCH SCREEN
20%- 55%	3/8 INCH SCREEN
0%- 10%	#4 SIEVE
0%- 5%	#8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1-1/2 INCH SHALL BE USED.
- 11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPE FINDER.
- 12) CAST-IN-PLACE CONCRETE: SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:
 - CEMENT: 6.0 BAGS PER CUBIC YARD
 - WATER: 5.75 GALLONS PER BAG OF CEMENT
 - MAXIMUM AGGREGATE SIZE: 3/4 INCH
- 13) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION OR MAIN. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.
- 14) BACKFILL UP TO SUBBASE GRAVEL SHALL BE WITH EXCAVATED SOIL FROM TRENCHING OPERATIONS. COMPACT IN 8" LIFTS WITH VIBRATORY PLATE COMPACTORS TO 90% OF MODIFIED PROCTOR DENSITY. IF FINE-GRAINED, COMPACT WITH POGO STICKS OR SHEEPSFOOT ROLLERS. PLACE NO LARGE ROCKS WITHIN 24" OF PIPE. TRENCHES THAT ARE NOT ADEQUATELY COMPACTED SHALL BE RE-EXCAVATED AND BACKFILLED UNDER THE SUPERVISION OF THE DESIGN ENGINEER OR GOVERNING BODY. UNSUITABLE BACKFILL MATERIAL INCLUDES: CHUNKS OF PAVEMENT, TOPSOIL, ROCKS OVER 6" IN SIZE, MUCK, FEAT OR PIECES OF PAVEMENT.
- 15) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB-SITE SAFETY AND COMPLIANCE WITH GOVERNING REGULATIONS.
- 16) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. FOR TRENCH WIDTH SEE TRENCH DETAIL.
- 17) SAND BLANKET: CLEAN SAND, FREE FROM ORGANIC MATTER, SO GRADED THAT 90% - 100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.
- 18) BASE COURSE GRAVEL, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION.
- 19) FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- 20) IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
- 21) 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).
- 22) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION.
- 23) THE PURPOSE OF THESE NOTES IS TO DETAIL STANDARDS FOR SEWER CONSTRUCTION.
- 24) ALL WORK SHALL BE IN COMPLIANCE WITH NHDES CODE OF ADMINISTRATIVE RULES PART ENV-WQ 704 DESIGN OF SEWERS.



R C6 TYPICAL FOUNDATION DRAIN NTS

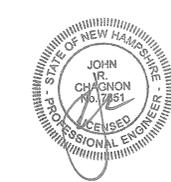


T C4 SEWER SERVICE CONNECTION DETAIL NTS

NOTE: COORDINATE DESIGN OF SEWER CONNECTION WITH CITY OF PORTSMOUTH DPW. PROVIDE SHOP DRAWINGS FOR REVIEW.

**SITE DEVELOPMENT
EIGHT KPH, LLC
88 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	DETAIL S/C4	5/3/22
0	ISSUED FOR COMMENT	4/6/22
REVISIONS		



SCALE: AS SHOWN MARCH 2022

DETAILS **D4**