SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE

WORK SESSION

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

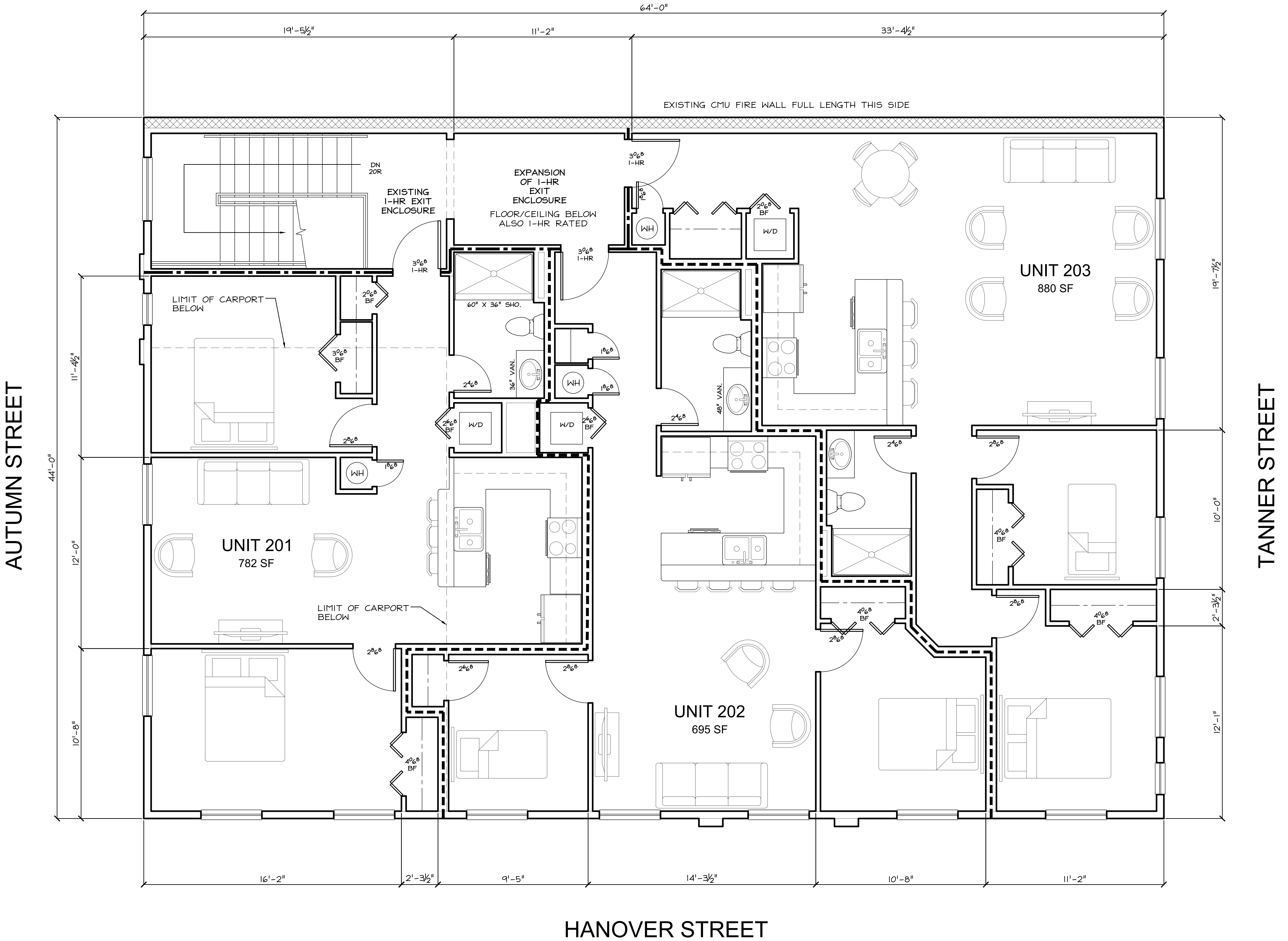
2:00 PM **November 12, 2024**

AGENDA

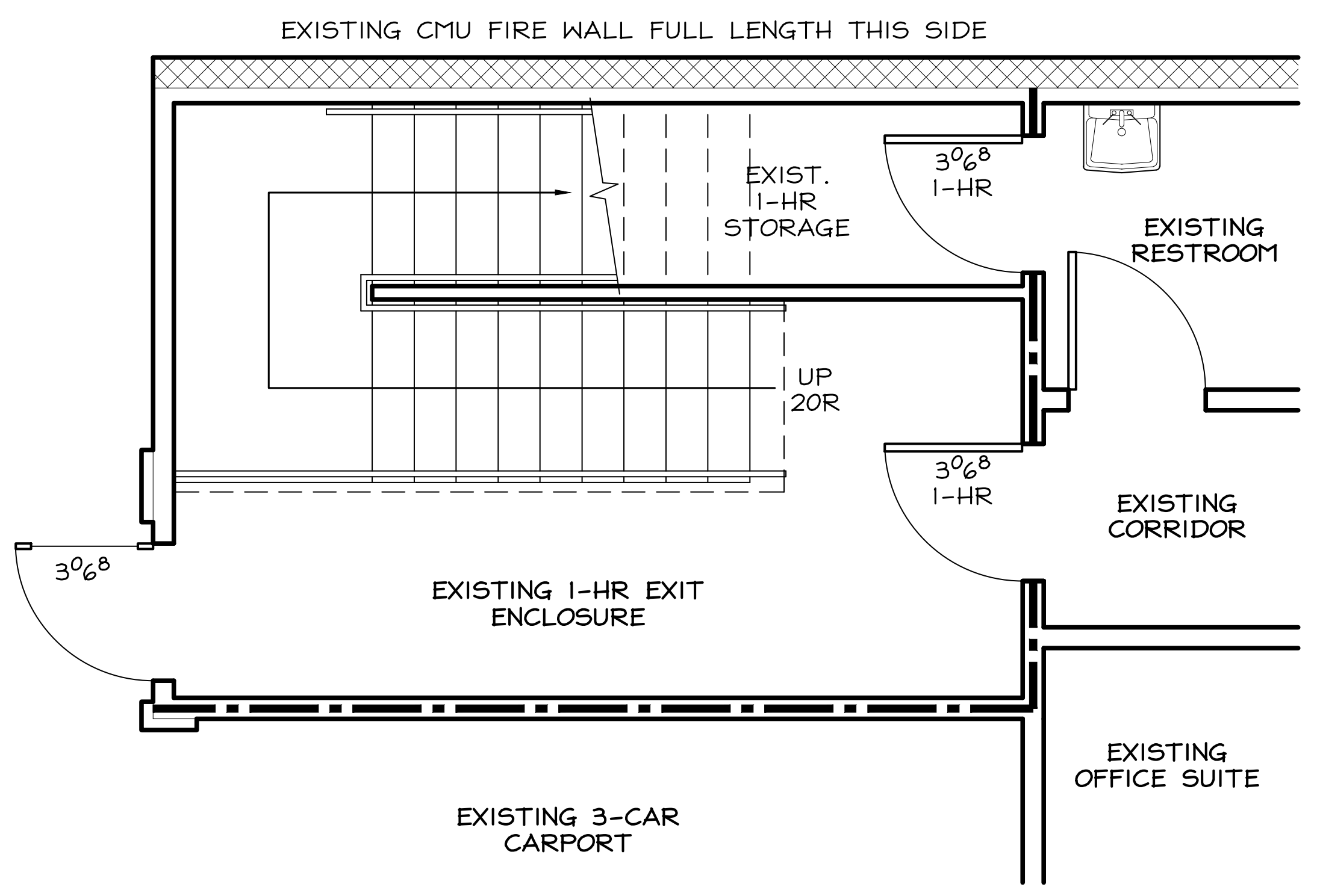
2:00 PM 299 Hanover/1 Autumn St **Parking Analysis (CUP)**
Jeffrey S. Nawrocki Rev Trust of 2001, Owner
JSN Associates, Engineer
(LUTW-24-12)

2:30 PM 21 Congress St **Lot Line Adjustment &**
Wenberry Associates LLC, Owner **Site Plan Review Approval**
Haley Ward, Engineer
(LUTW-24-14)

3:00 PM 1980 Woodbury Ave **Site Plan Review Approval**
Colbea Enterprises LLC, Owner
TF Moran, Engineer
(LUTW-24-15)



REVISED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PARTIAL EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

JSN
Associates, LLC
Consulting Structural Engineers

One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433 - 8639
www.jsneng.com

Client:
Jeff Nawrocki

Conversion from Office to Apartments

1 Autumn Street
Portsmouth, NH

—Preliminary—
Not for
Construction
09-05-24

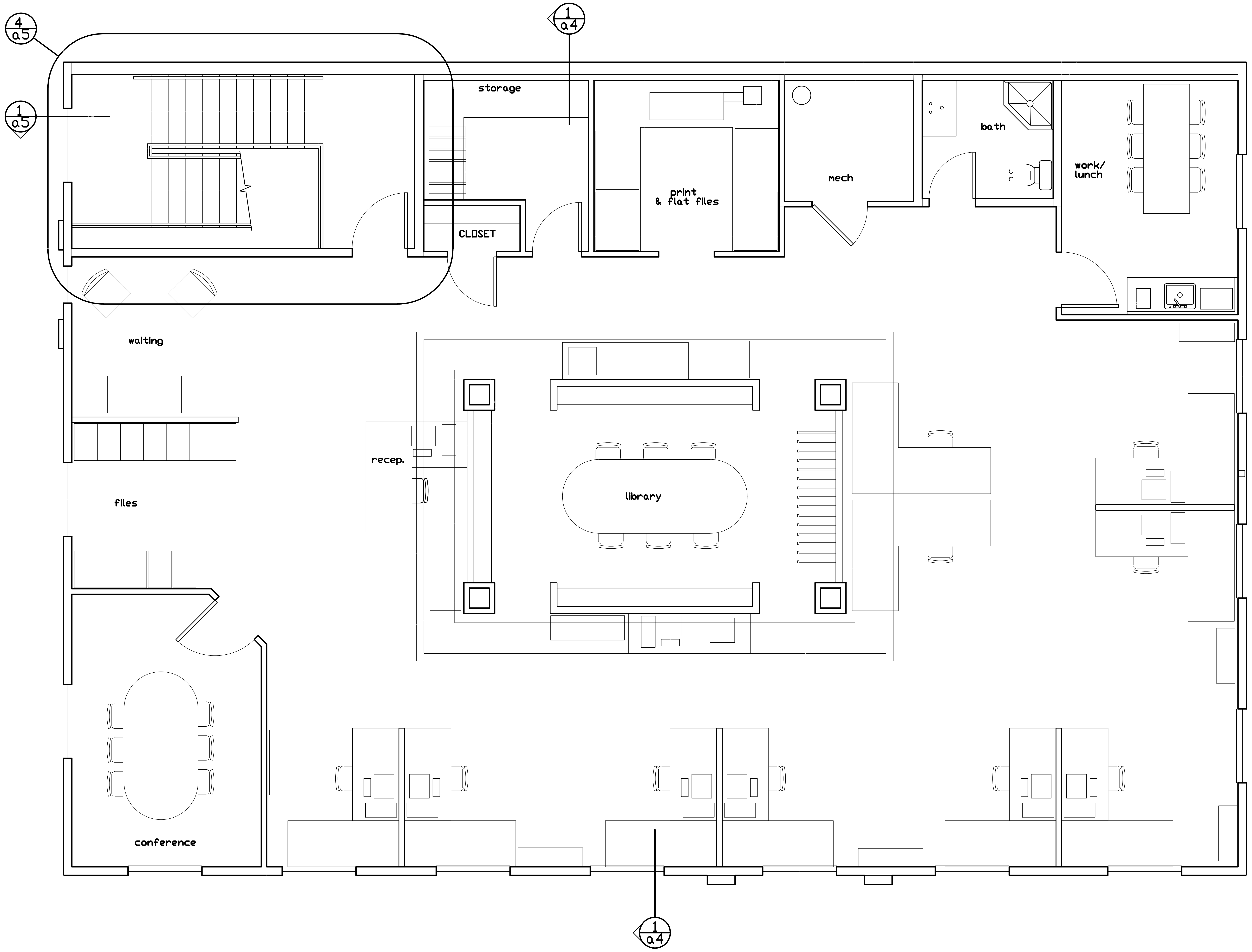
Date:	-
Scale:	As Noted
Design By:	RB
Approved By:	-

Revisions

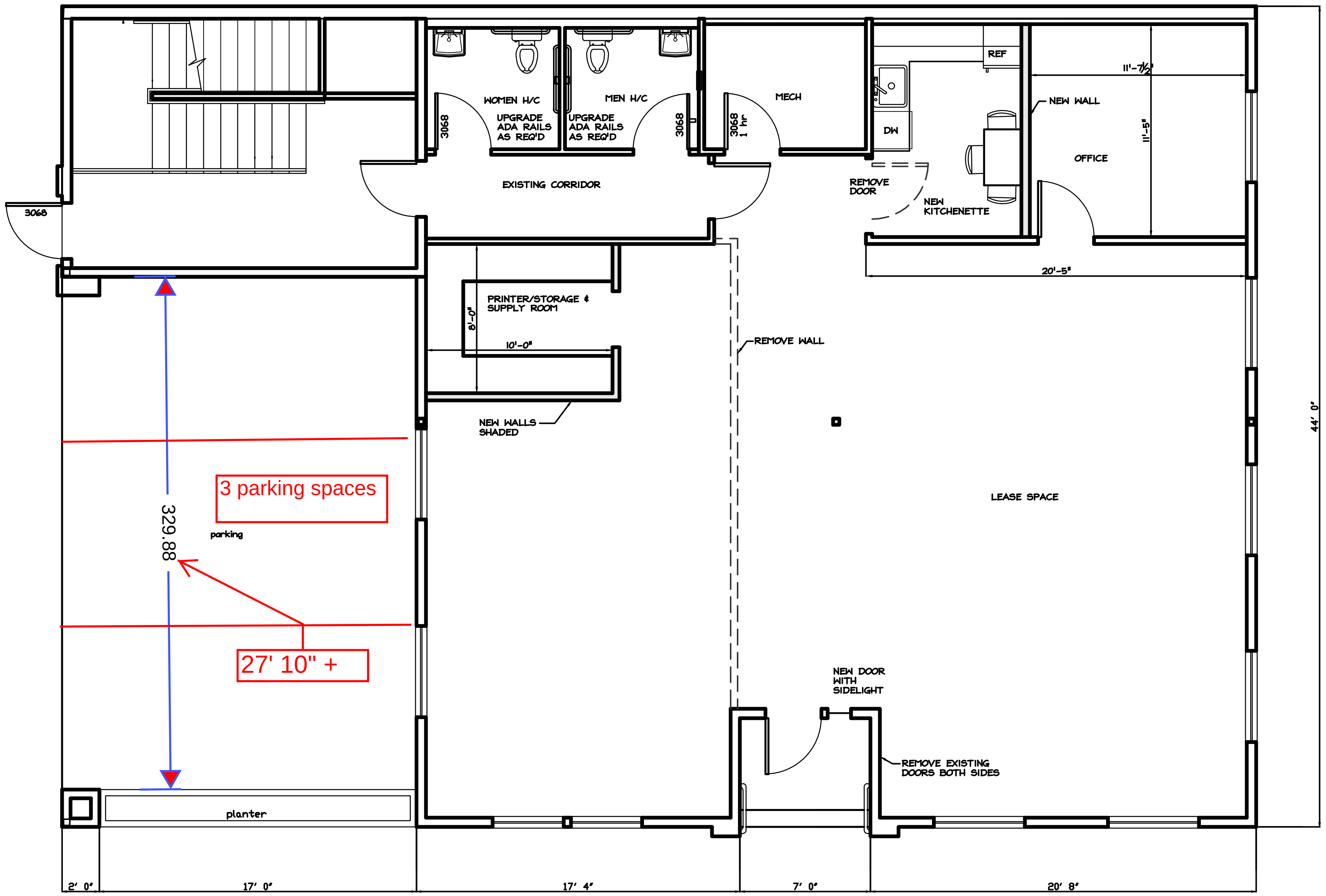
Floor Plans

A1.0

Project No: 24-XXXX



1
a2
second floor plan
1/4"=1'



PROJECT INCLUDES NEW FINISHES
AND PAINT IN ALL APPLICABLE
ROOMS OF THIS UNIT

1 A1 FIRST FLOOR PLAN

1/4"=1'

JSN Associates, LLC

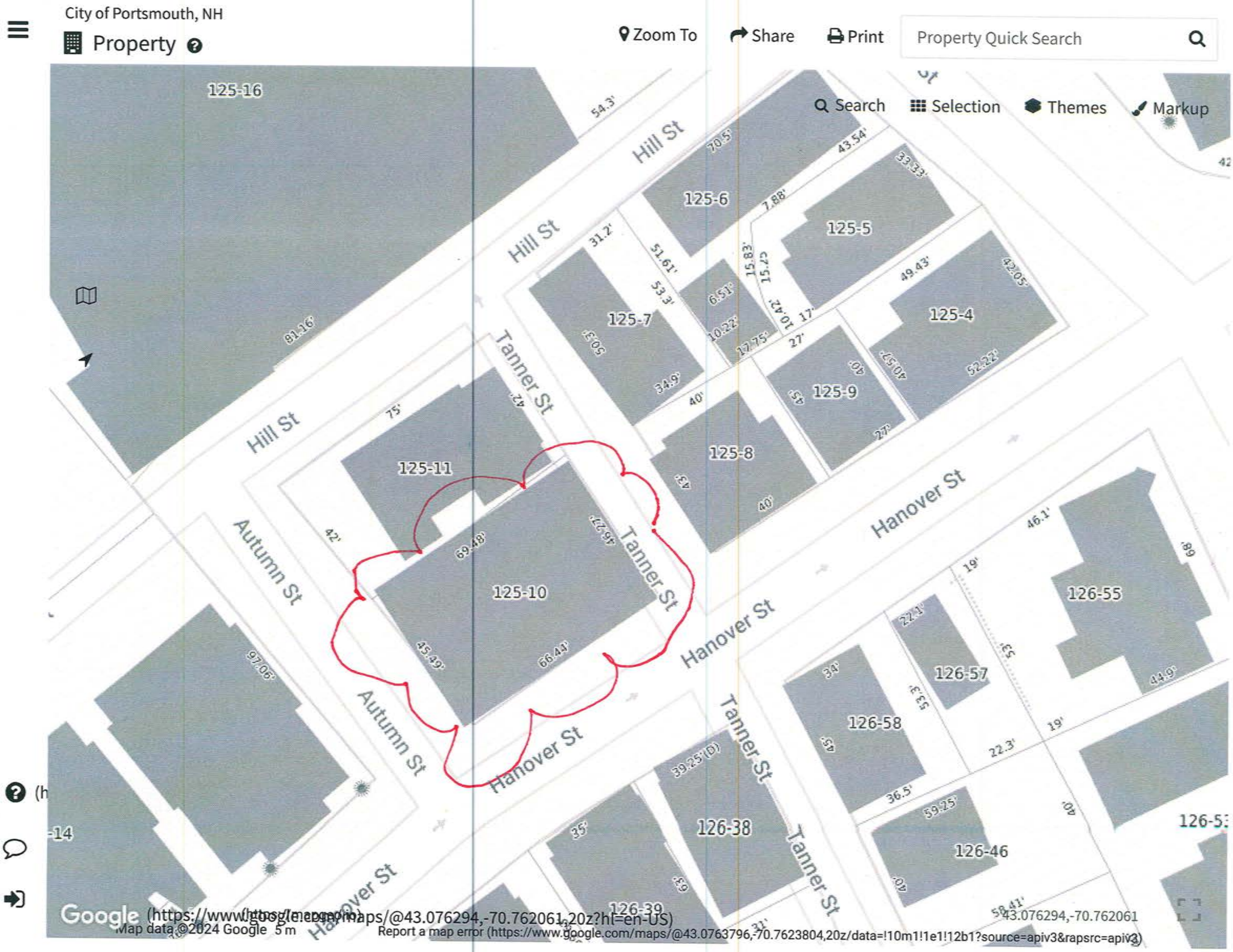
One Autumn Street
Portsmouth, NH 03801
(603) 433-8639
www.jsneng.com

Renovation

299 Hanover Street
Portsmouth, NH

Date:	01/07/20
Scale:	As Noted
Project No:	

A1.0



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263
285
299 Hanover St
136
54
306
314
AUTUMN ST
HANOVER ST


136
299 Hanover St
AUTUMN ST.
HANOVER ST

HALEY WARD

5 November 2024

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

RE: Request for Technical Advisory Committee Workshop Review at 1 Congress Street and 15 Congress Street, Proposed Residential and Mixed-Use Commercial Development

Dear Mr. Stith and Technical Advisory Committee Members:

On behalf of One Market Square, LLC., we are pleased to submit the attached plan set for **Technical Advisory Committee (TAC) Workshop Review** for the above-mentioned project and request that we be placed on the agenda for your **November 12, 2024,** TAC Workshop Meeting.

The project is a combination of previously approved 1 Congress Street (Tax Map 117 – Lot 14, LU – 22-12), hereinafter referred to as "One Market Square", with property located at 15 Congress Street (Tax Map 117 – Lot 12), hereinafter referred to as "JJ Newberry". The proposal is to merge the lots and re-develop the combined lot according to the attached site plans. On the merged lot, we are requesting a Conditional Use Permit in accordance with Section 10.241.23(a) of the Zoning Ordinance to allow a building footprint of 36,000 +/- square feet on the merged parcel. The project is also requesting a Parking Conditional Use Permit as provided for in Section 10.1112.14 of the Zoning Ordinance for providing 20 parking spaces where 53 parking spaces are required.

Prior to merging the lots, the applicant is proposing, and submits herewith, a Lot Line Adjustment with the City of Portsmouth affecting certain portions of Haven Court. That application will convey title to an 808 square foot portion of Haven Court from the City of Portsmouth to One Market Square, LLC and simultaneously convey title to land owned by One Market Square, LLC, to the City of Portsmouth in the defined area abutting the High Hanover Parking Garage. That 808 square feet was previously a part of the JJ Newberry parcel, prior to the December 05, 2006, conveyance. The land being conveyed to the city will cure an existing encroachment of the High Hanover Parking Garage onto land owned by One Market Square, LLC. This Lot Line Adjustment was referred to the Planning Board by the City Council on August 18, 2024, and the Planning Board made a recommendation to proceed with the proposed boundary change. The City Council is ready to take the next step in this process at their November 18, 2024, Council Meeting.

The One Market Square project was approved by the Planning Board on February 16, 2023, and subsequently granted an approval extension to February 16, 2025. One Market Square was approved by the Historic District Commission on August 3, 2022, and subsequently granted extensions to August 2, 2025. The project includes the renovation of existing commercial buildings located at 1 and 3 Congress Street, demolition to portions of existing buildings, and new construction of a 3-story building with Attic Hip Top Mansard Roof to the rear of the existing buildings and site improvements. The area behind the existing building is currently a surface parking lot. One level of vehicular parking will be provided underground and accessed by a car elevator.

The 1 Congress Street portion of the project will remain the same as in the 2023 approval with the following changes:

- The proposed building will be extended and attached to the existing JJ Newberry building.
- A portion of the second floor of the One Market Square project will change its proposed use from office to residential.

The JJ Newberry project consists of rehabilitation and adaptive reuse of the existing structure(s) with minor accessory additions. New projecting storefronts with recessed entrance stoops are proposed along the north elevation of the property to create a retail experience in a re-imaged, pedestrian friendly corridor connecting High Street and Fleet Street. This area, previously known as Haven Court, is proposed to be re-named Newberry Way. The proposed naming has been sent to the Portsmouth DPW for approval. The surface elevation of the corridor will be lowered to create an ADA compliant pedestrian space open to the public, extending the pedestrian experience from the McIntyre Building along Commercial Alley, Ladd Street, and Newberry Way to Fleet Street, with an enhance pedestrian experience on High Street. One Market Square, LLC is committed to the previously stated commitment to include renovating Ladd Street and High Street as a part of the project.

The upper floor uses in the JJ Newberry Building will change from office to residential. The first-floor space along Congress Street will remain retail and restaurant use. The first-floor space along Fleet Street will be changed from office to retail and restaurant uses. An egress stair tower, accessible elevator, and main entrance for the upper floors of residential use will be accessed from Newberry Way, in the vicinity of the One Market Square building connection with the JJ Newberry building. A rooftop penthouse and secondary egress stairs are proposed on the existing roof. The existing flat roof will accommodate a roof deck with extensive green scape plantings for residential use, solar PV array, and mechanical equipment. The result is a single building from Congress Street, along High Street and Newberry Way to Fleet Street. This single building will have a footprint of 36,000 +/- square feet. Since the footprint exceeds the maximum footprint allowed in the Zone (CD 4 / CD5), we are requesting that the Planning Board grant a Conditional Use Permit for the expanded footprint, as permitted by Section 10.241.23(a) of the Zoning Ordinance.

The existing brick facade on Congress Street will be repaired and restored according to historic photographs. The existing brick facade on Fleet Street will be repaired, with proposed awnings at storefront windows and entrances. Along the existing southerly 10-foot-wide alley off Fleet Street, the project will cut vertical entrances, windows and recessed balconies in the brick façade to allow for retail entrances with upper floor covered recessed balconies for residential tenants. The JJ Newberry project has been reviewed during a work session with the HDC and is scheduled for a Public Hearing on November 6, 2024.

The applicant desires to repurpose the upper floor of JJ Newberry into high density "Co-Living" residential apartments. The irregular shape of the historic JJ Newberry structure is better suited for Co-Living with bedrooms *sharing common* living, kitchen, and bathrooms. This allows bedrooms to have windows, and to use internal windowless areas for common living use. In the applicants Preliminary Conceptual Consultation and Design Review application to the Planning Board (LUPD 24-6), a document entitled "Zoning Ordinance Change to Allow Co-Living Use" provided an abstract, history and proposed zoning change to allow for a Co-Living Use. The applicant requests that the Planning Board create a Co-Living use zone.

The path to a change in the Portsmouth Ordinance is ongoing, and Co-Living use for the upper floors of the JJ Newberry building can only occur with the zoning change. The design presented is in conformance with permitted residential uses in the Zoning Ordinance. The existing size and configuration of the JJ Newberry Building does not, unfortunately, lend itself to the creation of livable micro units. While that is a preferred option under existing zoning, such a conversion is not practically feasible because approximately 50% of the micro apartments would have no windows, due to the irregular shape of the building. Therefore, the conversion presented for approval consists of the creation of 19 dwelling units on those upper floors, consisting of a mix of two, three, and four bedroom units.

The proposed Newberry Way connection is supported by the Master Plan as part of an overall connection running from McIntyre and potentially to Vaughan Mall. Significant improvements are proposed for Newberry Way including changing the grade, installing underground utilities, hardscape impervious and porous pavers, catenary lights, and landscaping. While the placement of a proposed transformer interrupts the corridor as currently shown, the development team is going to work on a redesign utilizing the abutting property located at 175 Fleet Street (known as Gilley's), which is now under a purchase agreement by the developer, to relocate the transformer infrastructure out of Newberry Way. The design plans include the proposed improvements on Ladd Street & High Street, which the applicant is willing to fund at their sole cost. The applicant finalized the attached Memorandum of Understanding with the Portsmouth City Council as a part of the 1 Congress Street site plan approval. The memorandum stipulates that One Congress, LLC will pay the entire cost of design and construction of the improvements, thereby not requiring the City of Portsmouth to pay the costs for the proposed improvements to the city's downtown infrastructure shown in this application. Please note the following in regard to the signed Memorandum of Understanding:

- The plans that were contemplated and approved show the removal of existing parking spaces on High Street. This is a key component of the proposed street improvement design. The developer is of the understanding that the Memorandum of Understanding allows that plan to move forward.
- Part I Developers Obligations A.4 and A.5 regarding pedestrian access to the High Hanover Parking Garage and the stairway connection would be revised due to the change of proposed grading on Newberry Way, as the contemplated stairway is being replaced by a continuous

grade. The design team will work with the city to identify if alternative pedestrian access to the parking garage is achievable in the revised design.

- Part I Developers Obligations B.7 regarding permissions for construction on the Wenberry parcel has been met by the developers acquisition of the property in a binding purchase and sales agreement.
- Part II City's Obligations 2, the developer is of the understanding that the city will procure a third-party study of the feasibility of a shared trash and recycling area within the High Hanover Garage. The developer is willing to pay for the capital improvements, management and long-term maintenance of the trash and recycling room.
- Part II City's Obligations 3, the developer is of the understanding that the city will procure a third-party study by an experienced land use firm and Parking/traffic engineer for the three entrances to the High Hanover Garage so the City may consider any changes to those entrances. The applicant favors and recommends the city close the High Street entrance to the High Hanover Garage to reduce traffic driving through Market Square.

The City Council, by vote of August 21, 2023, expressly delegated authority to the City Manager to negotiate, convey and/or accept land interests, negotiate, execute and record as necessary any and all easements, licenses, joint use agreements or other documents reasonably necessary for the purposes of the Memorandum of Understanding. Currently the process is in place, with Addendum 1 (also attached) under consideration. The Revision to Part I.A.2, the 10-foot maintenance easement along the High Hanover Parking Garage, has been stated as Note 10 to a revised Lot Line Relocation Plan.

The following plans are included in our submission:

- Cover Sheet: This shows the Development Team, Legend, Site Location, and Site Zoning.
- 1 Congress Boundary Plan: This plan shows the existing 1 Congress Street property boundaries.
- 1 Congress Lot Line Adjustment Plan: This plan shows the proposed 1 Congress Street property boundaries after a Lot Line Relocation with the City of Portsmouth.
- 15 Congress Street Standard Boundary Survey and Existing Conditions Plan - Development Parcel: This plan shows the 15 Congress Street Boundary and the existing site development area conditions in detail.
- Existing Conditions Orthophoto Plan: This plan shows the site conditions from an aerial drone photograph prospective.
- Demolition Plan C101: This plan shows portions of the existing buildings and other site features which will be removed.
- Project Site Zoning C102: This plan shows information about site zoning.
- Proposed Site Plan C103: This plan shows the site development and proposed building placement.
- Grading and Drainage Plan C104: This plan shows project site grading and drainage.

- Utility Plan C105: This plan shows proposed utilities.
- Detailed Grading Plan C106: This plan shows grading elevation details.
- Proposed Plan and Profile Newberry Way C201: This plan shows the proposed profile of Newberry Way.
- Architectural Plans: Roof Plans, Elevations and 3D Views of the proposed building (s).
- Landscape Plans: These plans show proposed Newberry Way, High Street, and Ladd Street proposed surface features.
- Detail Sheets C501 to C505: These plans show the associated construction details.

We look forward to Technical Advisory Committee review of this submission and look forward to an in-person presentation at your meeting.

Sincerely,

John R. Chagnon, PE

P:\NH\5010156-McNabb_Properties\3406-Congress St., Portsmouth-JRC\2025 Site Plan\03-WIP_Files\Application\Portsmouth Site Plan\TAC Workshop Site Plan Submission Letter 2024.11.05.doc

MEMORANDUM OF AGREEMENT

THIS AGREEMENT ("Agreement") is entered into this ___ day of December, 2023, between the One Market Square, LLC, a New Hampshire limited liability company, with an address of 3 Pleasant Street, Suite 400, Portsmouth, NH 03801 (the "Developer") and the City of Portsmouth, a New Hampshire municipality, with an address of 1 Junkins Avenue, Portsmouth, NH 03801 (the "City"). The Developer and the City may be collectively referred to herein as "the Parties".

WITNESSETH:

WHEREAS, the Developer is the owner of certain real property located at 1 Congress Street in the city of Portsmouth, located at Tax Map/Lot 117/14 (the "Property");

WHEREAS, the City is the owner of certain rights of way abutting the Property known as High Street and Ladd Street;

WHEREAS, the City and the Developer claim interest to portions of the abutting way known as Haven Court (together with High and Ladd Streets the "Rights of Way");

WHEREAS, the City owns a parking garage known as the High Hanover Garage, located on parcels at 34 Hanover Street and 44 High Street, Map/Lots 117/1 and 117/16, respectively (collectively the "High Hanover Garage");

WHEREAS, Wenberry Associates, LLC owns the abutting parcel located at 15 Congress Street, Tax Map/Lot 117/12 (the "Wenberry Parcel"):

WHEREAS, the Developer has obtained certain approvals from the City's land use boards to construct a 3-story mixed-use building with associated on-site and off-site improvements (see generally City permit number LU-22-12) (the "Developer's Project");

WHEREAS, as a part of the Developer's Project, the Developer plans to conduct substantial utility work within High Street, Ladd Street and Haven Court;

WHEREAS, the Parties recognize the public benefit to be derived from beautifying the Rights of Way and creating greater pedestrian connectivity from Penhallow Street through to Fleet Street;

WHEREAS, the Parties desire for the Developer, at its sole cost, to design, engineer and construct certain public realm improvements within the Rights of Way (collectively, and as further defined herein, the "Public Realm Improvements").

NOW, THEREFORE, the Parties agree as follows:

Part I: The Developer's Obligations.

A. The Public Realm Improvements

The Developer shall, at its sole cost and obligation design, engineer and install the following Public Realm Improvements in accordance with the drawing set attached as Exhibit A within the Rights of Way:

1. Repave the Rights of Way using decorative pavers as a pedestrian-vehicular shared space;
2. Install catenary lights over Haven Court, affixed to the High Hanover garage and the Developer's Property;
    a. The Developer shall attempt to negotiate the rights necessary to install catenary lights affixed to abutting private buildings, but failure to secure such rights shall not affect the validity of this Agreement nor prevent the Developer from installing the catenary lights affixed to the City Property and the Developer's Property, as shown in Exhibit A.
3. Install public fences, benches, railings, and other infrastructure within the Rights of Way.
4. Install an additional pedestrian entrance to the High Hanover Garage at the high point of Haven Court.
5. Install a stairway connecting Haven Court to Fleet Street.
6. All Public Realm Improvements on High Street and Ladd Street shall be compliant with the Americans with Disabilities Act (ADA), including but not limited to making the sidewalks flush with the streets.
7. All changes to the Public Realm Improvements from what is depicted in Exhibit A shall be submitted to the City Manager in writing and reviewed and approved by the Director of Public Works. If the City Manager, at her sole discretion, determines that any change is a material change to the aesthetics of the Public Realm Improvements, such change shall be reviewed and approved by the City's Public Art Review Committee (PARC).

B. Construction Obligations

The Developer shall complete at its sole cost and obligation the following tasks to secure the construction of the infrastructure described in Section I, A:

1. Prior to commencing any construction, the Developer shall submit construction plans to the City (the "Construction Plans"). The construction plans must be reviewed and approved by the Director of Public Works for consistency with City standards. The City may, at its sole discretion, employ a third-party engineer to conduct a peer review of the construction plans, and the cost of any third-party review shall be borne by the Developer.
2. The Developer shall secure the construction of the items above via a security instrument, such as a bond or letter of credit, in a form acceptable to the City Attorney. The value of the security instrument shall be estimated by the Developer and set by the Director of Public Works. Upon acceptance of the Public Realm Improvements by the City, the City shall release the security instrument.
3. The Developer shall enter into a Construction Management Mitigation Agreement (CMMP) with the City sufficient to describe the Developer's construction plan for the Public Realm Improvements and the Developer's Project. The CMMP shall

reasonably ensure vehicular and pedestrian public access to abutting properties, including but not limited to businesses and residences with entrances on the Rights of Way, the High Hanover Garage and other adjacent parking facilities. This shall also include access for police, fire, and trash pickup by the City. The Parties understand there will be times access is limited or interrupted to parking, traffic flow and sidewalks and the Developer is responsible for coordinating those interruptions with the City and abutters prior to making any interruption of normal vehicular and pedestrian access.

4. The Developer shall provide written notice to abutters and their tenants, as may be reasonably identified, at the construction stages, to be established by the CMMP. These notices shall be in any event no less than once per month.
5. As a part of the CMMP, the Developer shall designate a Project Manager, who shall serve as the point of contact for all public inquiries regarding the Public Realm Improvements, the Developer's Project, and the related impacts on vehicular travel. This point of contact shall be available to respond to public inquiries and respond to requests within 24 hours.
6. The Developer shall provide the City with proof of insurance at the City's customary levels for the period of construction of the Public Realm Improvements. The proof of insurance shall list the City as an additional insured.
7. The Developer shall secure the legal rights necessary to construct the anticipated Public Realm Improvements over the Wenberry Parcel. The Developer shall provide evidence of sufficient legal rights to the City prior to the commencement of the construction of any Public Realm Improvements.
8. Following construction of the Public Realm Improvements, the Developer shall provide the City with as-built drawings depicting the Public Realm Improvements.

Part II: The City's Obligations

1. The City shall employ a third-party engineer to oversee the construction of the Public Realm Improvements. The cost of the third-party engineer shall be paid by the Developer, subject to the reasonable approval by the Developer of the company to be employed, the scope of work and cost.
2. The City or the Developer may procure a third-party study of the feasibility of a shared trash and recycling area within the High Hanover Garage.
3. The City or the Developer may procure a third-party study by an experienced land use firm and Parking/traffic engineer for the three entrances to the High Hanover Garage so the City may consider any changes to those entrances.
4. The City hereby waives all license fees applicable to the construction of the Public Realm Improvements. This provision shall not apply to any permit fees required pursuant to the Developer's Project.
5. The City shall designate a Project Manager for the Public Realm Improvements. All communications regarding the Public Realm Improvements from the Developer shall be addressed to the Project Manager, with a copy to the City Attorney.
6. Following approval of the Public Realm Improvements by the City's third-party engineer and the Director of Public Works, the City shall accept ownership in writing of all Public Realm Improvements, excepting the catenary lights. If review

by the City's third-party engineer or the City's Public Works Department reveal the Public Realm Improvements are not constructed to City standards or the Construction Plans, the Developer shall cause the insufficiencies to be remedied to the City's satisfaction.

7. The City and Developer shall negotiate, execute and record as necessary any and all easements, licenses, joint use agreements or other documents reasonably necessary to complete the obligations set forth herein. The City Council, by vote of August 21, 2023 expressly delegates authority to the City Manager to negotiate, convey and/or accept land interests reasonably necessary for the purposes of this paragraph.
8. The City shall eliminate or otherwise relocate a parking space within the High Hanover Garage to facilitate the construction of the additional pedestrian entrance to the High Hanover Garage.
9. The Parties agree the improvements being made to High Street and Ladd Street reflected in Exhibit A will become City property upon acceptance of the Public Realm Improvements by the City, and nothing in this Agreement shall be construed to prohibit the City from making any changes to High Street and Ladd Street, including their use, in the future.

Part III: Miscellaneous

1. Compliance with other laws: The Developer acknowledges that their obligations under this contract are subject to full compliance with all applicable state, federal, and local laws, and failure to adhere to such laws shall constitute a material breach of this contract.

2. Costs: Following acceptance of the Public Realm Improvements by the City, the City shall assume maintenance of the Rights of Way. The City's maintenance obligations shall not exceed the ordinary maintenance responsibilities for any other right of way in the City. For the purposes of this paragraph, the catenary lights are specifically exempted and maintenance for the catenary lights shall be the responsibility of the Developer.

3. Entire Agreement. This Agreement and the attachments hereto, each of which is hereby incorporated herein, sets forth all the agreements, promises, covenants conditions and undertakings between the parties with respect to the subject matter hereof, and supersedes all prior and contemporaneous agreements and understandings, inducements, or conditions, express or implied, oral or written.

4. Amendment. No waiver or modification of any of the terms of this Agreement shall be valid unless in writing and signed by each of the parties hereto. Failure by any party to enforce any rights under this Agreement shall not be construed as a waiver of such rights, and a waiver by any party of a default hereunder in one or more instances shall not be construed as constituting a continuing waiver or as a waiver of other instances of default.

5. Waiver of Breach: The failure of either party to enforce any provision of this contract shall not be construed as a waiver of subsequent breaches or as a relinquishment of the right to enforce such provisions. No waiver by either party of any breach of this contract shall be deemed to be a waiver of any other or subsequent breach.

6. Governing Law. The construction and effect of the terms of this Agreement shall be determined in accordance with the laws of the State of New Hampshire.

For the City of Portsmouth

Karen S. Conard
Karen S. Conard (Dec 12, 2023 15:34 EST)

Karen S. Conard, City Manager
Dated: 12/12/2023
Pursuant to vote of the City Council
On August 21, 2023.

Reviewed by Trevor P. McCort
Deputy City Attorney

Trevor P. McCourt
Trevor P. McCourt (Dec 12, 2023 15:33 EST)

For the Developer: One Market Square, LLC

Signature:
Dated: 12/13/2023
Printed Name: Mark A. McNabb, Manager

EXHIBIT A

IMPROVEMENT PLANS

HIGH STREET, LADD STREET & HAVEN COURT
PORTSMOUTH, NEW HAMPSHIRE

CITY COUNCIL APPROVAL SET

PROJECT PROPONENT:
ONE MARKET SQUARE LLC
3 PLEASANT STREET
SUITE #400
PORTSMOUTH, NH 03801
TEL. (603) 427-0725

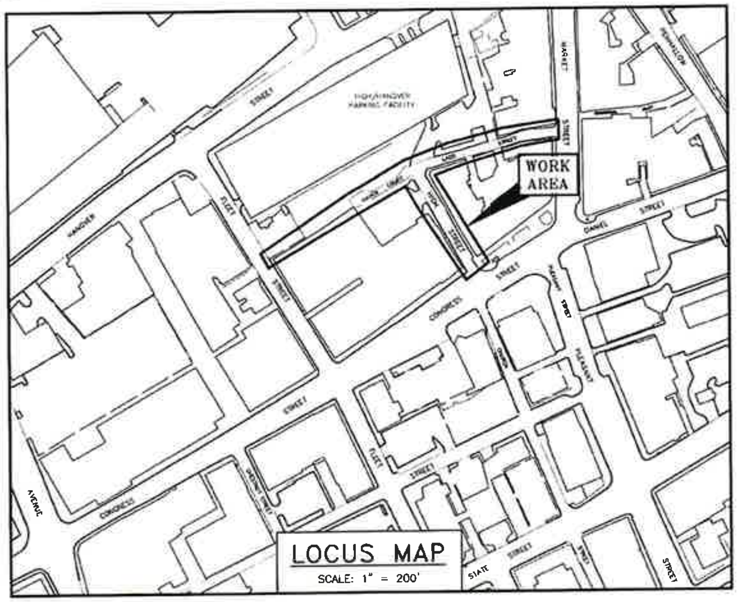
LAND SURVEYOR & CIVIL ENGINEER:
AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
Tel. (603) 430-9282
Fax (603) 436-2315

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



LOCUS MAP
SCALE: 1" = 200'

DIG SAFE
MA - ME - NH - RI - VT
1-888-344-7233

INDEX OF SHEETS

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

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
WSO GSO	WSO GSO	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
		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

CITY COUNCIL APPROVAL PLAN SET
IMPROVEMENT PLANS
HIGH STREET, LADD STREET & HAVEN COURT
PORTSMOUTH, N.H.

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

WWW.HALEYWARD.COM

PLAN SET SUBMITTAL DATE: 3 JULY 2023

5010156 J406

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC

WWW.HALEYWARD.COM

200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

NOTES:

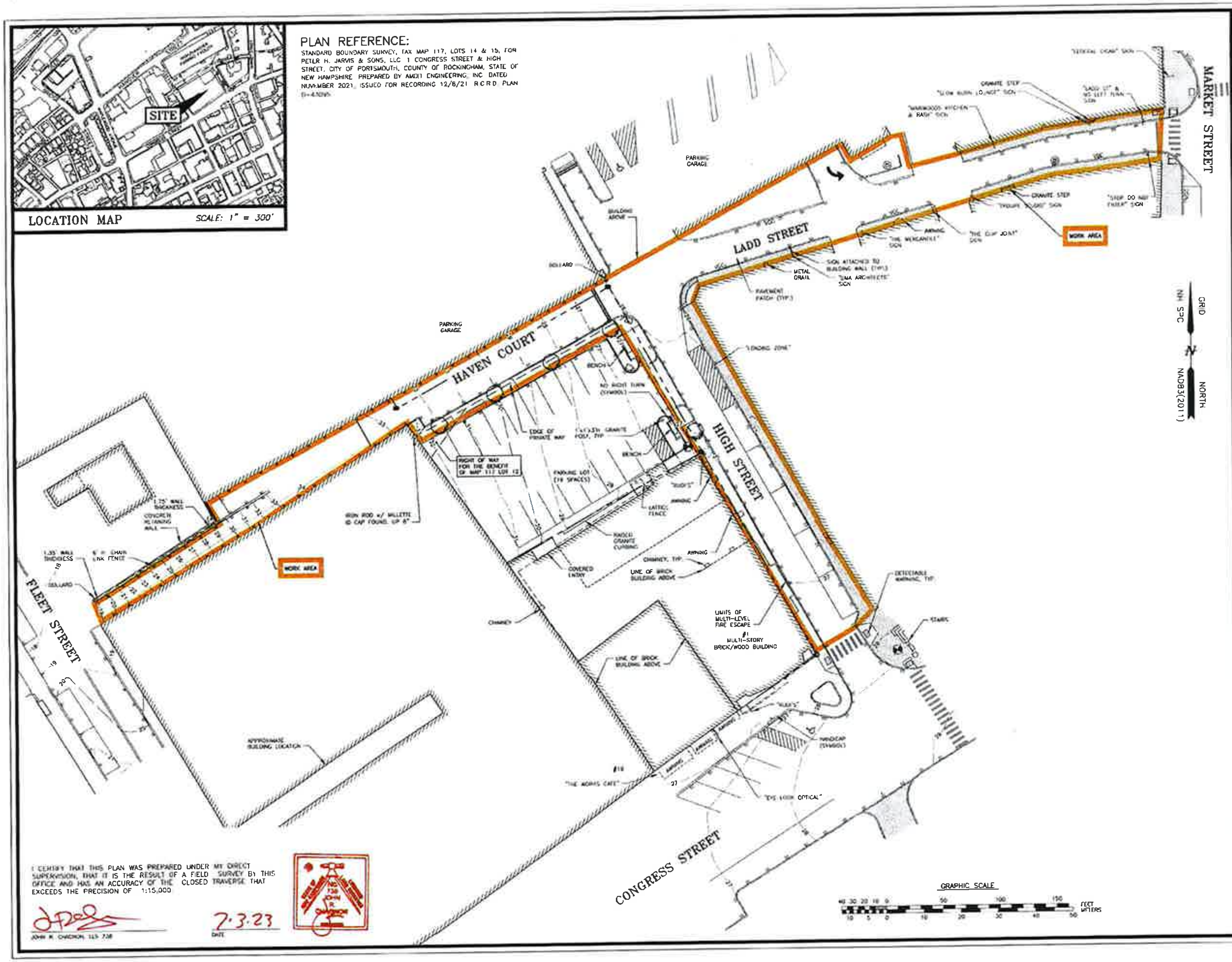
1) 1 CONGRESS DEVELOPMENT PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 14.

2) OWNER OF RECORD (MAP 117 LOT 14)
ONE MARKET SQUARE, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6363/31 PARCEL 1 & PARCEL 2

3) THE PURPOSE OF THIS PLAN IS TO SHOW THE AREA OF WORK ASSOCIATED WITH THE IMPROVEMENT PLANS.

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



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

7·3·23
DATE

JOHN R. CHAGNON
NO. 738

NO	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/3/23

REVISIONS

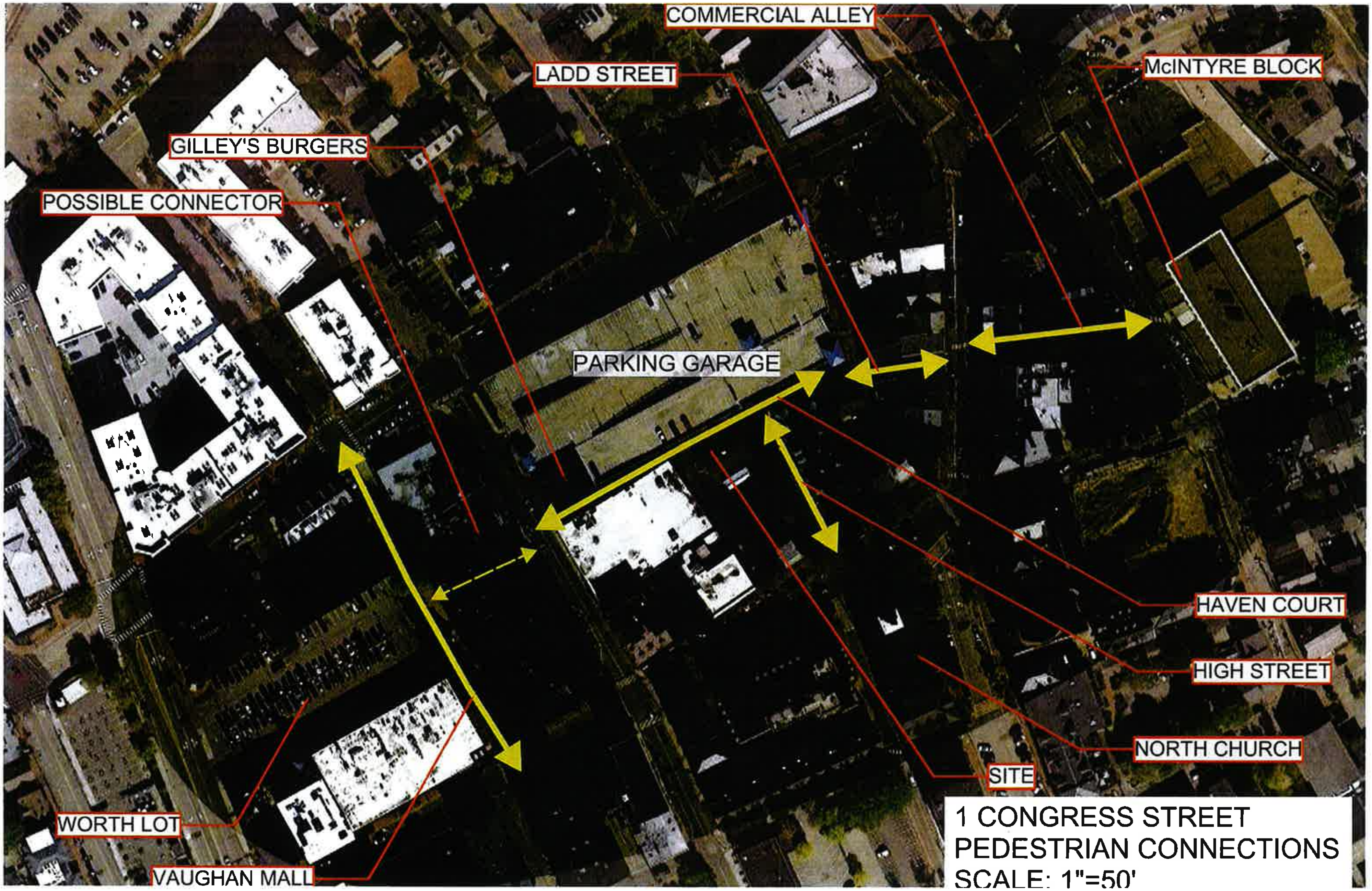
EXISTING CONDITIONS WORK AREA

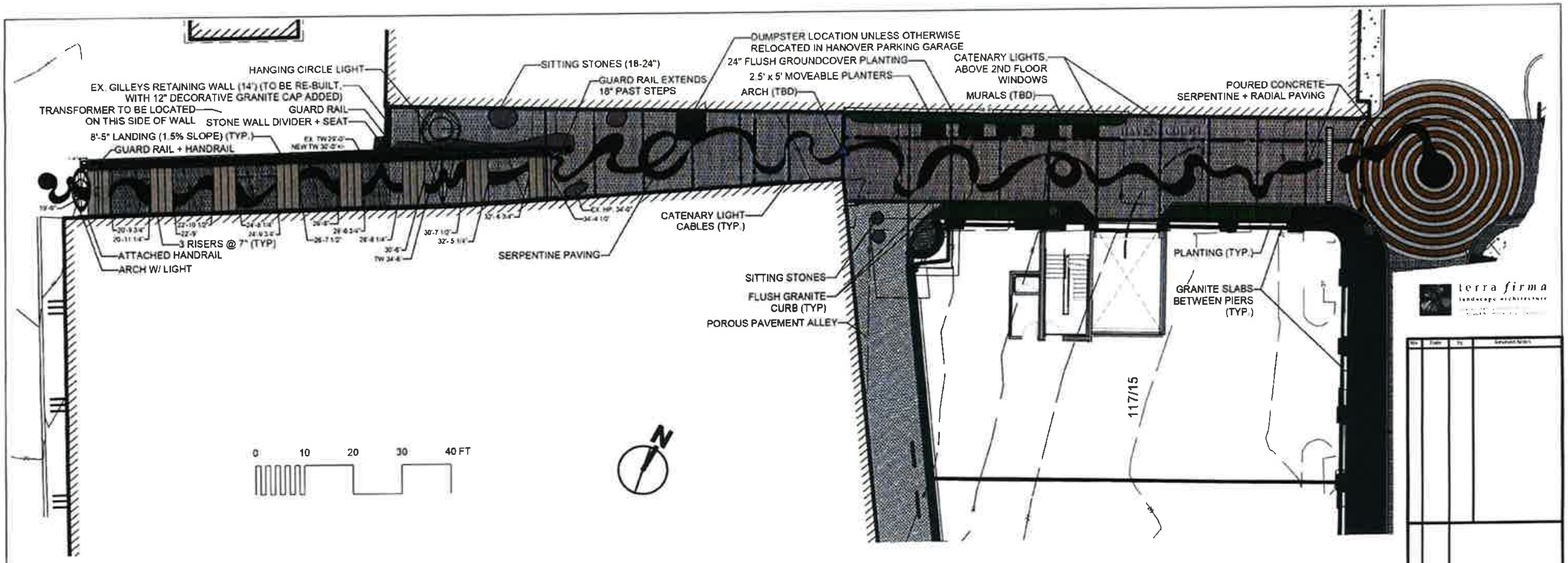
OWNER OF RECORD:

THE CITY OF PORTSMOUTH
HIGH STREET, LADD STREET & HAVEN COURT
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE 1" = 40'
JUNE 2023

FB 309 PG 15
3010156 3406


1 CONGRESS STREET
PEDESTRIAN CONNECTIONS
SCALE: 1"=50'



LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 2' LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.

PLEASE NOTE: THIS SHEET IS SCALED FOR 11 BY 17 PAPER. DO NOT REDUCE OR ENLARGE

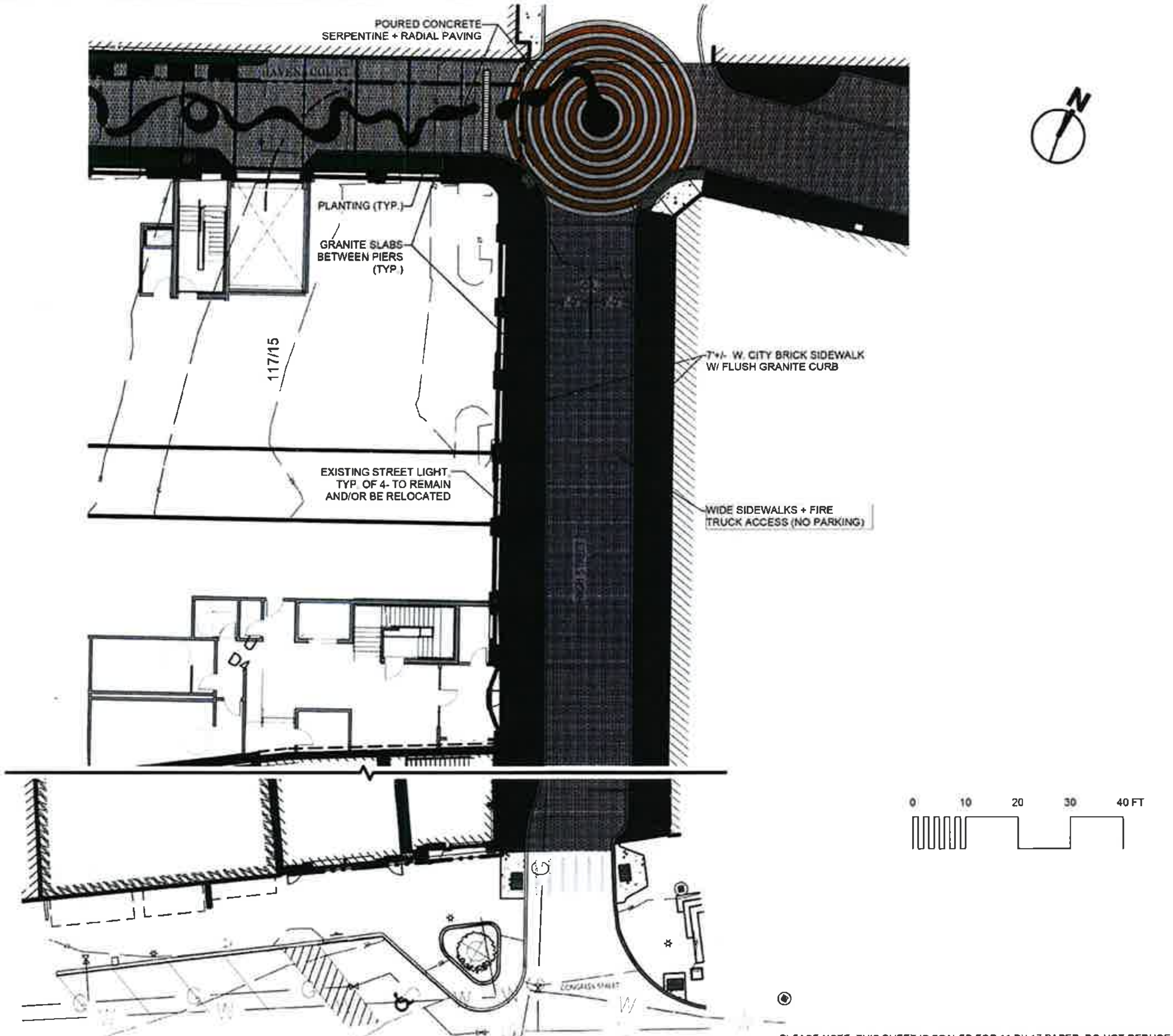
terra firma
landscape architecture

terra firma landscape architecture
163 a Court Street
Portsmouth, NH 03801

ONE CONGRESS STREET

LANDSCAPE PLAN - HAVEN COURT

L-1A



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terra *firma*
landscape architecture

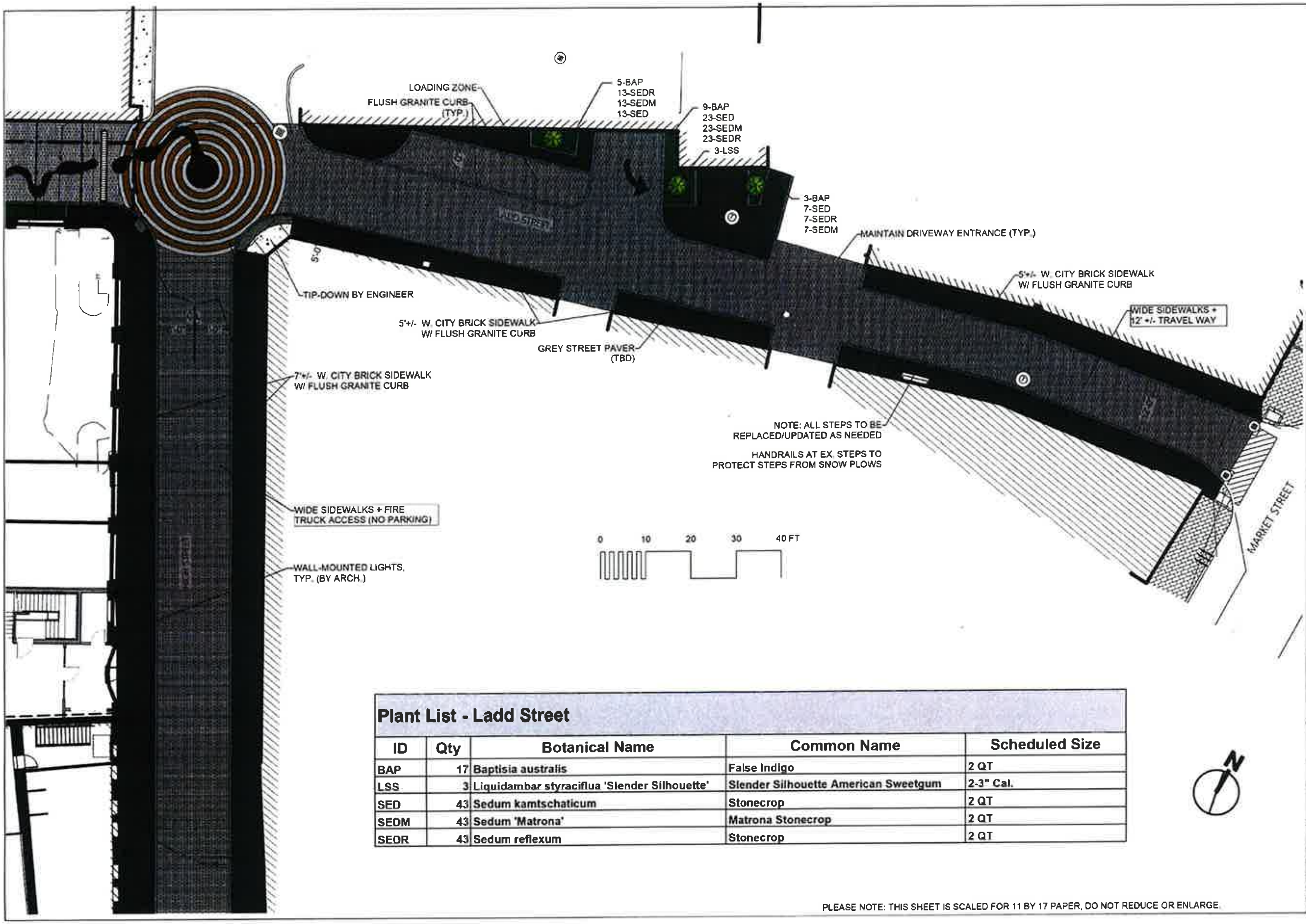
No.	Date	Issue Notes
D	[illegible]	CITY COUNCIL APPROVAL SET
C	[illegible]	POROUS PAVER DETAIL
B	[illegible]	POROUS PAVER NOTE
A	[illegible]	NOTE ADDED: WALL MOUNTED LIGHT

terra firma landscape architecture
163 a Court Street
Portsmouth, NH 03801

ONE CONGRESS STREET

LANDSCAPE PLAN - HIGH STREET

L-1B



Plant List - Ladd Street

ID	Qty	Botanical Name	Common Name	Scheduled Size
BAP	17	Baptisia australis	False Indigo	2 QT
LSS	3	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette American Sweetgum	2-3" Cal.
SED	43	Sedum kamtschaticum	Stonecrop	2 QT
SEDM	43	Sedum 'Matrona'	Matrona Stonecrop	2 QT
SEDR	43	Sedum reflexum	Stonecrop	2 QT

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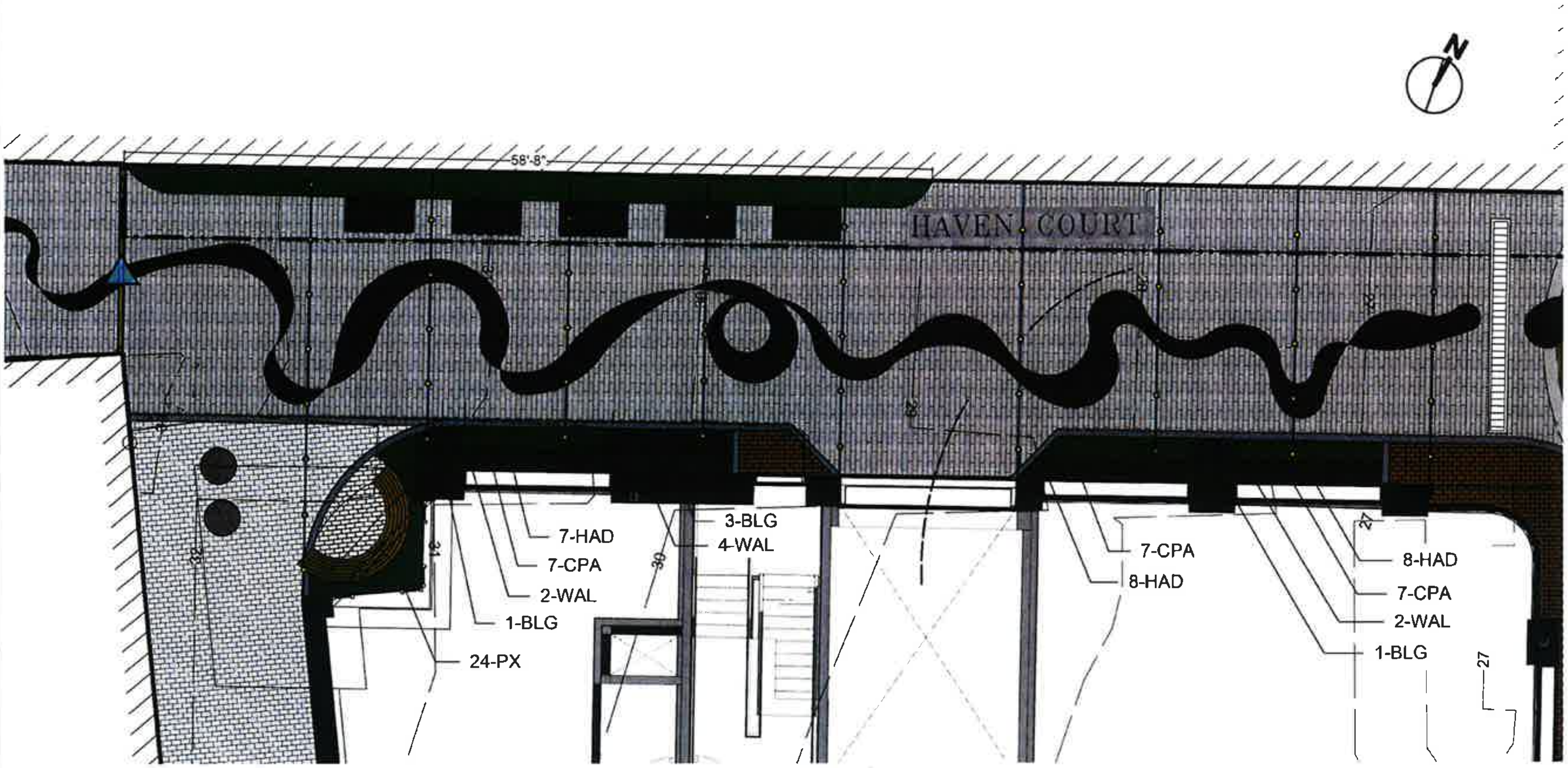
terra firma landscape architecture
163 a Court Street
Portsmouth, NH 03801

ONE CONGRESS STREET

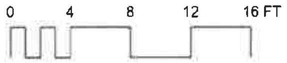
LANDSCAPE PLAN - LADD STREET

L-1C



Plant List

ID	Qty	Botanical Name	Common Name	Scheduled Size
BLG	5	Buxus m. 'Little Gem'	Little Gem Boxwood	3 Gal.
CPA	21	Carex appalachia	Appalachian Sedge	2 QT
HAD	23	Heuchera americana 'Dale'	Dale's Strain Coral Bells	2 QT
PX	24	Polystichum acrostichoides	Christmas Fern	2 QT
WAL	8	Waldsteinia ternata	Siberian Barren Strawberry	2 QT



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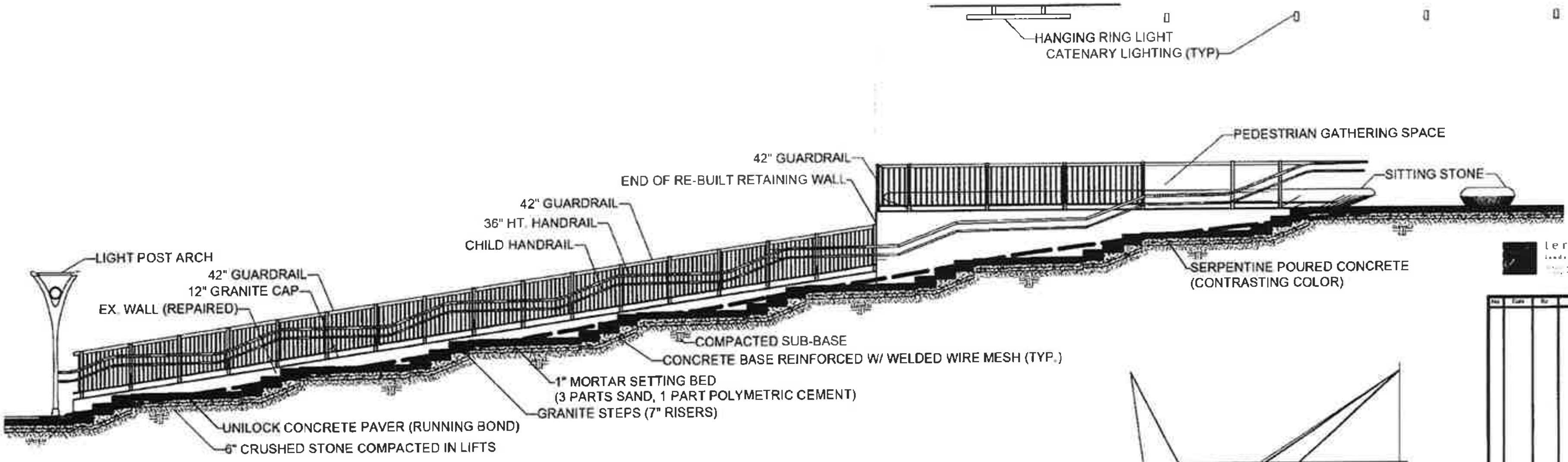
D [illegible] CITY COUNCIL APPROVAL SET
C [illegible] POROUS PAVER DETAIL
B [illegible] POROUS PAVER NOTE
A [illegible] NOTE ADDED WALL MOUNTED LIGHT

terra firma landscape architecture
163 a Court Street
Portsmouth, NH 03801

ONE CONGRESS STREET

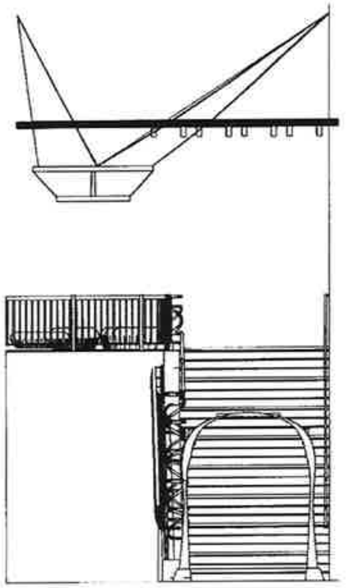
LANDSCAPE PLAN - PLANTING

L-2



1
L-3

HAVEN COURT STEP DETAIL
SCALE: 1/8"=1'-0"



2
L-3

HAVEN COURT ARCH DETAIL
SCALE: 1/8"=1'-0"

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landscape architecture

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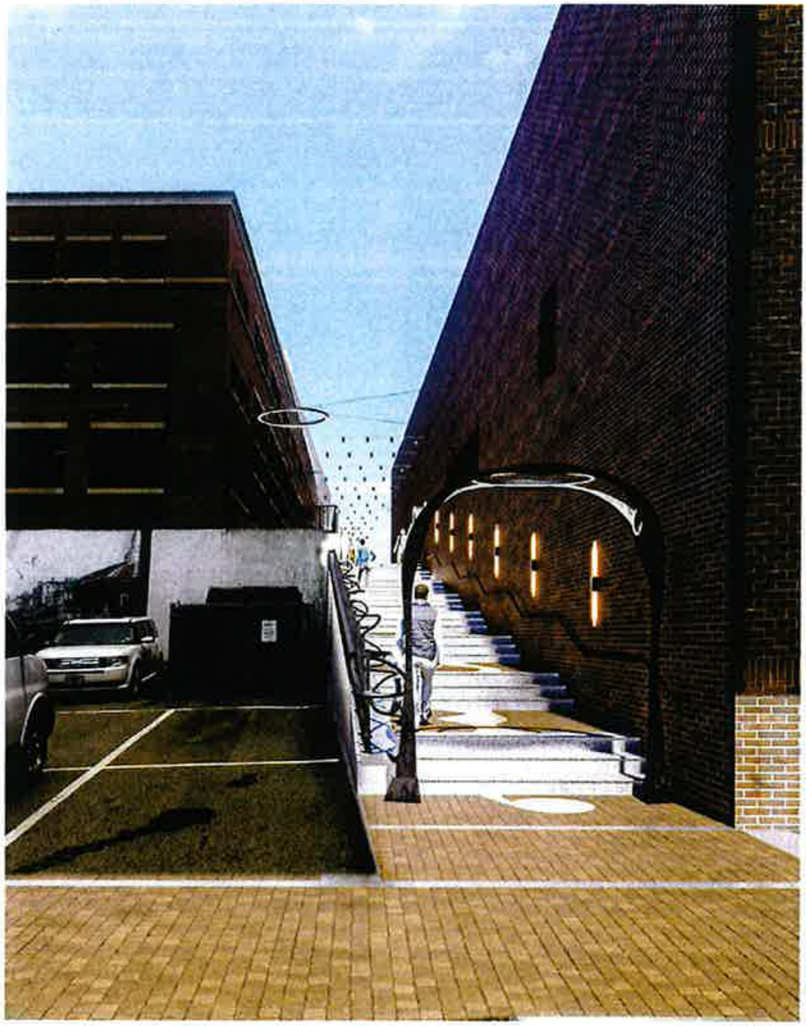
163 a Court Street
Portsmouth, NH 03801

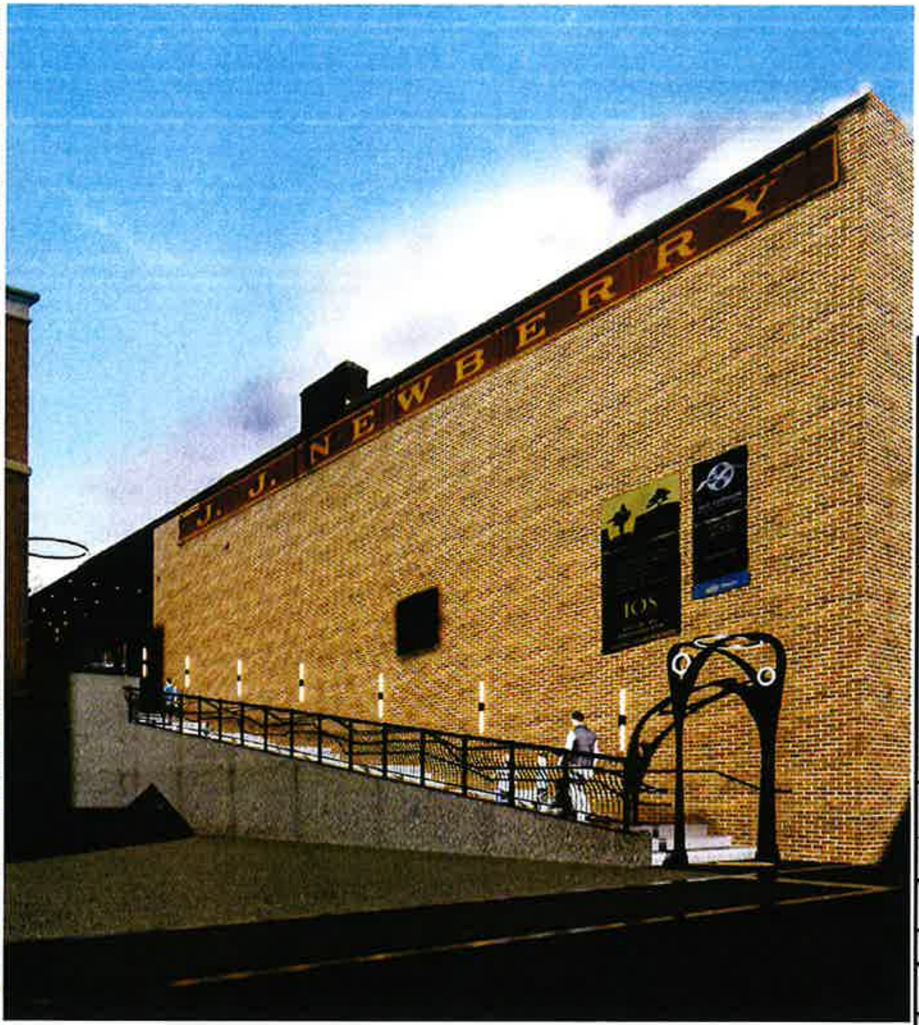
ONE CONGRESS STREET

LANDSCAPE DETAILS

L-3



1
L-4
STEPS FROM FLEET STREET
SCALE: NTS



terra firma
landscape architecture

No.	Date	By	[illegible]
D	[illegible]	[illegible]	
C	[illegible]	[illegible]	
B	[illegible]	[illegible]	
A	[illegible]	[illegible]	

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163 a Court Street
Portsmouth, NH 03801

ONE CONGRESS STREET

LANDSCAPE PERSPECTIVES

L-4

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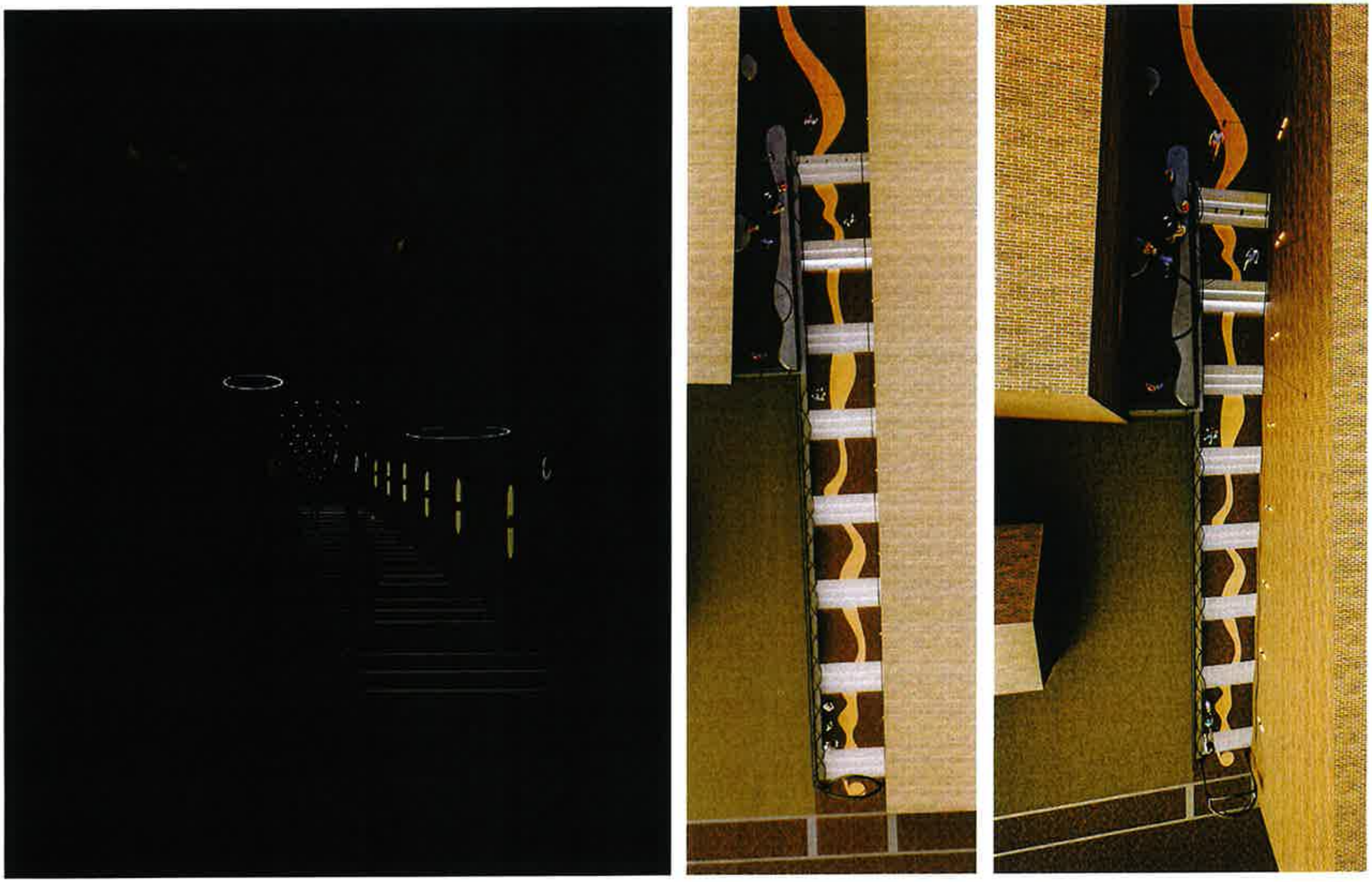

1
L-5

STEPS FROM FLEET STREET
SCALE: NTS

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landscape architecture

No	Date	By	[illegible]

D [illegible] CITY COUNCIL APPROVAL SET
C [illegible]
B [illegible]
A [illegible]

No	Date	Issue Notes

terra firma landscape architecture
163 a Court Street
Portsmouth, NH 03801

ONE CONGRESS STREET

LANDSCAPE PERSPECTIVES

L-5

1
L-6
STONE SEATING NEAR FLEET STREET STEPS
SCALE: NTS

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terra firma
landscape architecture

No.	Date	Issue Notes
D	[illegible]	CITY COUNCIL APPROVAL SET
C	[illegible]	PERGOLA PAVER DETAIL
B	[illegible]	PERGOLA PAVER NOTE
A	[illegible]	NOTE ADDED: WALL MOUNTED LIGHT

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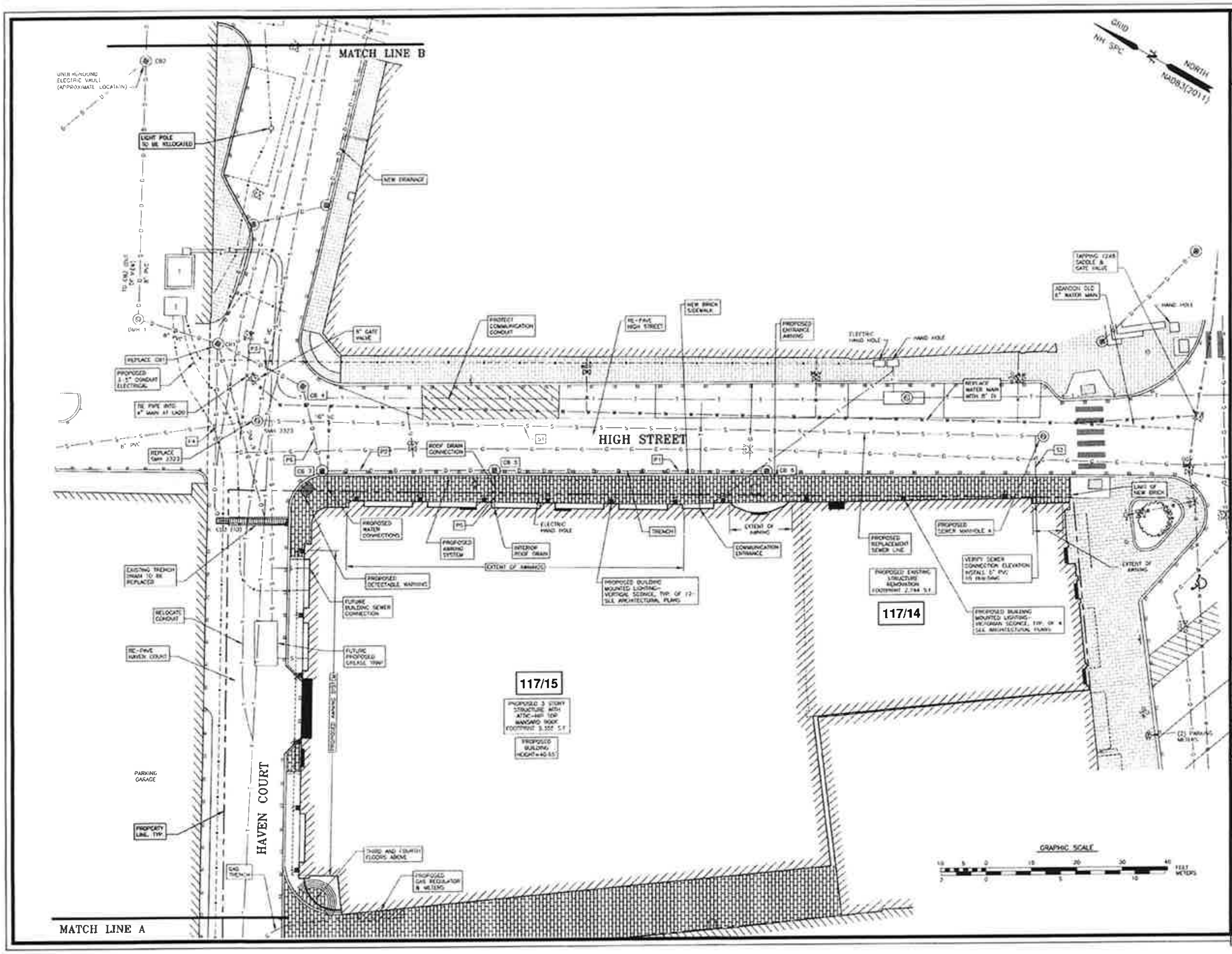
163 a Court Street
Portsmouth, NH 03801

ONE CONGRESS STREET

LANDSCAPE PERSPECTIVES

L-6



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) 1 CONGRESS DEVELOPMENT PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 14.

2) OWNER OF RECORD (MAP 117 LOT 14)
ONE MARKET SQUARE, LLC
5 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6363/31 PARCEL 1 & PARCEL 2

3) THE PURPOSE OF THIS PLAN IS TO SHOW CONCEPTUAL UTILITY IMPROVEMENTS ASSOCIATED WITH THE IMPROVEMENT PLANS

HIGH STREET

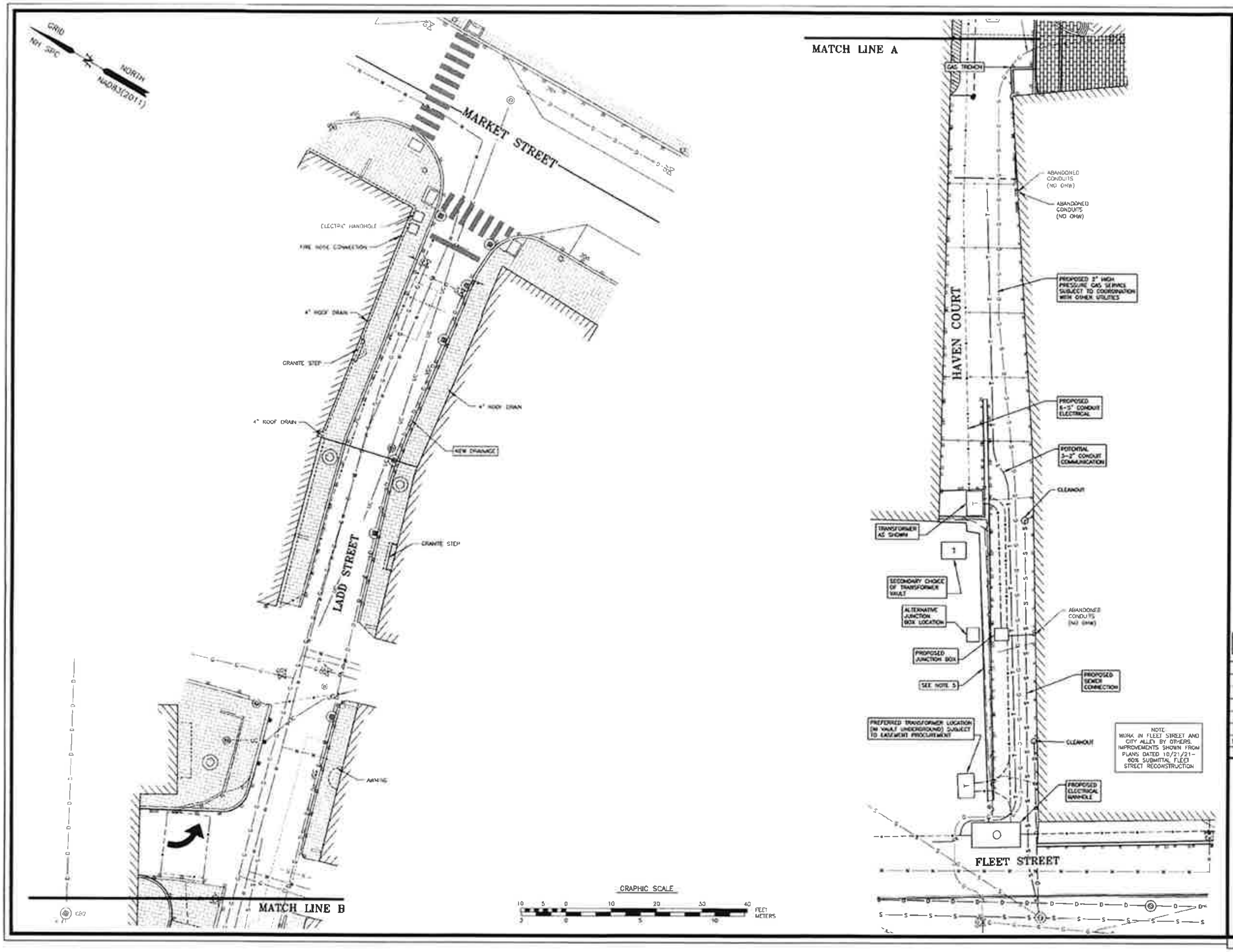
NO	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/3/23

REVISIONS

PROPOSED UTILITIES
WORK AREA
OWNER OF RECORD:
THE CITY OF PORTSMOUTH
HIGH STREET, LADD STREET &
HAVEN COURT
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE 1" = 20'
JUNE 2023

FB 309 PG 15
5010156 3406



NOTE
WORK IN FLEET STREET AND CITY ALLEY BY OTHERS. IMPROVEMENTS SHOWN FROM PLANS DATED 10/21/21- 60% SUBMITTAL FLEET STREET RECONSTRUCTION

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3 PLEASANT STREET, SUITE 400
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6363/31 PARCEL 1 & PARCEL 2

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4) WORK IN FLEET STREET AND CITY ALLEY BY OTHERS. IMPROVEMENTS SHOWN FROM PLANS DATED 10/21/21- 60% SUBMITTAL FLEET STREET RECONSTRUCTION

5) RETAINING WALL TO BE REBUILT IF NEEDED. COORDINATE WITH ABUTTING LANDOWNER

LADD STREET & HAVEN COURT

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/3/23

REVISIONS

PROPOSED UTILITIES WORK AREA

THE CITY OF PORTSMOUTH

HIGH STREET, LADD STREET & HAVEN COURT
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE 1" = 20'
JUNE 2023

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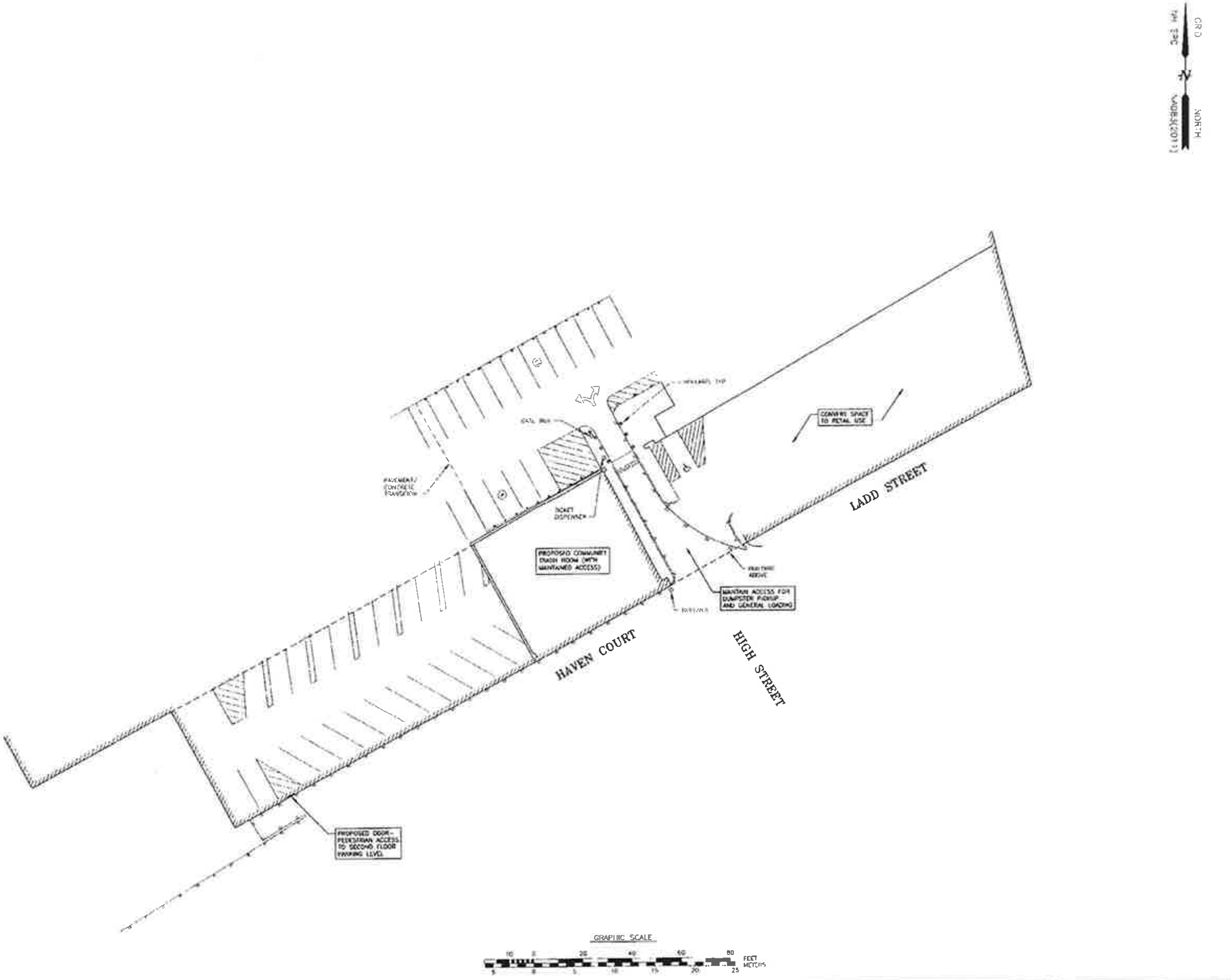

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Tel (603) 430-9282
Fax (603) 436-2315

NO	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/3/23

REVISIONS

PROPOSED CHANGES TO HIGH HANOVER PARKING GARAGE

THE CITY OF PORTSMOUTH

HIGH STREET, LADD STREET &
HAVEN COURT
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE 1" = 40'
JUNE 2023

FB 309 PG 15
5010156
3406

2023.12.08 MOU City of Portsmouth High Ladd Haven Court

Final Audit Report 2023-12-13

Created:	2023-12-12
By:	Marie Bodi (marie@mcnabbgroup.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZeCY6mXWFOzTGZ8QIP6abNR8GnZwv41q

"2023.12.08 MOU City of Portsmouth High Ladd Haven Court" History

Document created by Marie Bodi (marie@mcnabbgroup.com)
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2023-12-12 - 8:23:42 PM GMT

Email viewed by tmccourt@cityofportsmouth.com
2023-12-12 - 8:25:56 PM GMT- IP address: 100.27.34.37

Signer tmccourt@cityofportsmouth.com entered name at signing as Trevor P. McCourt
2023-12-12 - 8:33:13 PM GMT- IP address: 69.168.4.66

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Signature Date: 2023-12-12 - 8:33:15 PM GMT - Time Source: server- IP address: 69.168.4.66

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2023-12-12 - 8:33:19 PM GMT

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2023-12-12 - 8:34:19 PM GMT- IP address: 3.234.144.171

Signer kconard@cityofportsmouth.com entered name at signing as Karen S. Conard
2023-12-12 - 8:34:56 PM GMT- IP address: 50.224.228.202

Document e-signed by Karen S. Conard (kconard@cityofportsmouth.com)
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2023-12-12 - 8:40:22 PM GMT- IP address: 172.225.237.132

Document e-signed by Mark McNabb (house@mcnabbgroup.com)

Signature Date: 2023-12-13 - 11:01:19 AM GMT - Time Source: server- IP address: 71.235.10.14

Agreement completed.

2023-12-13 - 11:01:19 AM GMT

ADDENDUM I TO MEMORANDUM OF AGREEMENT

THIS FIRST ADDENDUM AGREEMENT ("Addendum I") is entered into this ___ day of November, 2024, between the One Market Square, LLC, a New Hampshire limited liability company, with an address of 3 Pleasant Street, Suite 400, Portsmouth, NH 03801 (the "Developer") and the City of Portsmouth, a New Hampshire municipality, with an address of 1 Junkins Avenue, Portsmouth, NH 03801 (the "City"). The Developer and the City may be collectively referred to herein as "the Parties".

WITNESSETH:

WHEREAS, the Developer and the City are parties to a certain Memorandum of Agreement, fully executed on December 13, 2023, describing the Parties rights, responsibilities and covenants relative to High Street, Ladd Street, Haven Court, and Developer's property located at 1 Congress Street (Tax Map/Lot 117/14), all in Portsmouth, New Hampshire (the "Agreement");

WHEREAS, the Developer has procured a draft plan titled "Lot Line Adjustment Plan Tax Map 117 Lots 14 &16, Owners of Record: One Market Square, LLC & City of Portsmouth, Property Located at: 1 Congress Street & 44 High Street, City of Portsmouth, County of Rockingham, State of New Hampshire", prepared by Haley Ward and dated May 30, 2024 (the "Plan");

WHEREAS, the City is the owner of a strip of property located adjacent to Fleet Street, which is more completely described in a Quitclaim Deed from Wenberry Associates LLC recorded at the Rockingham County Registry of Deeds (the "Registry") on December 5, 2006 and at Book 4741, Page 797, and is shown on the Plan as the "Land to be Conveyed to One Market Square, LLC" (the "City Strip")

WHEREAS, the Developer is the owner of certain real property located at 1 Congress Street in the city of Portsmouth, located at Tax Map/Lot 117/14 ("1 Congress");

WHEREAS, the Developer acquired the fee interest in Haven Court from the edge of 1 Congress Street through to the edge of the City Strip a certain Quitclaim Deed, recorded at the Registry at Book 6523, Page 34 on December 14, 2023, from F. Thomas Critchley, Jr. (the "Remainder Parcel");

WHEREAS, the City owns a parking garage known as the High Hanover Garage, located on parcels at 34 Hanover Street and 44 High Street, Map/Lots 117/1 and 117/16, respectively (collectively the "High Hanover Garage");

WHEREAS, the Developer believes a portion of the High Hanover Garage is encroaching on the Remainder Parcel;

WHEREAS, the Developer desires to acquire the City Strip, and to incorporate the City Strip and the Remainder Parcel into the Public Realm Improvements as described in the Agreement to Haven Court from Fleet Street through to High Street;

WHEREAS, the City is amendable to conveying the City Strip to the Developer in exchange for a conveyance of any fee interest owned by the Developer under the High Hanover Garage, along with easements within Haven Court from High Street to Fleet Street for public access and utilities;

WHEREAS, the area including the City Strip, the Remainder Parcel, and the area shown on the Plan as Haven Court may be renamed by the Developer, but for the purposes of the Agreement and this Addendum I, shall be referred to collectively herein as “Haven Court”; and,

WHEREAS, in addition to the obligations described in the Agreement, the Parties desire for the Developer, at its sole cost, to design, engineer and construct certain public realm improvements within Haven Court from High Street to Fleet Street (together with the Public Realm Improvements as defined in the Agreement the “Expanded Public Realm Improvements”).

NOW, THEREFORE, the Parties agree as follows:

Part I: The Developer’s Obligations:

A. <u>The Expanded Public Realm Improvements</u>
   1. The Developer shall, at its sole cost and obligation design, engineer and install the Expanded Public Realm Improvements in accordance with the terms and conditions contained within the Agreement and the Addendum I. This provision shall include, but be in no way limited to, the provisions of Part 1, Section (A)(7) relating to referral to the Public Art Review Committee.
   2. Following its acquisition of the City Strip, the Developer shall convey to the City easements for public access and utilities within Haven Court, as well as a ten (10) foot easement adjacent to the High Hanover garage for maintenance.
   3. Following its acquisition of the City Strip, the Developer shall convey appropriate easements to the City for repair, access and maintenance of the High Hanover Garage.
   4. Following its acquisition of the City Strip, the Developer and the City shall execute a boundary line agreement pursuant to RSA 472:4 or a lot line adjustment resulting in the boundary shown on the Plan as “Land to be Conveyed to the City of Portsmouth”.
   5. Following the completion of the conveyances described herein, the Developer shall assume all cost and liability for the maintenance of Haven Court from Fleet Street to High Street.

Part II: The City’s Obligations:

1. The City shall convey the City Strip to the Developer by Quitclaim Deed.
2. The City Council, by its vote of November 18, 2024, delegated to the City Manager the right and authority to negotiate, execute, deliver, accept, and record any and all legal documents necessary to implement the transactions described under the City's Obligations and the Developer's Obligations.

For the City of Portsmouth

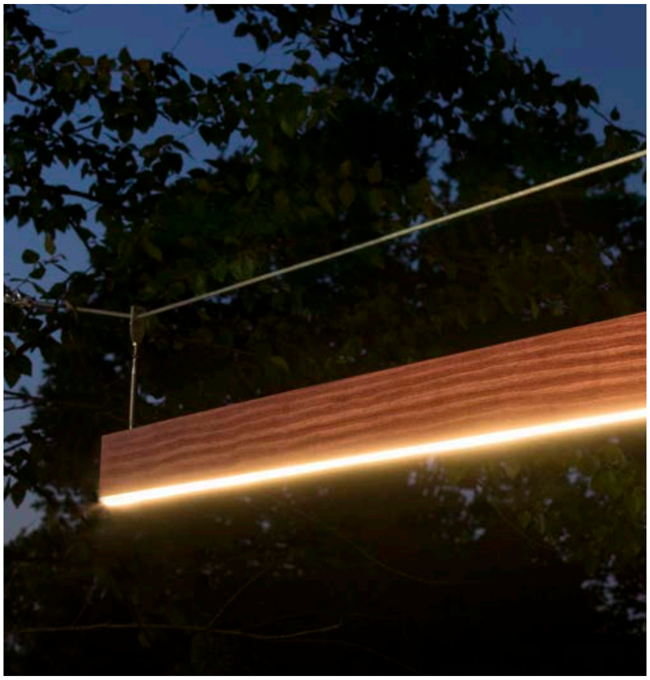
____
Karen S. Conard, City Manager
Dated:______________________
Pursuant to vote of the City Council
On November 18, 2024.

For the Developer: One Market Square, LLC

Signature: __________________________
Dated: __________________________
Printed Name: Mark A. McNabb, Manager

structura

CATENARY DESIGN GUIDE



WHAT WE PROVIDE

Luminaires with Cable Mounting, Adjustment and Power Supplies

Dimmable IP67 power supply and a standard 40' lead wire provided with the Structura fixture. Stainless steel clamp, rod and turnbuckles with ±1.5" adjustability provided for fixture mounting and leveling.

Poles with Cable Eyes

Pad eye for cable mounting welded to designated catenary pole. Poles must be oriented so that pad eye is in line with the cable.

Cable Assemblies

1 x 19 stainless steel cable with turnbuckles on each end. Cable size determined from layout design. Cables provide ±5" of adjustability. Lengths must be verified prior to final engineering/release.

Stamped Drawings

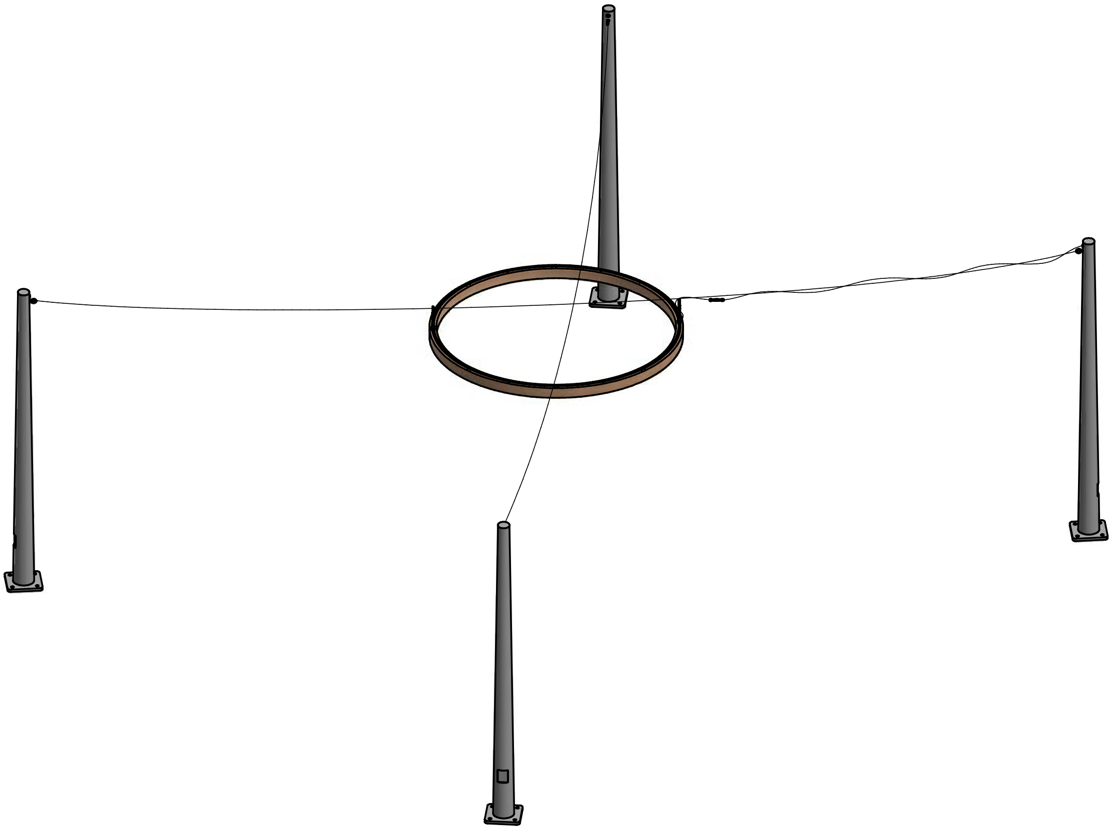
Stamped drawings will extend lead time, have additional costs, and may not have licensing in all states. Base and cable reaction forces will be provided with stamped drawings.

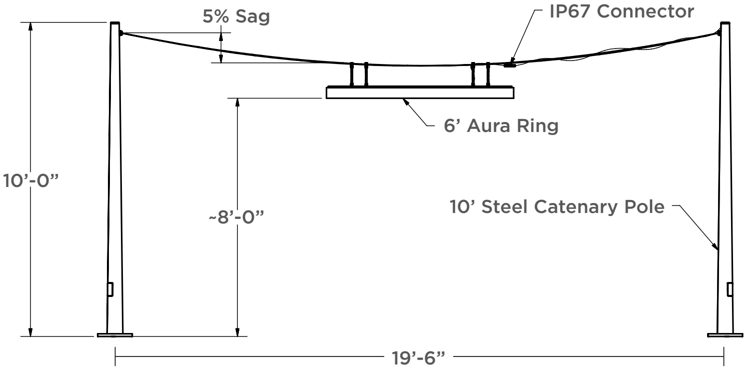
What We Don't Provide

- Structural design and engineering of building attachment or pole foundation
- Installation
- Building cable attachment detail

AURA RING

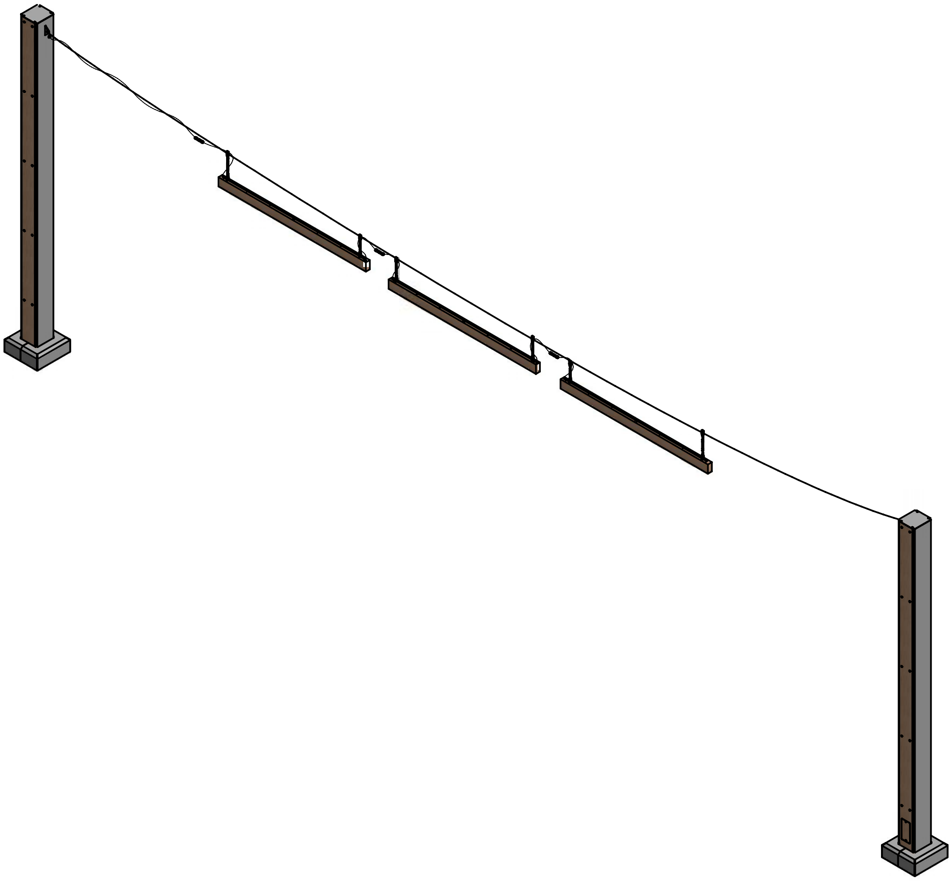
Solid wood exterior/interior round LED pendants

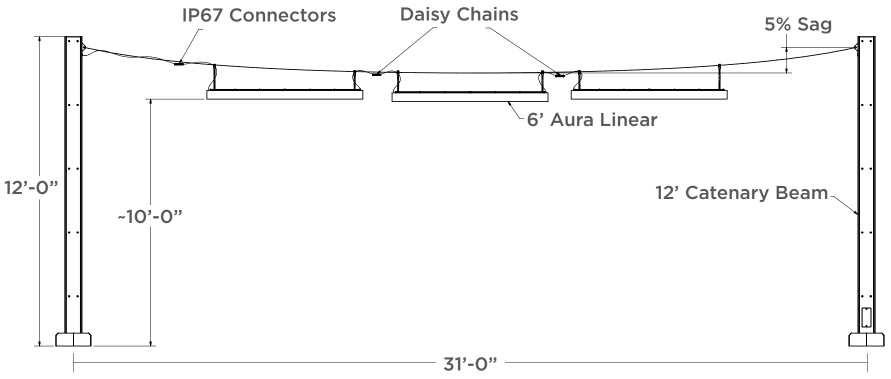


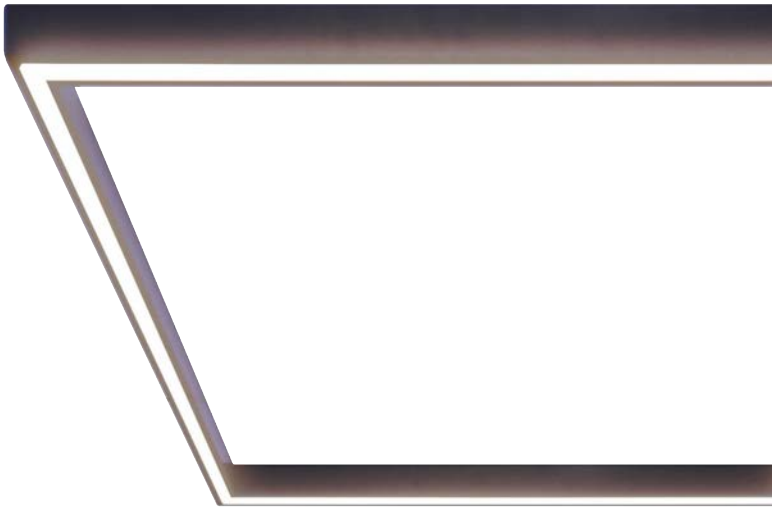


AURA LINEAR

Solid wood exterior/interior linear LED pendants

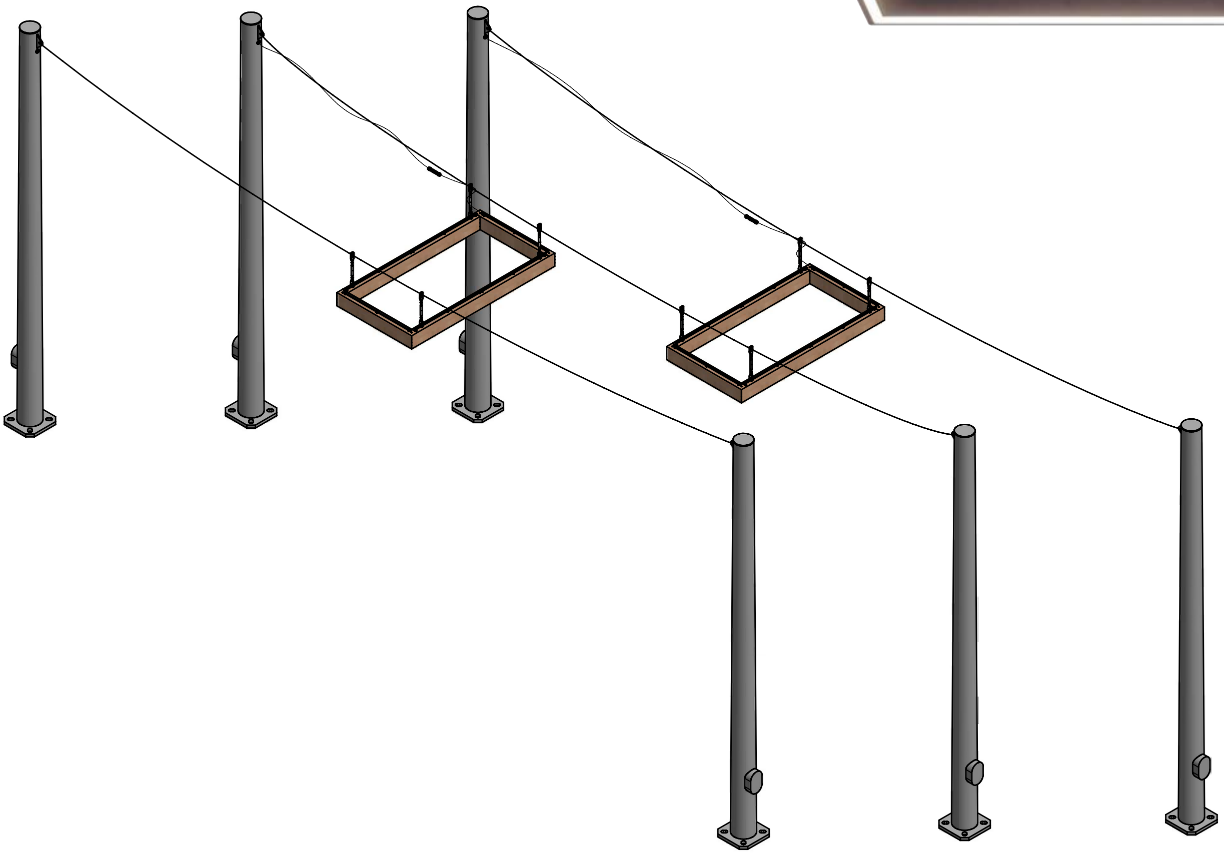


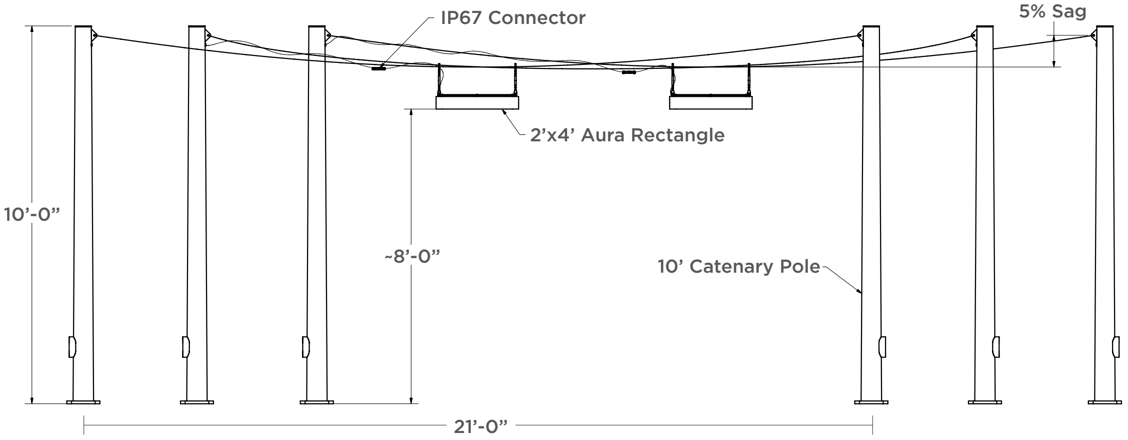




SQUARE/RECTANGLE SYSTEM

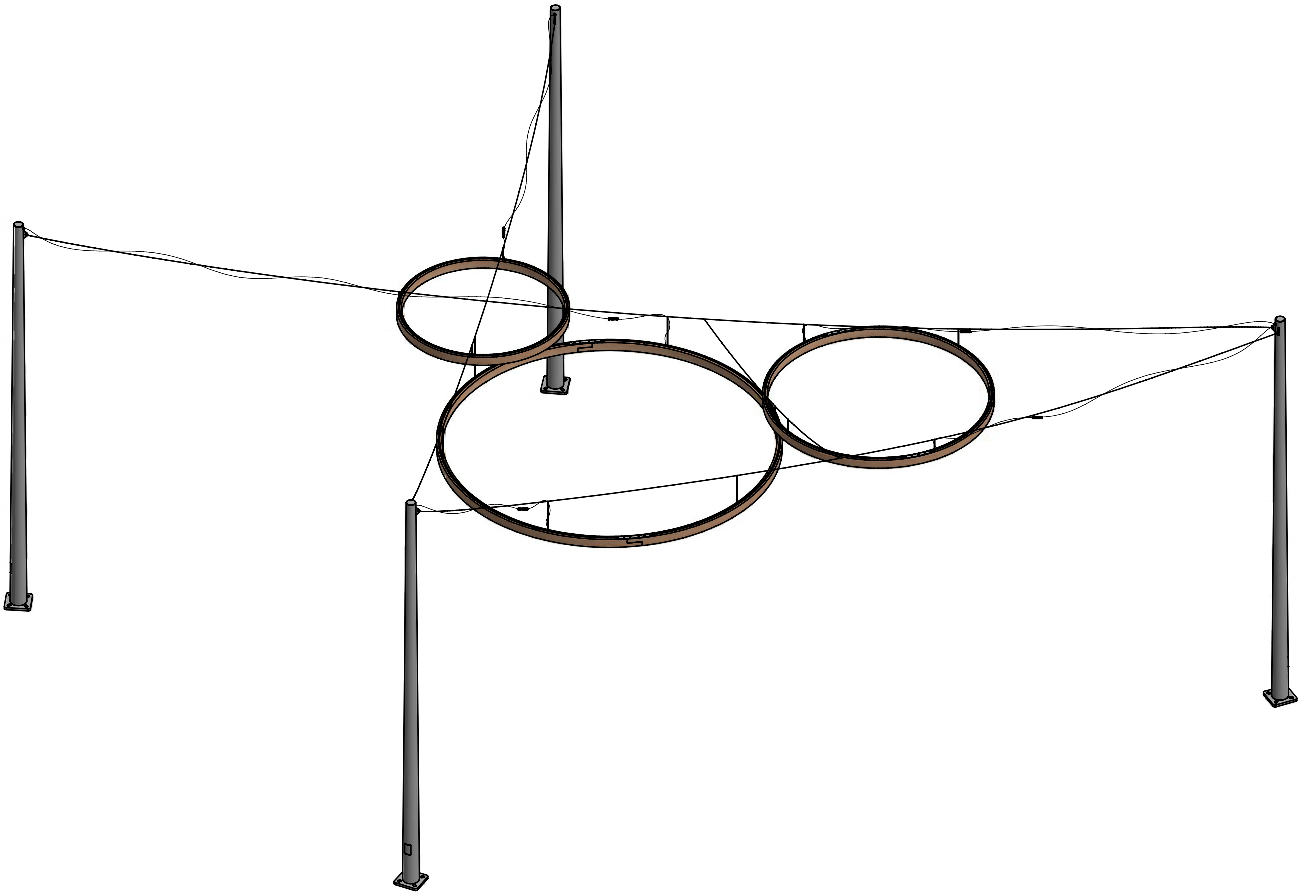
Solid wood exterior/interior square/rectangle LED pendants

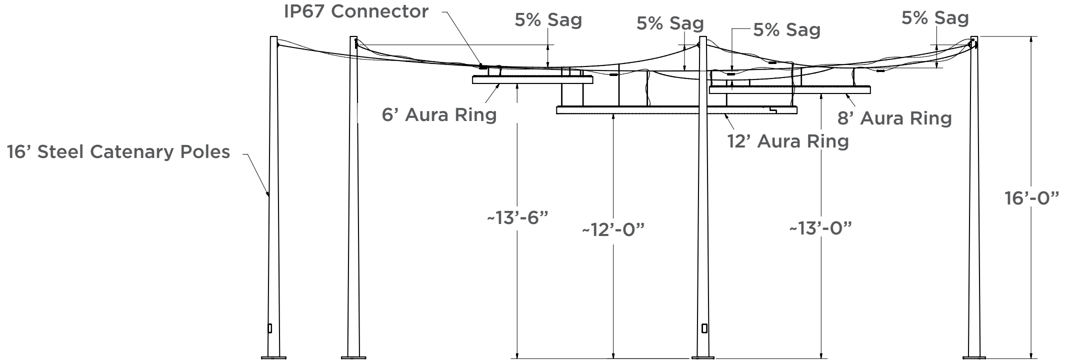




COMPLEX SYSTEM

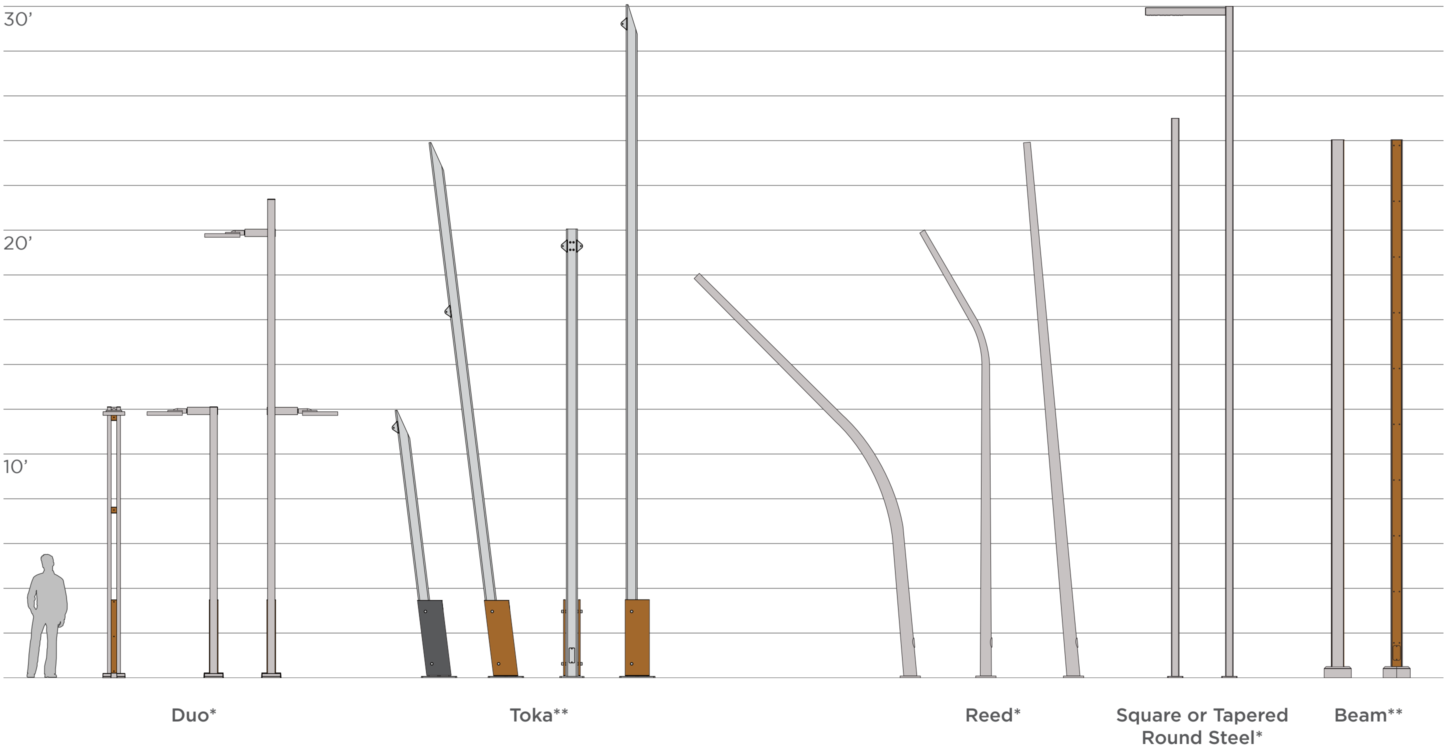
Solid wood exterior/interior LED
pendant multiples





POLE SELECTION GUIDELINES

Choosing the pole to use in your design is dependent upon the tension load of the luminaire selected, length of span, and other environmental considerations. Use the chart below as a guide to help determine which pole can be used for your design.



*Additional height options are available. | **Has a strong and weak orientation; additional height options are available.

	Duo	Toka	Reed	Square Steel	Tapered Round Steel	Beam
Minimal string lighting < 20’ span with min. 12” sag	✓	✓	✓	✓	✓	✓
String lighting > 20’ span with min. 12” sag		✓	✓	✓	✓	✓
Catenary Luminaires < 20’ span and < 20 lb. luminaire weight		✓	✓	✓	✓	✓
Catenary Luminaires < 40’ span and < 80 lb. luminaire weight		✓	✓		✓	✓
Catenary Luminaires > 40’ span or > 80 lb. luminaire weight					✓	

Site layout and location will play the biggest role in determining what poles will be available for each design.

CATENARY FAQS

Is geographic location important when designing a catenary system?

Geographic location is critical when designing your project. Not only wind zones, but ice loading elevation and many other factors can dramatically change the cabling and poles required.

Can wood poles be used on catenary projects?

Wood-look poles will only work with minimal string light. If a wood look is desired, Beam may be a better alternative.

How much cable sag can be expected between connections?

As a rule of thumb, plan on a sag of 5% of the cable span for each cable length as the sag in a section. For example if you had a 20' cable span the sag would be 12".

What is the typical process to get budget estimates on projects?

Once Structura has obtained the required information, it will take one to two weeks (depending on the complexity of the design) for preliminary engineering. At this time, a budget estimate, layout drawings and BOM will be provided.

Can Structura provide stamped drawings if required?

Structura can provide stamped drawings for a fee. It is important to identify this at the budget stage so the cost can be included at the beginning of the project. Stamped drawings may extend the lead time for approval drawings.

What is the difference between preliminary and final engineering?

During the quoting phase, preliminary engineering will be done to estimate the size of the poles and cables. Final engineering will begin at the time of order or after an engineering fee has been paid. Poles and cable sizing are subject to change until final engineering is completed.

What are the mounting point requirements?

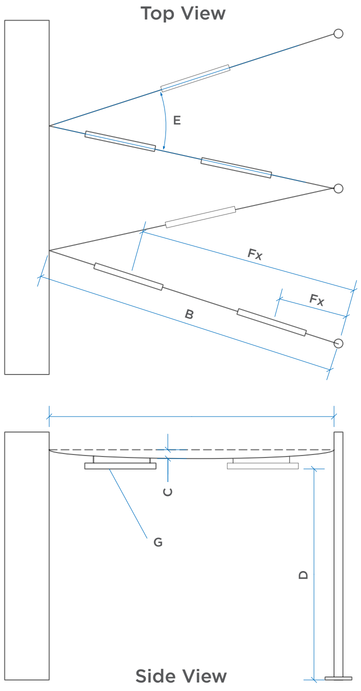
Rings 6' or smaller require four mounting points and rings 8' or greater must have six mounting points. Linears up to 6' must have two mounting points and linears 8' or greater require three mounting points. If mounting points are limited, please consult with the factory.

DESIGN INFORMATION

When designing catenary systems, each site has unique information that needs to be provided to ensure the proper sizing of the system components. The below information needs to be supplied before we can begin preliminary engineering or the quoting process.

Critical Information

- ☐ All span lengths (B)
- ☐ Cable sag (if greater than 5%) (C)
- ☐ Minimum fixture height (D)
- ☐ Cable angles (E)
- ☐ Luminaire center location from the pole (Fx)
- ☐ Spec of Structura luminaires (size/shape) (G)
- ☐ Geographic location of installation for wind and ice loading
- ☐ Any additional loading (fixtures, elevation, etc).
- ☐ AutoCAD file is preferred
- ☐ Elevation (if above ground level)
- ☐ Weight/foot of string lights



After all of the critical information is obtained by Structura:

1-2 Weeks:

- Preliminary Engineering – Approximate sizing for poles and cables without full analysis.
- Layout Drawings – Visual representation of Structura's interpretation of the critical information.
- Bill of Materials – List of what will and will not be provided by Structura.
- Budget Quote – Pricing for everything Structura will provide in the BOM as well as the Engineering Fee.

After Engineering Fee is paid or Purchase Order placed:

3-4 Weeks:

- Final Engineering – Post-analysis sizing for cables and poles. Includes reaction forces. PRICING AND SIZING ARE SUBJECT TO CHANGE UNTIL FINAL ENGINEERING IS COMPLETED!
- Final Quote – Pricing for everything Structura will provide based on Final Engineering.
- Approval Drawings – Layout, pole, and/or luminaire drawings that must be approved and reviewed prior to release.

After Approval Drawings are returned and deposit (50% of order) is received:

< 1 Week:

- Production – Structura can begin production for all ordered materials.
- Cables – 2-4 Weeks
- Luminaires – 8-10 Weeks
- Poles – 10+ Weeks (Depends on size, quantity, shop capacity, etc.)

MIXED USE DEVELOPMENT

1 CONGRESS STREET/15 CONGRESS STREET

PORTSMOUTH, NEW HAMPSHIRE

SITE PERMIT PLANS

OWNER 1 CONGRESS:
ONE MARKET SQUARE LLC
3 PLEASANT STREET
SUITE #400
PORTSMOUTH, NH 03801
TEL. (603) 427-0725

OWNER 15 CONGRESS:
WENBERRY ASSOCIATES, LLC
C/O CP MANAGEMENT
11 COURT STREET SUITE 100
EXETER, N.H. 03833
TEL: (603) 778-6300

LAND SURVEYOR & CIVIL ENGINEER:
HALEY WARD
200 GRIFFIN ROAD, UNIT 14
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) 531-9109

GEOTECHNICAL:
GEOTECHNICAL SERVICES INC.
18 COTE AVENUE, UNIT 11
GOFFSTOWN, N.H. 03045
Tel. (603) 624-2722

Map 10.5A21A
Character Districts and Civic Districts

Legend

▦	Downtown Overlay District
☐	Historic District

Character Districts

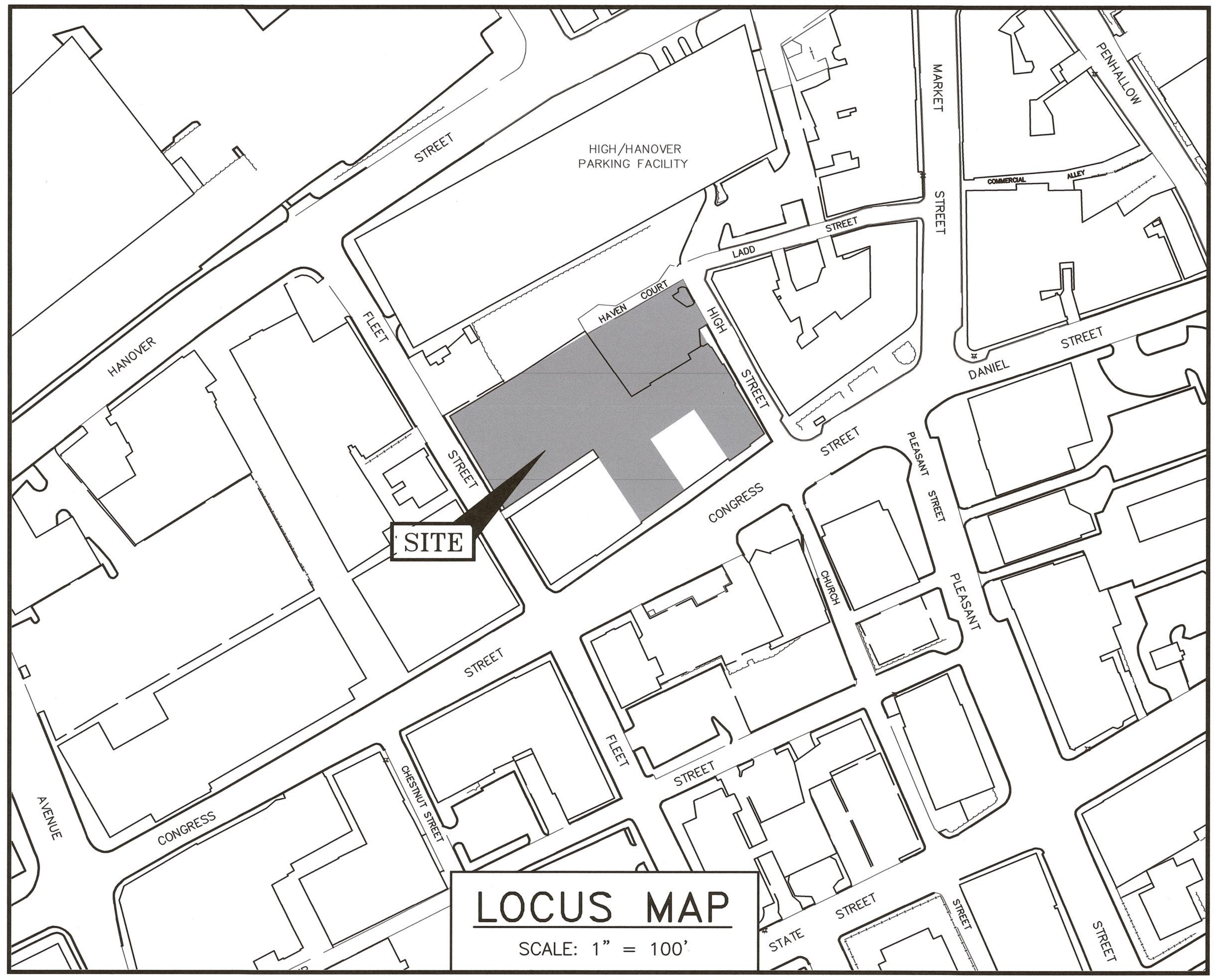
🟫	CD5	Character District 5
🟫	CD4	Character District 4
🟪	CD4-W	Character District 4-W
🟥	CD4-L1	Character District 4-L1
🟪	CD4-L2	Character District 4-L2

Civic District

🟦	Civic District

Municipal District

🟩	Municipal District



LOCUS MAP

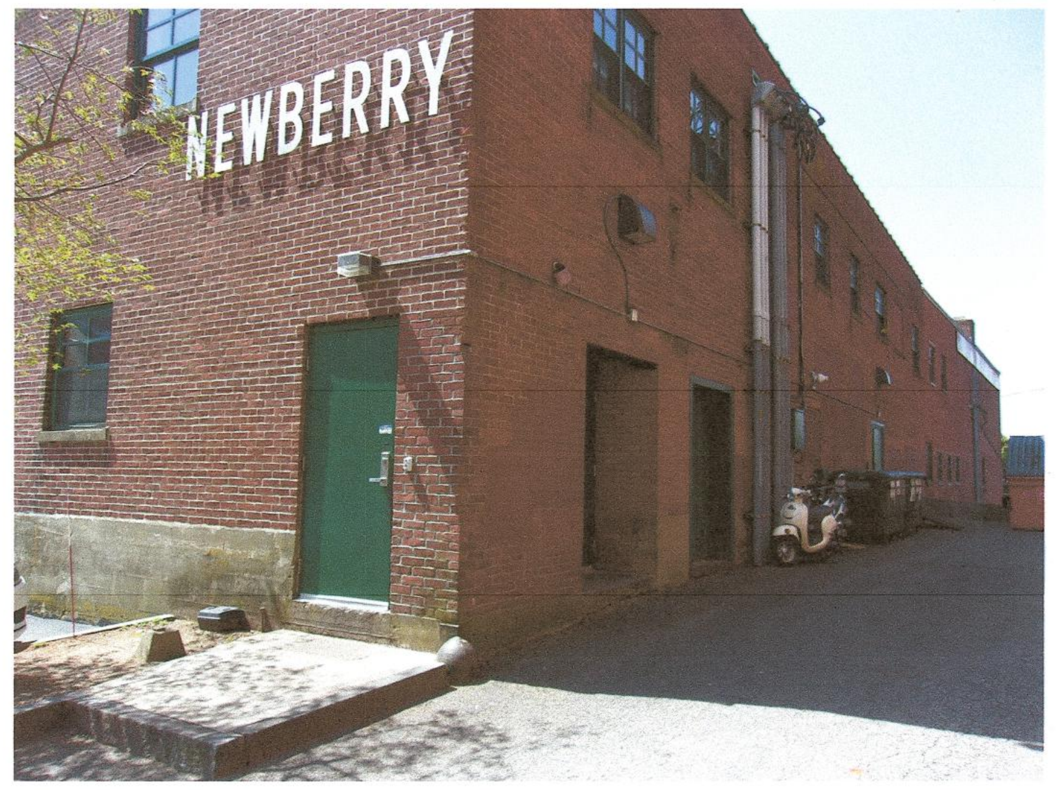
SCALE: 1" = 100'

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
WSO ○ GSO ○	WSO ● GSO ●	SHUT OFFS (WATER/GAS)
⋈	GV ⧓	GATE VALVE
⊕	HYD ●	HYDRANT

EXISTING	PROPOSED	
▦ CB	■ CB	CATCH BASIN
Ⓢ	● SMH	SEWER MANHOLE
Ⓓ	● DMH	DRAIN MANHOLE
Ⓣ	● 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

DIG SAFE
ME – NH – RI – VT
1-888-344-7233
CALL TOLL FREE



INDEX OF SHEETS

[	1 CONGRESS BOUNDARY PLAN
	1 CONGRESS LOT LINE ADJUSTMENT PLAN
V101	15 CONGRESS STANDARD BOUNDARY SURVEY (EXISTING CONDITIONS PLAN) DEVELOPMENT PARCEL
O1	EXISTING CONDITIONS ORTHOPHOTO PLAN
C101	DEMOLITION PLAN
C102	PROJECT SITE ZONING PLAN
C103	PROPOSED SITE PLAN
C104	GRADING AND DRAINAGE PLAN
C105	UTILITY PLAN
C106	DETAILED GRADING PLAN
C201	PROPOSED PLAN AND PROFILE NEWBERRY WAY
–	ARCHITECTURAL PLANS
–	LANDSCAPE PLANS
C501–C505	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

PERMIT LIST:

NHDES SEWER DISCHARGE PERMIT: TO BE SUBMITTED
PORTSMOUTH HDC: PENDING
PORTSMOUTH SITE PLAN: PENDING

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

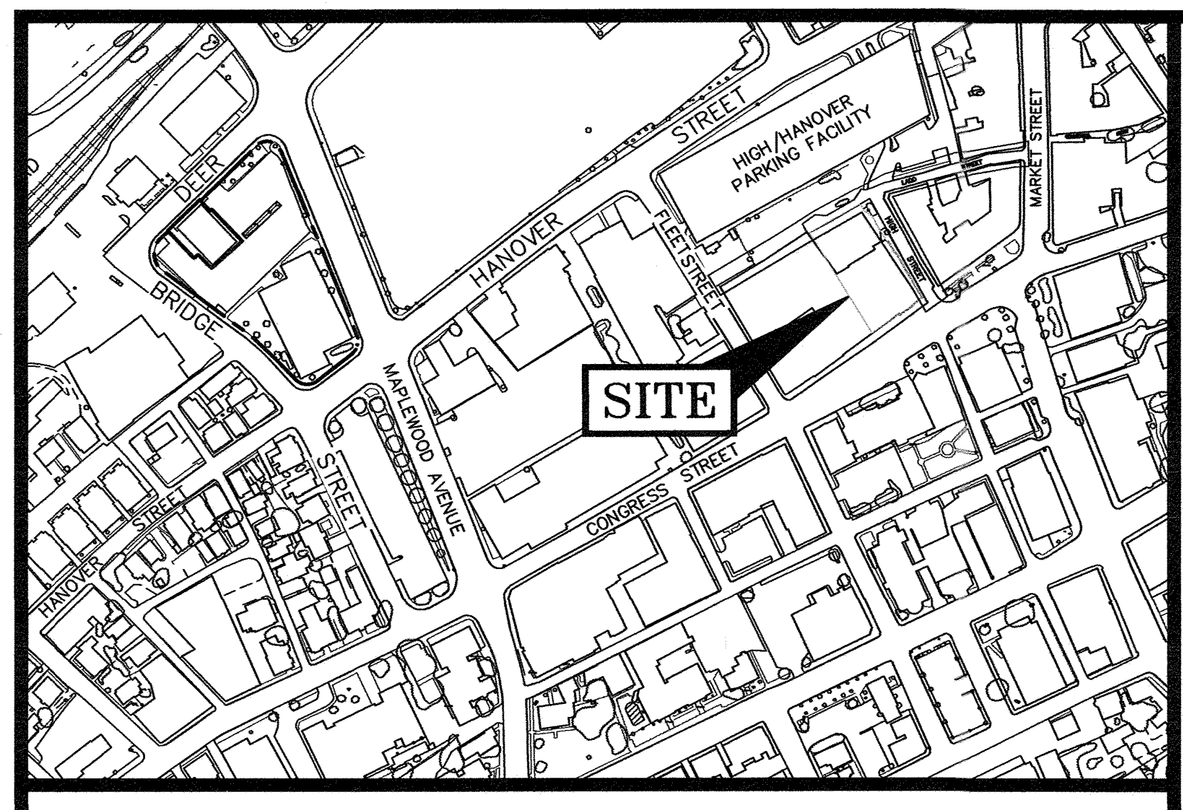
CHAIRMAN
DATE

SITE PERMIT PLANS
COMMERCIAL DEVELOPMENT
1 CONGRESS STREET/15 CONGRESS STREET
PORTSMOUTH, N.H.

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PLAN SET SUBMITTAL DATE: 5 NOVEMBER 2024

5010156 3406



LOCATION MAP SCALE: 1" = 300'

PLAN REFERENCES:

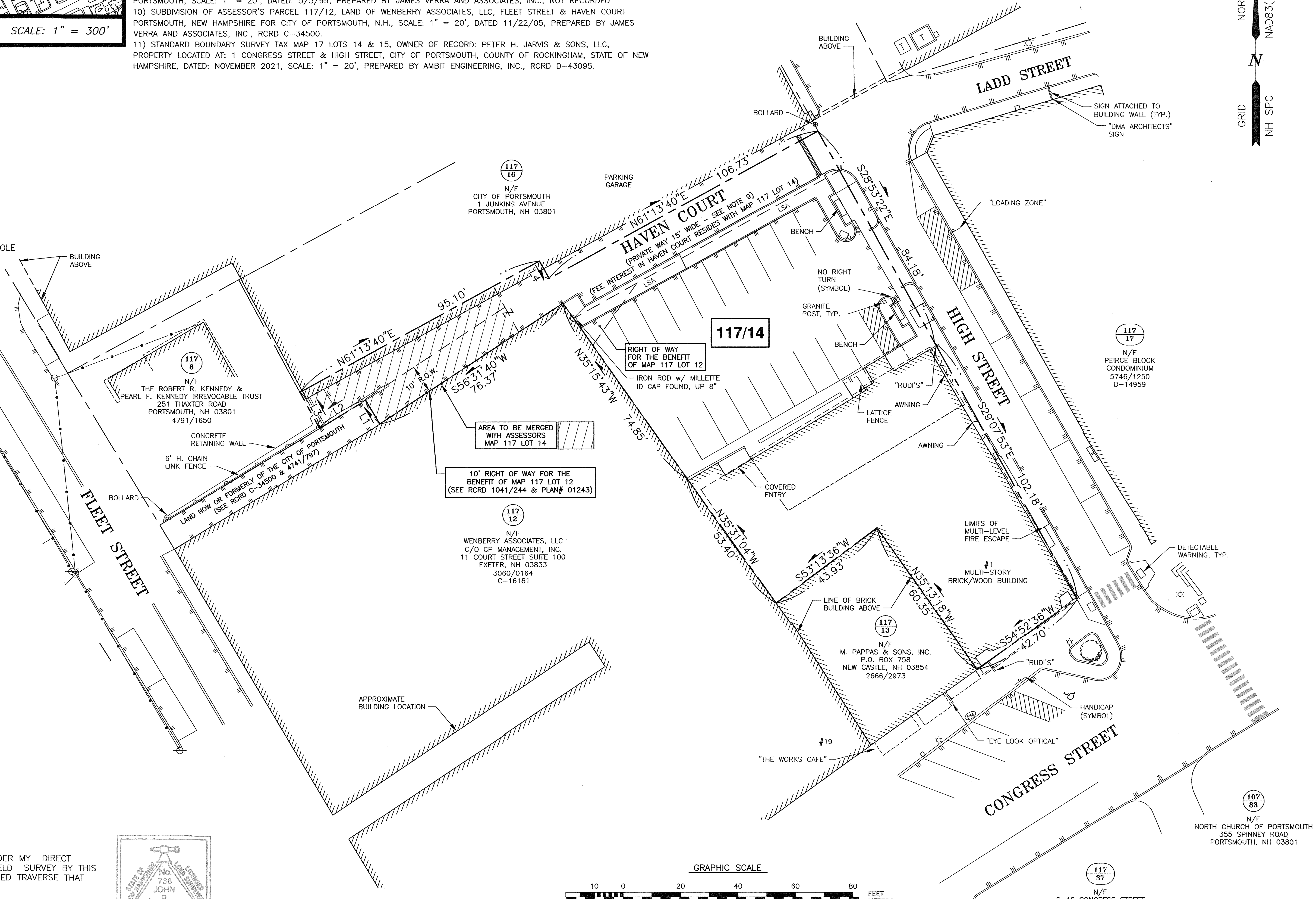
1) PLAN OF A LOT OF LAND IN PORTSMOUTH N.H. BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1 IN = 20 FT, DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.
2) LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1IN. = 20FT., DATED FEB. 1926, PREPARED 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) EXISTING CONDITIONS PLAN HIGH/HANOVER PARKING FACILITY, HANOVER STREET, PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED: 5/5/99, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED
10) 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.
11) STANDARD BOUNDARY SURVEY TAX MAP 17 LOTS 14 & 15, OWNER OF RECORD: PETER H. JARVIS & SONS, LLC, PROPERTY LOCATED AT: 1 CONGRESS STREET & HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, DATED: NOVEMBER 2021, SCALE: 1" = 20', PREPARED BY AMBIT ENGINEERING, INC., RCRD D–43095.

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	N31°13'20"W	9.55'
L2	S58°47'02"W	18.74'
L3	N28°32'20"W	14.35'
L4	S28°46'20"E	7.00'



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

1·25·24
DATE

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 738
JOHN R. CHAGNON
SIGNATURE

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

NOTES:

1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 14 & AND AN UNNUMBERED PARCEL OF LAND DEPICTED AS A PORTION OF HAVEN COURT.

2) OWNER OF RECORD:
ONE MARKET SQUARE, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6363/31 PARCEL 1 & PARCEL 2
6381/1527 NOTICE OF MERGER
6523/28, 6523/32, 6523/2286

3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 AND CHARACTER DISTRICT 5.

4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

5) LOT AREA:
17,724 S.F.
0.4069 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 OF ASSESSORS MAP 117 LOT 14 AND AN UNNUMBERED PARCEL OF LAND SITUATED ADJACENT AND WESTERLY OF A PRIVATE WAY OVER LOT 14 KNOWN AS HAVEN COURT.

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).

10) PARCEL TO BE MERGED WITH ASSESSOR'S MAP 117 LOT 14 WAS ACQUIRED FROM THE HEIRS OF RALPH T. WOOD & IRA A. NEWICK AND IS THE REMAINDER OF THE PARCEL CONVEYED TO WOOD & NEWICK BY DEED OF HARTFORD REAL ESTATE PARTNERSHIP RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 1042 PAGE 34.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/25/24

REVISIONS

STANDARD BOUNDARY SURVEY
TAX MAP 117 LOT 14

OWNER OF RECORD:
ONE MARKET SQUARE, LLC

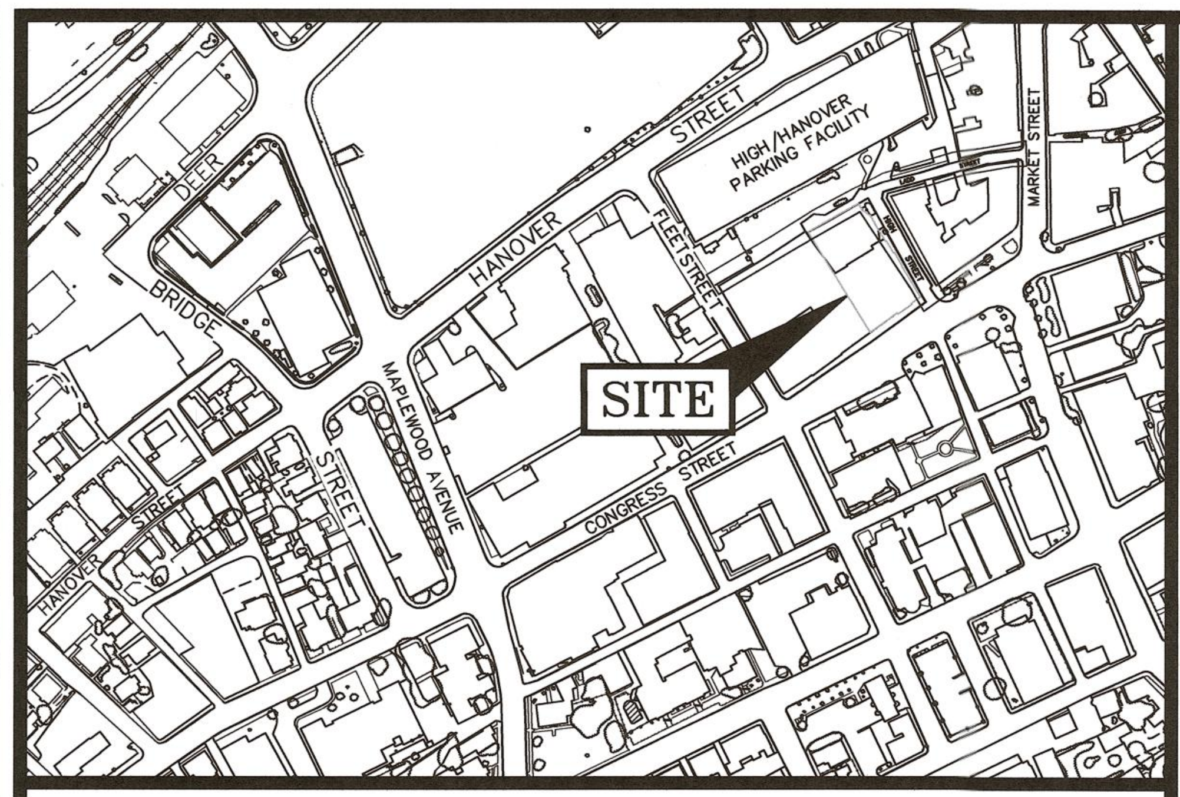
PROPERTY LOCATED AT:
1 CONGRESS STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20' JANUARY 2024

FB 309 PG 15

5010156.3406

P:\NH\5010156-McNabb_Properties\3406-Congress St., Portsmouth-JRC\2021 Survey and Site Plan\Plans & Specs\Site\3406 Survey 2024.dwg, BOUNDARY 2024



LOCATION MAP

SCALE: 1" = 300'

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

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

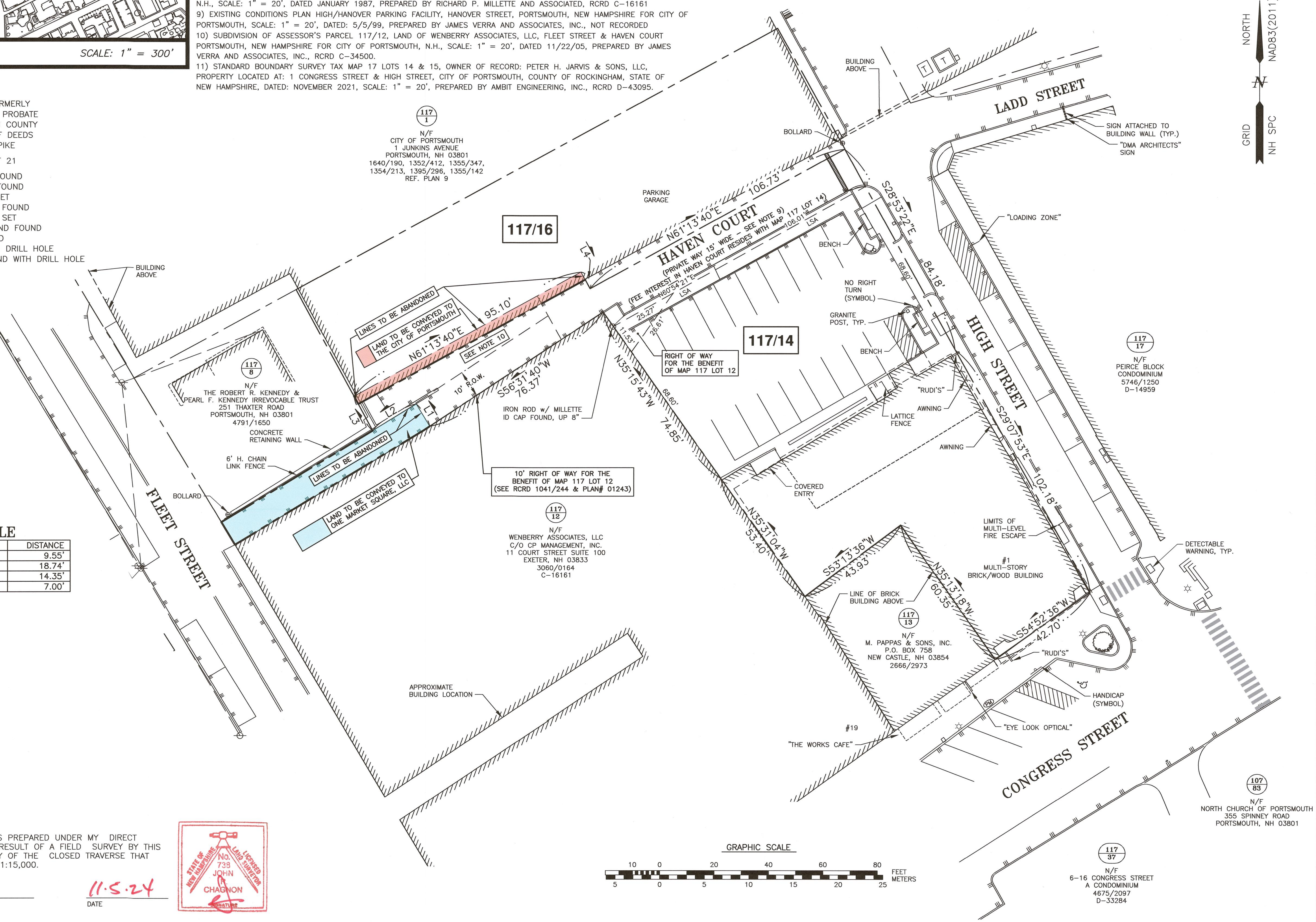
7) PLAN OF LOT 26 – 30 HIGH ST. PORTSMOUTH, N.H., SCALE: 1IN. = 10FT., DATED OCT. 1961, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, NOT RECORDED

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) EXISTING CONDITIONS PLAN HIGH/HANOVER PARKING FACILITY, HANOVER STREET, PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED: 5/5/99, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED

10) 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.

11) STANDARD BOUNDARY SURVEY TAX MAP 17 LOTS 14 & 15, OWNER OF RECORD: PETER H. JARVIS & SONS, LLC, PROPERTY LOCATED AT: 1 CONGRESS STREET & HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, DATED: NOVEMBER 2021, SCALE: 1" = 20', PREPARED BY AMBIT ENGINEERING, INC., RCRD D–43095.



LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N31°13'20"W	9.55'
L2	S58°47'02"W	18.74'
L3	N28°32'20"W	14.35'
L4	S28°46'20"E	7.00'

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

11.5.24
DATE

STATE OF NEW HAMPSHIRE
LICENSED LAND SURVEYOR
No. 738
JOHN R. CHAGNON
SIGNATURE

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

NOTES:

1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOTS 14, 16 AND AN UNNUMBERED PARCEL OF LAND DEPICTED AS A PORTION OF HAVEN COURT.

2) OWNERS OF RECORD:

MAP 117 LOT 14
ONE MARKET SQUARE, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6363/31 PARCEL 1 & PARCEL 2
6381/1527 NOTICE OF MERGER
6523/28, 6523/32, 6523/2286

MAP 117 LOT 16
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
3348/505
REF. PLAN 9

PORTION OF HAVEN COURT
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
4741/797
C–34500

3) MAP 117 LOT 14 IS LOCATED IN CHARACTER DISTRICT 4 AND CHARACTER DISTRICT 5. MAP 117 LOT 16 IS LOCATED IN THE MUNICIPAL DISTRICT.

4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

5) EXISTING LOT AREA:

MAP 117 LOT 14	MAP 117 LOT 16	PORTION OF HAVEN COURT
17,724 S.F.	9,663 S.F.	808 S.F.
0.4069 ACRES	0.2218 ACRES	0.0185 ACRES

PROPOSED LOT AREA:

MAP 114 LOT 14	MAP 117 LOT 16	PORTION OF HAVEN COURT
18,225 S.F.	9,970 S.F.	0 S.F.
0.4184 ACRES	0.2289 ACRES	0.0000 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 A LOT LINE ADJUSTMENT BETWEEN ASSESSORS MAP 117 LOTS 14, 16 AND AN UNNUMBERED PARCEL SHOWN AS A PORTION OF HAVEN COURT.

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).

10) ONE MARKET SQUARE, LLC SHALL CONVEY TO THE CITY A TEN FOOT MAINTENANCE EASEMENT FOR THE AREA ADJACENT TO THE HIGH HANOVER GARAGE FOR MAINTENANCE.

NO.	DESCRIPTION	DATE
1	NOTE 10	11/5/24
0	ISSUED FOR COMMENT	5/30/24

REVISIONS

LOT LINE ADJUSTMENT PLAN
TAX MAP 117 LOTS 14 & 16

OWNERS OF RECORD:

ONE MARKET SQUARE, LLC & CITY OF PORTSMOUTH

PROPERTY LOCATED AT:

1 CONGRESS STREET &
44 HIGH STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20'

MAY 2024

FB 309 PG 15

5010156.3406

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) EXISTING CONDITIONS PLAN HIGH/HANOVER PARKING FACILITY, HANOVER STREET, PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED: 5/5/99, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED.

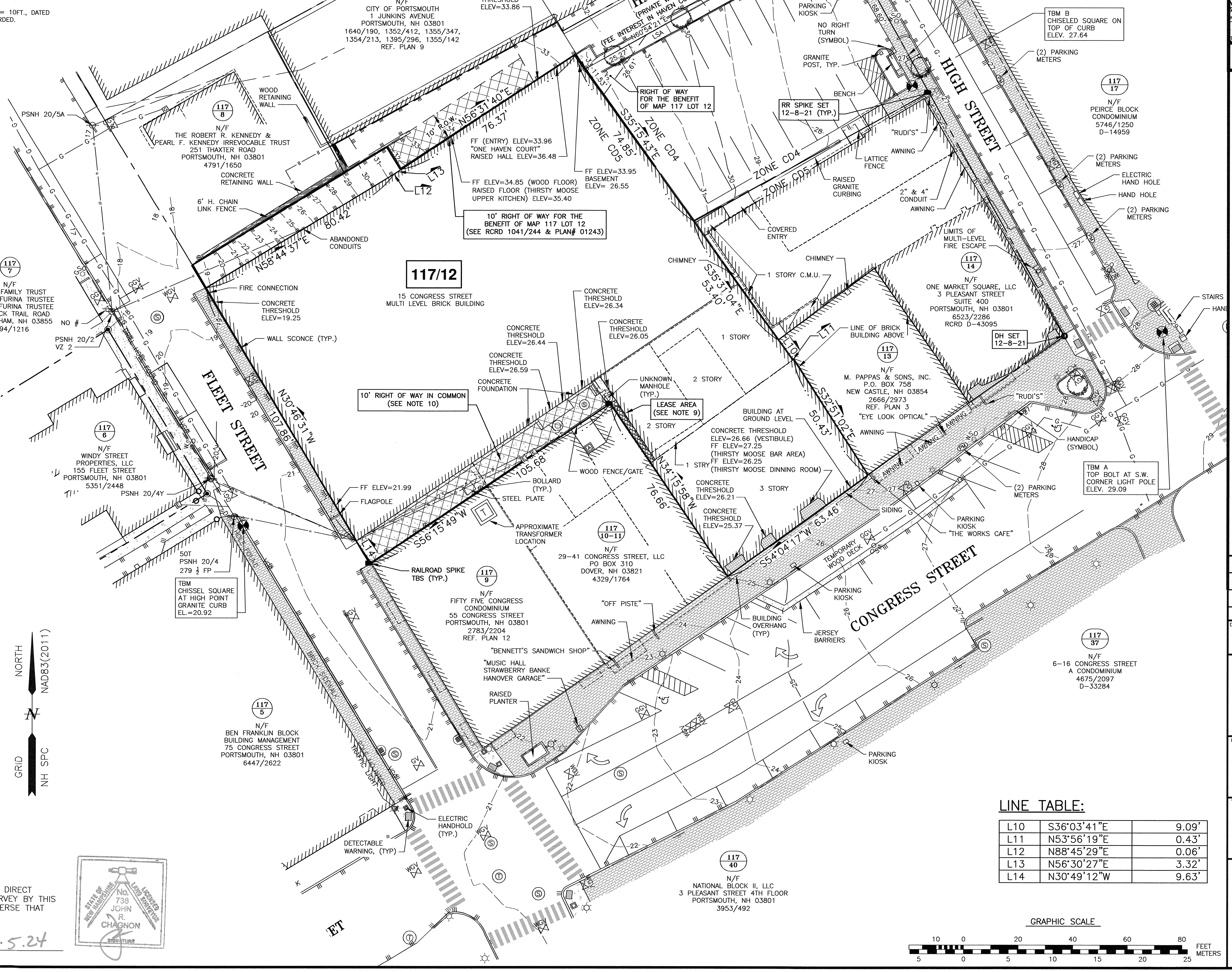
10) SUBDIVISION OF ASSESSOR'S PARCEL 117/12, LAND OF WENBERRY ASSOCIATES, LLC, FLEET STREET & HAVEN COURT PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, N.H., SCALE: 1" = 20', DATED 11/22/05, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., RCRD C–34500.

11) STANDARD BOUNDARY SURVEY TAX MAP 17 LOTS 14 & 15, OWNER OF RECORD: PETER H. JARVIS & SONS, LLC, PROPERTY LOCATED AT: 1 CONGRESS STREET & HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, DATED: NOVEMBER 2021, SCALE: 1" = 20', PREPARED BY AMBIT ENGINEERING, INC., RCRD D–43095.

12) SITE PLAN FOR HOUSE–GOODMAN LIMITED PARTNERSHIP 43–49 CONGRESS STREET PORTSMOUTH, N.H. PREPARED BY: RICHARD P. MILLETTE AND ASSOCIATES, SCALE: 1"=10', DATED: NOVEMBER 15, 1983, NOT RECORDED.

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
▣	BOUND FOUND
—— S ——	SEWER LINE
—— G ——	GAS LINE
—— D ——	STORM DRAIN
—— W ——	WATER LINE
—— UE ——	UNDERGROUND ELECTRIC
— —— —	OVERHEAD ELECTRIC/WIRES
~100~	CONTOUR
97x3	SPOT ELEVATION
—III——III—	EDGE OF PAVEMENT (EP)
⊖	UTILITY POLE
WSO	WATER SHUT OFF/CURB STOP
GSO	GAS SHUT OFF
GV ⋈	GATE VALVE
HYD	HYDRANT
G W E	METER (GAS, WATER, ELECTRIC)
▦	CATCH BASIN
Ⓣ	TELEPHONE MANHOLE
Ⓢ	SEWER MANHOLE
Ⓓ	DRAIN MANHOLE
EL.	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
INV	INVERT
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
VGC/SGC	VERTICAL/SLOPED GRANITE CURB



LINE TABLE:

L10	S36°03'41"E	9.09'
L11	N53°56'19"E	0.43'
L12	N88°45'29"E	0.06'
L13	N56°30'27"E	3.32'
L14	N30°49'12"W	9.63'

GRAPHIC SCALE

10 0 20 40 60 80 FEET

5 0 5 10 15 20 25 METERS

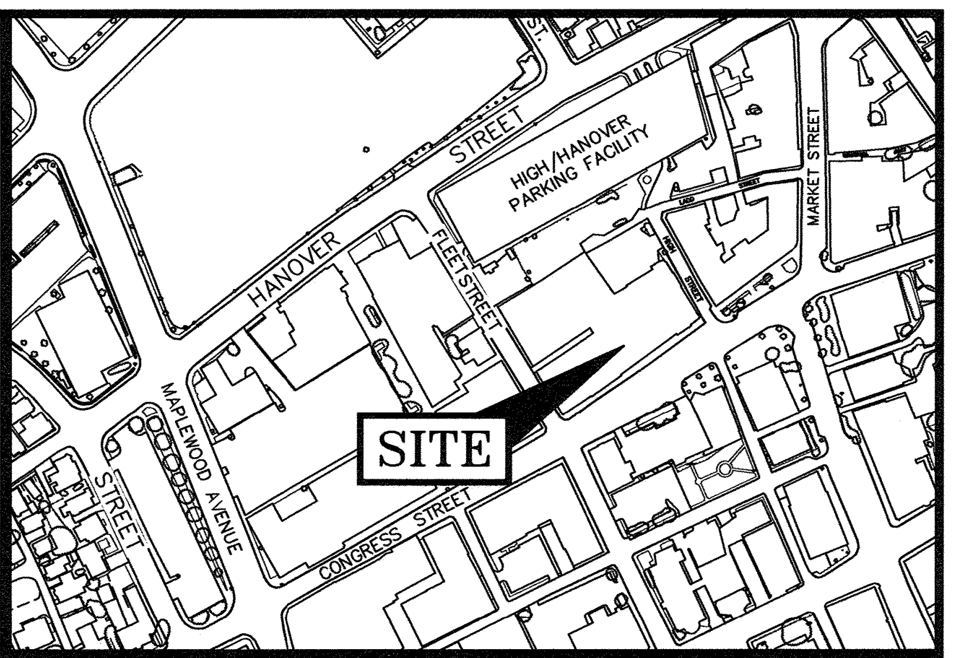
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R. CHAGNON, LLS 738

11.5.24

DATE

No. 738
JOHN R. CHAGNON



LOCATION MAP 1" = 300'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 12.

2) OWNERS OF RECORD:
WENBERRY ASSOCIATES, LLC
C/O CP MANAGEMENT
11 COURT STREET SUITE 100
EXETER, N.H. 03833
3060/164

3) PARCEL IS LOCATED IN CHARACTER DISTRICT 5.

4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

5) EXISTING LOT AREA:

LOT 12 AREA:
23,708 S.F.
0.5443 ACRES

LOT 14 AREA (AFTER LLR):
18,225 S.F.
0.4184 ACRES

PROPOSED COMBINED LOT AREA:
41,933 S.F.
0.9626 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 AND EXISTING CONDITIONS ON ASSESSORS MAP 117 LOT 12.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.

9) PARCEL IS SUBJECT TO A LEASE AGREEMENT FOR A PORTION OF LESSEE'S WALL IS ENCROACHING ON SUBJEST PARCEL. SEE RCRD 1512/410 & 1690/130.

10) PARCEL IS SUBJECT TO A RIGHT OF WAY IN COMMON FOR PASSAGE AND UTILITIES AND GENERAL PURPOSES PER DEEDS. SEE RCRD 322/318, 322/380, 322/381, 348/80, 348/81, 348/82, 1484/44, 2713/797, AND RCRD C–16161.

11) PARCEL IS SUBJECT TO A UTILITY EASEMENT TO P.S.N.H. FROM UTILITY POLE 20/4 ON FLEET STREET EASTERLY TO GRANTORS EASTERLY BOUNDARY. SEE RCRD 3124/695.

12) 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.	DATE	DESCRIPTION	BY	CHK.
2	11/5/24	ISSUED FOR COMMENT	EDS	JRC
1	8/15/24	PARTY WALL	RJB	JRC
0	7/24/24	ISSUED FOR COMMENT	RJB	JRC

DRAWING ISSUE STATUS

SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

APPLICANT: ONE MARKET SQUARE, LLC
1-15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE

15 CONGRESS
STANDARD BOUNDARY SURVEY & EXISTING CONDITIONS PLAN OF THE DEVELOPMENT PARCEL

DATE	SCALE
JULY 2024	1" = 20'

DRAWN BY	DESIGNED BY	CHECKED BY
RJB	---	JRC

PROJECT No.	FIELD BOOK & PAGE
5010156.01	FB 309 PG 54

SHEET No.	REV.
V101	2

6 5 4 3 2 1

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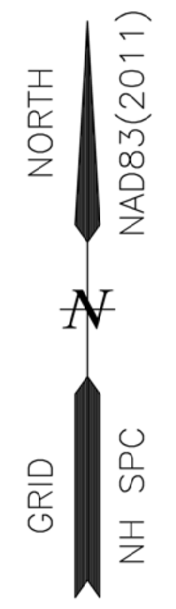


NOTE:
1) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING AERIAL VIEW OF THE PROJECT VICINITY.

GRAPHIC SCALE

0 50 100 120 FEET
0 10 20 30 METERS

0	7/31/24	ISSUED FOR COMMENT	SJR	JRC
No.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS
SITE PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT
APPLICANT: ONE MARKET SQUARE, LLC
1 & 15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE
EXISTING CONDITIONS ORTHO PHOTO

DATE: JULY 2024
SCALE: 1" = 30'
DRAWN BY: SJR
DESIGNED BY: JRC
CHECKED BY: JRC
PROJECT No.: 5010156.01
FIELD BOOK & PAGE: FB 309 PG 54
SHEET No.:
DWG No.: O1

P:\NH\5010156-McNabb_Properties\3406-Congress St., Portsmouth-JRC\2024 Site Plan\Plans & Specs\Site\Current\3406 ORTHO PHOTO 2024.dwg, 7/31/2024 3:31:56 PM, Adobe PDF

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).

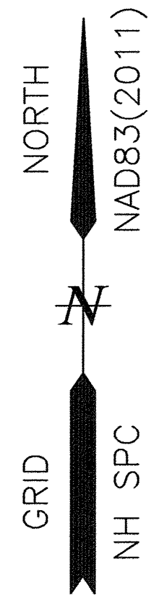
J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

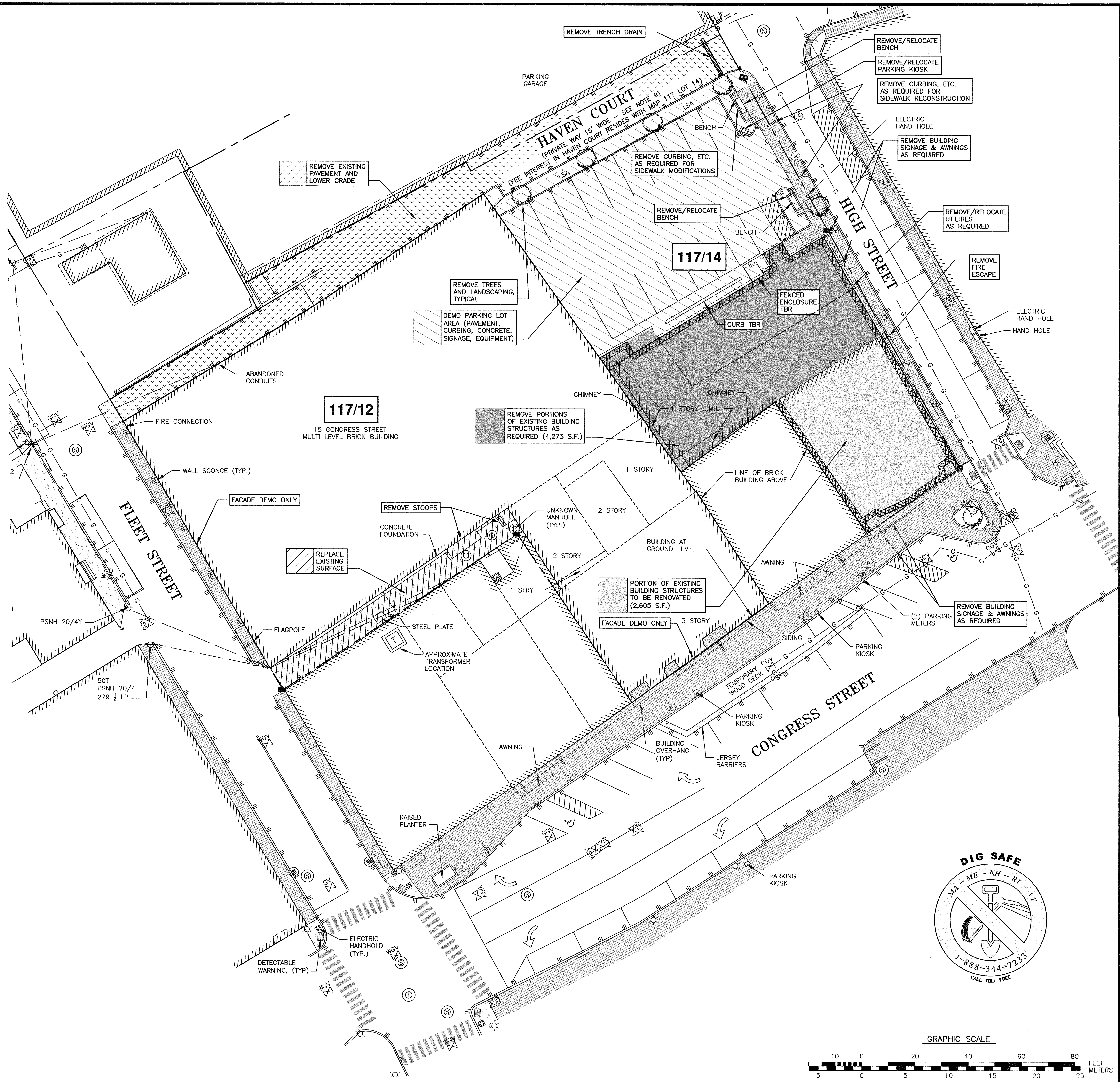
K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.

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





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).

No.	DATE	DESCRIPTION	BY	CHK.
1	11/5/24	DEMO TRENCH DRAIN	EDS	JRC
0	7/31/24	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

SITE PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

APPLICANT: ONE MARKET SQUARE, LLC
1 & 15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE

DEMOLITION PLAN

JOHN R. CHAGNON No. 7651

DATE	SCALE
JULY 2024	1" = 20'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC

PROJECT No.	FIELD BOOK & PAGE
5010156.01	FB 309 PG 54

SHEET No.	REV.
C101	1

P:\NH\5010156-McNabb_Properties\3406-Congress St., Portsmouth-JRC\2024 Site Plan\Plans & Specs\Site\Current\3406 Site Concept 2024.dwg, 11/1/2024 1:48:58 PM,
Canon TX-3000 - Direct

1 & 15 Congress Street					
Unit/Parking Analysis					
November 4, 2024					

Level	Room No.	# bedrooms	Area (sf)	spaces/unit	Location
4	404	0	338	0.5	1 Congress
4	404	0	338	0.5	1 Congress
3	304	0	553	1.0	1 Congress
4	403	1	784	1.3	1 Congress
4	406	0	855	1.3	1 Congress
4	402	1	875	1.3	1 Congress
3	303	1	912	1.3	1 Congress
3	302	1	918	1.3	1 Congress
4	401	2	963	1.3	1 Congress
3	305	1	1,015	1.3	1 Congress
2	211	1	1,092	1.3	1 Congress
4	405	1	1,092	1.3	1 Congress
3	316	1	1,113	1.3	1 Congress
3	306	1	1,113	1.3	1 Congress
3	301	2	1,126	1.3	1 Congress
4	408	1	1,151	1.3	1 Congress
2	212	1	1,193	1.3	1 Congress
4	407	1	1,198	1.3	1 Congress
3	308	1	1,327	1.3	1 Congress
4	409	2	1,399	1.3	1 Congress
3	309	1	1,466	1.3	1 Congress
3	307	1	1,474	1.3	1 Congress
2	B205	2	861	1.0	15 Congress
2	B201	2	1,006	1.3	15 Congress
3	B310	2	1,088	1.3	15 Congress
3	B308	3	1,091	1.3	15 Congress
2	B204	2	1,098	1.3	15 Congress
2	B206	2	1,243	1.3	15 Congress
2	B202	3	1,317	1.3	15 Congress
3	B311	3	1,332	1.3	15 Congress
3	B307	3	1,425	1.3	15 Congress
3	B306	3	1,456	1.3	15 Congress
3	B304	3	1,521	1.3	15 Congress
3	B302	3	1,547	1.3	15 Congress
3	B309	3	1,621	1.3	15 Congress
2	B203	3	1,630	1.3	15 Congress
3	B303	3	1,663	1.3	15 Congress
2	B207	3	1,676	1.3	15 Congress
3	B305	3	1,718	1.3	15 Congress
3	B301	3	1,927	1.3	15 Congress
2	B208	4	2,215	1.3	15 Congress

	Total Units	Total BEDROOMS	studios	Parking Req.
Total Units:	41	74	4	51.10
Visitor Parking - 1 space per every 5 dwellings				8.20
Downtown Overlay District deduct				(4.00)
Subtotal - Residential automobile parking required				55.30

		# excess bike spaces		# car spaces deducted		
Bicycle parking deduction 1 space for 6 bikes, max 5%:		21.0				
max 5% allowed =	2.765	parking spaces			Rounded dn	(2.00)
Total Residential Auto Parking Required (adjusted)					Rounded Up	53

Restaurant/Retail/Office - No Parking Required in Downtown Overlay District	
Total parking proposed	20
EXCESS (Defecit)	(33)
Existing total available-today	19
Proposed Net Increase (reduction) in parking	1

Car Parking Spaces Required per Unit Size	
0-500	0.5
500-750	1.0
751+	1.3

Bicycle Parking Required		
use	spaces required per use	total required
multifamily	1 bicycle for every 5 dwelling units	9
TOTAL Required		9
Total Provided (in building, basement)		30
Total Provided (outside)		0
Total Provided, inside & outside		30
Excess Provided (beyond required)		21
Scooter parking provided (none required)		
Motorcycle parking provided (none required)		

CAR SPACES DEDUCTED @ 1:6

Apartment Types - Unit Mix & Locations

	number of bedrooms per apartment					
level	S	1	2	3	4	Total
4	3	5	2	0	0	10
3	1	8	2	10	0	21
2	0	2	4	3	1	10
total units	4	15	8	13	1	41
Total bedrooms	4	15	16	39	4	78

Apartment Types - Unit Distribution per Building

Level	1 Congress	15 Congress	TOTAL
4	10	0	10
3	10	11	21
2	2	8	10
total units	22	19	41

TOTAL PROPOSED BUILDING FOOTPRINT:
36,083 S.F.

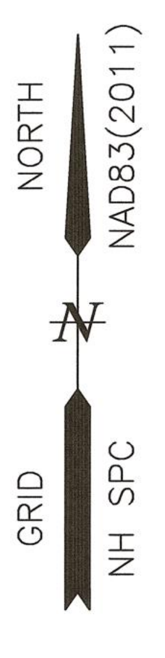
IMPERVIOUS SURFACE AREAS 117/12&14
(TO PROPERTY LINE)

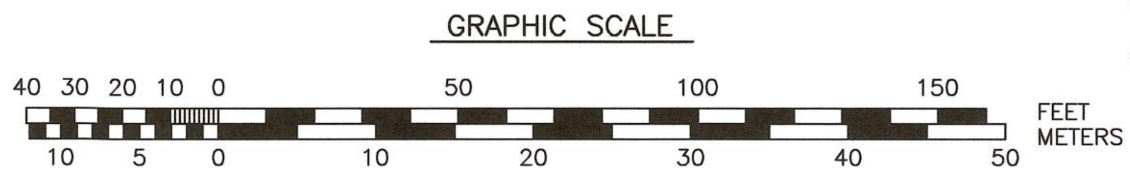
STRUCTURE	PRE–CONSTRUCTION IMPERVIOUS (S.F.)	POST–CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	29,931	35,766
CONCRETE	1,225	2,504
BRICK SIDEWALK	416	0
PAVEMENT	9530	0
CURB	138	0
TOTAL	41102	38270
LOT SIZE	41,933	41,933
% LOT COVERAGE	98.0%	91.3%

OPEN SPACE CALCULATION
(TO PROPERTY LINE)

STRUCTURE	POST–CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	35766
SIDEWALK	0
PAVEMENT	0
CURB	0
RETAINING WALL	0
TOTAL	35766
LOT SIZE	41,933
OPEN SPACE	14.7%

SIDEWALK NOTES:
IMPERVIOUS WALKWAY= 2,504 S.F.
POROUS WALKWAY= 2,835 S.F.
TOTAL WALKWAY 5,339 S.F. OF WHICH MORE THAN 50% IS POROUS;
THEREFORE SIDEWALKS ARE NOT INCLUDED IN OPEN SPACE

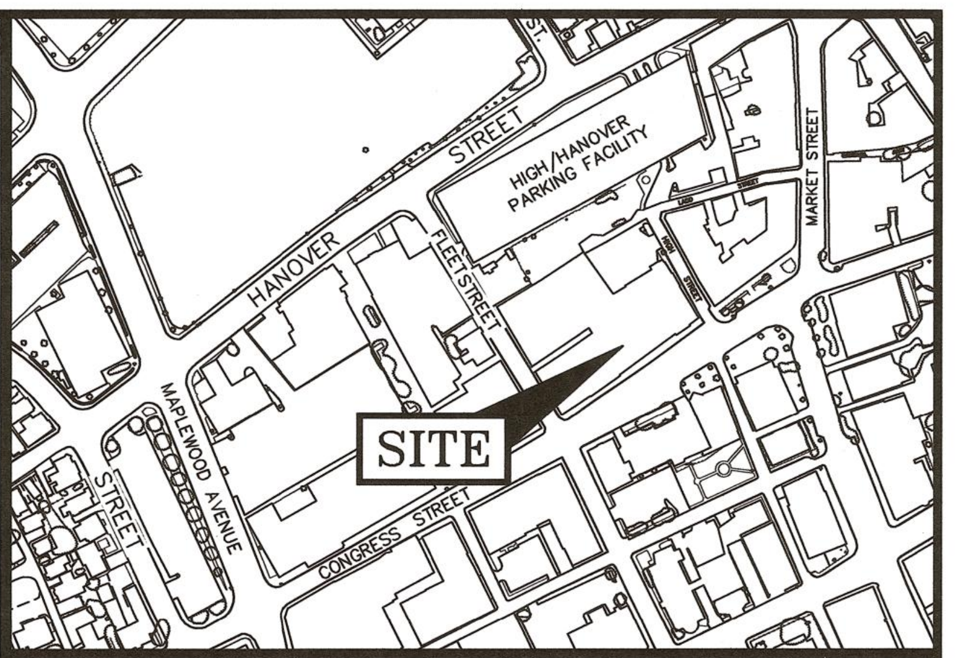




LEGEND:

🟩	2–3 STORIES	40FT MAX.
🟧	2–3 STORIES (SHORT 4TH*)	45FT MAX.

*PENTHOUSE LEVELS MAY EXCEED THE BUILDING HEIGHT BY 2 FEET



LOCATION MAP 1" = 300'

NOTES:
1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOTS 12 AND 14.

2) OWNER OF RECORD:
WENBERRY ASSOCIATES, LLC
C/O CP MANAGEMENT
11 COURT STREET SUITE 100
EXETER, N.H. 03833
3060/164

OWNER/APPLICANT:
ONE MARKET SQUARE, LLC
3 PLEASANT STREET, SUITE #400
PORTSMOUTH, NH 03801
6363/31 PARCEL 1 & PARCEL 2

3) PARCEL IS LOCATED IN CHARACTER DISTRICTS 4 AND 5.

4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

5) LOT 12 AREA:
23,708 S.F.
0.5443 ACRES

LOT 14 AREA (AFTER LLR):
18,225 S.F.
0.4184 ACRES

PROPOSED COMBINED LOT AREA:
41,933 S.F.
0.9626 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 A PROPOSED MIXED USE DEVELOPMENT ON ASSESSORS MAP 117 LOT 12.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.

1 Congress Street and 15 Congress Street; Zoning

The project is a combination of previously approved 1 Congress Street (Tax Map 117 – Lot 14, LU – 22-12), hereinafter referred to as "One Market Square", with property located at 15 Congress Street (Tax Map 117 – Lot 12), hereinafter referred to as "JJ Newberry". The proposal is to merge the lots and re-develop the combined lot according to the attached site plans.

On the merged lot, we are requesting a Conditional Use Permit in accordance with Section 10.241.23(a) of the Zoning Ordinance and a Parking Conditional Use Permit as provided for in Section 10.1112.14 of the Zoning Ordinance.

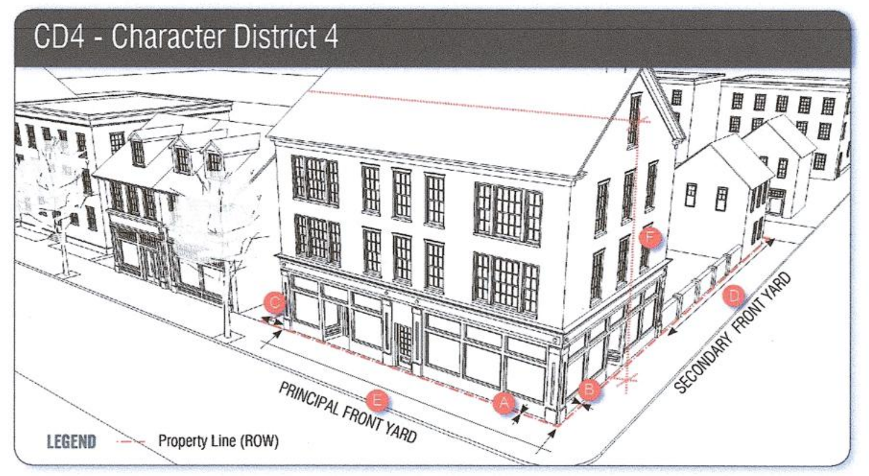
The JJ Newberry project consists of rehabilitation and adaptive reuse of the existing structure(s) with minor accessory additions. New projecting storefronts with recessed entrance stoops are proposed along the north elevation of the property to create a retail experience in a re-imaged, pedestrian friendly corridor connecting High Street and Fleet Street. This area, previously known as Haven Court, is proposed to be re-named Newberry Way.

The proposed Newberry Way connection is supported by the Master Plan as part of an overall connection running from McIntyre and potentially to Vaughan Mall. Significant improvements are proposed for Newberry Way including changing the grade, installing underground utilities, hardscape impervious and porous pavers, catenary lights, and landscaping. The design plans include the proposed improvements on Ladd Street & High Street, which the applicant is willing to fund at their sole cost. The applicant finalized a Memorandum of Understanding with the Portsmouth City Council as a part of the 1 Congress Street site plan approval. The memorandum stipulates that One Congress, LLC will pay the entire cost of design and construction of the improvements, thereby not requiring the City of Portsmouth to pay the costs for the proposed improvements to the city's downtown infrastructure shown in this application. Please note the following in regard to the signed Memorandum of Understanding:

- The plans that were contemplated and approved show the removal of existing parking spaces on High Street. This is a key component of the proposed street improvement design. The developer is of the understanding that the Memorandum of Understanding allows that plan to move forward.
- Part I Developers Obligations A.4 and A.5 regarding pedestrian access to the High Hanover Parking Garage and the stairway connection would be revised due to the change of proposed grading on Newberry Way, as the contemplated stairway is being replaced by a continuous grade. The design team will work with the city to identify if alternative pedestrian access to the parking garage is achievable in the revised design.
- Part I Developers Obligations B.7 regarding permissions for construction on the Wenberry parcel has been met by the developers acquisition of the property in a binding purchase and sales agreement.
- Part II City's Obligations 2, the developer is of the understanding that the city will procure a third-party study of the feasibility of a shared trash and recycling area within the High Hanover Garage. The developer is willing to pay for the capital improvements, management and long-term maintenance of the trash and recycling room.
- Part II City's Obligations 3, the developer is of the understanding that the city will procure a third-party study by an experienced land use firm and Parking/traffic engineer for the three entrances to the High Hanover Garage so the City may consider any changes to those entrances. The applicant favors and recommends the city close the High Street entrance to the High Hanover Garage to reduce traffic driving through Market Square.

The City Council, by vote of August 21, 2023, expressly delegated authority to the City Manager to negotiate, convey and/or accept land interests, negotiate, execute and record as necessary any and all easements, licenses, joint use agreements or other documents reasonably necessary for the purposes of the Memorandum of Understanding.

FIGURE 10.5A41.10C DEVELOPMENT STANDARDS
CHARACTER DISTRICT 4 (CD4)



BUILDING PLACEMENT – PRINCIPAL BUILDING*

Maximum **principal front yard**	10 ft	A
Maximum **secondary front yard**	15 ft	B
Side yard	NR	C
Minimum **rear yard**	Greater of 5 ft **from rear lot line** or 10 ft from center line of alley	D
Front lot line buildout On Ceres Street Everywhere else	 50% max. (See Map 10.5A21C) 50% min.	

* Except for items listed under Section 10.5A42.12

BUILDING AND LOT OCCUPATION

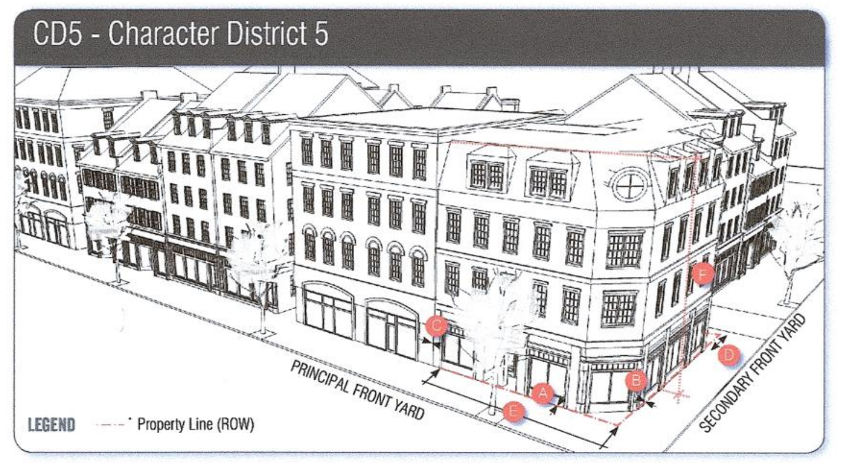
Maximum **building block length**	200 ft	E
Maximum **façade** modulation length	80 ft (see Section 10.5A43.20)	
Maximum **entrance spacing**	50 ft	
Maximum **building coverage**	90%	
Maximum **building footprint**	15,000 sf (or as allowed by Section 10.5A43.40)	

Minimum **lot area**	NR
Minimum **lot area** per **dwelling unit**	NR
Minimum **open space**	10%
Maximum **ground floor GFA** per **use**	15,000 sf

BUILDING FORM – PRINCIPAL BUILDING

Building height	See Map 10.5A21.B & Section 10.5A43.30	F
Maximum finished floor surface of **ground floor** above **sidewalk** grade	36"	
Minimum **ground story height**	12 ft	
Minimum second **story height**	10 ft	
Façade glazing: **Shopfront façade** Other **façade** types	 70% min. 20% min. to 50% max.	
Roof type	flat, gable, hip, gambrel, **mansard**	
Roof pitch, if any Gable Hip **Mansard**/gambrel	 6:12 min. to 12:12 max 3:12 min. 6:12 min. to 30:12 max.	

FIGURE 10.5A41.10D DEVELOPMENT STANDARDS
CHARACTER DISTRICT 5 (CD5)



BUILDING PLACEMENT – PRINCIPAL BUILDING*

Maximum **principal front yard**	5 ft	A
Maximum **secondary front yard**	5 ft	B
Side yard	NR	C
Minimum **rear yard**	Greater of 5 ft **from rear lot line** or 10 ft from center line of alley	D
Minimum **front lot line buildout**	80%	

* Except for items listed under Section 10.5A42.12

BUILDING AND LOT OCCUPATION

Maximum **building block length**	225 ft	E
Maximum **façade** modulation length	100 ft (see Section 10.5A43.20)	
Maximum **entrance spacing**	50 ft	
Maximum **building coverage**	95%	
Maximum **building footprint**	20,000 sf (or as allowed by Section 10.5A43.40)	

Minimum **lot area**	NR
Minimum **lot area** per **dwelling unit**	NR
Minimum **open space**	5%
Maximum **ground floor GFA** per **use**	15,000 sf

BUILDING FORM – PRINCIPAL BUILDING

Building height	See Map 10.5A21.B & Section 10.5A43.30	F
Maximum finished floor surface of **ground floor** above **sidewalk** grade	36"	
Minimum **ground story height**	12 ft	
Minimum second **story height**	10 ft	
Façade glazing: **Shopfront façade** Other **façade** types	 70% min. 20% min. to 50% max.	
Roof type	flat, gable, hip, gambrel, **mansard**	
Roof pitch, if any Gable Hip **Mansard**/gambrel	 6:12 min. to 12:12 max 3:12 min. 6:12 min. to 30:12 max.	

No.	DATE	DESCRIPTION	BY	CHK.
2	11/5/24	SITE LAYOUT AND IMPERVIOUS TABLE	EDS	JRC
0	7/31/24	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS
SITE PLAN

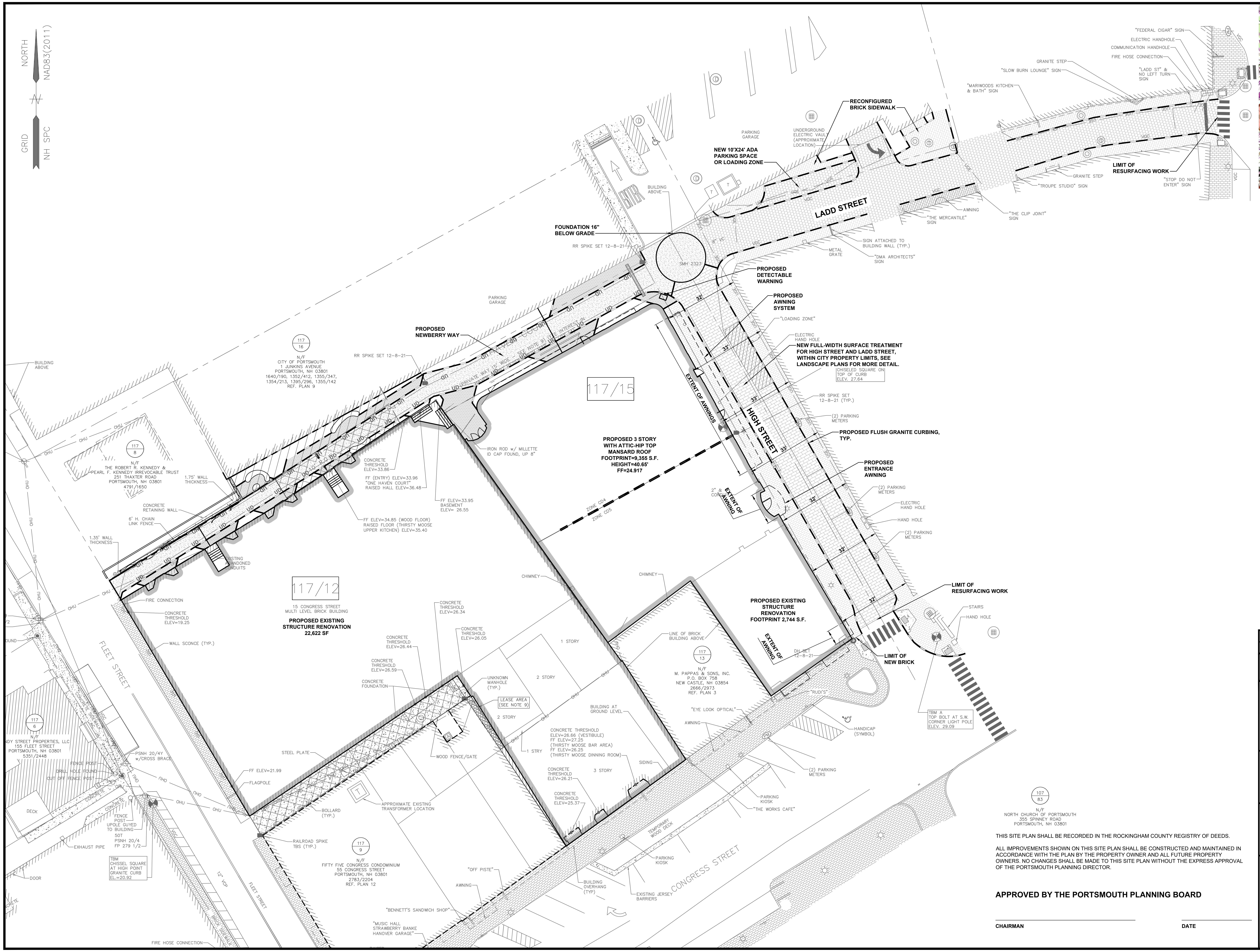
HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

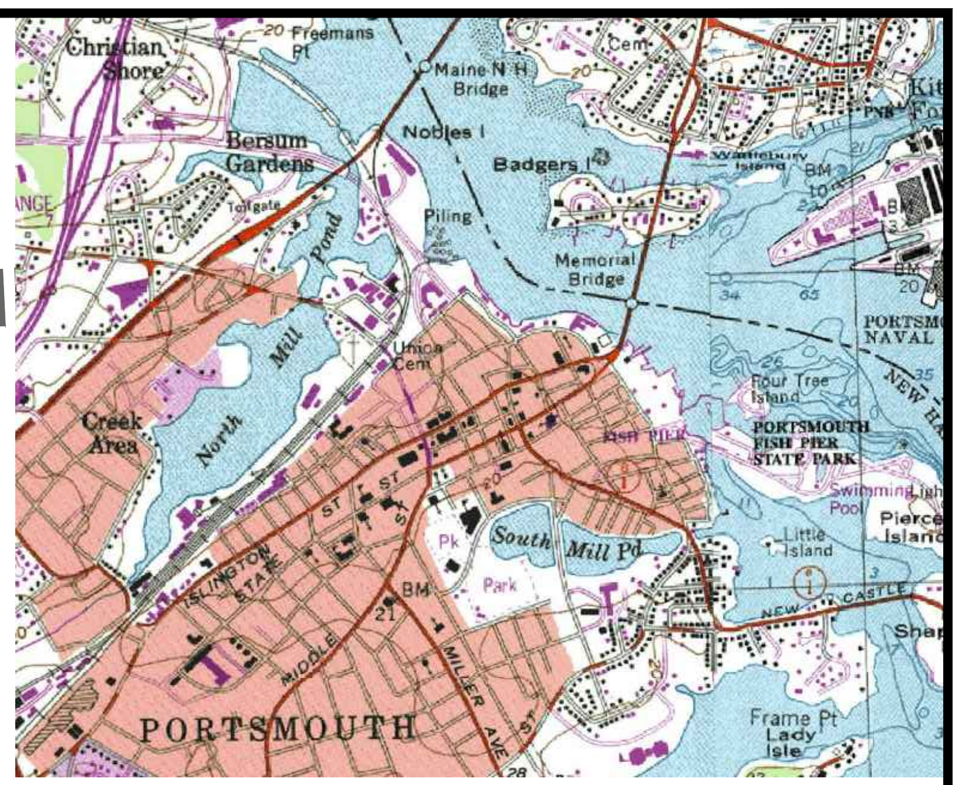
PROJECT
APPLICANT: ONE MARKET SQUARE, LLC
1 & 15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE
PROJECT SITE ZONING

DATE: JULY 2024		SCALE: 1" = 40'
DRAWN BY: SJR	DESIGNED BY: JRC	CHECKED BY: JRC
PROJECT No.: 5010156.01		FIELD BOOK & PAGE: FB 309 PG 54
SHEET No.: C102		REV.: 2

P:\NH\5010156-McNabb_Properties\3406-Congress St., Portsmouth-JRC\2024 Site Plan\Plans & Specs\Site\Current\3406 Site Concept 2024.dwg, 11/5/2024 12:24:28 PM
Canon TX-3000 - Direct





LOCATION MAP:
SCALE: 1"=2000'

USGS QUADRANGLE: PORTSMOUTH
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WWW.MAPTECH.COM/TOPO

NOTES:

1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOTS 14 AND 15.

2) OWNER OF RECORD & APPLICANT:
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 ZONING PLAN.

4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

5) LOT AREAS:

MAP 117 LOT 14	MAP 117 LOT 15	MAP 117 LOT 12
7,266 S.F.	8,840 S.F.	23708 SF
0.1668 ACRES	0.2029 ACRES	0.5443 ACRES

COMBINED LOT AREA:
39,814 S.F.
0.914 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).

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.

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

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

REV.	DATE	DESCRIPTION	BY	CHK.
1	2024.11.05	ISSUED FOR COMMENTS	PJM	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

MIXED USE DEVELOPMENT
1-15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE

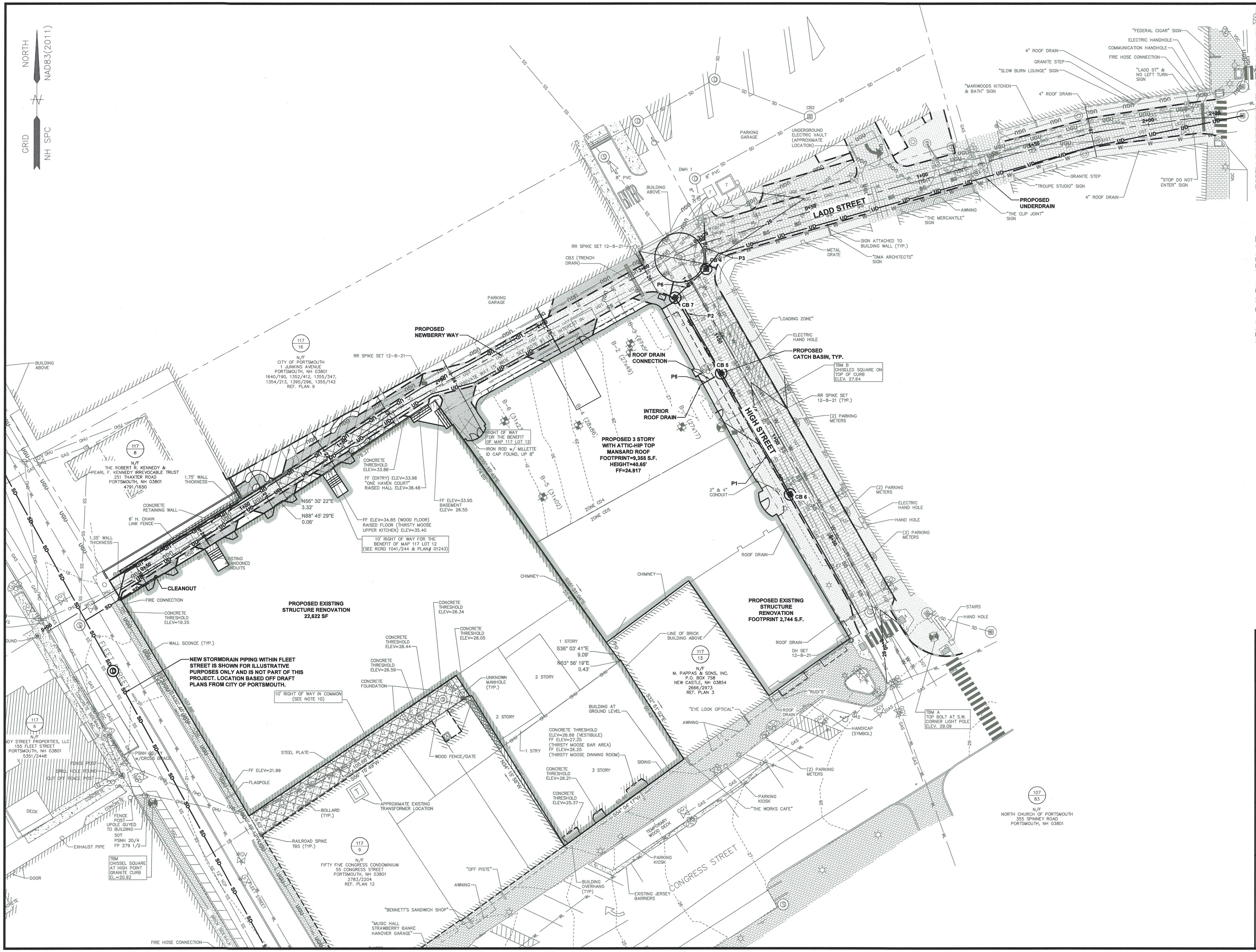
PROPOSED SITE PLAN

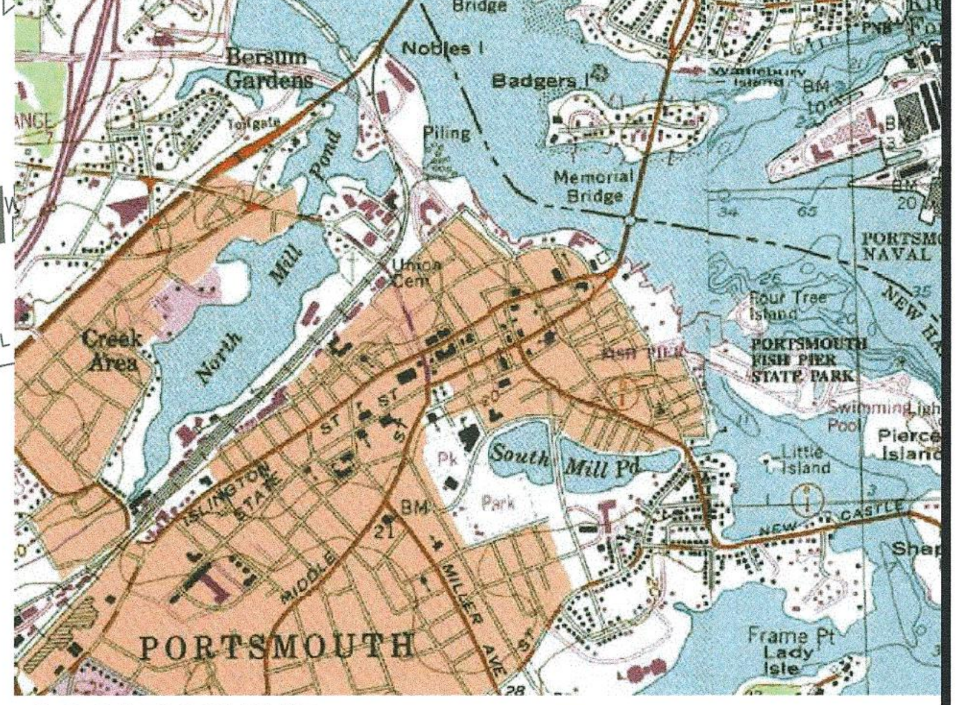
DATE	SCALE	
JULY 2024	1" = 20'	
DRAWN BY	DESIGNED BY	CHECKED BY
PJM	---	JRC

PROJECT No.
5010156.3406

SHEET No. C103

REV. No. 1





LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
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WWW.MAPTECH.COM/TOPO

SCALE: 1"=2000'

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).

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

1	2024.11.05	ISSUED FOR COMMENTS	PJM	JRC
REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

MIXED USE DEVELOPMENT
1-15 CONGRESS STREET PORTSMOUTH, N.H.

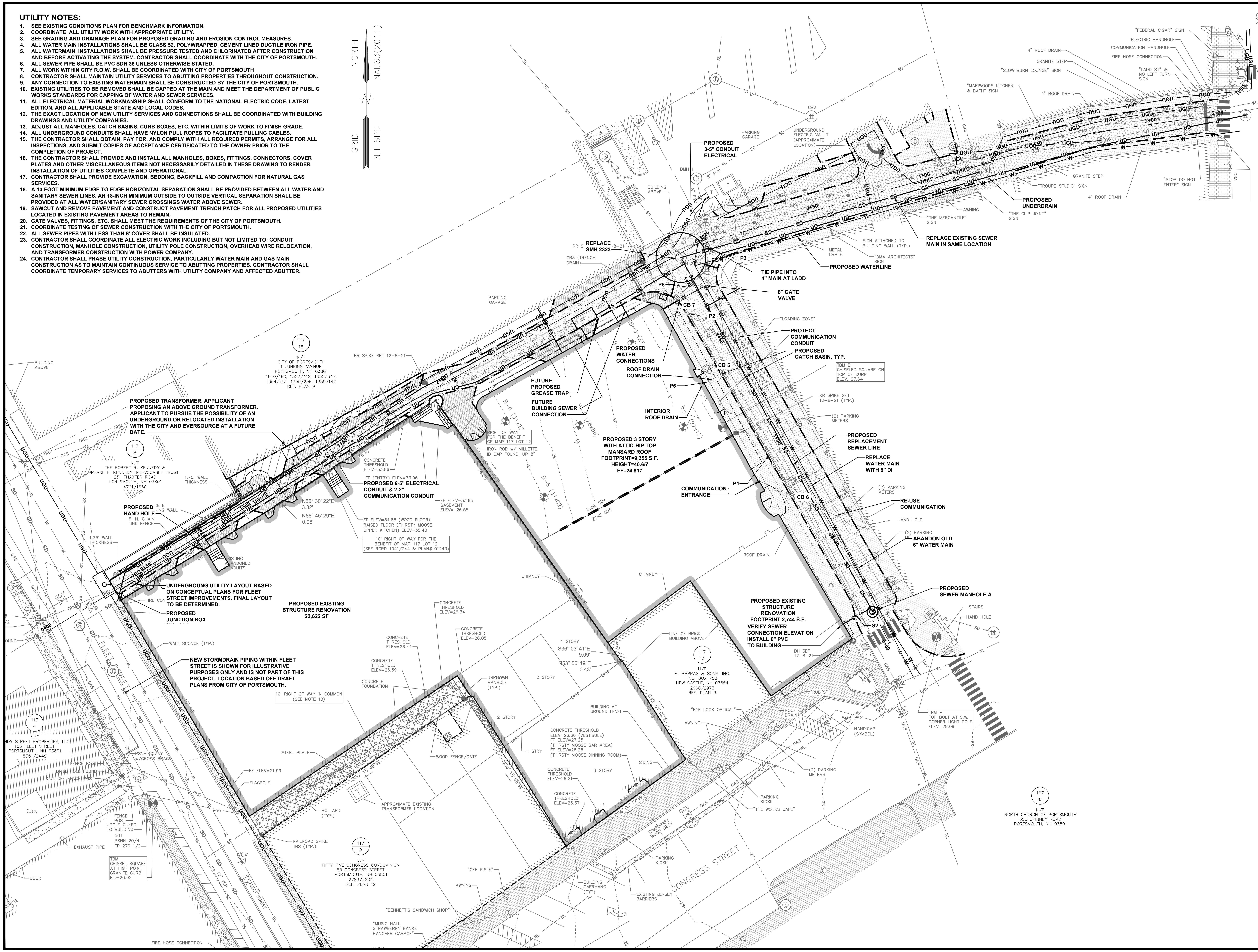
TITLE

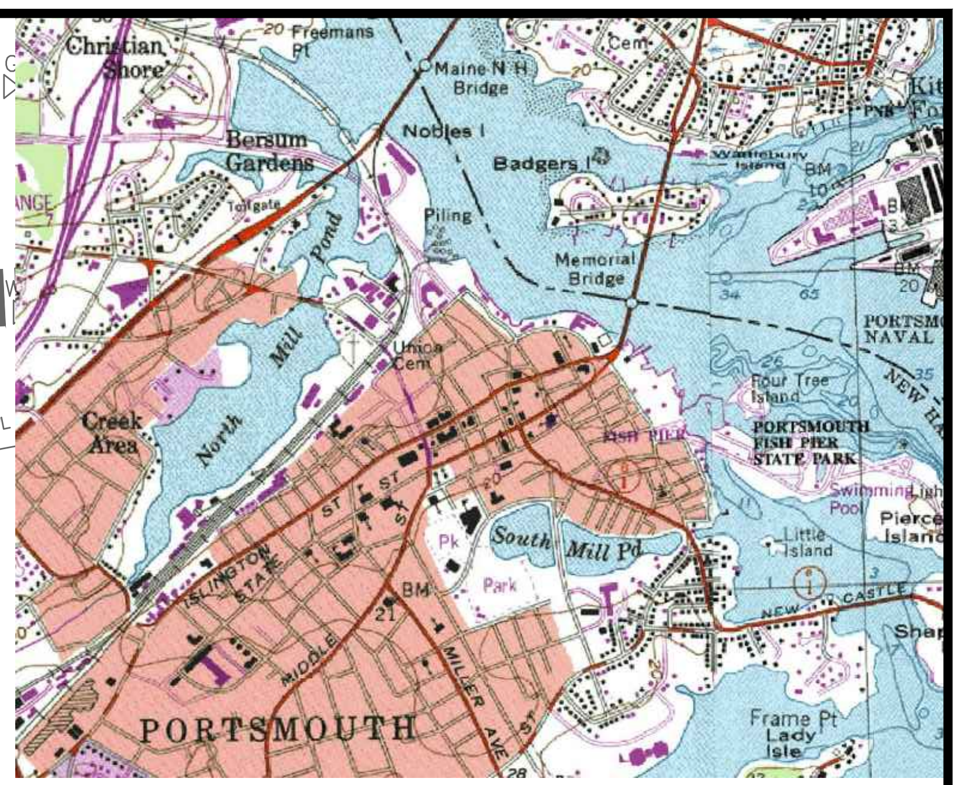
GRADING AND DRAINAGE PLAN

DATE JULY 2024	SCALE 1" = 20'	
DRAWN BY PJM	DESIGNED BY ---	CHECKED BY JRC
PROJECT No. 5010156.3406		
SHEET No. C104	REV. No. 1	

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.





LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
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SCALE: 1"=2000'

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).

4) PROVIDE TEMPORARY WATER AND SEWER SERVICES TO ALL IMPACTED PROPERTIES DURING NEW WATER AND SEWER MAIN INSTALLATION.

5) PROPOSED SEWER FLOW:
TBD

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
1	2024.11.05	ISSUED FOR COMMENTS	PJM	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

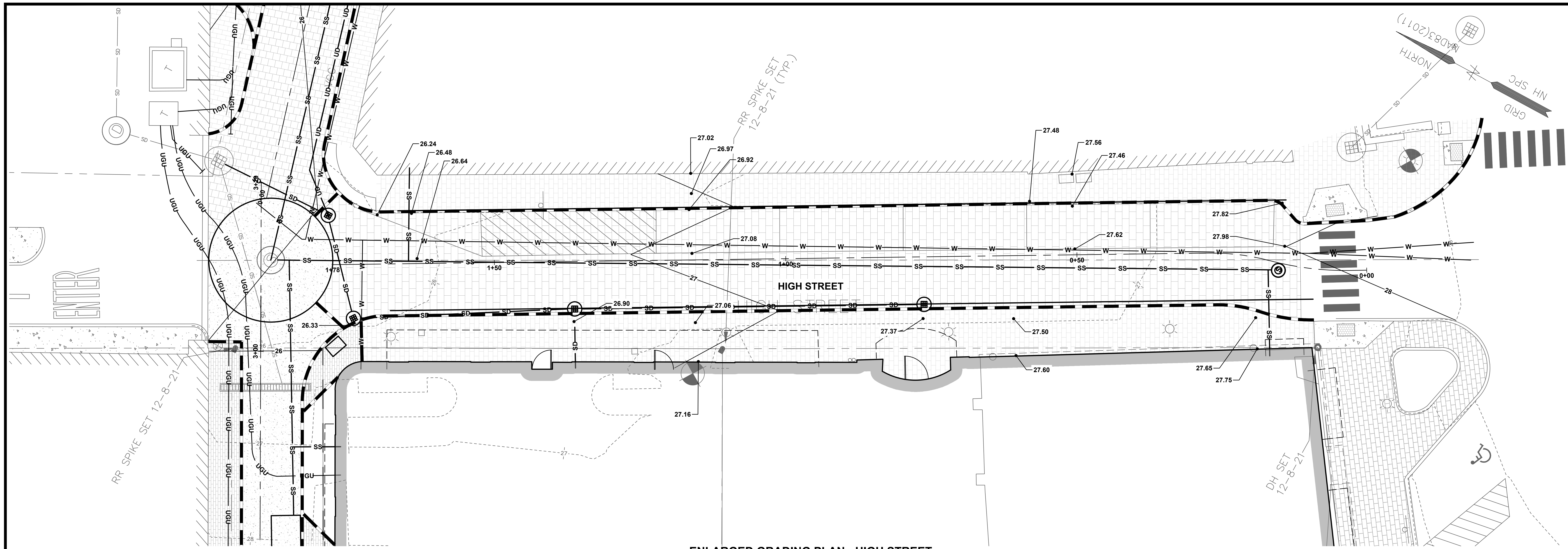
PROJECT

MIXED USE DEVELOPMENT
1-15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE

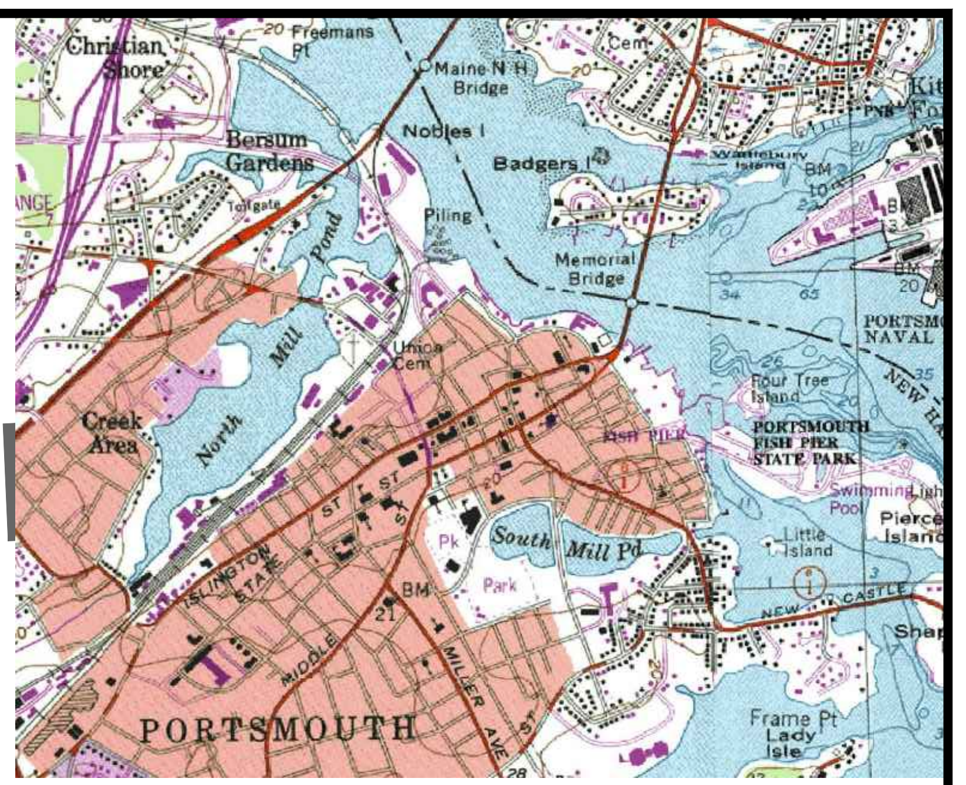
PROPOSED UTILITY PLAN

DATE JULY 2024	SCALE 1" = 20'	
DRAWN BY PJM	DESIGNED BY ---	CHECKED BY JRC
PROJECT No. 5010156.3406		
SHEET No. C105	REV. No. 1	



ENLARGED GRADING PLAN - HIGH STREET

1"=10'



LOCATION MAP:
SCALE: 1"=2000'

USGS QUADRANGLE: PORTSMOUTH
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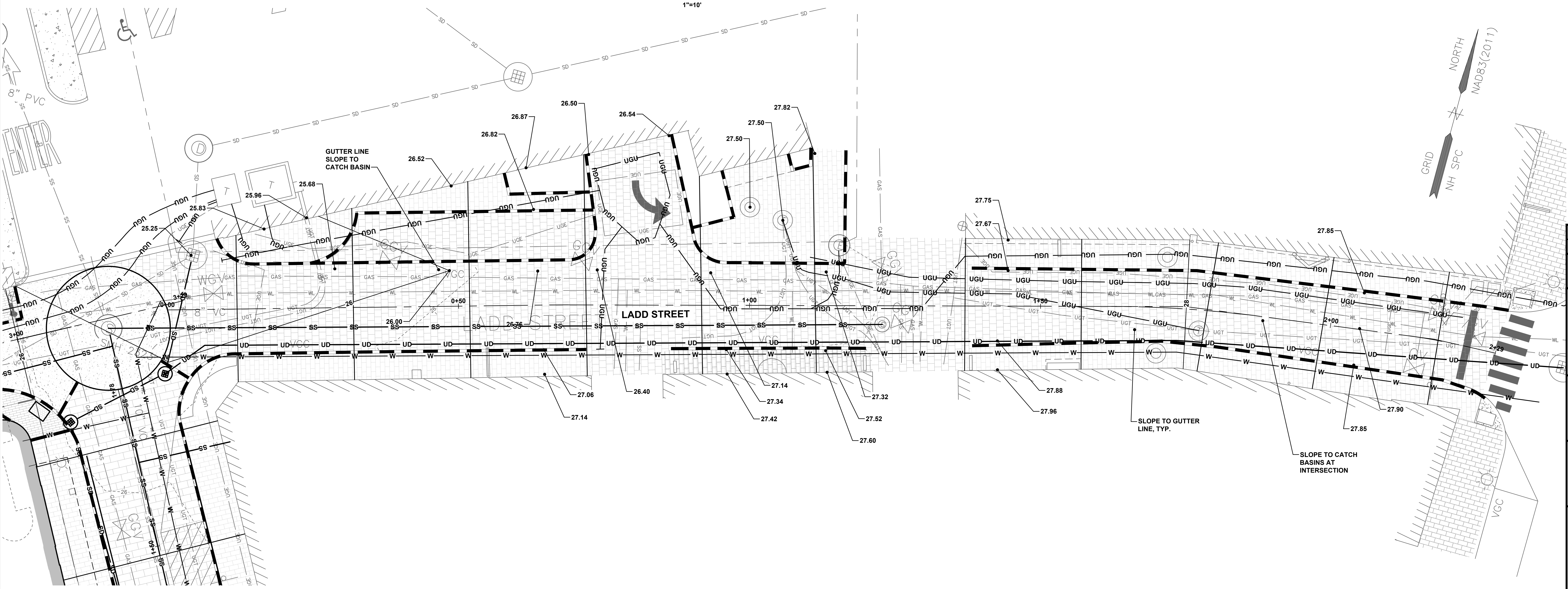
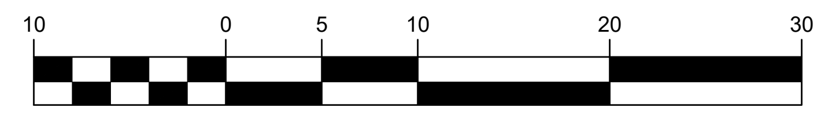


ENLARGED GRADING PLAN - LADD STREET

1"=10'

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

1	2024.11.05	ISSUED FOR COMMENTS	PJM	JRC
REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

PERMIT PLANS

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200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

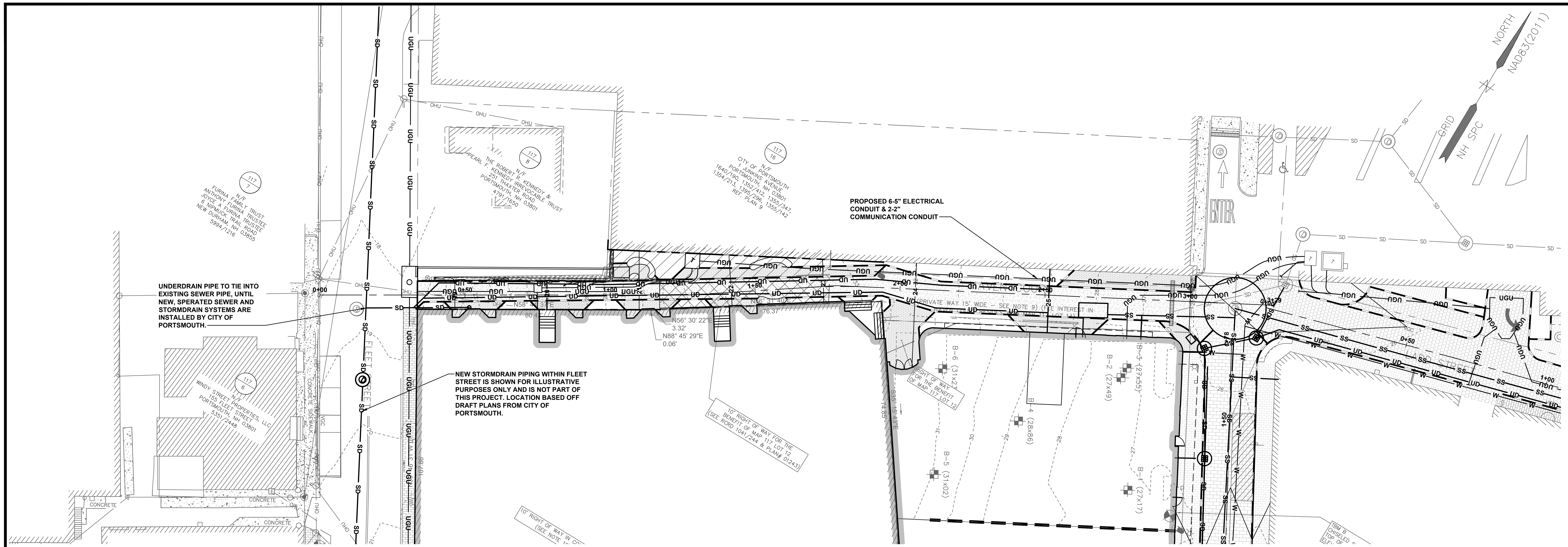
PROJECT

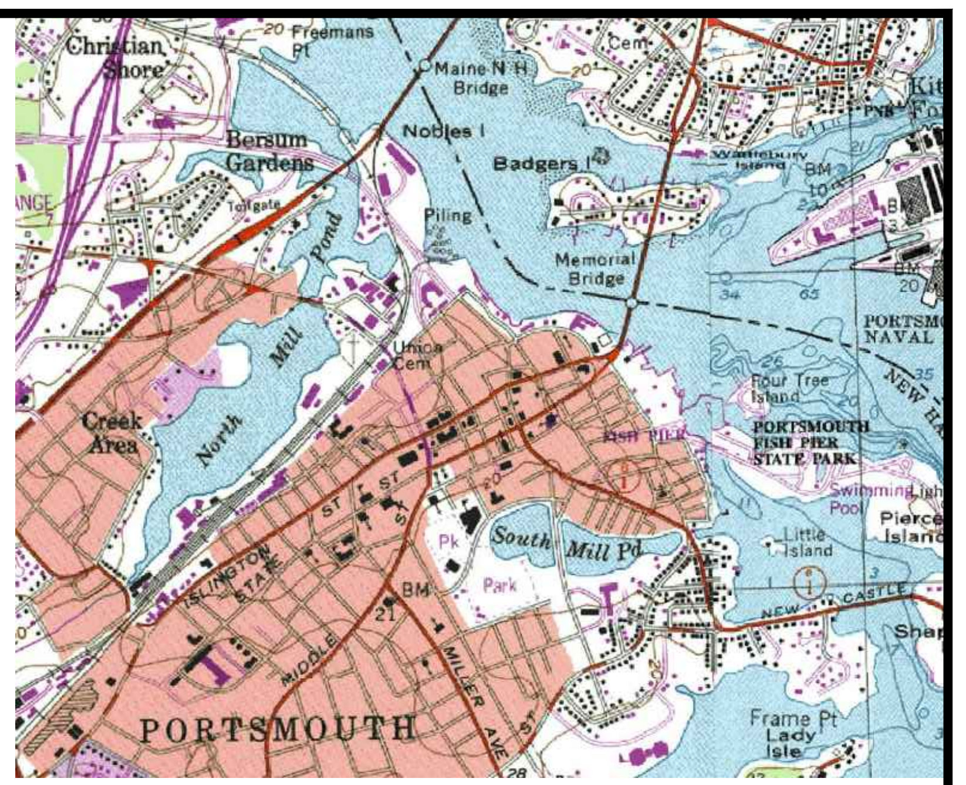
MIXED USE DEVELOPMENT
1-15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE

DETAILED GRADING & UTILITY PLANS
HIGH STREET & LADD STREET

DATE JULY 2024		SCALE 1" = 10'
DRAWN BY PJM	DESIGNED BY ---	CHECKED BY JRC
PROJECT No. 5010156.3406		
SHEET No. C106		REV. No. 1




LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
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SCALE: 1"=2000'

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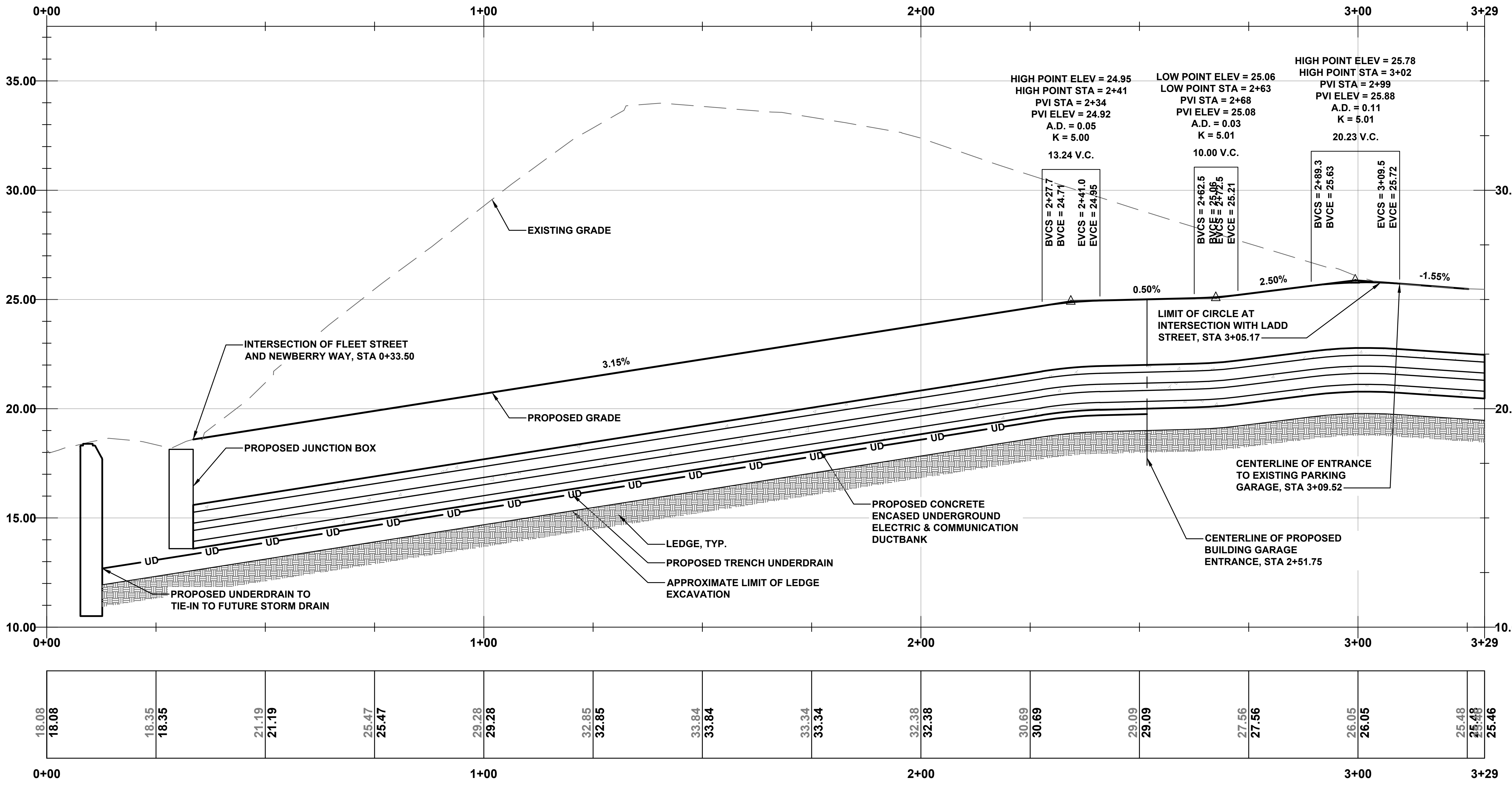
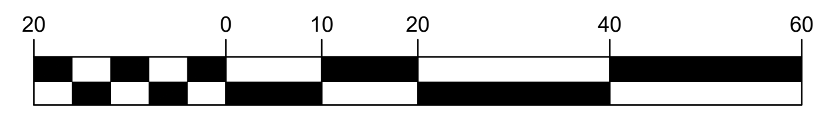


PROFILE VIEW OF NEWBERRY WAY - STA 0+00 TO 3+29
SCALE: H: 1"=20' / V: 1"=4'

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
1	2024.11.05	ISSUED FOR COMMENTS	PJM	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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603.430.9282
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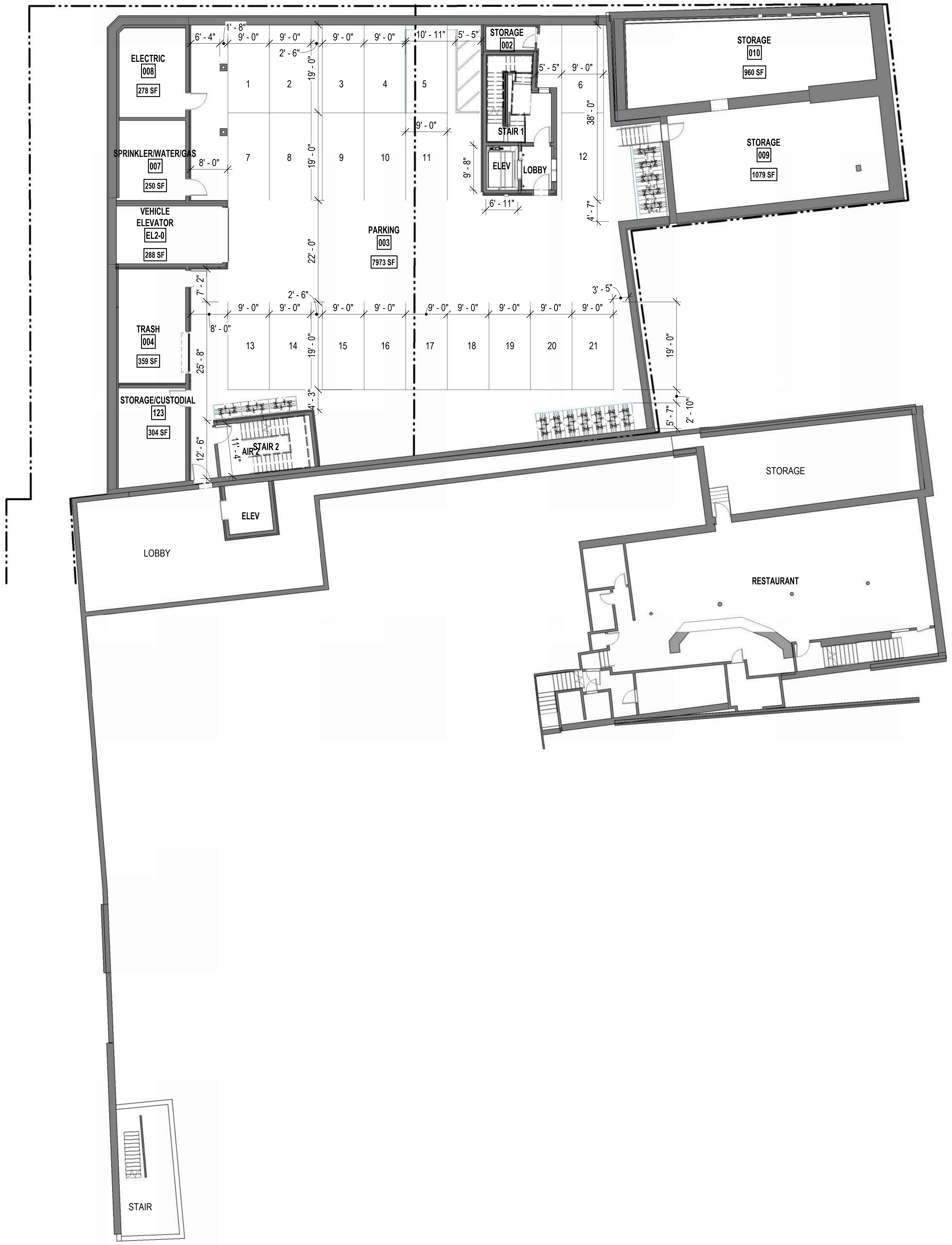
PROJECT

MIXED USE DEVELOPMENT
1-15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE

PROPOSED PLAN & PROFILE
NEWBERRY WAY

DATE: JULY 2024	SCALE: 1" = 20'	
DRAWN BY: PJM	DESIGNED BY: ---	CHECKED BY: JRC
PROJECT No.: 5010156.3406		
SHEET No.: **C201**	REV. No.: **1**	



① **BASEMENT PB**
1/16" = 1'-0"

ARCOVE ARCHITECTS

3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

1 & 15 Congress Street

1 & 15 CONGRESS STREET
PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER
ONE MARKET SQUARE, LLC
10 PLEASANT STREET, SUITE 3
PORTSMOUTH, NH 03801
603.427.0725

CIVIL ENGINEERING
AMBIT ENGINEERING; A DIVISION OF HALEY WARD
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, NH 03801
603.430.9282
https://www.haleyward.com/

LANDSCAPE ARCHITECTURE
TERRAFIRMA
163.A Court Street
Portsmouth, NH 03801
603.531.9109
www.terrafirmalandarch.com

JJ NEWBERRIES CONCEPTS

REVISIONS

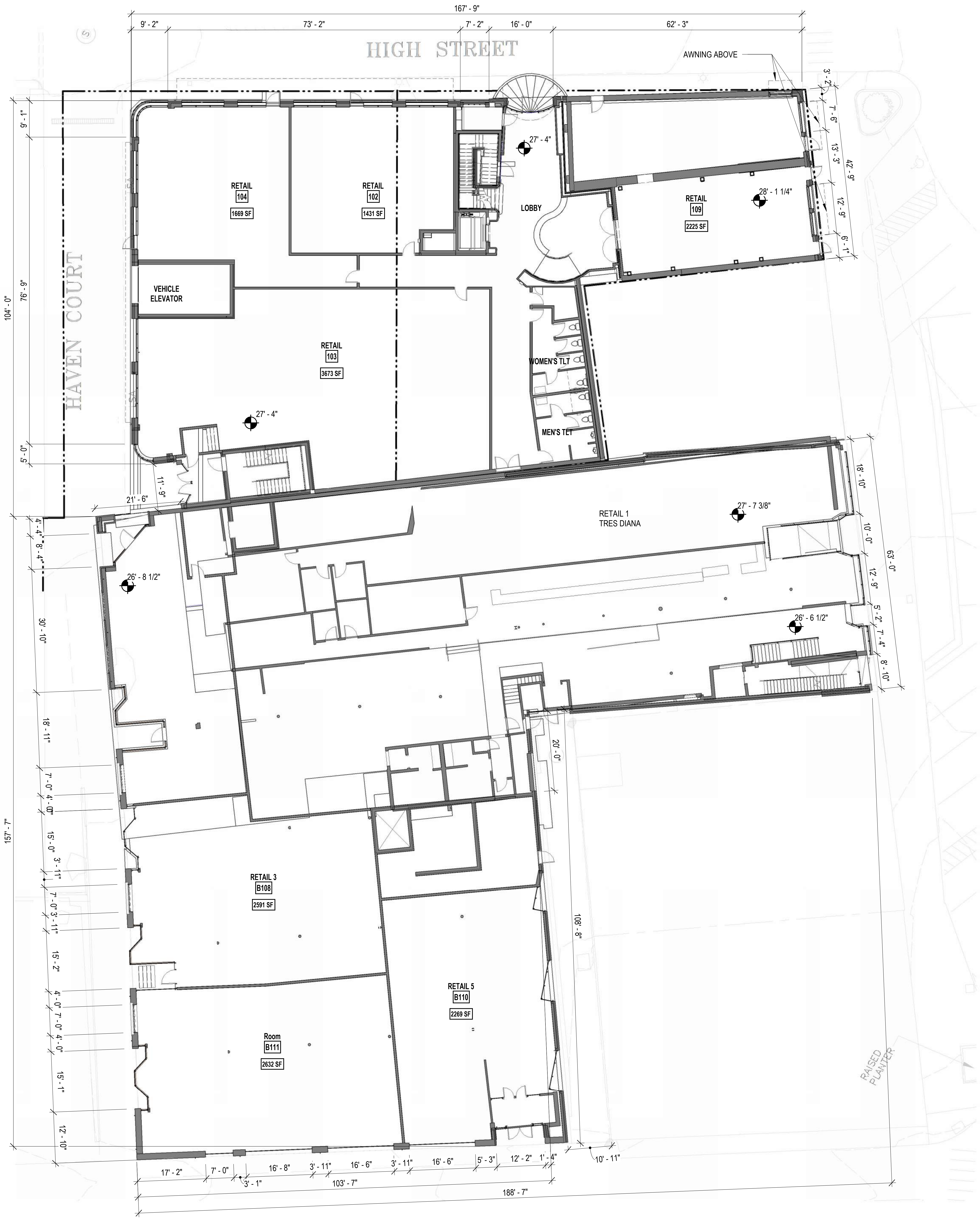
NO.	DATE	DESCRIPTION

BASEMENT PLAN

SCALE: 1/16" = 1'-0"

DATE: 11/05/24
DRAWN: Author
CHECKED: Checker

PBN.A0



1 **LEVEL 1 pb**
1/16" = 1'-0"

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ARCHITECTS

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www.ARCove.com

1 & 15 Congress Street

1 & 15 CONGRESS STREET
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JJ NEWBERRIES CONCEPTS

REVISIONS

NO.	DATE	DESCRIPTION

LEVEL 1

4' 16'
0' 8' 32'
N

SCALE: 1/16" = 1'-0"

DATE: 11/05/24
DRAWN: HA
CHECKED: TK

PBN.A1

① **LEVEL 2 pb**
1/16" = 1'-0"

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1 & 15 Congress Street

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PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER
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PORTSMOUTH, NH 03801
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JJ NEWBERRIES CONCEPTS

REVISIONS

NO.	DATE	DESCRIPTION

LEVEL 2

0' 4' 8' 16' 32'
N

SCALE: 1/16" = 1'-0"

DATE: 11/05/24
DRAWN: Author
CHECKED: Checker

PBN.A2

① LEVEL 3 pb
1/16" = 1'-0"

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PORTSMOUTH, NH, 03801

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JJ NEWBERRIES CONCEPTS

REVISIONS

NO.	DATE	DESCRIPTION

LEVEL 3

0' 4' 8' 16' 32'
N

SCALE: 1/16" = 1'-0"

DATE: 11/05/24
DRAWN: Author
CHECKED: Checker

PBN.A3

1 PENTHOUSE - ATTIC pb
1/16" = 1'-0"

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1 & 15 Congress Street

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PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

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JJ NEWBERRIES CONCEPTS

REVISIONS

NO.	DATE	DESCRIPTION

PENTHOUSE-ATTIC LEVEL

SCALE: 1/16" = 1'-0"

DATE: 11/05/24
DRAWN: Author
CHECKED: Checker

PBN.A4

1 **PROPOSED ELEVATION - CONGRESS STREET**
3/32" = 1'-0"

2 **PROPOSED ELEVATION - CONGRESS STREET**
1/8" = 1'-0"

H5.21

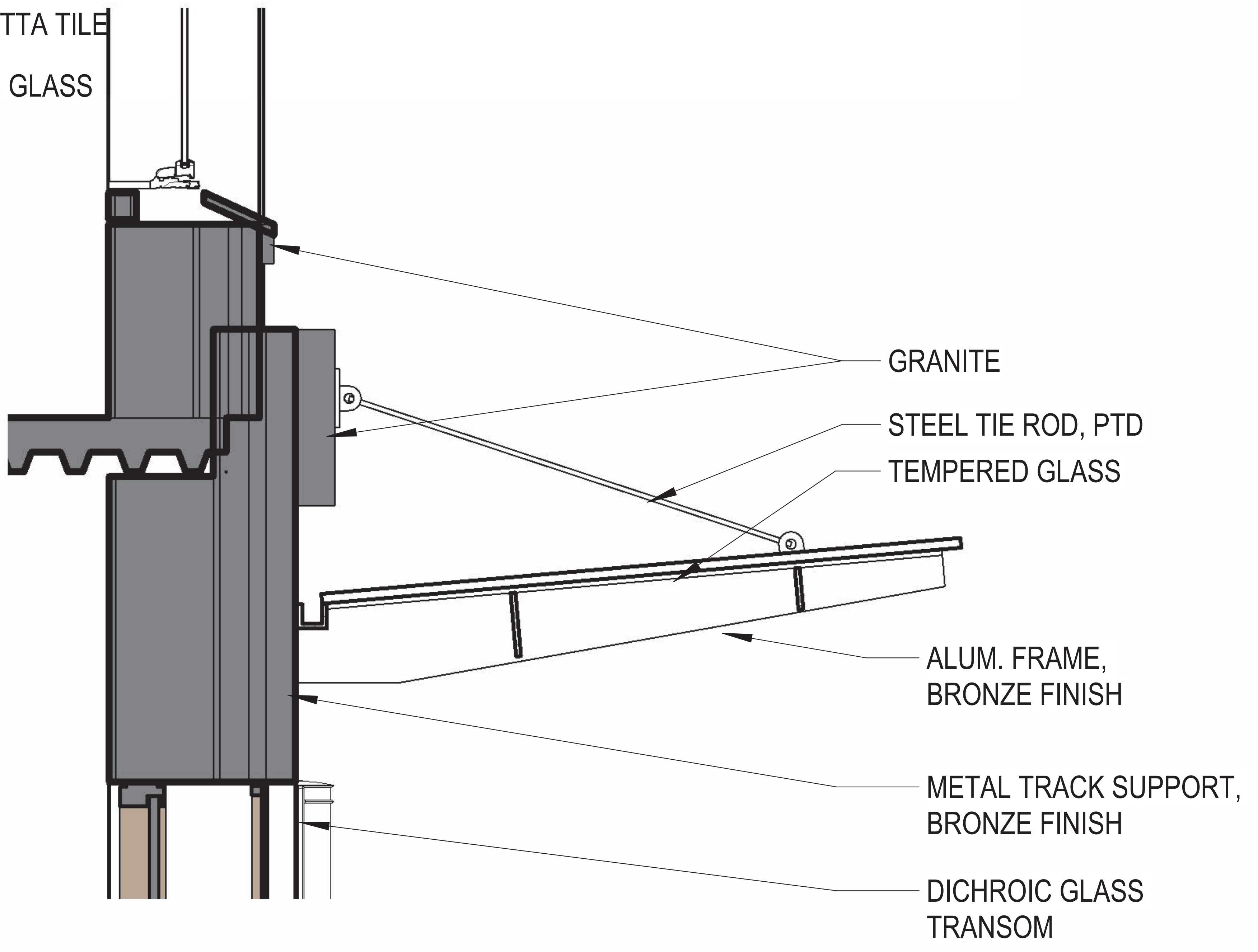
ELEVATION - CONGRESS STREET
1-15 CONGRESS STREET

SCALE: As indicated
10/18/24

ARCOVE
ARCHITECTS

1 **PROPOSED ELEVATION - NE - HIGH STREET**
1/16" = 1'-0"

2 **PROPOSED ELEVATION - NE - HIGH STREET**
1/8" = 1'-0"



3 **HDC AWNING DETAIL**
1/2" = 1'-0"

H5.22

ELEVATION - HIGH STREET
1-15 CONGRESS STREET

SCALE: As indicated
10/18/24

ARCOVE ARCHITECTS

2 NORTH ELEVATION - HIGH STREET & HAVEN COURT (OBLIQUE)
1/16" = 1'-0"

1 PROPOSED ELEVATION - NW HAVEN COURT
1/16" = 1'-0"

H5.23 ELEVATIONS - HAVEN COURT
1-15 CONGRESS STREET

SCALE: 1/16" = 1'-0"
10/18/24

* FOR AVERAGE GRADE PLANE OF TOTAL BUILDING SEE SHEET H5.16

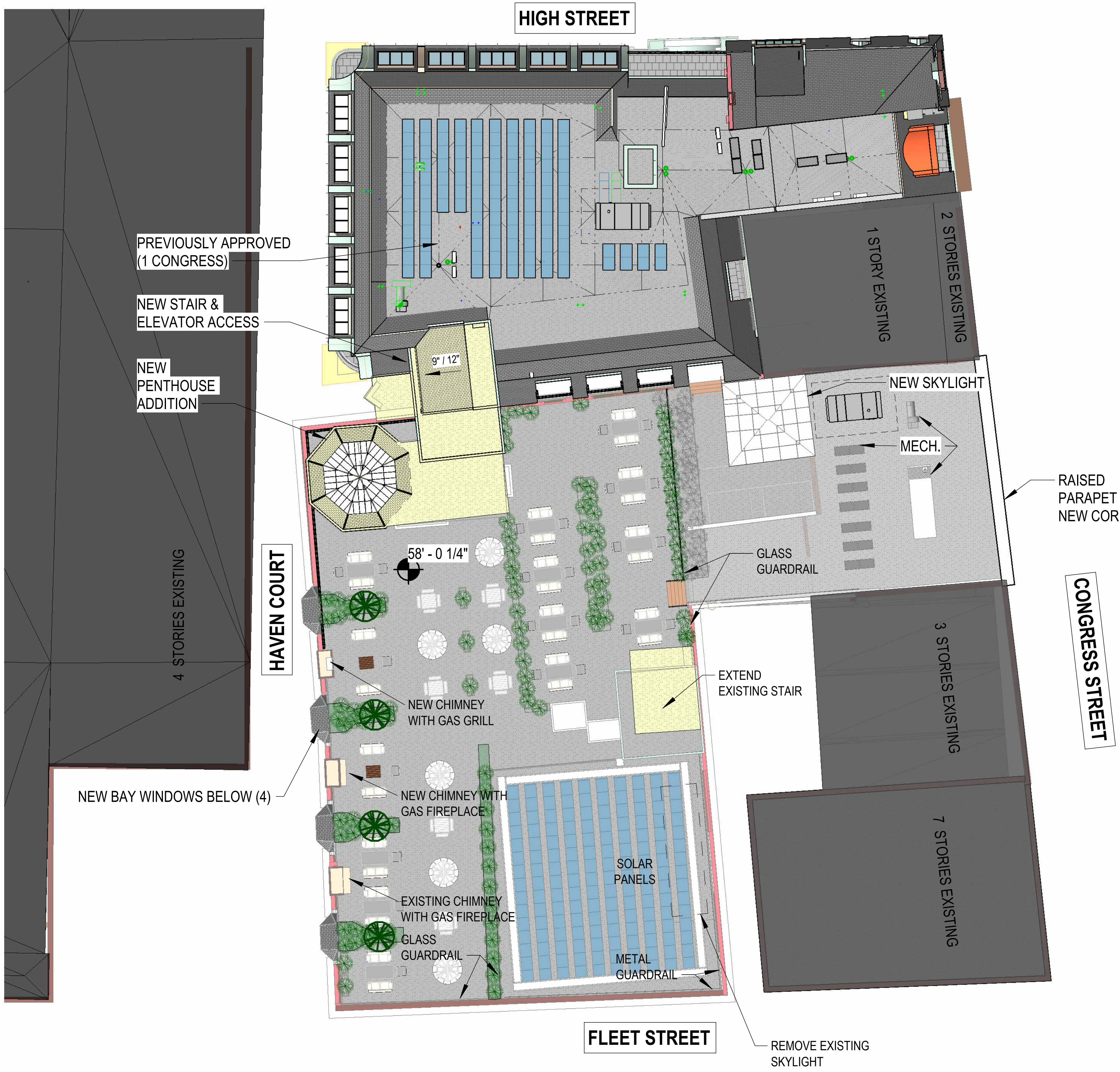
ARCOVE ARCHITECTS

H5.24

SW ELEVATION - REAR ALLEY
1-15 CONGRESS STREET

SCALE: 1/16" = 1'-0"
10/18/24

ARCOVE
ARCHITECTS



1 ROOF PLAN
1/32" = 1'-0"

HN1.04

ROOF PLAN
1-15 CONGRESS STREET

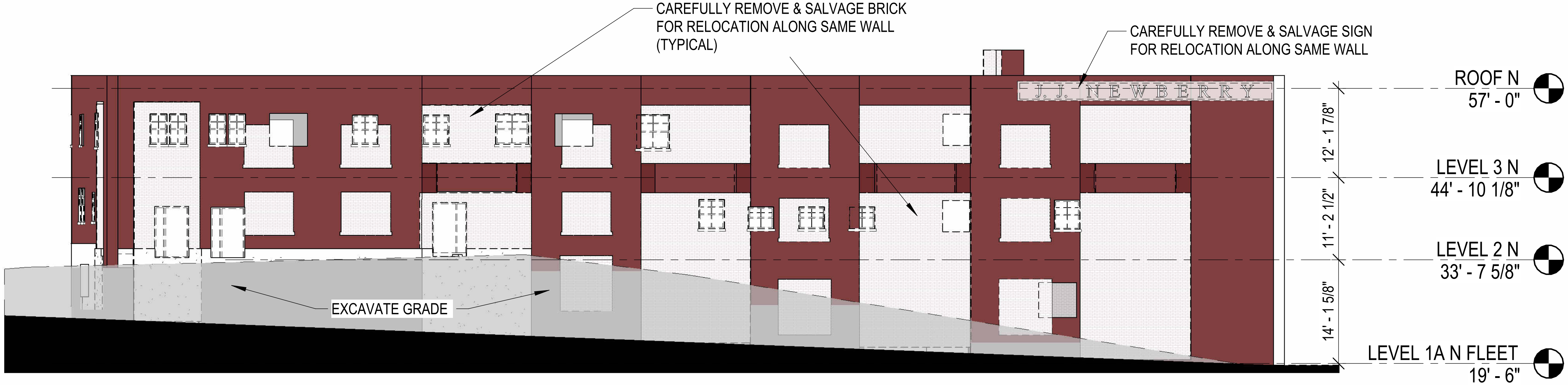
GRAPHIC SCALE: 1/32" = 1'-0"

10/18/24

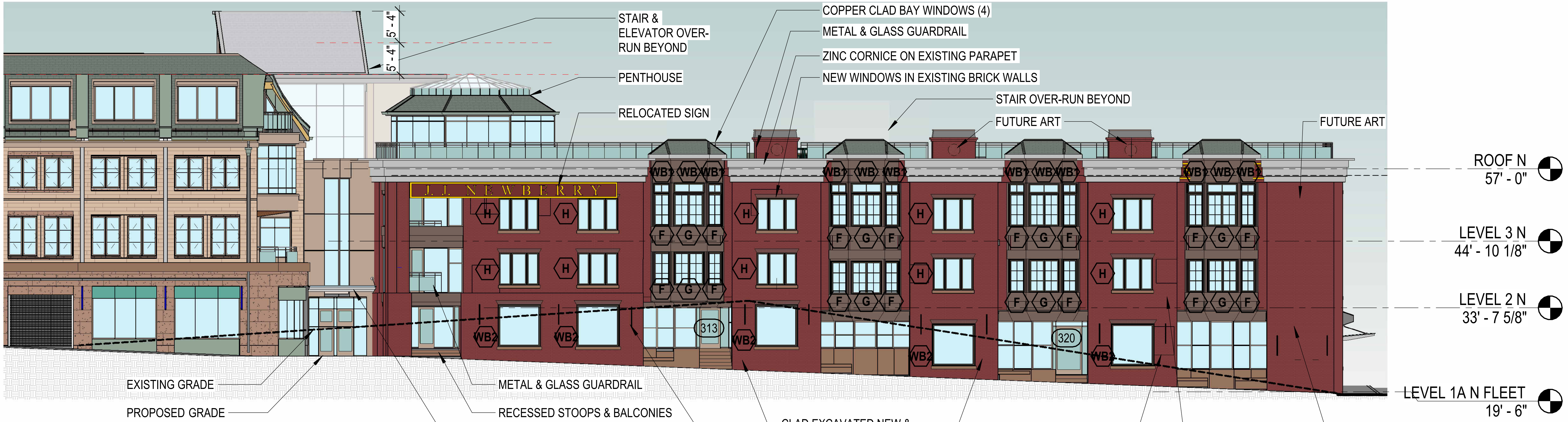
0' 32' 64' 128'

▦ EXISTING TO REMAIN

▤ AREA TO BE REMOVED



2 **EXISTING NORTH ELEVATION - HAVEN COURT**
1/16" = 1'-0"



1 PROPOSED NORTH ELEVATION - HAVEN COURT
1/16" = 1'-0"

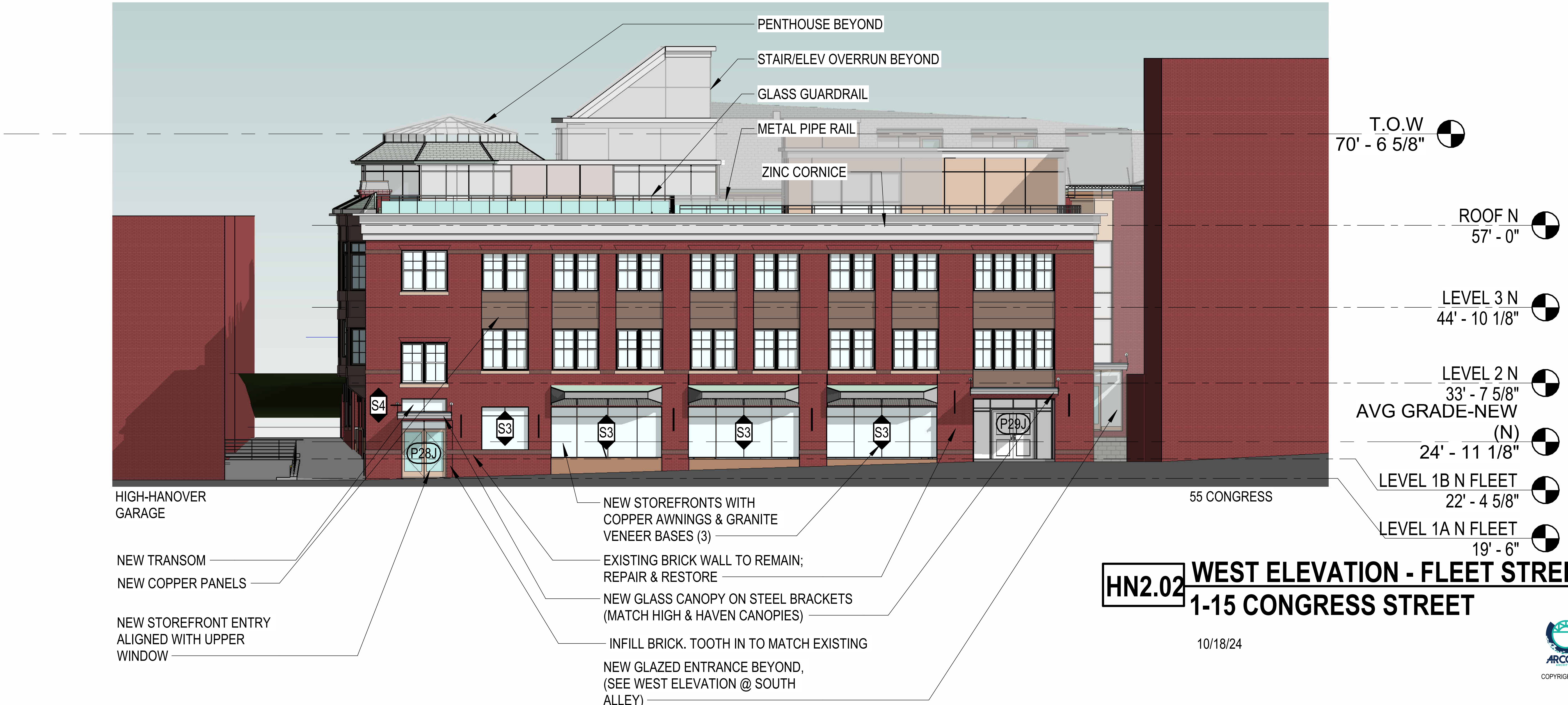
HN2.01 **NORTH ELEVATION - HAVEN COURT**
1-15 CONGRESS STREET

10/18/24

ARCOVE

2 WEST ELEVATION - FLEET STREET, EXISTING

1/16" = 1'-0"



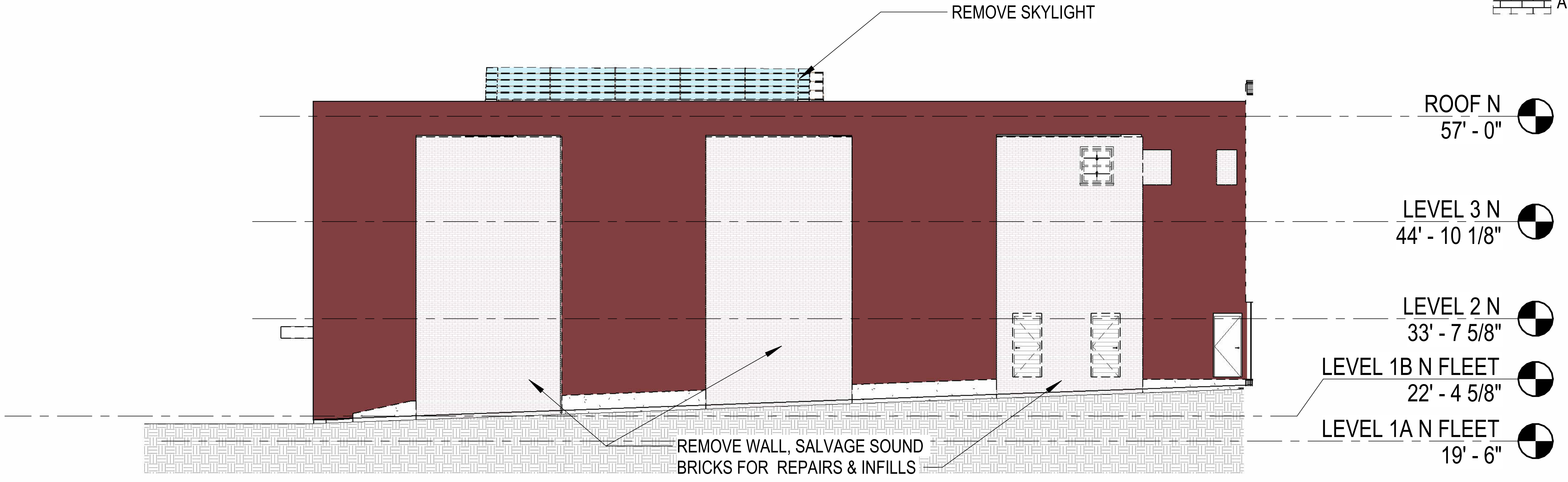
HN2.02 **WEST ELEVATION - FLEET STREET**
1-15 CONGRESS STREET

10/18/24

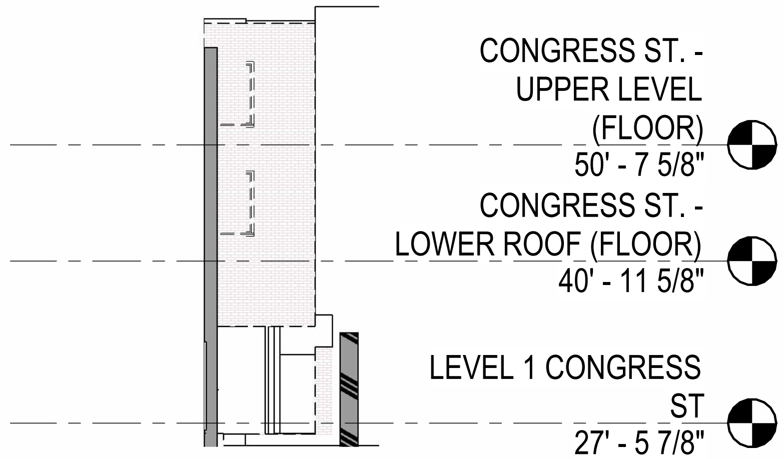
ARCOVE

🟥 EXISTING TO REMAIN

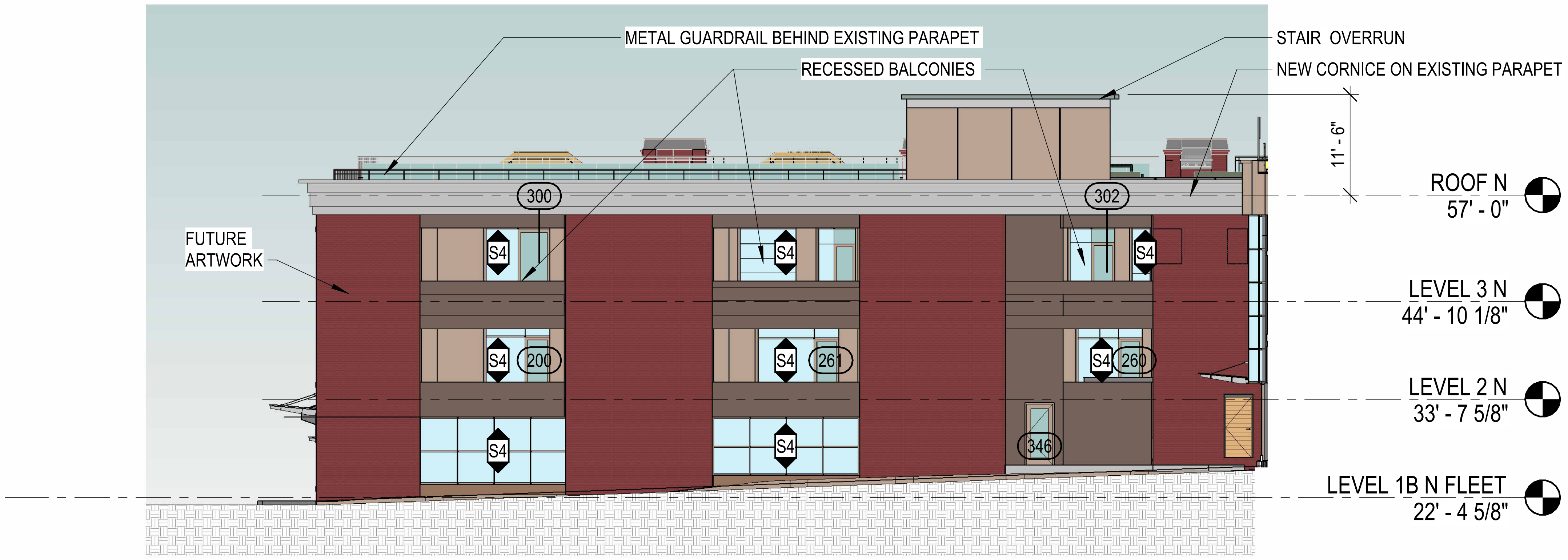
▨ AREA TO BE REMOVED



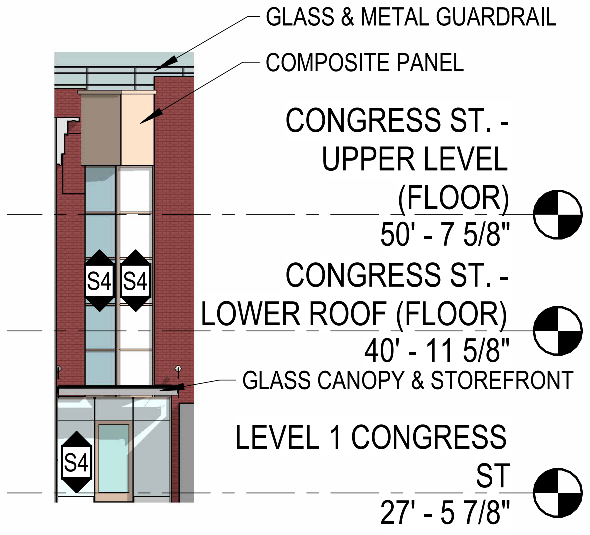
1 **DEMO EAST ELEVATION - SOUTH ALLEY**
1/16" = 1'-0"



2 **SOUTH ELEVATION (ALLEY END)**
1/16" = 1'-0"



3 **SOUTH ELEVATION - SOUTH ALLEY**
1/16" = 1'-0"

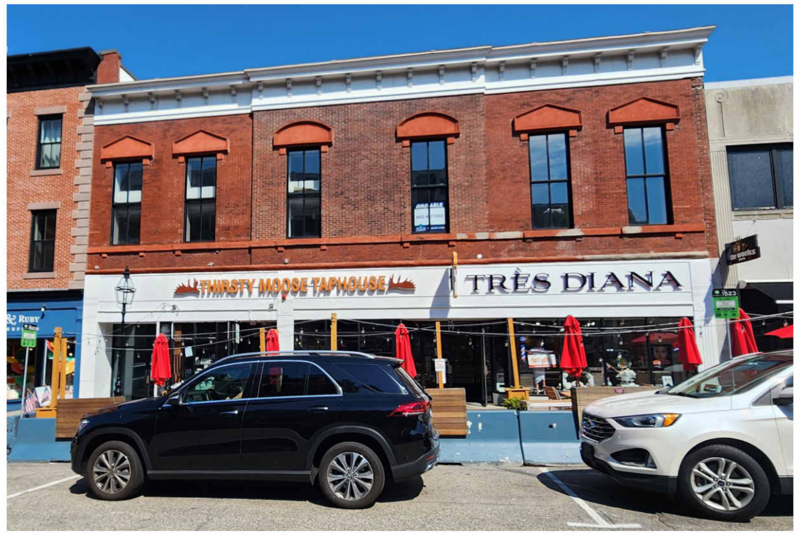


4 **SOUTH ELEVATION (ALLEY END)**
1/16" = 1'-0"

HN2.03 **S/E ELEVATIONS - SOUTH ALLEY**
1-15 CONGRESS STREET

10/18/24 **GRAPHIC SCALE: 1/16" = 1'-0"**
0' 8' 16' 32'

ARCOVE

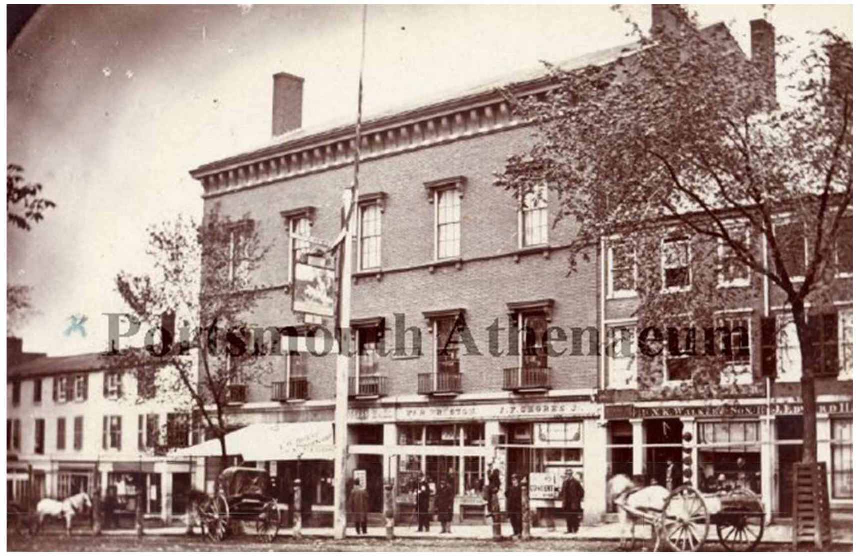


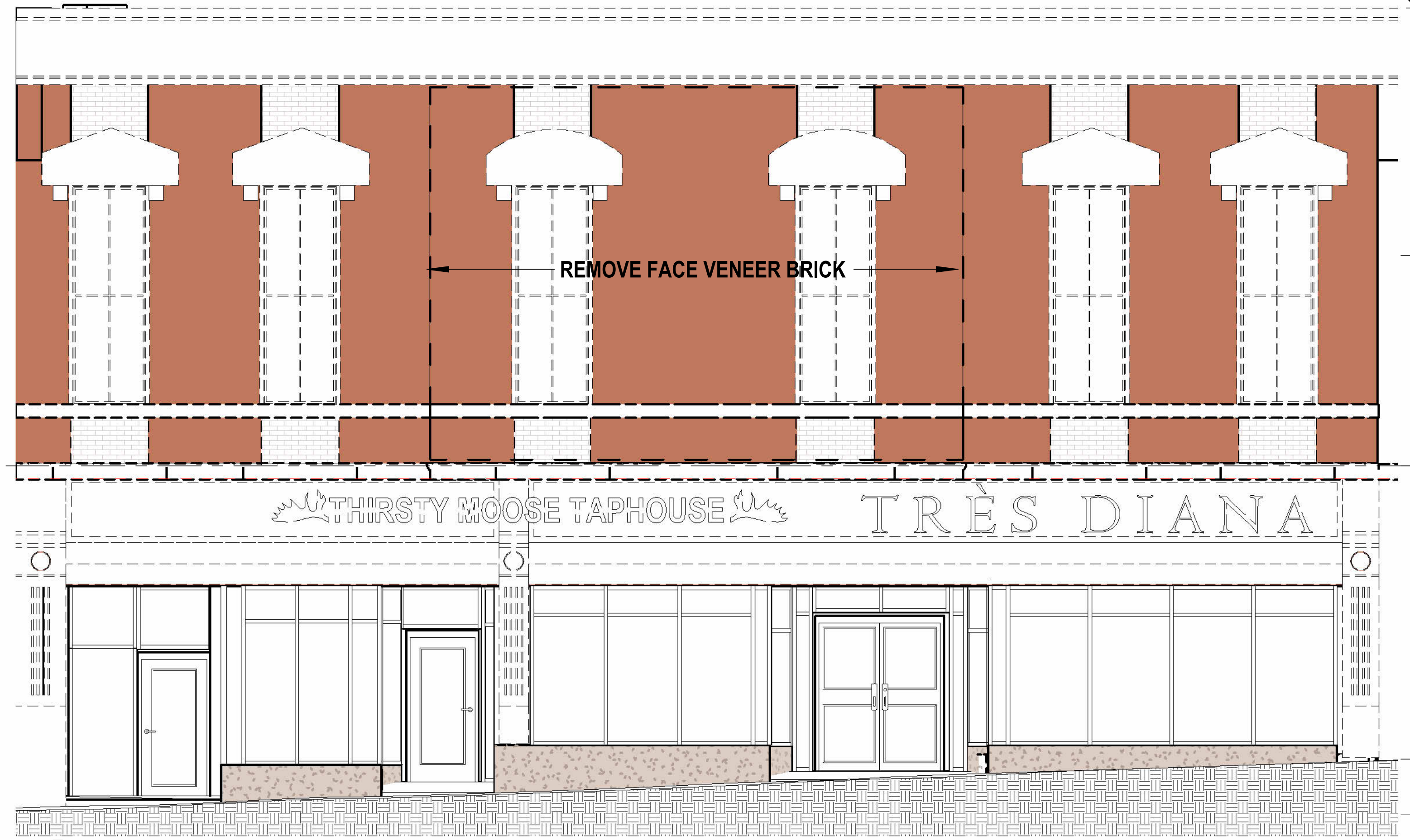
CIRCA 2024

🟥 EXISTING TO REMAIN

▭ AREA TO BE REMOVED

CIRCA 1860





2 SOUTH ELEVATION - CONGRESS STREET, EXISTING
1/8" = 1'-0"

1 SOUTH ELEVATION - CONGRESS STREET, PROPOSED
1/8" = 1'-0"

HN2.04 SOUTH ELEVATION - CONGRESS ST
1-15 CONGRESS STREET

10/18/24

GRAPHIC SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

ARCOVE

PROPOSED

PROPOSED

EXISTING CONDITION

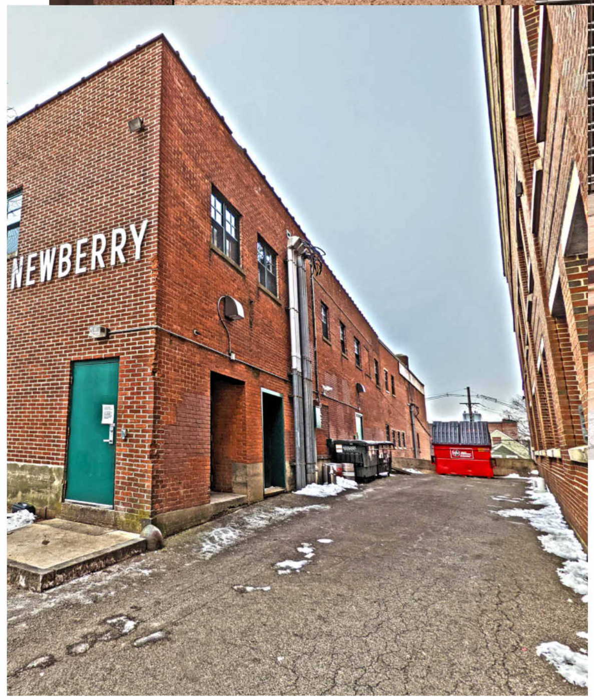
HN4.01

PERSPECTIVE NW FLEET STREET
1-15 CONGRESS STREET

10/18/24

ARCOVE

PROPOSED



EXISTING CONDITION

HN4.02 PERSPECTIVE NE HAVEN COURT
1-15 CONGRESS STREET

10/18/24

ARCOVE

PROPOSED

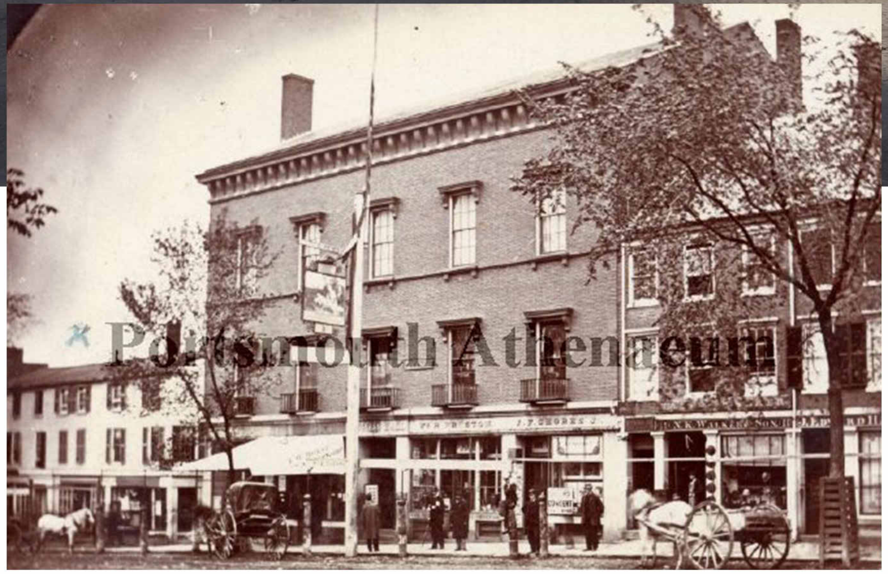
EXISTING CONDITION

HN4.03 PERSPECTIVE SOUTH ALLEY
1-15 CONGRESS STREET

10/18/24

ARCOVE

CIRCA 2024



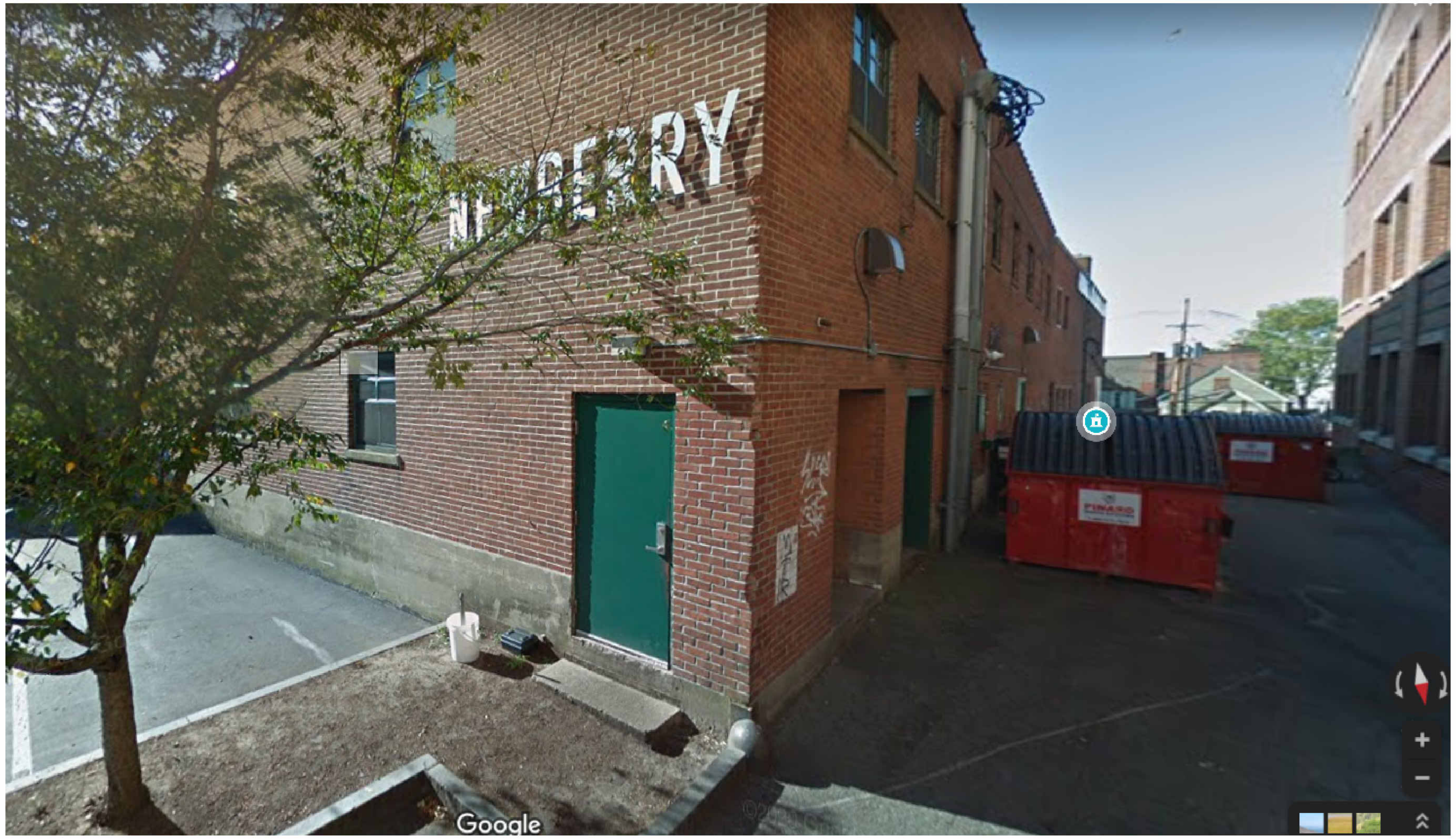
CIRCA 1860

HN4.04

PERSPECTIVE CONGRESS ST
1-15 CONGRESS STREET

10/18/24

ARCOVE



HAVEN COURT ENTRANCE

HN4.05 PERSPECTIVE, NORTH ENTRY
1-15 CONGRESS STREET

10/18/24

ARCOVE

H5.35.

VIGNETTE - HAVEN CT FROM LADD ST

1-15 CONGRESS STREET

SCALE:
10/18/24

ARCOVE
ARCHITECTS

H5.36

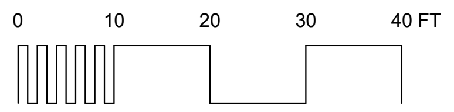
VIGNETTE - HIGH AT LADD & HAVEN

1-15 CONGRESS STREET

SCALE:
10/18/24

ARCOVE
ARCHITECTS

terra firma
landscape architecture
163.a court street · portsmouth, nh 03801
office 603.430.8388 | terrence@terrafirmalandarch.com



LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 2" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.

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No.	Date	By	Revision Notes

No.	Date	Issue Notes
F	10/11/2024	PLANTING UPDATE
E	9/30/2024	CATENARY LIGHT ADJUSTMENT
D	8/12/2024	SITE AMENTITIES AND MATERIALS UPDATED
C	8/2/2024	ALLEY DOOR LOCATION UPDATES
B	7/31/2024	SHEET UPDATES
A	7/24/2024	SOUTH ALLEY UPDATES

Design Firm
terra firma landscape architecture
163.a Court Street
Portsmouth, NH 03801

Consultant

Project Title
NEWBERRY WAY

Sheet Title
LANDSCAPE PLAN

Project Manager	Project ID NEWBERRY WAY
Drawn By TC	Scale 1"=20'-0"
Reviewed By TP	Sheet No. L-01 of 1
Date 7/18/2024	
CAD File Name newberry101025.vwx	

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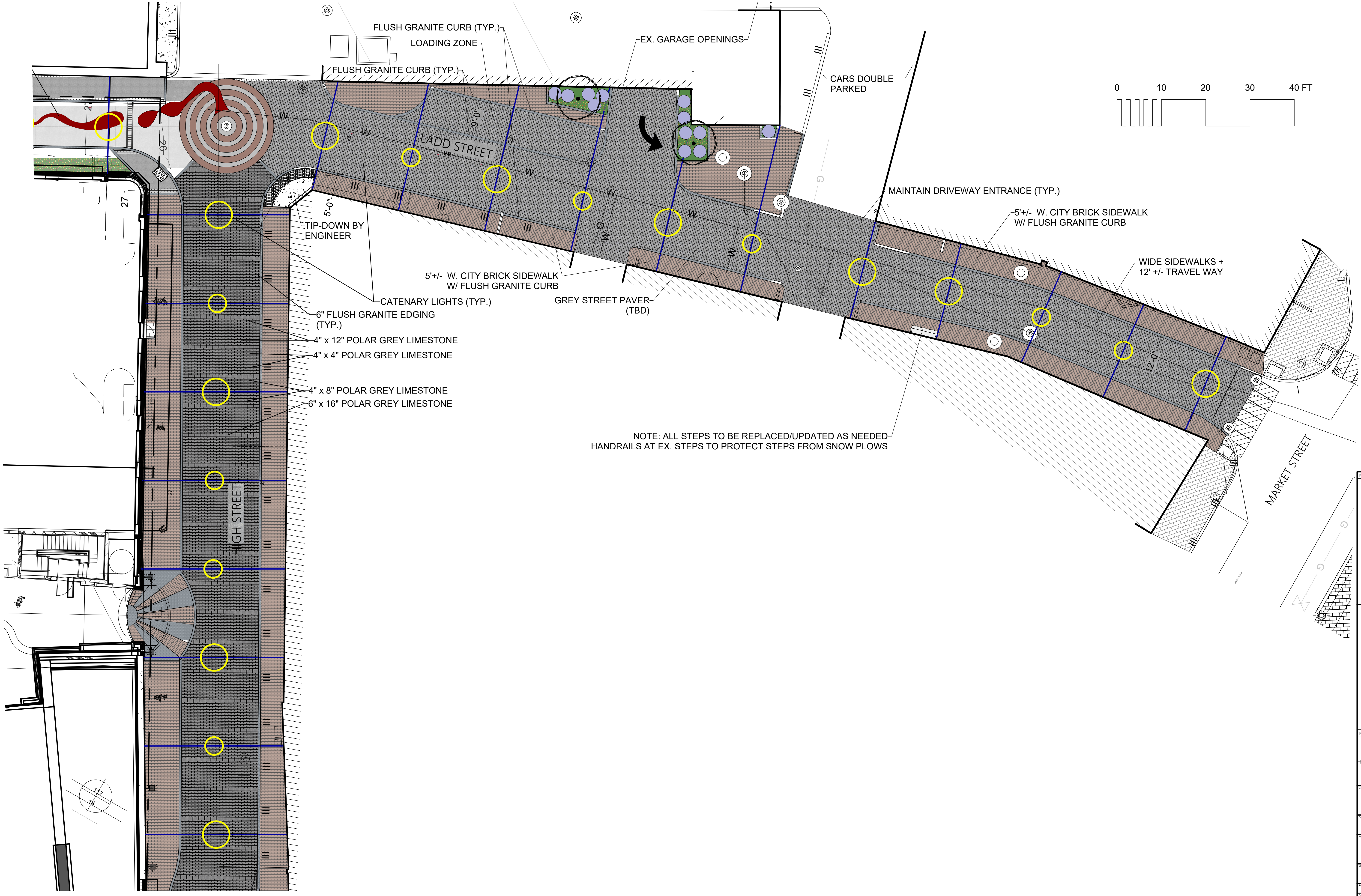
Project Title
NEWBERRY WAY

Sheet Title
LANDSCAPE PLAN

Project Manager:
Project ID: NEWBERRY WAY
Drawn By: TC
Scale: 1"=10'-0"
Reviewed By: TP
Sheet No.: L-01A of 1
Date: 7/18/2024
CAD File Name: newberry101025.vwx



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Reviewed By TP	Sheet No. L-01B of 1
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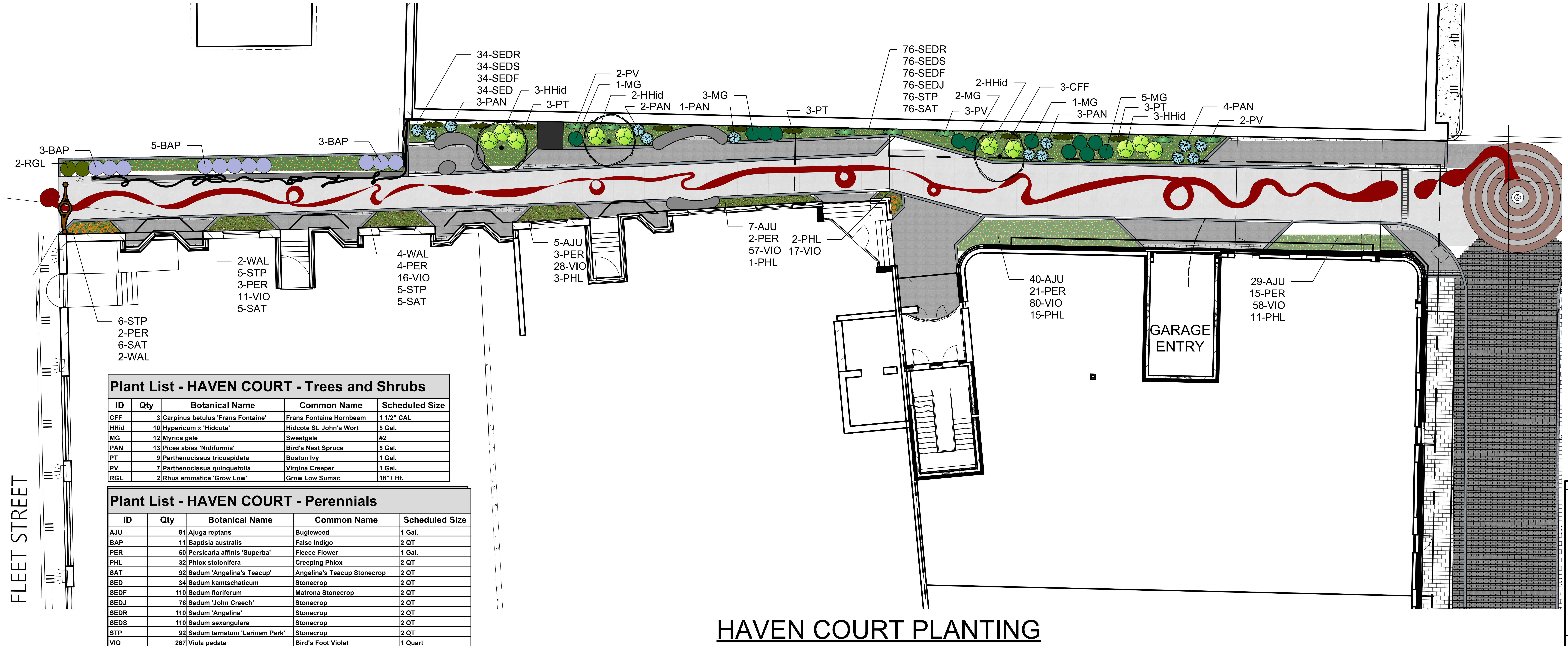


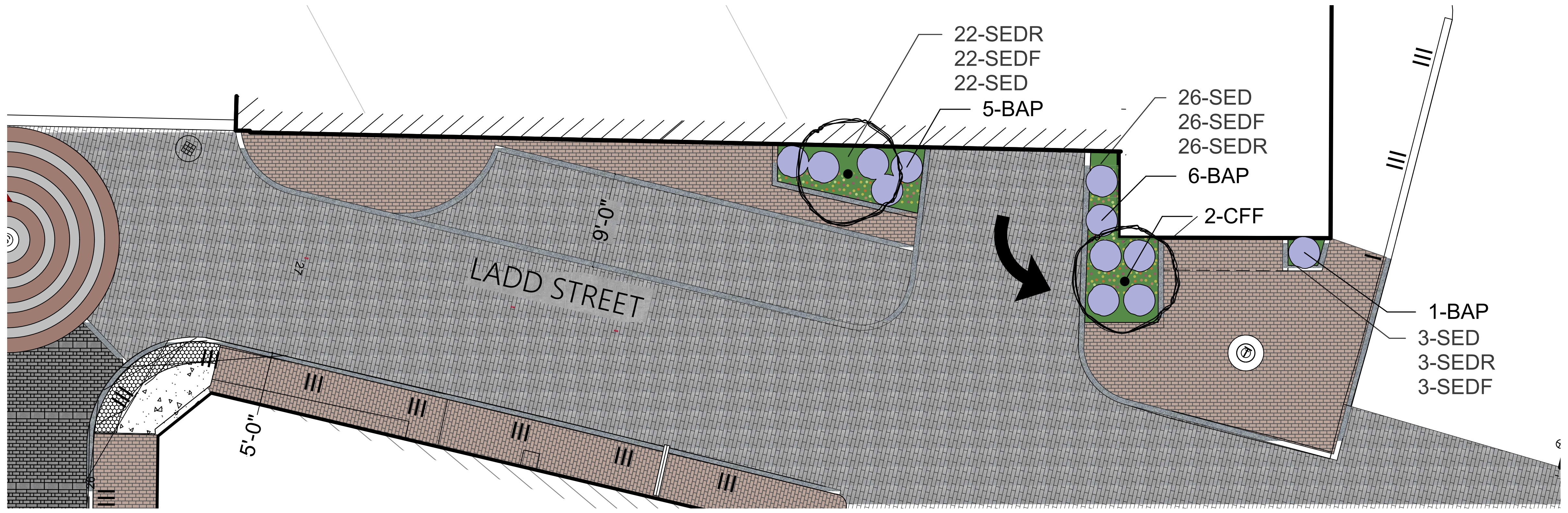
HAVEN COURT PLANTING

Plant List - HAVEN COURT - Trees and Shrubs

ID	Qty	Botanical Name	Common Name	Scheduled Size
CFF	3	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	1 1/2" CAL
HHid	10	Hypericum x 'Hidcote'	Hidcote St. John's Wort	5 Gal.
MG	12	Myrica gale	Sweetgale	#2
PAN	13	Picea abies 'Nidiformis'	Bird's Nest Spruce	5 Gal.
PT	9	Parthenocissus tricuspidata	Boston Ivy	1 Gal.
PV	7	Parthenocissus quinquefolia	Virgina Creeper	1 Gal.
RGL	2	Rhus aromatica 'Grow Low'	Grow Low Sumac	18"+ Ht.

Plant List - HAVEN COURT - Perennials

ID	Qty	Botanical Name	Common Name	Scheduled Size
AJU	81	Ajuga reptans	Bugleweed	1 Gal.
BAP	11	Baptisia australis	False Indigo	2 QT
PER	50	Persicaria affinis 'Superba'	Fleece Flower	1 Gal.
PHL	32	Phlox stolonifera	Creeping Phlox	2 QT
SAT	92	Sedum 'Angelina's Teacup'	Angelina's Teacup Stonecrop	2 QT
SED	34	Sedum kamtschaticum	Stonecrop	2 QT
SEDF	110	Sedum floriferum	Matrona Stonecrop	2 QT
SEDJ	76	Sedum 'John Creech'	Stonecrop	2 QT
SEDR	110	Sedum 'Angelina'	Stonecrop	2 QT
SEDS	110	Sedum sexangulare	Stonecrop	2 QT
STP	92	Sedum ternatum 'Larinem Park'	Stonecrop	2 QT
VIO	267	Viola pedata	Bird's Foot Violet	1 Quart
WAL	8	Waldsteinia ternata	Siberian Barren Strawberry	2 QT



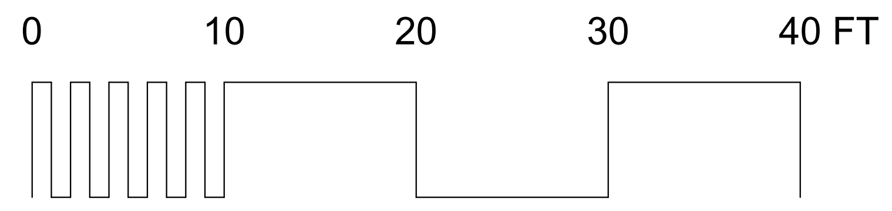
LADD STREET PLANTING

Plant List - LADD STREET - Trees and Shrubs

ID	Qty	Botanical Name	Common Name	Scheduled Size
CFF	2	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2 1/2" CAL

Plant List - LADD STREET - Perennials

ID	Qty	Botanical Name	Common Name	Scheduled Size
BAP	12	Baptisia australis	False Indigo	2 QT
SED	51	Sedum kamtschaticum	Stonecrop	2 QT
SEDF	51	Sedum floriferum	Matrona Stonecrop	2 QT
SEDR	51	Sedum 'Angelina'	Stonecrop	2 QT



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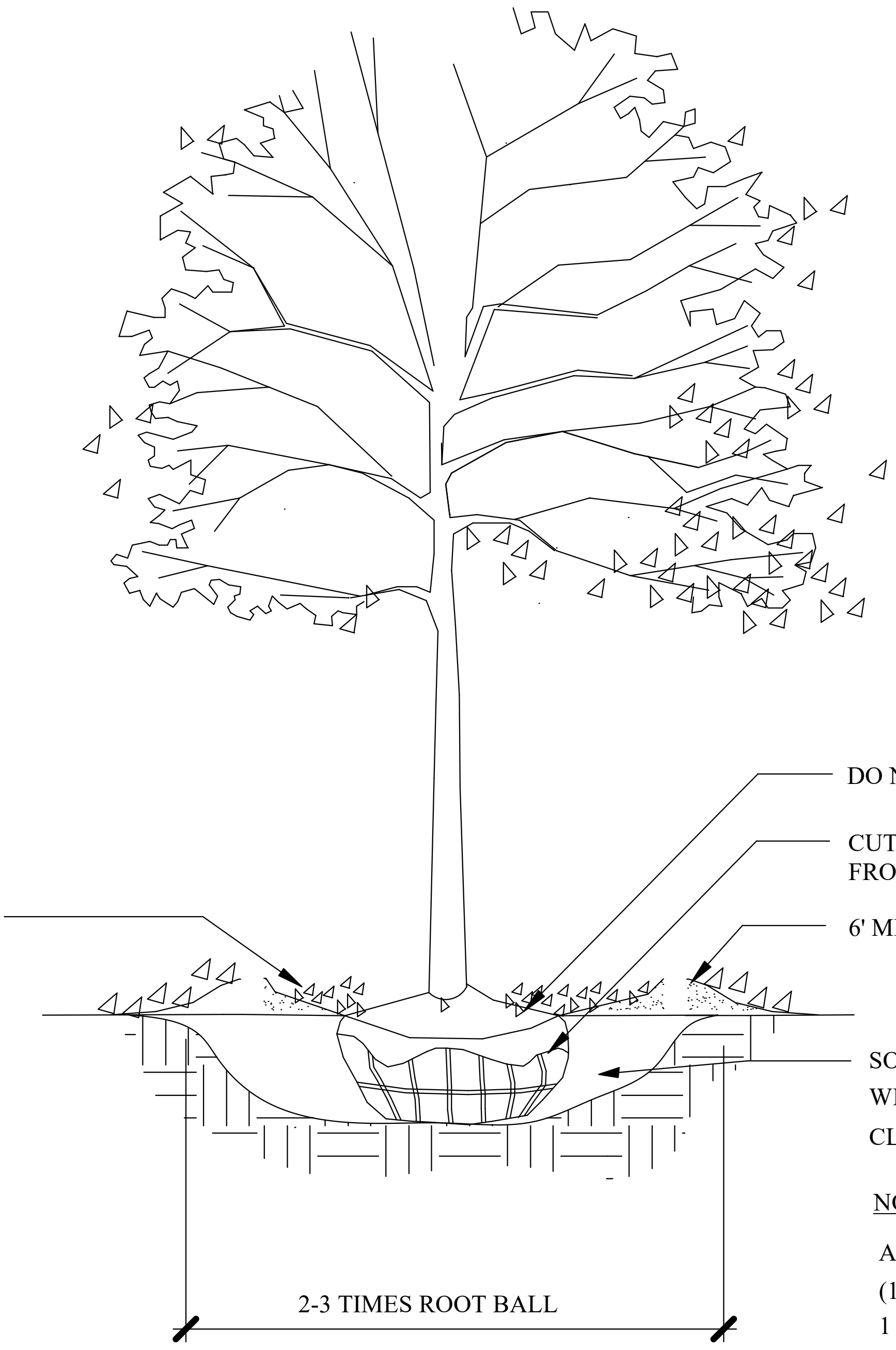
Consultant

Project Title
NEWBERRY WAY

Sheet Title
LANDSCAPE PLAN - PLANTING

Project Manager	Project ID NEWBERRY WAY
Drawn By TC	Scale 1/4"=1'-0"
Reviewed By TP	Sheet No. L-02 of 1
Date 1/11/2023	
CAD File Name newberry101025.vwx	



DO NOT FILL SOIL OVER TOP OF ROOT BALL

CUT WIRE BASKET & REMOVE BURLAP
FROM TOP 1/3 OF BALL.

3" BARK MULCH BED

6' MIN. DIA. PLANT SAUCER

SOIL MIX TO BE 3 PARTS EXISTING SCREENED LOAM
WITH 1 PART AGED ORGANIC COMPOST.
CLAY SOILS -USE A SAND MIXTURE

NOTE:

ADD MYCOR TREE W/ TERA SORB
(1/2 PKG. PER UP TO 3' SHRUB
1 PKG. PER 3' + SHRUB) OR EQUAL.

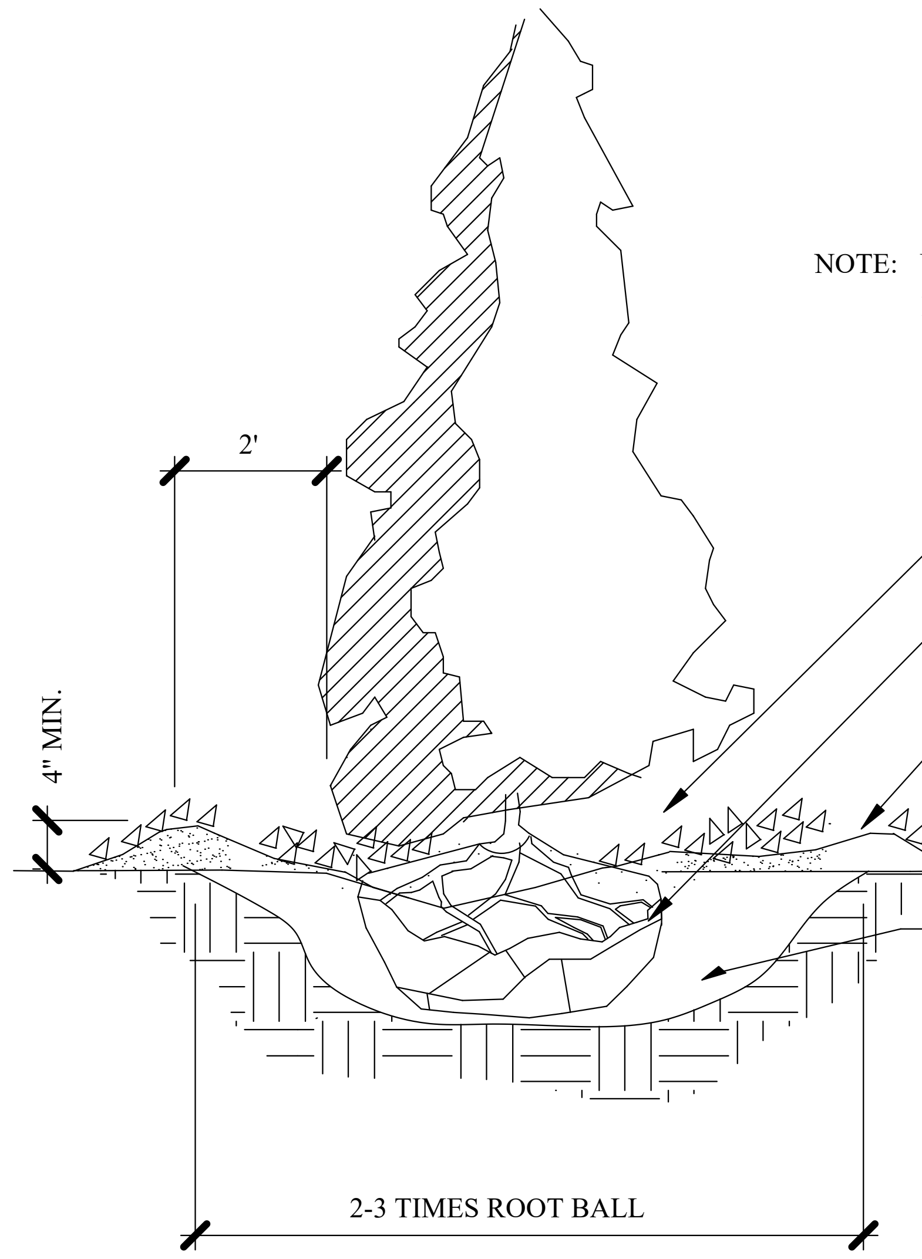
1

L-3

TREE PLANTING - 2"+ CAL.

SCALE: NTS

NOTE: USE SOIL MIXTURE & EXCAVATE
BEYOND BALL DIMENSIONS AS PER SPEC



APPLY 3" MIN. BARK MULCH

CUT WIRE BASKET & REMOVE BURLAP
FROM TOP 1/3 OF BALL.

SAUCERS TO BE 4" HIGH
& 2' BEYOND SHRUB SPREAD

SOIL MIX TO BE 3 PARTS EXISTING SCREENED LOAM
WITH 1 PART AGED ORGANIC COMPOST.
CLAY SOILS -USE A SAND MIXTURE

NOTE:

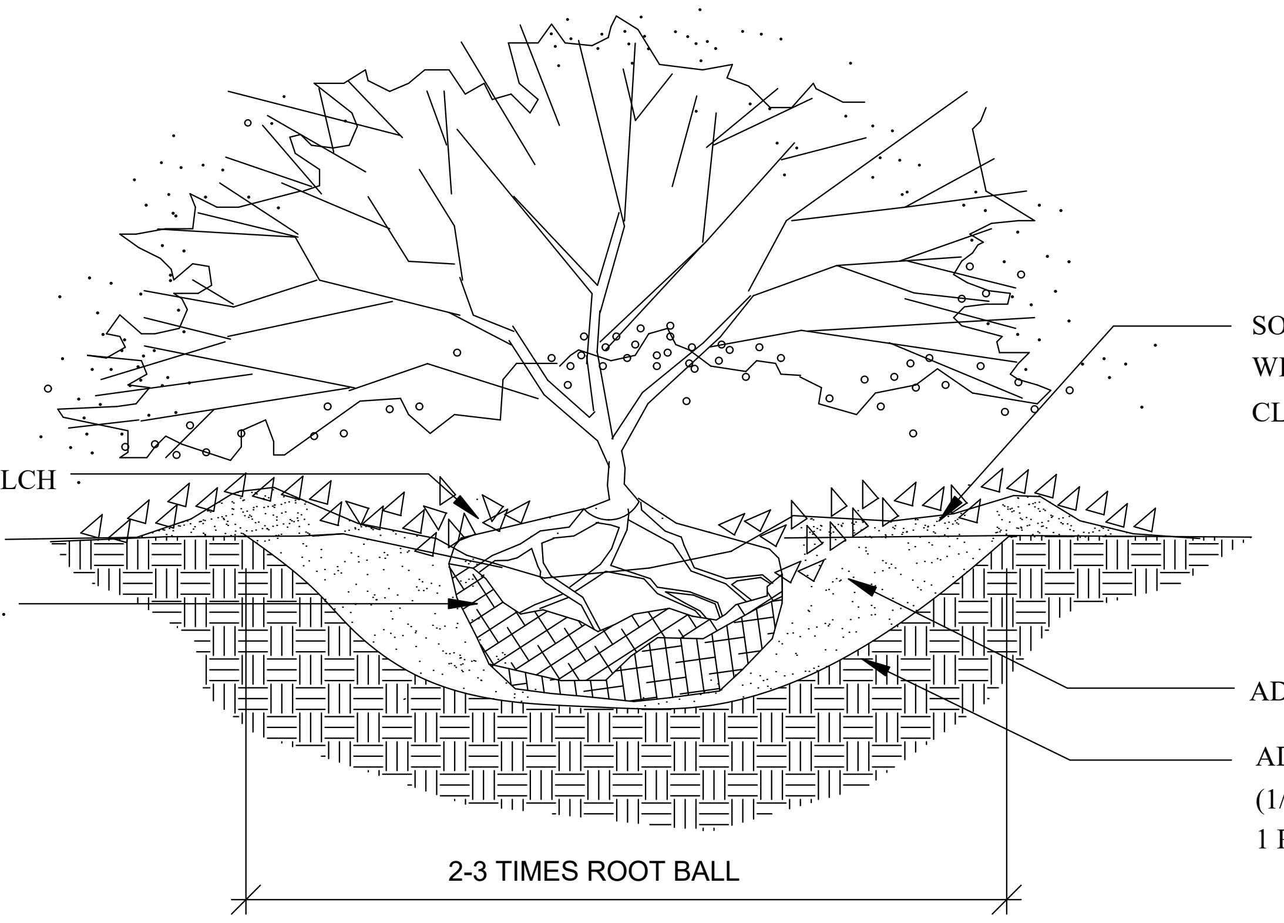
ADD MYCOR TREE W/ TERA SORB
(1/2 PKG. PER UP TO 3' SHRUB
1 PKG. PER 3' + SHRUB) OR EQUAL.

2

L-3

PYRAMIDAL EVERGREEN TREE PLANTING

SCALE: NTS



SOIL MIX TO BE 3 PARTS EXISTING SCREENED LOAM
WITH 1 PART AGED ORGANIC COMPOST.
CLAY SOILS -USE A SAND MIXTURE

APPLY 3" MIN. BARK MULCH

PEEL & CUT BURLAP

FROM TOP 1/3 OF BALL.

ADD BONE MEAL TO SOIL MIX

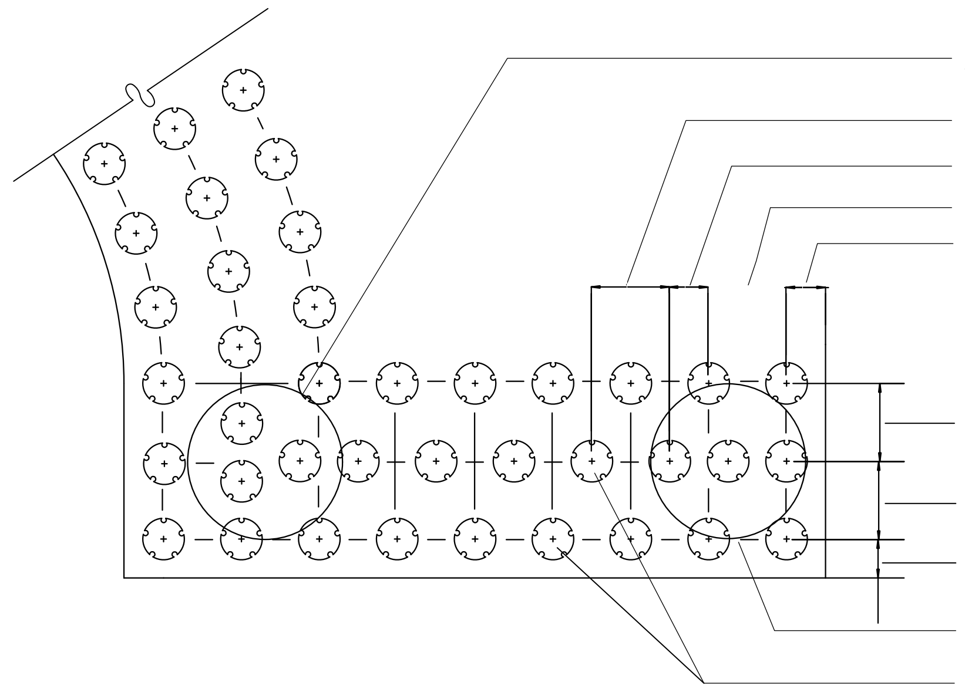
ADD MYCOR TREE W/ TERA SORB
(1/2 PKG. PER UP TO 3' SHRUB
1 PKG. PER 3' + SHRUB) OR EQUAL.

3

L-3

B&B SHRUB PLANTING

SCALE: NTS



ATYPICAL SPACING IN CORNERS

SPACE

1/2 SPACE

SPACE

1/2 SPACE

SPACE

SPACE

1/2 SPACE

ATYPICAL SPACING AT END ROW

STAGGER PLANTS

NOTES:

1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVE EDGES.

4

L-3

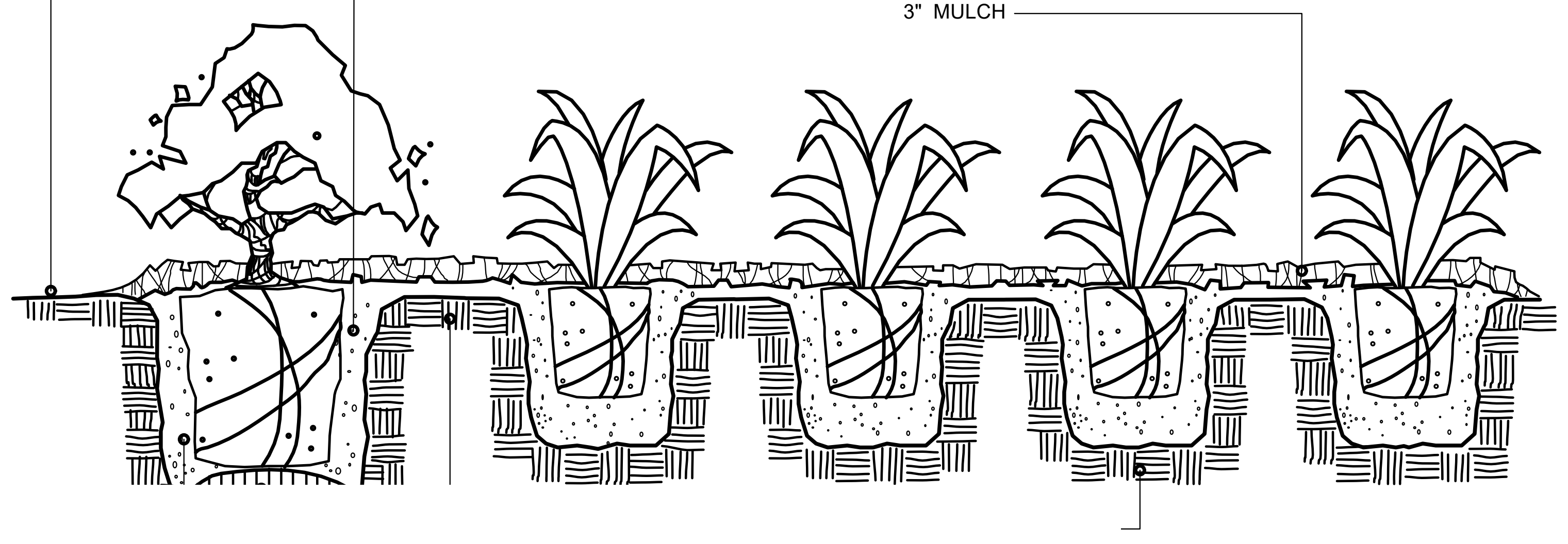
GROUND COVER SPACING DETAIL

SCALE: NTS

FINISH GRADE

RECEIVING HOLE SHALL BE APPROXIMATELY
2 TIMES LARGER THAN THE ROOT BALL

3" MULCH



BACKFILL PLANTING PITS WITH NATIVE SOIL

NOTE: SHRUBS SHALL BE PLANTED A MINIMUM OF 1" & NO MORE THAN 2" ABOVE FINISH
GRADE, DEPENDING UPON SITE CONDITIONS.

5

L-3

SHRUB/GROUND COVER PLANTING DETAIL

SCALE: NTS

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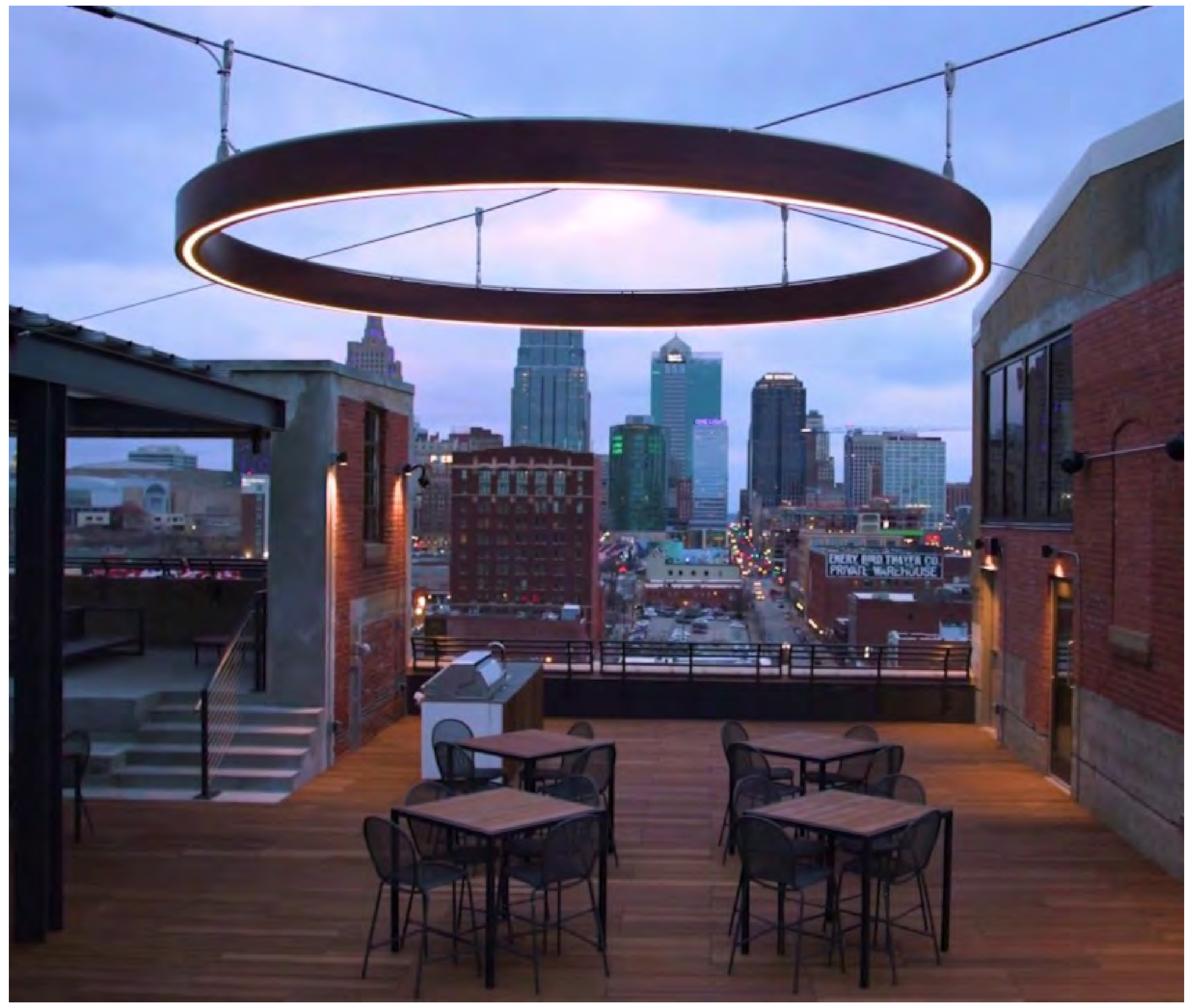
Consultant

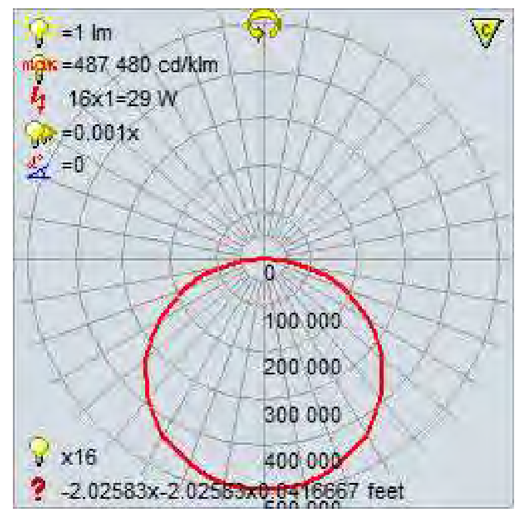
Project Title
NEWBERRY WAY

Sheet Title
LANDSCAPE DETAILS

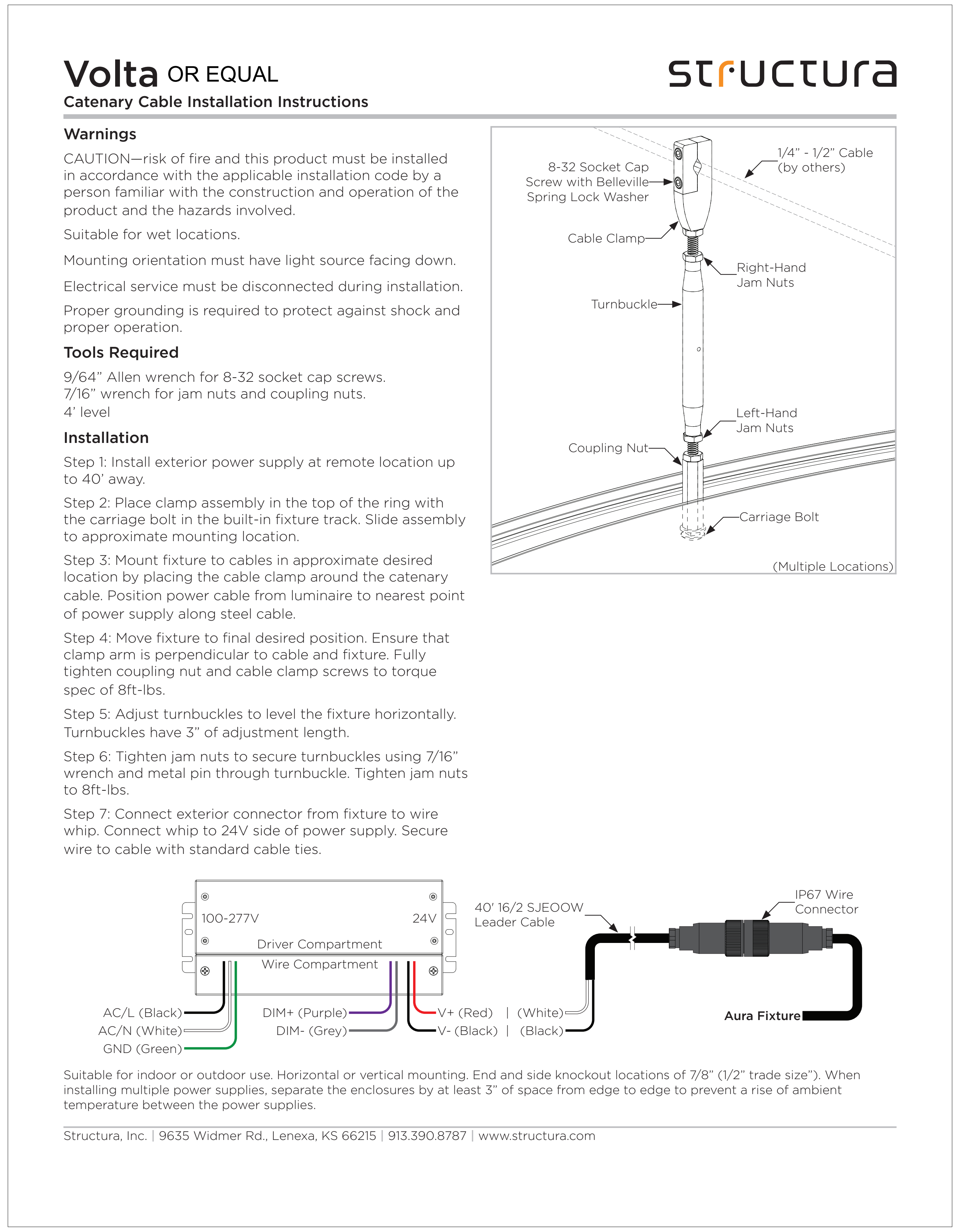
Project Manager	Project ID NEWBERRY WAY
Drawn By TC	Scale AS NOTED
Reviewed By TP	Sheet No. L-03 of 1
Date 1/11/2023	
CAD File Name newberry101025.vwx	



STRUCTURA
9635 Widmer Rd.
Lenexa, KS 66215
projects@structura.com
(913) 390-8787
https://structura.com/



2' DIA. SINGLE LAMP PHOTOMETRIC



Volta OR EQUAL

Catenary Cable Installation Instructions

Warnings

CAUTION—risk of fire and this product must be installed in accordance with the applicable installation code by a person familiar with the construction and operation of the product and the hazards involved.

Suitable for wet locations.

Mounting orientation must have light source facing down.

Electrical service must be disconnected during installation.

Proper grounding is required to protect against shock and proper operation.

Tools Required

9/64" Allen wrench for 8-32 socket cap screws.
7/16" wrench for jam nuts and coupling nuts.
4' level

Installation

Step 1: Install exterior power supply at remote location up to 40' away.

Step 2: Place clamp assembly in the top of the ring with the carriage bolt in the built-in fixture track. Slide assembly to approximate mounting location.

Step 3: Mount fixture to cables in approximate desired location by placing the cable clamp around the catenary cable. Position power cable from luminaire to nearest point of power supply along steel cable.

Step 4: Move fixture to final desired position. Ensure that clamp arm is perpendicular to cable and fixture. Fully tighten coupling nut and cable clamp screws to torque spec of 8ft-lbs.

Step 5: Adjust turnbuckles to level the fixture horizontally. Turnbuckles have 3" of adjustment length.

Step 6: Tighten jam nuts to secure turnbuckles using 7/16" wrench and metal pin through turnbuckle. Tighten jam nuts to 8ft-lbs.

Step 7: Connect exterior connector from fixture to wire whip. Connect whip to 24V side of power supply. Secure wire to cable with standard cable ties.

Suitable for indoor or outdoor use. Horizontal or vertical mounting. End and side knockout locations of 7/8" (1/2" trade size"). When installing multiple power supplies, separate the enclosures by at least 3" of space from edge to edge to prevent a rise of ambient temperature between the power supplies.

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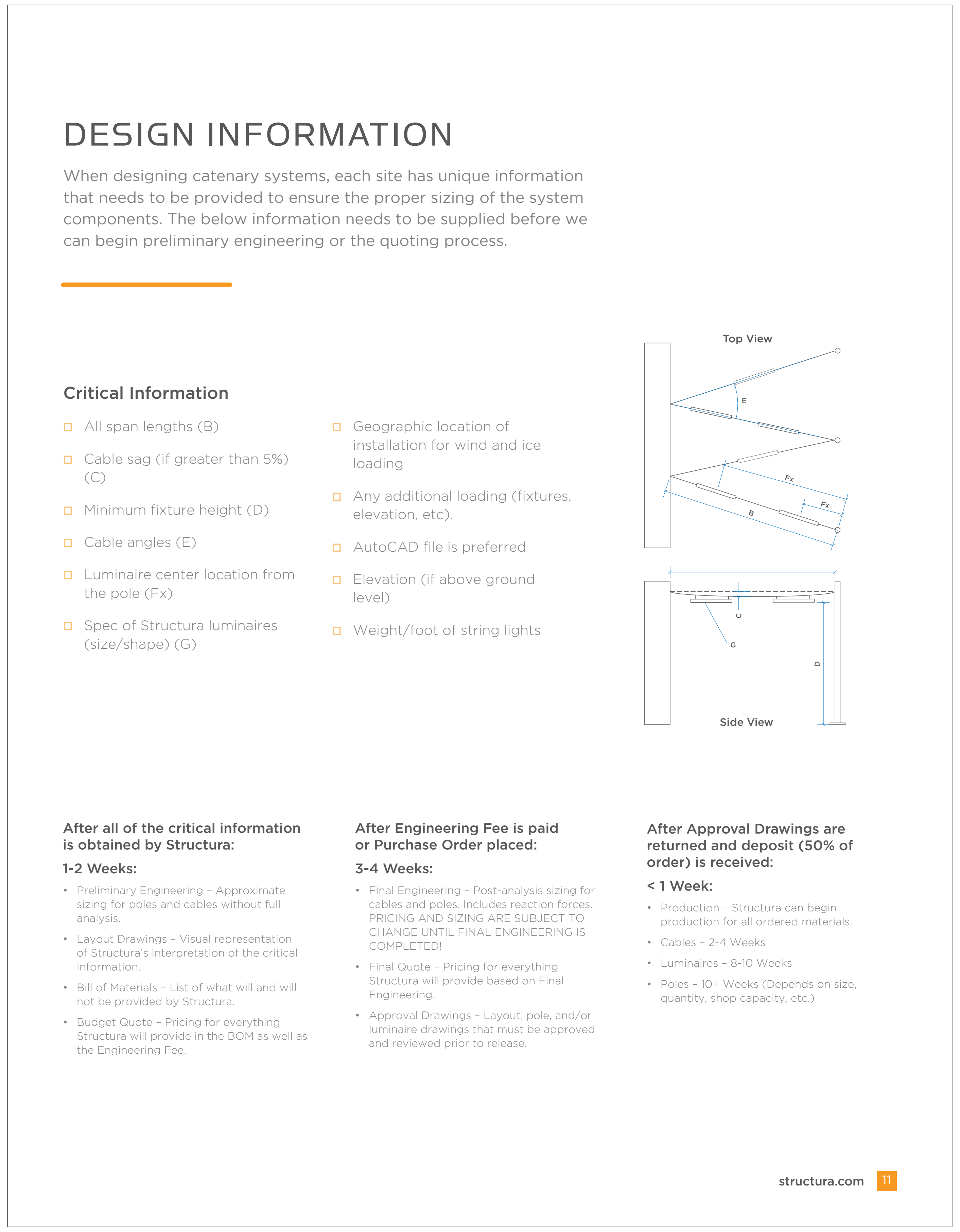


DESIGN INFORMATION

When designing catenary systems, each site has unique information that needs to be provided to ensure the proper sizing of the system components. The below information needs to be supplied before we can begin preliminary engineering or the quoting process.

Critical Information

- ☐ All span lengths (B)
- ☐ Cable sag (if greater than 5%) (C)
- ☐ Minimum fixture height (D)
- ☐ Cable angles (E)
- ☐ Luminaire center location from the pole (Fx)
- ☐ Spec of Structura luminaires (size/shape) (G)
- ☐ Geographic location of installation for wind and ice loading
- ☐ Any additional loading (fixtures, elevation, etc).
- ☐ AutoCAD file is preferred
- ☐ Elevation (if above ground level)
- ☐ Weight/foot of string lights

After all of the critical information is obtained by Structura:

1-2 Weeks:

- Preliminary Engineering – Approximate sizing for poles and cables without full analysis.
- Layout Drawings – Visual representation of Structura's interpretation of the critical information.
- Bill of Materials – List of what will and will not be provided by Structura.
- Budget Quote – Pricing for everything Structura will provide in the BOM as well as the Engineering Fee.

After Engineering Fee is paid or Purchase Order placed:

3-4 Weeks:

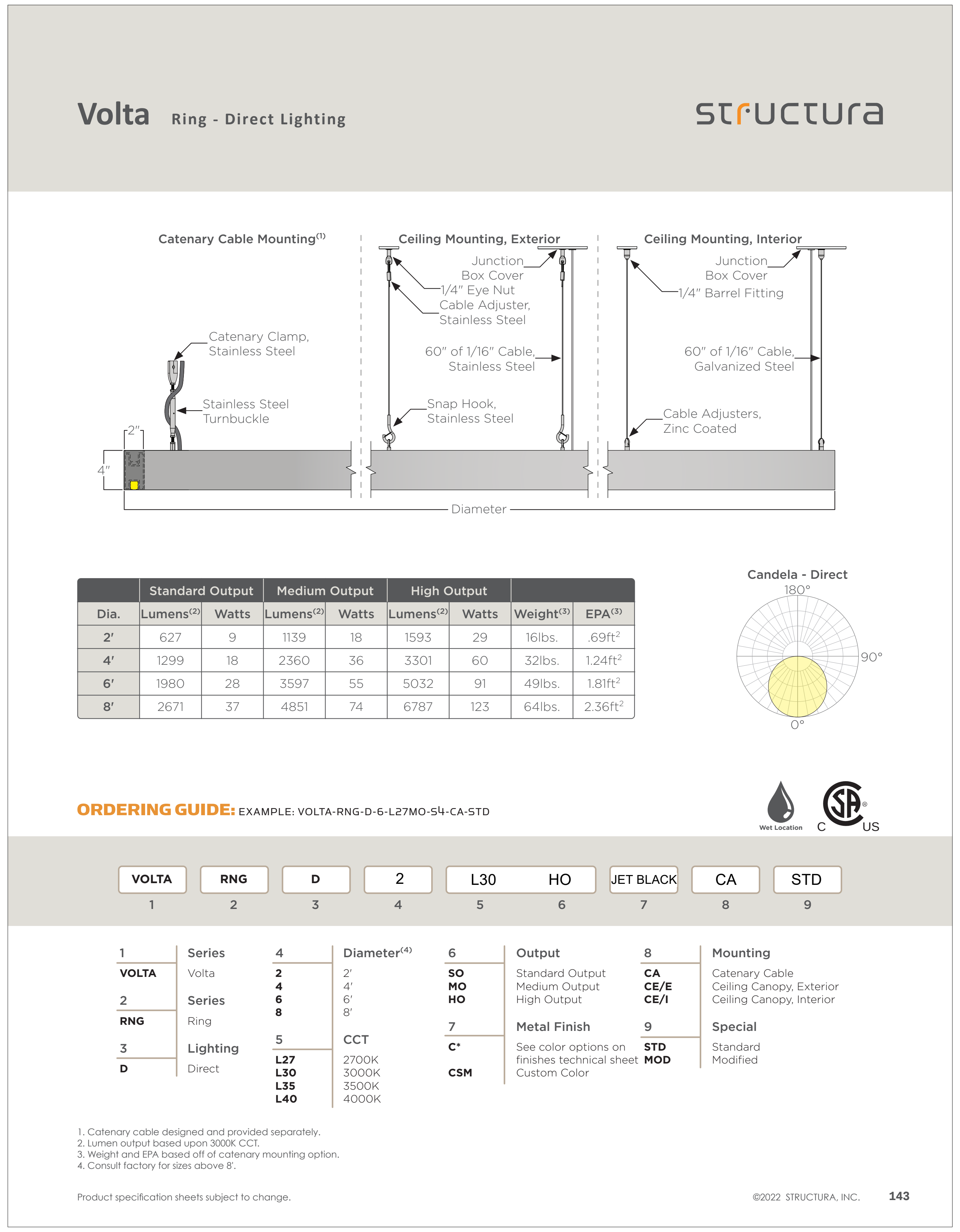
- Final Engineering – Post-analysis sizing for cables and poles. Includes reaction forces. PRICING AND SIZING ARE SUBJECT TO CHANGE UNTIL FINAL ENGINEERING IS COMPLETED!
- Final Quote – Pricing for everything Structura will provide based on Final Engineering.
- Approval Drawings – Layout, pole, and/or luminaire drawings that must be approved and reviewed prior to release.

After Approval Drawings are returned and deposit (50% of order) is received:

< 1 Week:

- Production – Structura can begin production for all ordered materials.
- Cables – 2-4 Weeks
- Luminaires – 8-10 Weeks
- Poles – 10+ Weeks (Depends on size, quantity, shop capacity, etc.)

structura.com 11



Volta Ring - Direct Lighting

structura

	Standard Output		Medium Output		High Output			
Dia.	Lumens[2]	Watts	Lumens[2]	Watts	Lumens[2]	Watts	Weight[3]	EPA[3]
2'	627	9	1139	18	1593	29	16lbs.	.69ft^2
4'	1299	18	2360	36	3301	60	32lbs.	1.24ft^2
6'	1980	28	3597	55	5032	91	49lbs.	1.81ft^2
8'	2671	37	4851	74	6787	123	64lbs.	2.36ft^2

ORDERING GUIDE: EXAMPLE: VOLTA-RNG-D-6-L27MO-S4-CA-STD

VOLTA	RNG	D	2	L30	HO	JET BLACK	CA	STD
1	2	3	4	5	6	7	8	9

1	Series
VOLTA	Volta
2	**Series**
RNG	Ring
3	**Lighting**
D	Direct

4	Diameter[4]
2	2'
4	4'
6	6'
8	8'
5	**CCT**
L27	2700K
L30	3000K
L35	3500K
L40	4000K

6	Output
SO	Standard Output
MO	Medium Output
HO	High Output
7	**Metal Finish**
C*	See color options on finishes technical sheet
CSM	Custom Color

8	Mounting
CA	Catenary Cable
CE/E	Ceiling Canopy, Exterior
CE/I	Ceiling Canopy, Interior
9	**Special**
STD	Standard
MOD	Modified

1. Catenary cable designed and provided separately.
2. Lumen output based upon 3000K CCT.
3. Weight and EPA based off of catenary mounting option.
4. Consult factory for sizes above 8'.

Product specification sheets subject to change.

143

1
L-4

CATENARY LIGHT DETAIL
SCALE: NTS

NOTE: CONSULT MANUFACTURER'S DESIGN SPECIALISTS AND INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

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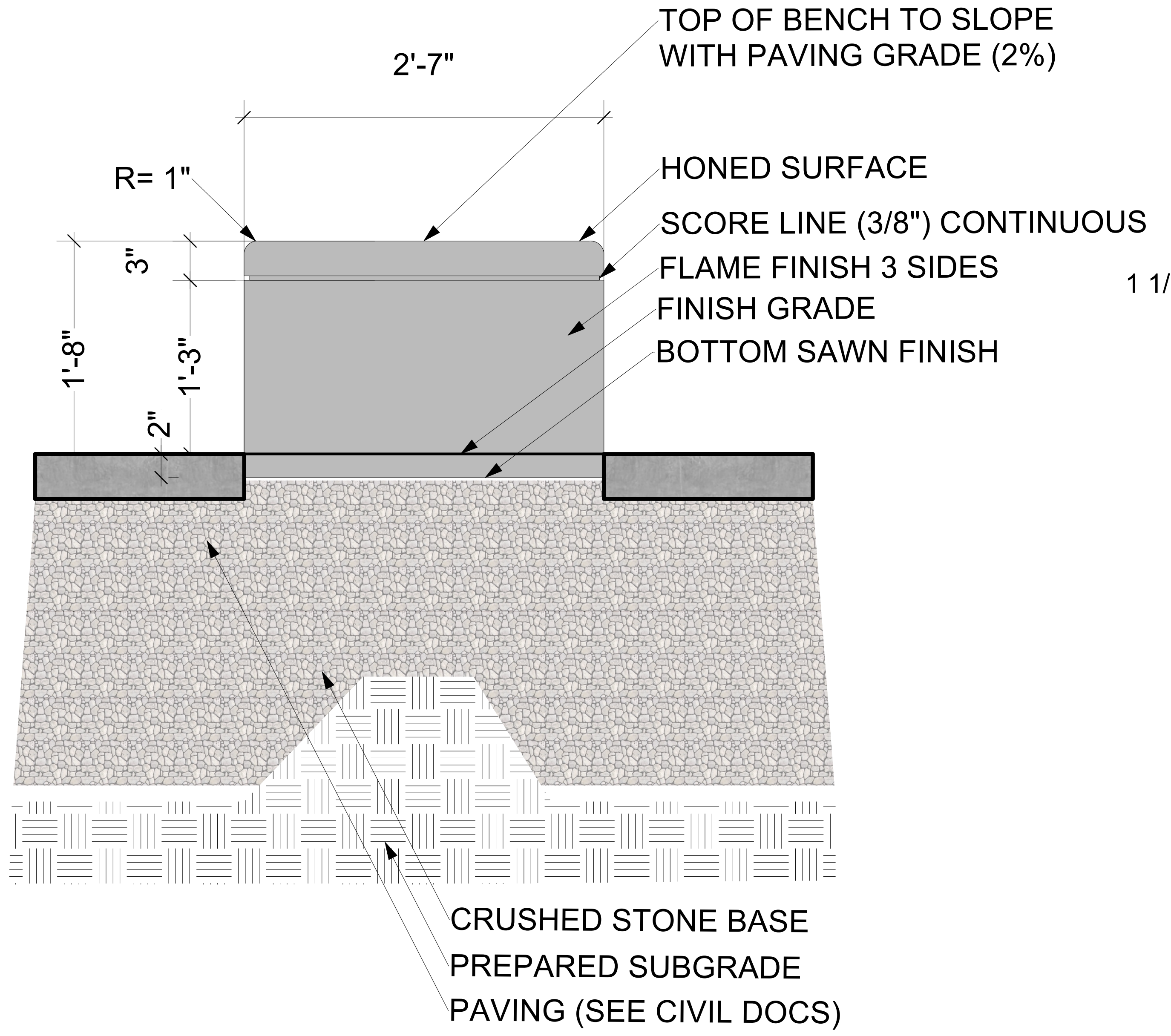
163.a Court Street
Portsmouth, NH 03801

Consultant

Project Title
NEWBERRY WAY

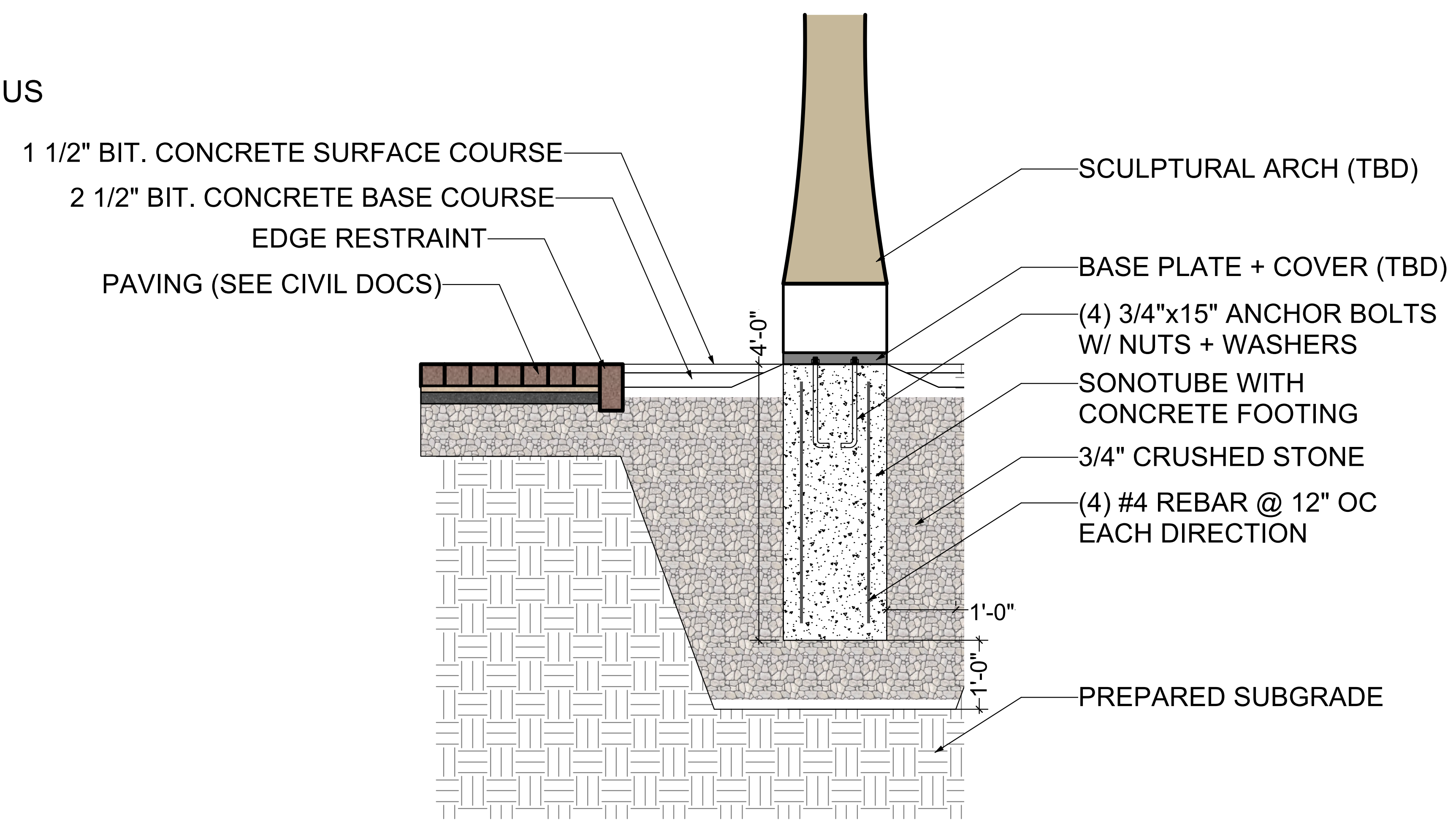
Sheet Title
LANDSCAPE DETAILS

Project Manager	Project ID NEWBERRY WAY
Drawn By TC	Scale AS NOTED
Reviewed By TP	Sheet No. L-04 of 1
Date 1/11/2023	
CAD File Name newberry101025.vwx	



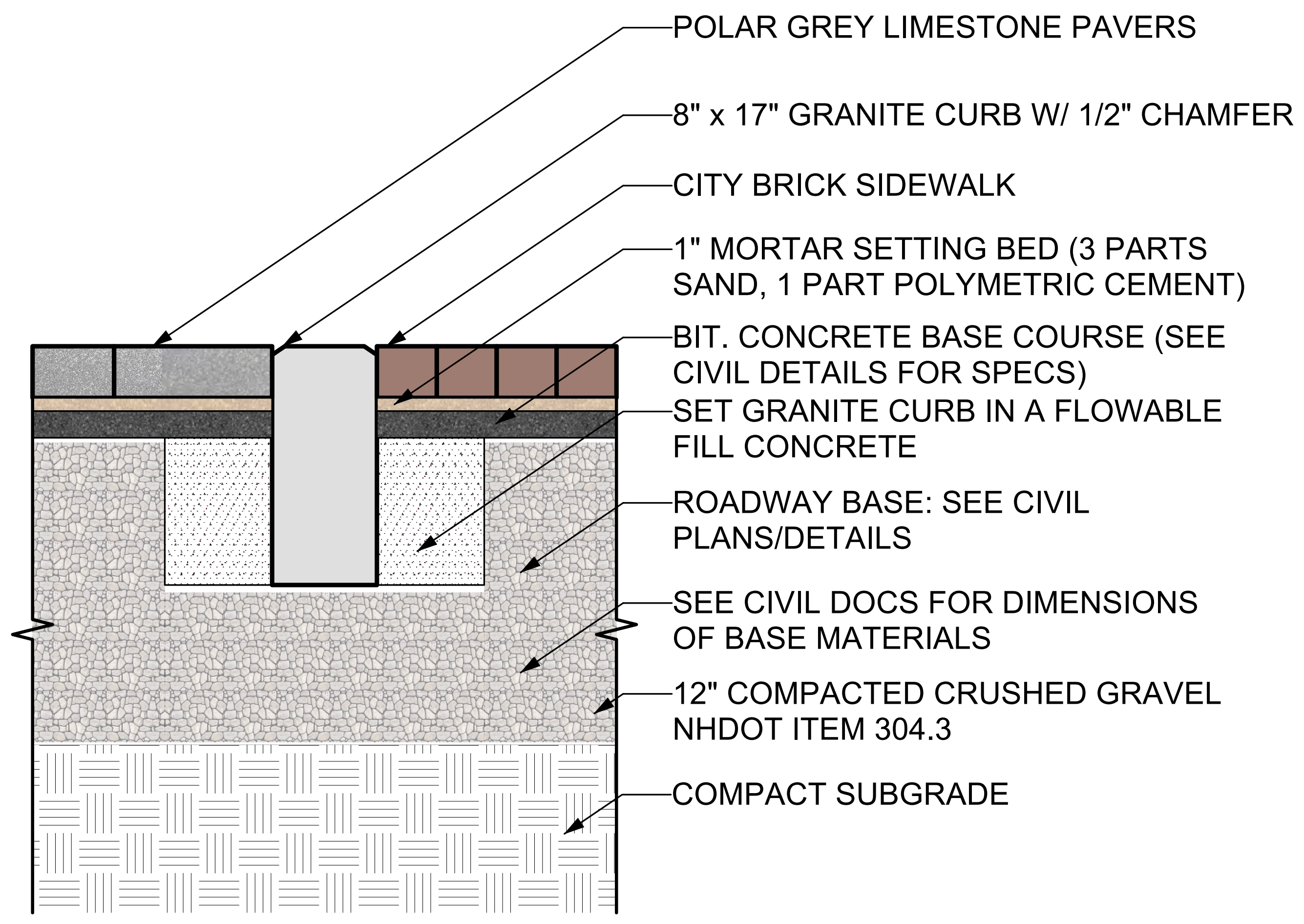
1
L-5

SITTING STONES DETAIL
SCALE: 1"=1'-0"



2
L-5

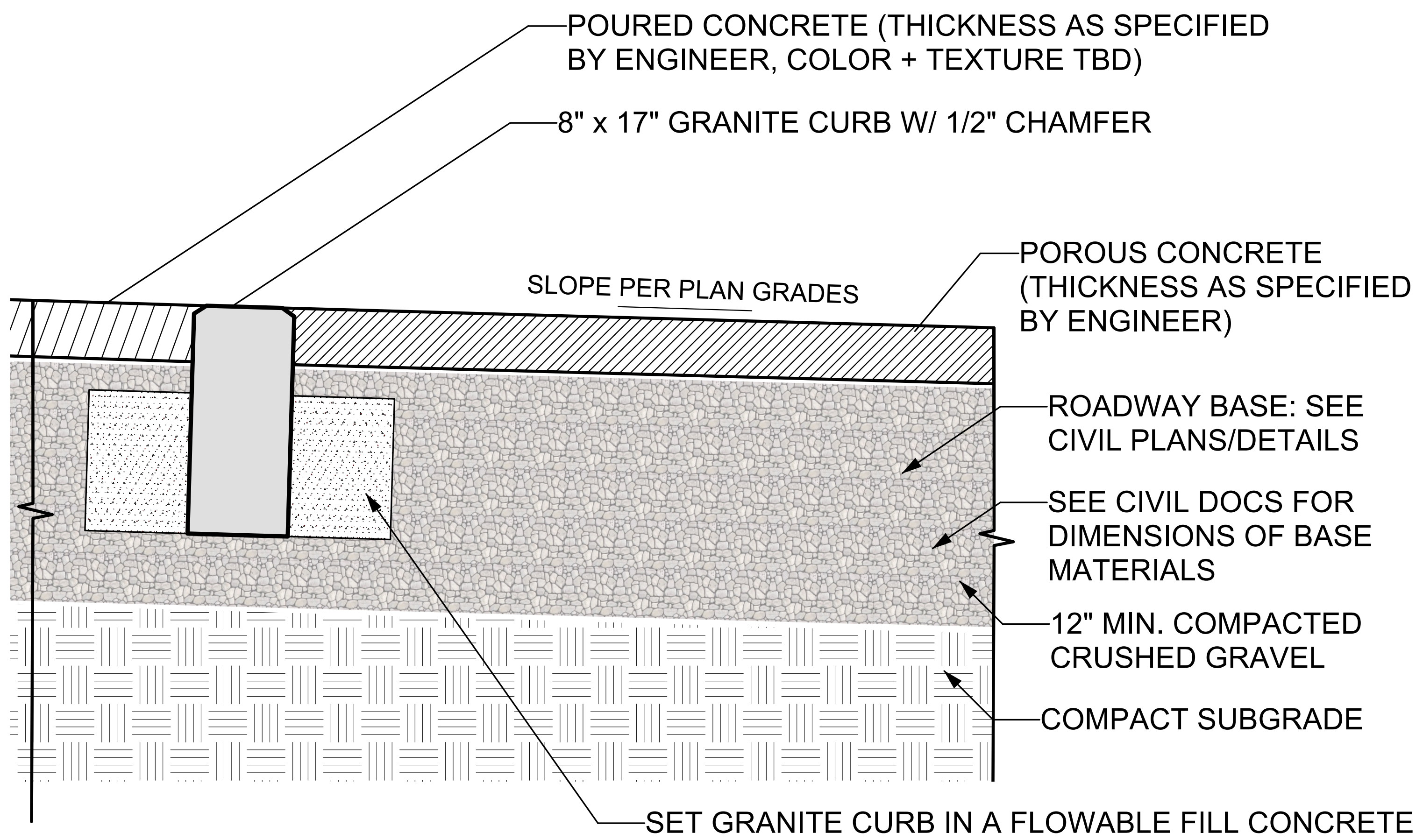
LIGHT POST ARCH FOOTING DETAIL
SCALE: 1/2" = 1'-0"



3
L-5

LADD + HIGH STREET PAVING DETAIL
SCALE: 1"=1'-0"

terra firma
landscape architecture
163.a court street · portsmouth, nh 03801
office 603.430.8388 | terrence@terrafirmalandarch.com



NOTE: CONTRACTOR SHALL SUBMIT SIEVE ANALYSIS FOR EACH COURSE MATERIAL TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT.

4
L-5

POROUS CONCRETE DETAIL
SCALE: 1"=1'-0"

PLEASE NOTE: THIS SHEET IS SCALED FOR 22 BY 34 PAPER, DO NOT REDUCE OR ENLARGE. .

No.	Date	By	Revision Notes

No.	Date	Issue Notes
F	10/11/2024	PLANTING UPDATE
E	9/30/2024	CATENARY LIGHT ADJUSTMENT
D	8/12/2024	SITE AMENTITIES AND MATERIALS UPDATED
C	8/2/2024	ALLEY DOOR LOCATION UPDATES
B	7/31/2024	SHEET UPDATES
A	7/24/2024	SOUTH ALLEY UPDATES

Design Firm
terra firma landscape architecture
163.a Court Street
Portsmouth, NH 03801

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Project Manager	Project ID NEWBERRY WAY
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CAD File Name newberry101025.vwx	1

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.

THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:

1. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
2. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
3. A REPRESENTATIVE OF THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
4. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

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.

THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES. 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.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A BUILDING REDEVELOPMENT WITH ASSOCIATED UTILITIES AND PARKING.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.620 ACRES.

BASED ON THE USCS WEB SOIL SURVEY THE SOILS ON SITE CONSIST OF URBAN LAND WHICH HAS AN UNSPECIFIED HYDROLOGIC SOIL GROUP RATING, ASSUMED D.

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA A CLOSED DRAINAGE SYSTEM TO THE CITY OF PORTSMOUTH CLOSED DRAINAGE SYSTEM WHICH ULTIMATELY FLOWS TO THE PISCATAQUA RIVER.

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.

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.

DUST CONTROL: DUST CONTROL MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.
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.

SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

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.
- IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA.

STABILIZATION MEASURES TO BE USED INCLUDE:
- TEMPORARY SEEDING;
- MULCHING.

1. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
2. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN THESE AREAS, SILTSOXX, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
3. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILTSOXX, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

MAINTENANCE AND PROTECTION

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

SILTSOXX SHALL BE REMOVED ONCE SITE IS STABILIZED, AND DISTURBED AREAS RESULTING FROM SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

THE CATCH BASIN 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. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, 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 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;

AFTER OCTOBER 15, 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, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;

STOCKPILES

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

CONCRETE WASHOUT AREA

THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:

1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FAILITY;
2. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
3. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
4. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES

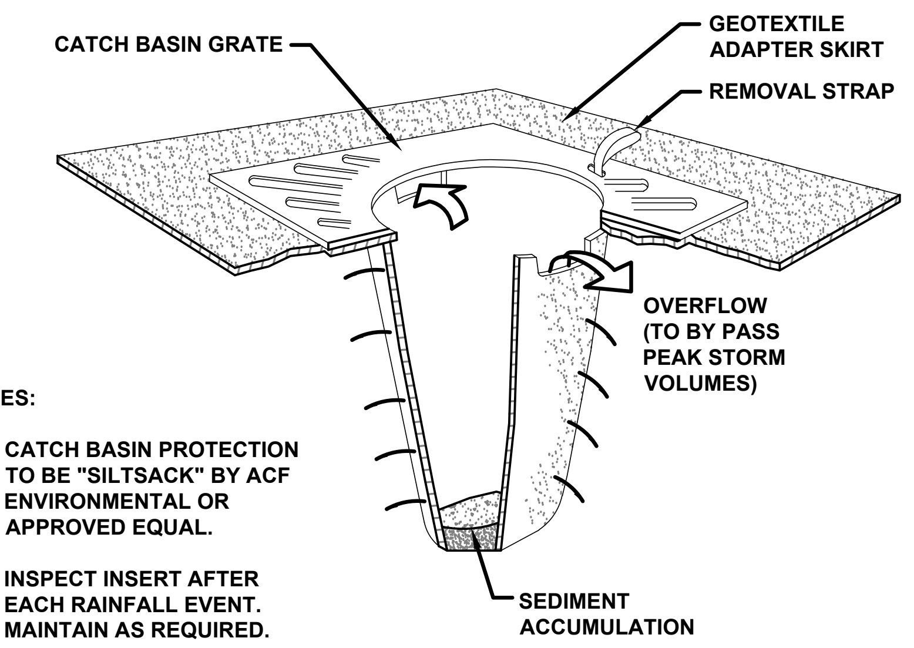
1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. UNCONTAMINATED EXCAVATION DEWATERING;
12. LANDSCAPE IRRIGATION.

WASTE DISPOSAL

1. WASTE MATERIAL
   - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
   - NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
   - ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE
   - ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
   - SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE
   - ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

BLASTING NOTES

1. CONTRACTOR SHALL CONTACT THE NHDES AND/OR LOCAL JURISDICTION PRIOR TO COMMENCING ANY BLASTING ACTIVITIES.
2. FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT SHALL SUBMIT A BLASTING PLAN THAT IDENTIFIES:
   - WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR;
   - THE ESTIMATED QUANTITY OF BLAST ROCK IN CUBIC YARDS; AND
   - SITE-SPECIFIC BLASTING BEST MANAGEMENT PRACTICES.

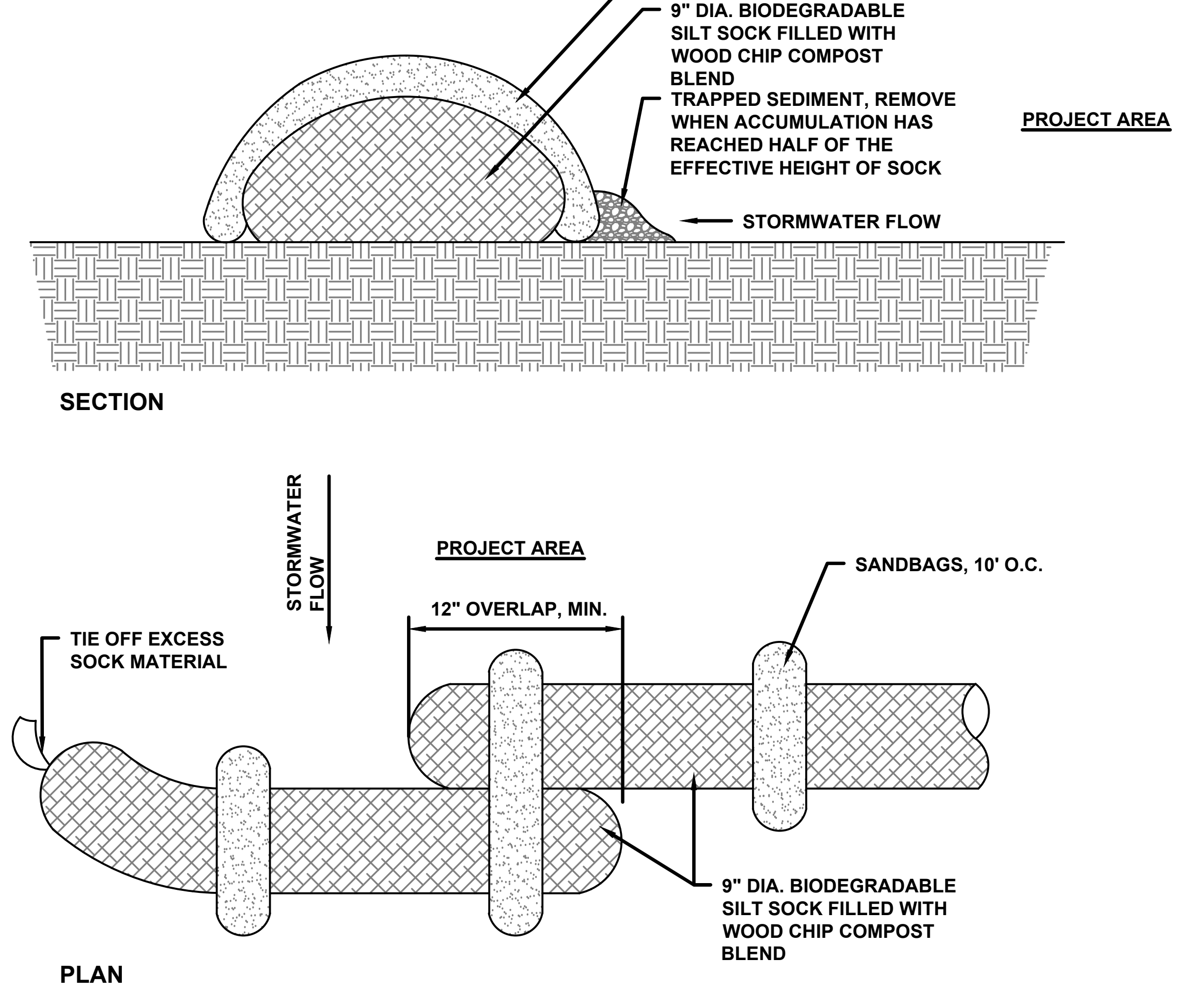


NOTES:

1. **CATCH BASIN PROTECTION TO BE "SILTSACK" BY ACF ENVIRONMENTAL OR APPROVED EQUAL.**
2. **INSPECT INSERT AFTER EACH RAINFALL EVENT. MAINTAIN AS REQUIRED.**
3. **SEDIMENT WITHIN INSERT SHALL BE EMPTIED WHEN 1/2 FULL.**

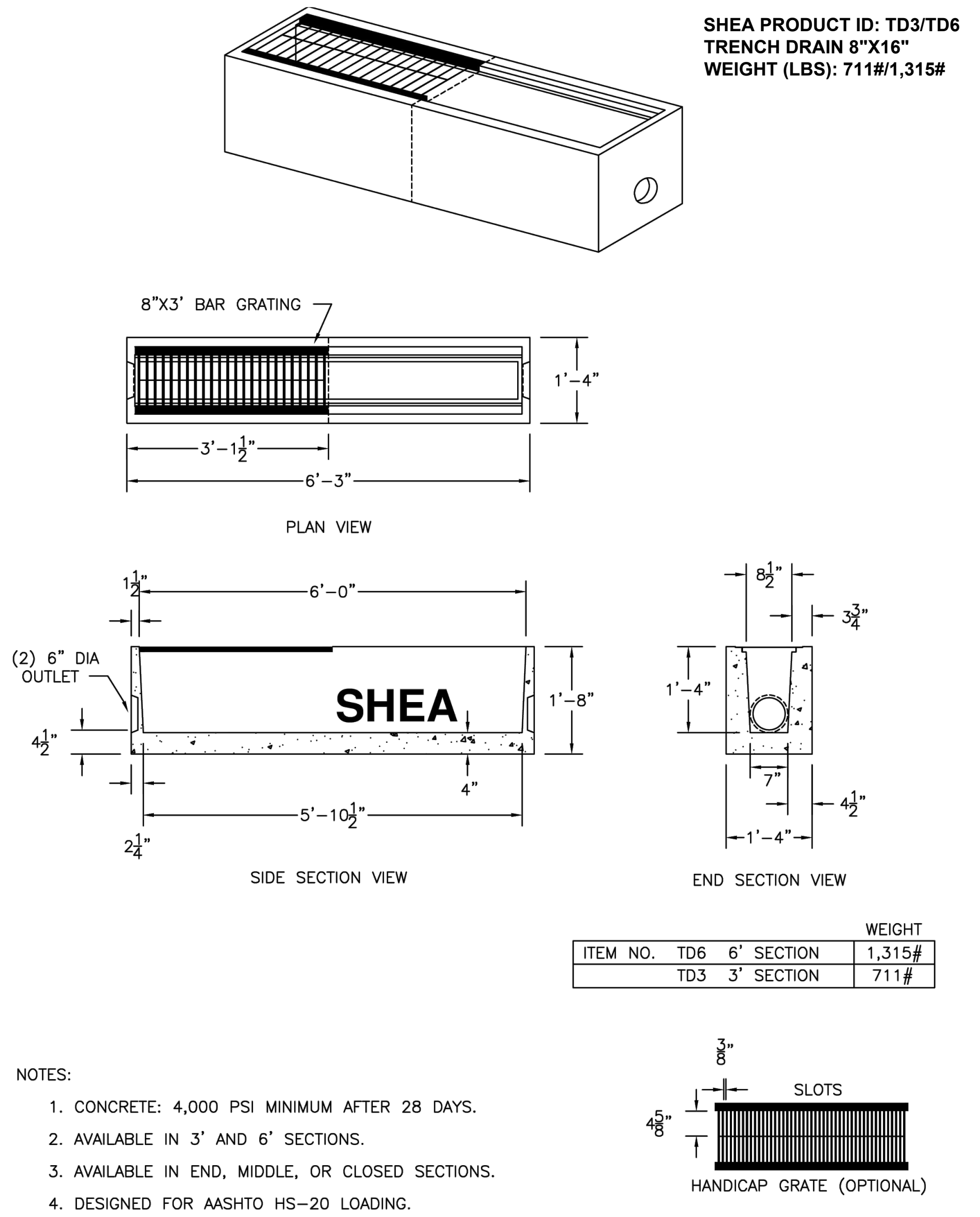
SEDIMENT SACK INLET PROTECTION DETAIL

NTS



SILT SOCK DETAIL

NTS



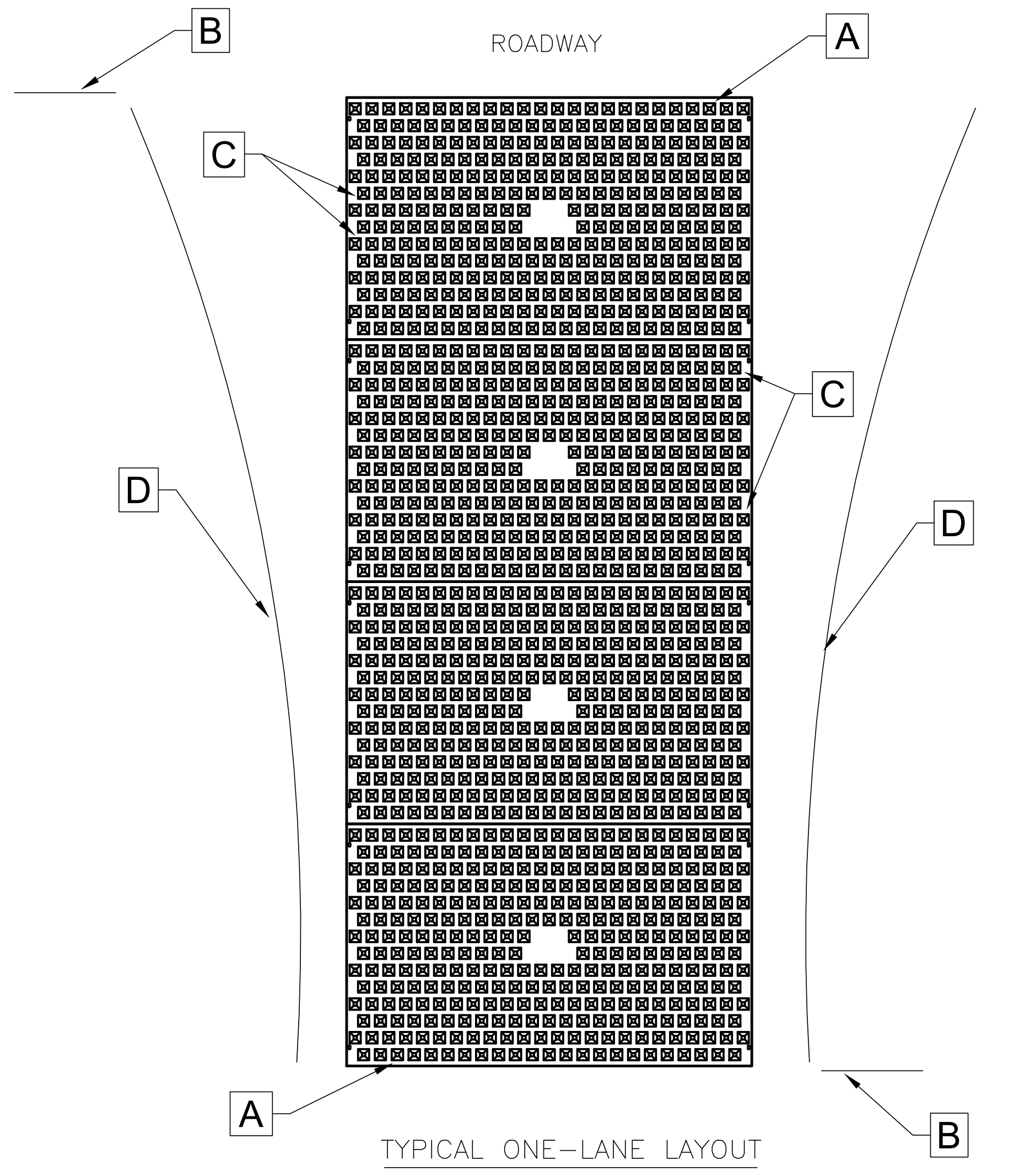
			WEIGHT
ITEM NO.	TD6	6' SECTION	1,315#
	TD3	3' SECTION	711#

NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. AVAILABLE IN 3' AND 6' SECTIONS.
3. AVAILABLE IN END, MIDDLE, OR CLOSED SECTIONS.
4. DESIGNED FOR AASHTO HS-20 LOADING.

SHEA TRENCH DRAIN DETAIL

NTS



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.

FODS SEDIMENT TRACKING SYSTEM DETAIL

NTS

REV.	DATE	DESCRIPTION	BY	CHK.
1	2024.11.05	ISSUED FOR COMMENTS	PJM	JRC

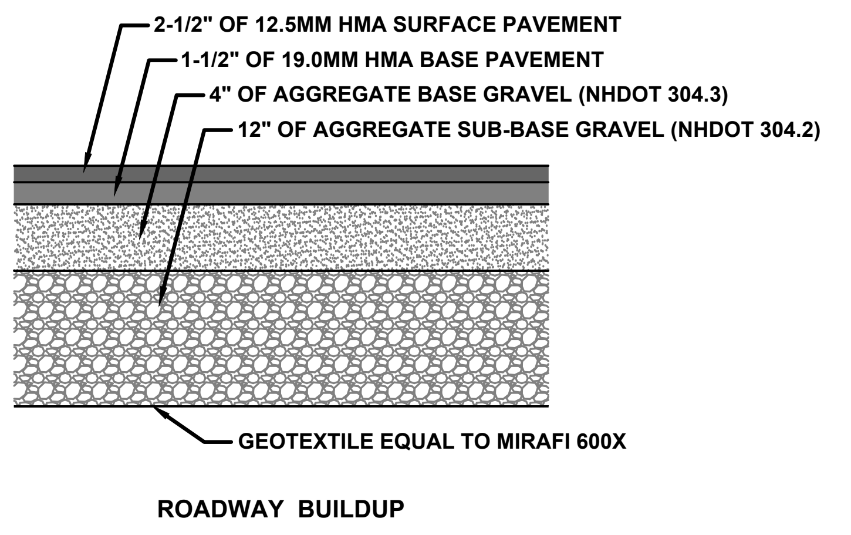
DRAWING ISSUE STATUS
PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT
MIXED USE DEVELOPMENT
1-15 CONGRESS STREET PORTSMOUTH, N.H.

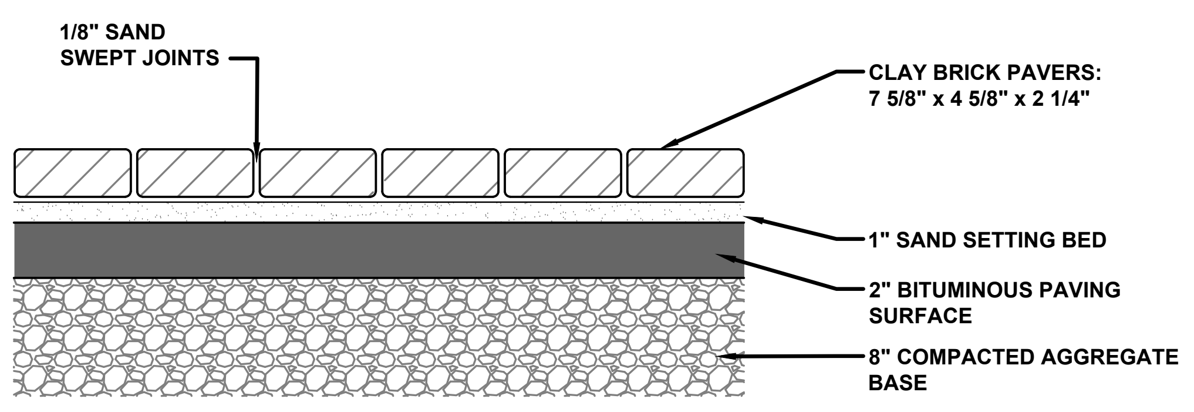
TITLE
SITE DETAILS

DATE: JULY 2024
SCALE: 1" = 20'
DRAWN BY: PJM
DESIGNED BY: ---
CHECKED BY: JRC
PROJECT No.: 5010156.3406
SHEET No.: **C501**
REV No.: **1**



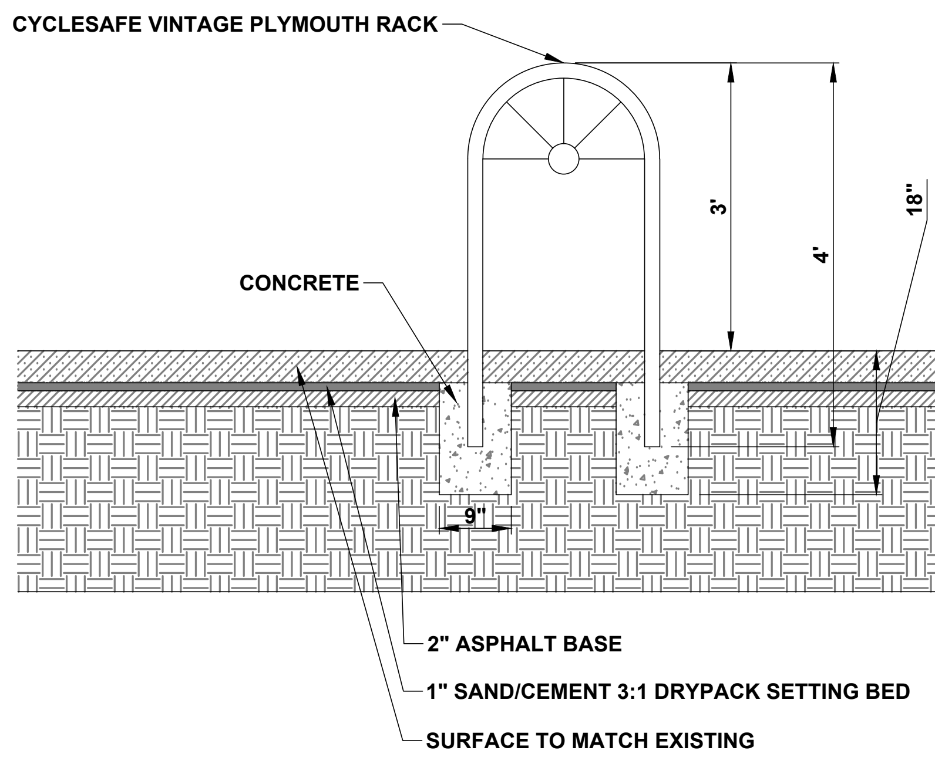
TYPICAL ROADWAY BUILDUP DETAIL

NTS



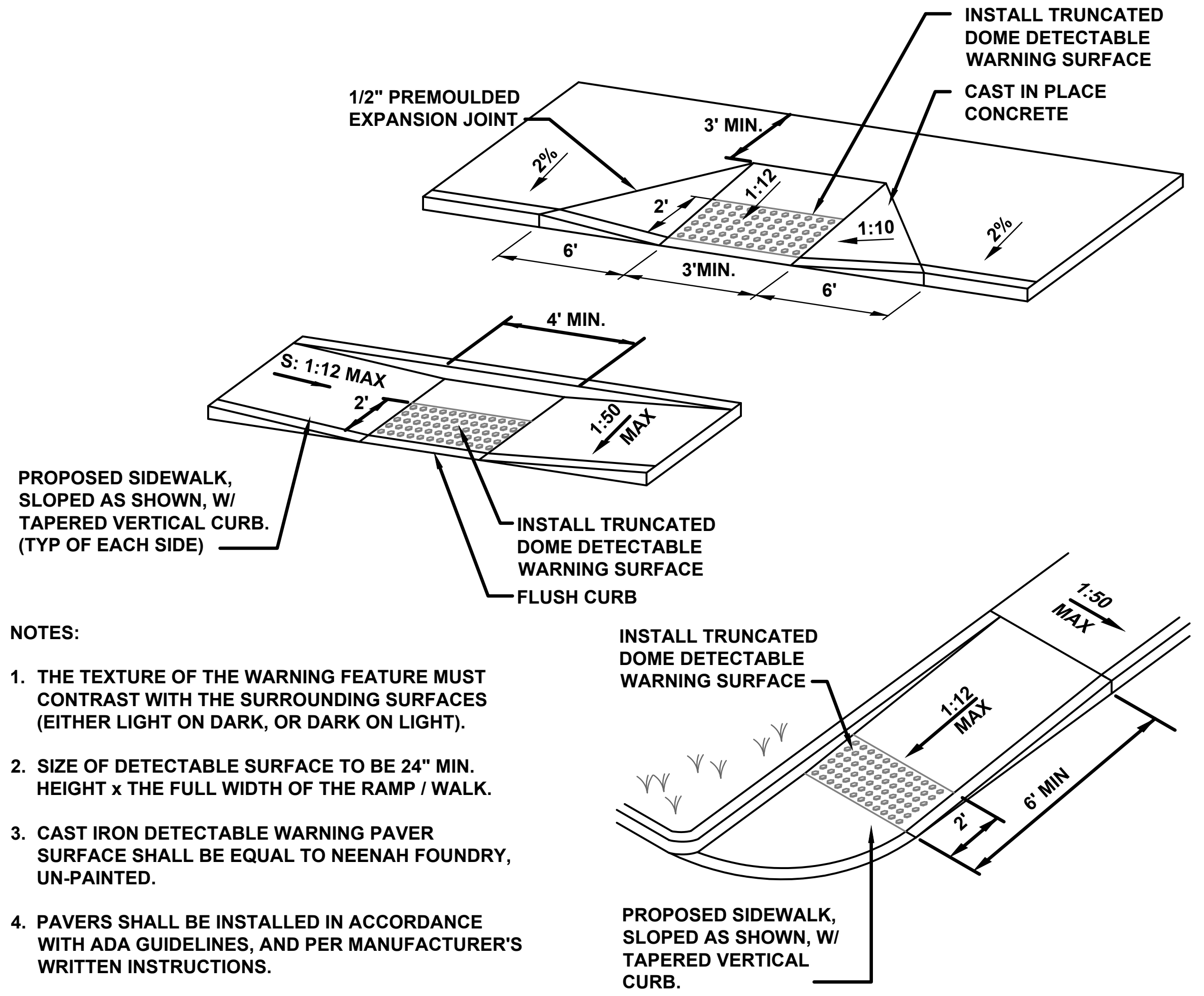
TYPICAL BRICK SIDEWALK DETAIL

NTS



BIKE RACK DETAIL

NTS

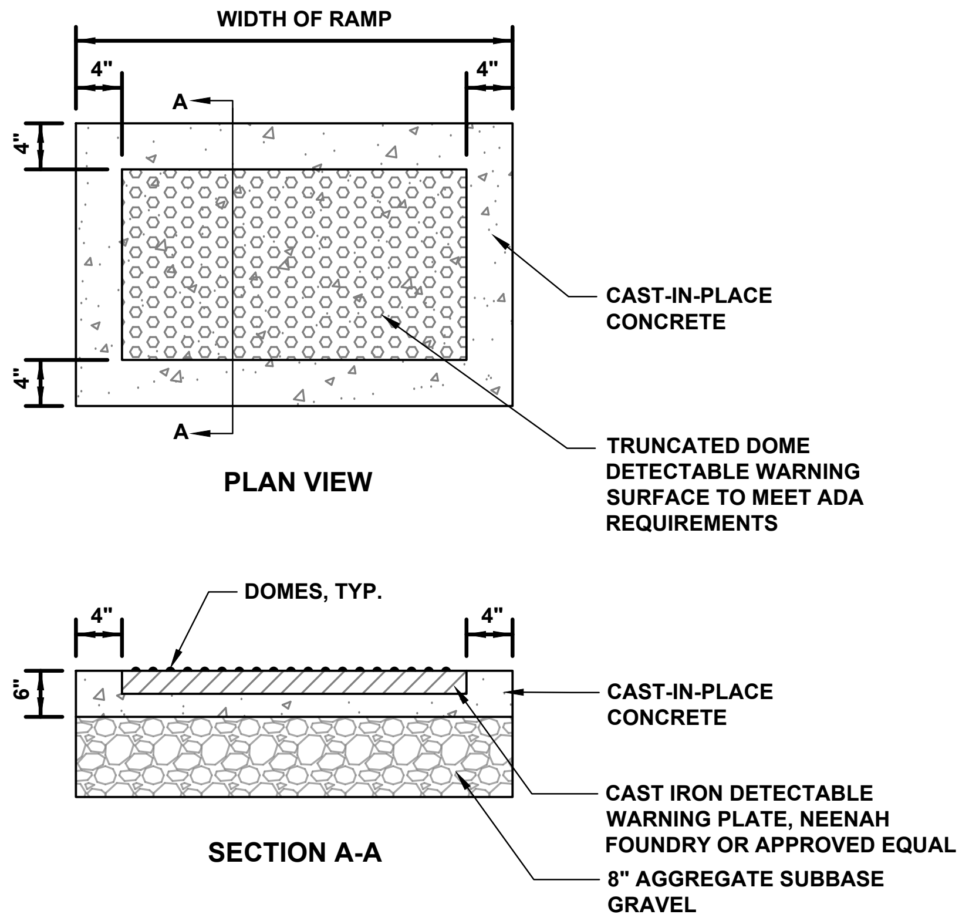


NOTES:

1. THE TEXTURE OF THE WARNING FEATURE MUST CONTRAST WITH THE SURROUNDING SURFACES (EITHER LIGHT ON DARK, OR DARK ON LIGHT).
2. SIZE OF DETECTABLE SURFACE TO BE 24" MIN. HEIGHT x THE FULL WIDTH OF THE RAMP / WALK.
3. CAST IRON DETECTABLE WARNING PAVER SURFACE SHALL BE EQUAL TO NEENAH FOUNDRY, UN-PAINTED.
4. PAVERS SHALL BE INSTALLED IN ACCORDANCE WITH ADA GUIDELINES, AND PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

TYPICAL HANDICAP CURB RAMP DETAILS

NTS

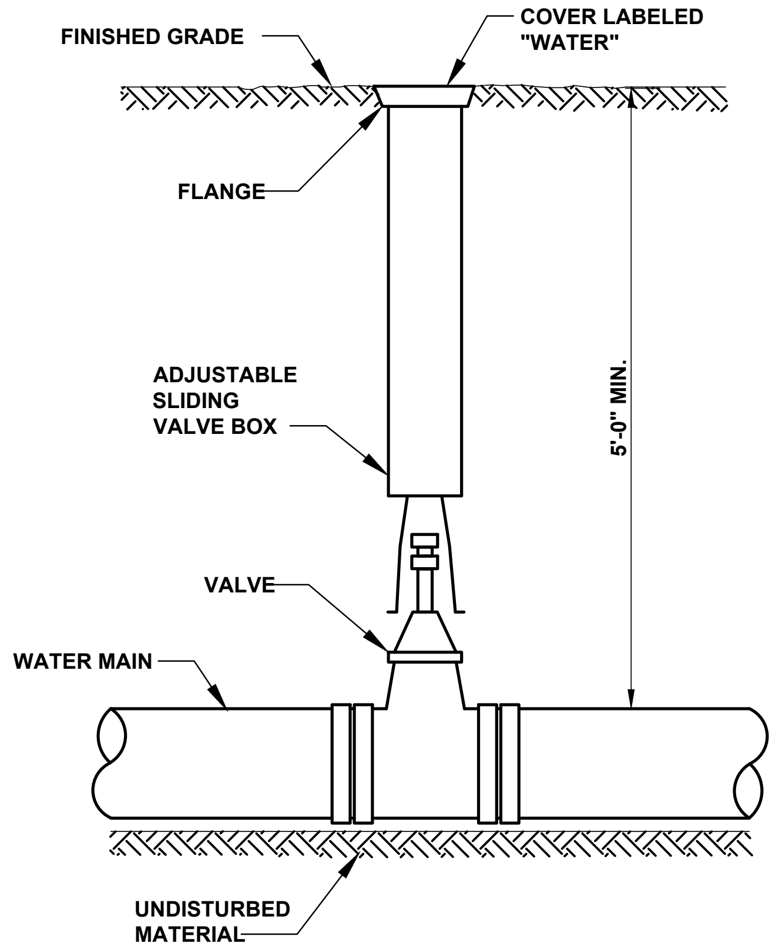


NOTES:

1. DETECTABLE WARNINGS SHALL BE AN INTEGRAL PART OF THE RAMP AND COMPLY WITH ALL SECTIONS OF THE ADA ACCESSIBILITY GUIDELINES AND ALL SECTIONS OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. ALL DETECTABLE WARNING AREAS SHALL START 6-10" FROM THE FLOW LINE OF THE CURB, BE 24" IN DEPTH AND COVER THE COMPLETE WIDTH OF THE RAMP AREA ONLY. MATCH ROADWAY RADIUS, TYP.

TYPICAL DETECTABLE WARNING SURFACE DETAIL

NTS



NOTES:
1. GATE VALVE TO BE LOCATED WITHIN ROADWAY PAVEMENT WHERE POSSIBLE.

2. PROPER SIZE VALVE BOX SHALL BE INSTALLED WHERE GATE VALVES ARE SHOWN ON PLANS.

TYPICAL VALVE AND BOX DETAIL

NTS

HORIZONTAL ANCHOR DIMENSIONS FOR PIPE INSTALLATION IN ROCK										
UP TO 150 P.S.I. WORKING PRESSURE										
PIPE SIZE	TEE OR TAP SLEEVE		90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND	
	H	L	H	L	H	L	H	L	H	L
* 4"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"
6"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"
8"	1'-2"	1'-2"	1'-2"	1'-2"	1'-0"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0"
10"	1'-4"	1'-4"	1'-4"	1'-4"	1'-0"	1'-0"	0'-9"	1'-0"	0'-9"	1'-0'
12"	1'-8"	1'-8"	1'-8"	1'-8"	1'-3"	1'-3"	1'-0"	1'-0"	0'-9"	1'-0"

* - FOR 3" AND SMALLER PIPES

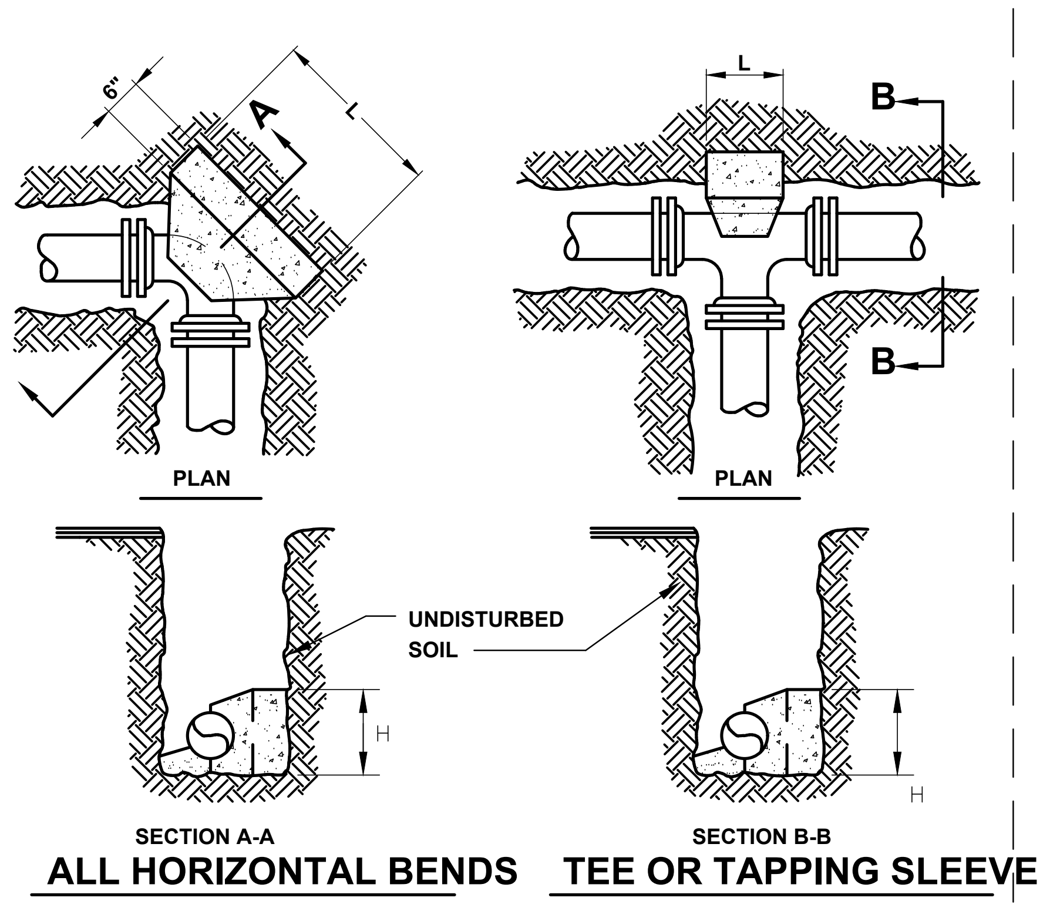
HORIZONTAL ANCHOR DIMENSIONS FOR AVERAGE SOIL CONDITIONS										
UP TO 150 P.S.I. WORKING PRESSURE										
PIPE SIZE	TEE OR TAP SLEEVE		90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND	
	H	L	H	L	H	L	H	L	H	L
* 4"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	1'-4"	0'-9"	1'-0"	0'-6"	1'-0"
6"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	1'-4"	0'-9"	1'-0"	0'-6"	1'-0"
8"	1'-4"	2'-8"	1'-4"	2'-8"	1'-4"	1'-6"	1'-0"	1'-0"	0'-9"	1'-0"
10"	1'-8"	3'-4"	1'-8"	3'-4"	1'-8"	2'-0"	1'-3"	1'-3"	1'-0"	1'-0'
12"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	2'-2"	1'-6"	1'-6"	1'-3"	1'-3"

* - FOR 3" AND SMALLER PIPES

NOTES:
1) TABLES ARE BASED ON AN ALLOWABLE SOIL PRESSURE OF 3000 PSF ON UNDISTURBED EARTH BEHIND THE ANCHOR BLOCK. WHERE SOIL HAS BEEN DISTURBED BY ADJACENT EXCAVATIONS OR WHERE SOIL CANNOT WITHSTAND SUCH A PRESSURE, THE TABLE DOES NOT APPLY.

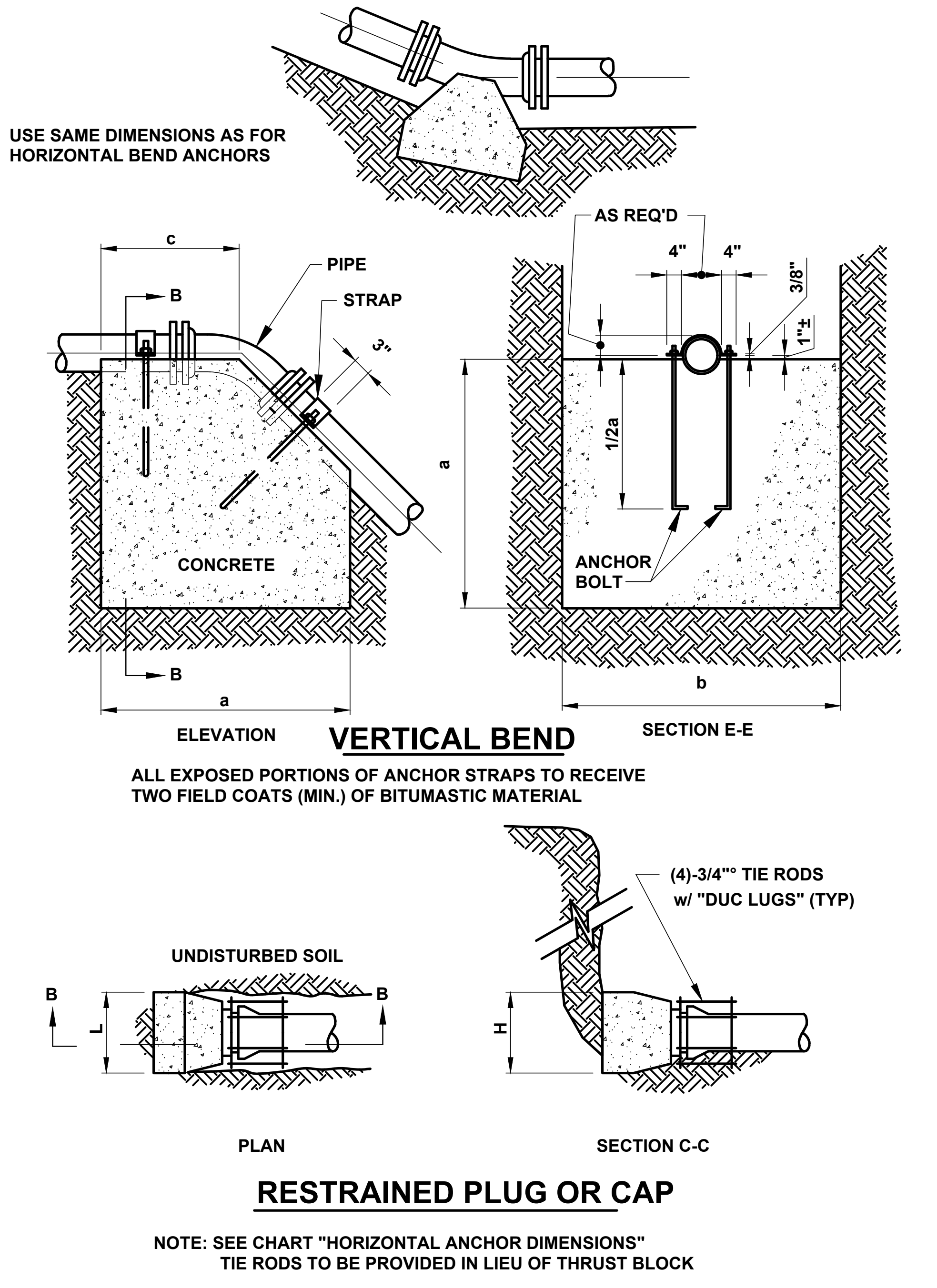
2) WHERE ENTIRE DEPTH OF PIPE IS BELOW THE TOP SURFACE OF SOUND ROCK, USE "HORIZONTAL ANCHOR DIMENSIONS FOR PIPE INSTALLATION IN ROCK" TABLE.

VERTICAL ANCHOR DIMENSIONS												
UP TO 150 P.S.I. WORKING PRESSURE												
PIPE SIZE	45° BEND				22 1/2° BEND				11 1/4° BEND			
	DIMENSION			ROD DIA.	DIMENSION			ROD DIA.	DIMENSION			ROD DIA.
	a	b	c		a	b	c		a	b	c	
4"	3'-0"	3'-0"	2'-0"	3/4"	2'-6"	2'-3"	1'-6"	3/4"	2'-0"	2'-0"	1'-6"	
6"	3'-0"	3'-0"	2'-0"	3/4"	2'-6"	2'-3"	1'-6"	3/4"	2'-0"	2'-0"	1'-6"	3/4"
8"	3'-6"	3'-6"	2'-6"	3/4"	3'-0"	3'-0"	1'-9"	3/4"	2'-6"	2'-6"	1'-3"	3/4"
10"	4'-3"	4'-0"	3'-0"	3/4"	3'-6"	3'-3"	2'-0"	3/4"	2'-9"	2'-9"	1'-6"	3/4"
12"	4'-9"	4'-6"	3'-3"	3/4"	4'-0"	3'-9"	2'-6"	3/4"	3'-3"	3'-3"	1'-9"	3/4"



ALL HORIZONTAL BENDS TEE OR TAPPING SLEEVE

HORIZONTAL ANCHORING



VERTICAL BEND

ALL EXPOSED PORTIONS OF ANCHOR STRAPS TO RECEIVE TWO FIELD COATS (MIN.) OF BITUMASTIC MATERIAL

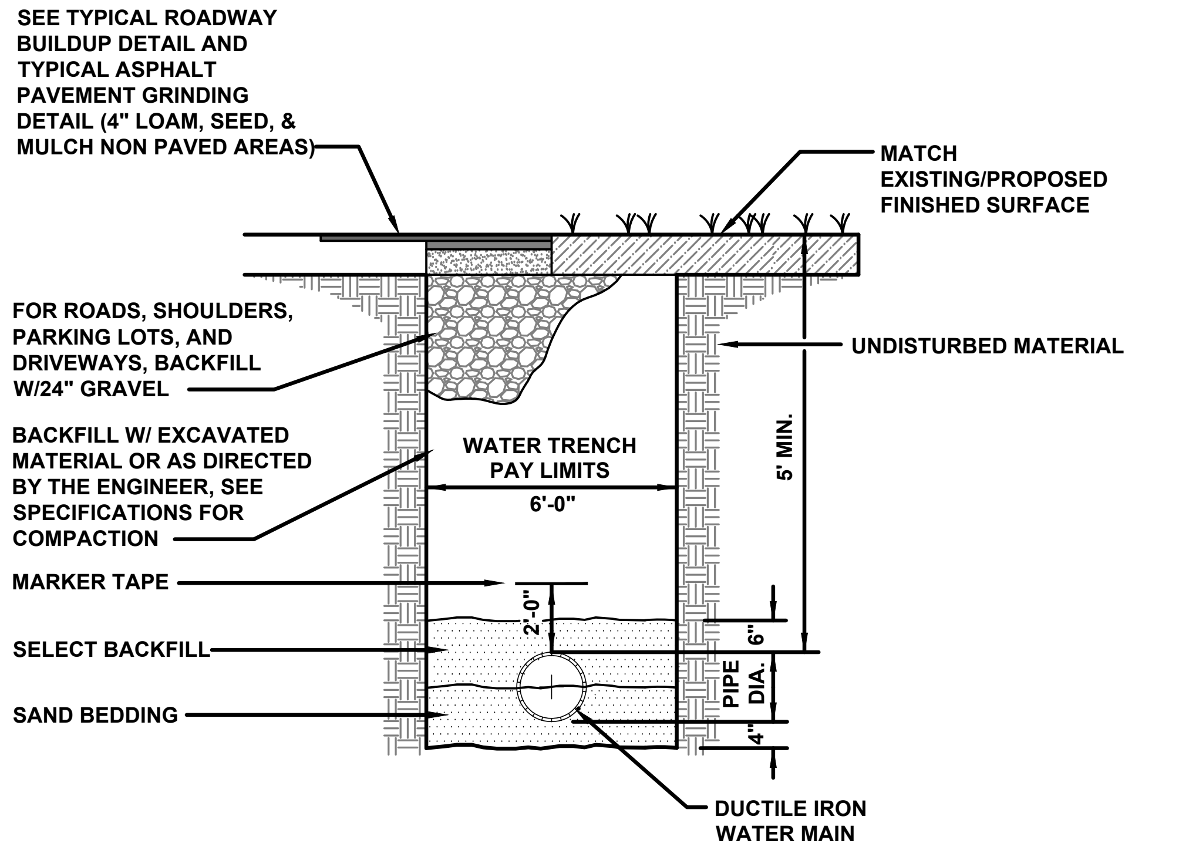
RESTRAINED PLUG OR CAP

NOTE: SEE CHART "HORIZONTAL ANCHOR DIMENSIONS"
TIE RODS TO BE PROVIDED IN LIEU OF THRUST BLOCK

VERTICAL ANCHORING

TYPICAL WATER MAIN ANCHORING DETAILS

NTS

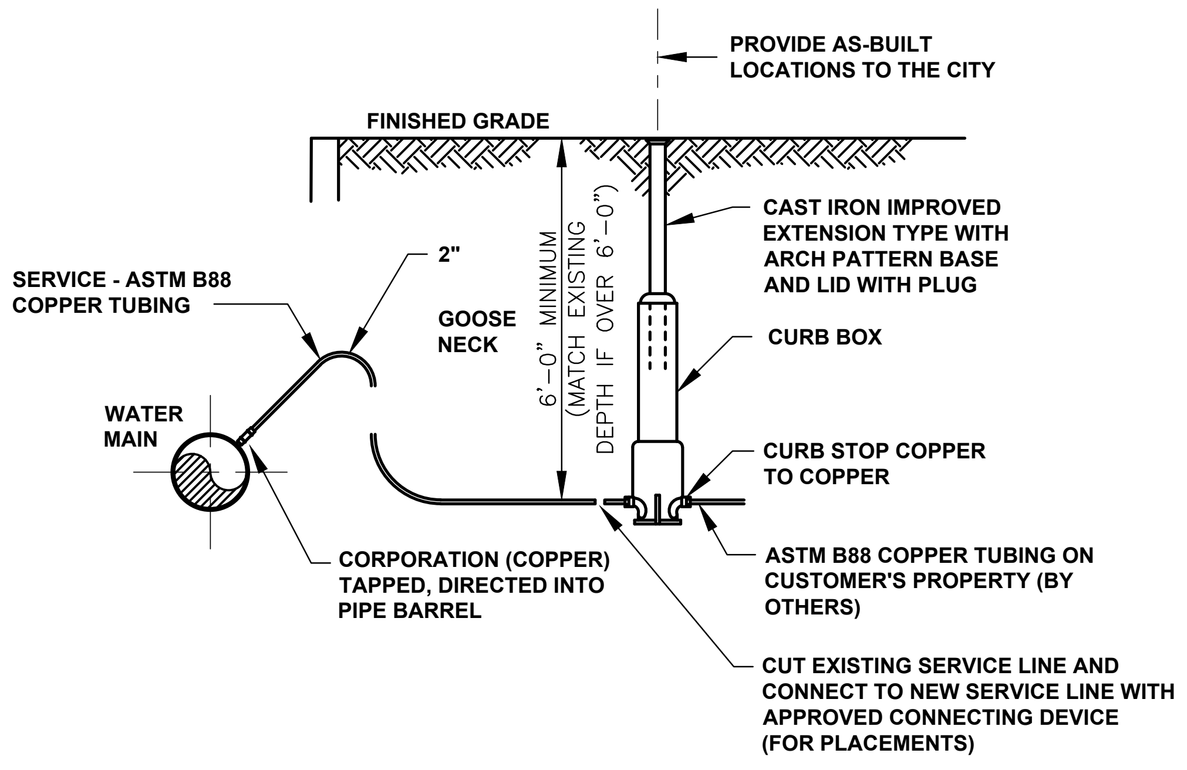


NOTE:

1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

TYPICAL TRENCH DETAIL - DUCTILE IRON WATER MAIN

NTS



TYPICAL WATER SERVICE CONNECTION DETAIL

NTS

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) CATCH BASIN POLYETHYLENE LINER NOTES:

POLYETHYLENE LINER (ITEM 604.0007) SHALL BE FABRICATED AT THE SHOP. DOWNSPOUT SHALL BE EXTRUSION FILLET WELDED TO THE POLYETHYLENE SHEET.

PLACE A CONTINUOUS BEAD OF AN APPROVED SILICONE SEALANT (SUBSIDIARY TO ITEM 604.0007) BETWEEN FRAME AND POLYETHYLENE SHEET.

PLACE CLASS AA CONCRETE TO 2" BELOW THE TOP OF THE GRATE ELEVATION (SUBSIDIARY TO DRAINAGE STRUCTURE).

USE ON DRAINAGE STRUCTURES 4' MIN. DIAMETER ONLY.

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).

THE CENTER OF THE GRATE & FRAME MAY BE SHIFTED A MAXIMUM OF 6" FROM THE CENTER OF THE DOWNSPOUT IN ANY DIRECTION.

PLACED ONLY IN DRAINAGE STRUCTURES IN PAVEMENT.

SEE NHDOT DR-04, "DI-DB, UNDERDRAIN FLUSHING BASIN AND POLYETHYLENE LINER DETAILS," FOR ADDITIONAL INFORMATION.

CATCHBASINS WITHIN CITY RIGHT OF WAY SHALL HAVE A POLYETHYLENE LINER.

5) ALL WATER MAIN & CONNECTIONS SHALL BE INSTALLED PER CITY OF PORTSMOUTH CONSTRUCTION STANDARDS.

REV.	DATE	DESCRIPTION	BY	CHK.
1	2024.11.05	ISSUED FOR COMMENTS	PJM	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

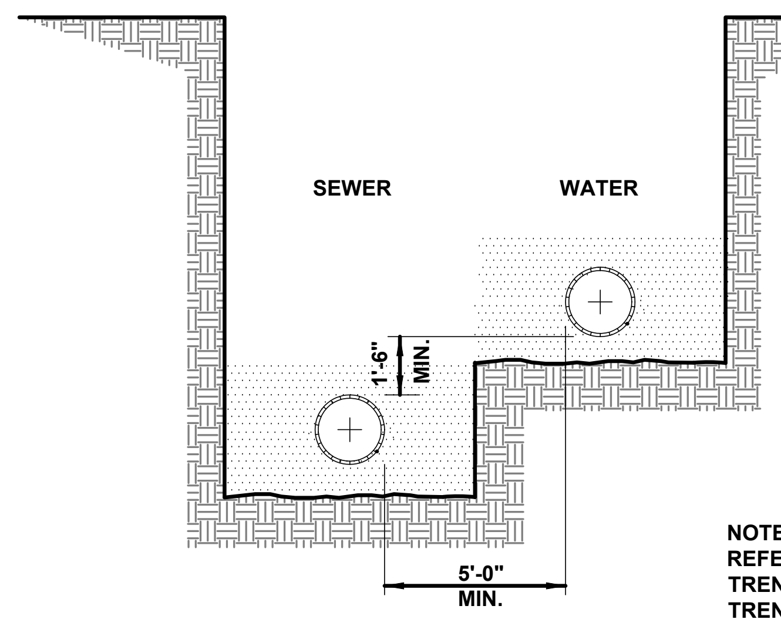
PROJECT

MIXED USE DEVELOPMENT
1-15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE

SITE DETAILS

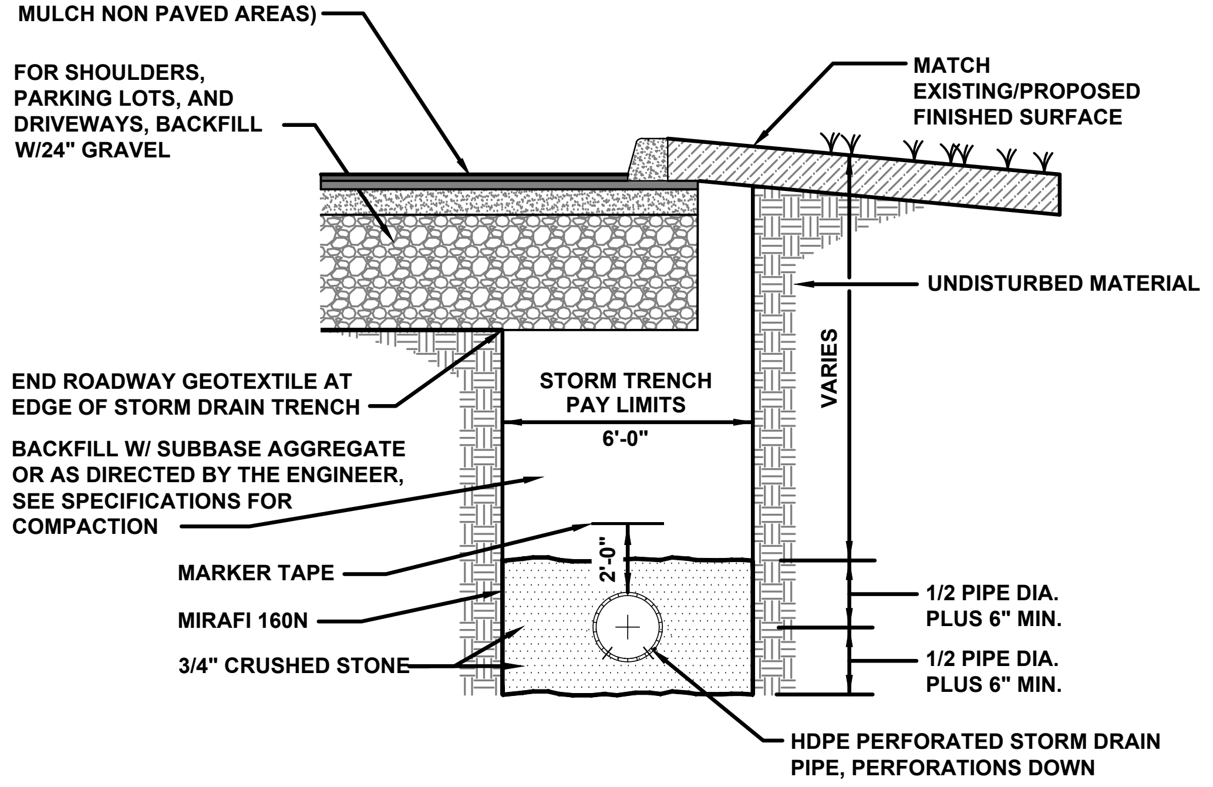
DATE: JULY 2024
SCALE: 1" = 20'
DRAWN BY: PJM
DESIGNED BY: ---
CHECKED BY: JRC
PROJECT No.: 5010156.3406
SHEET No.: C502
REV No.: 1



NOTE:
REFER TO TYPICAL SEWER TRENCH AND TYPICAL WATER TRENCH DETAILS FOR ADDITIONAL INFORMATION.

TYPICAL SEWER / WATER SEPARATION DETAIL

NTS

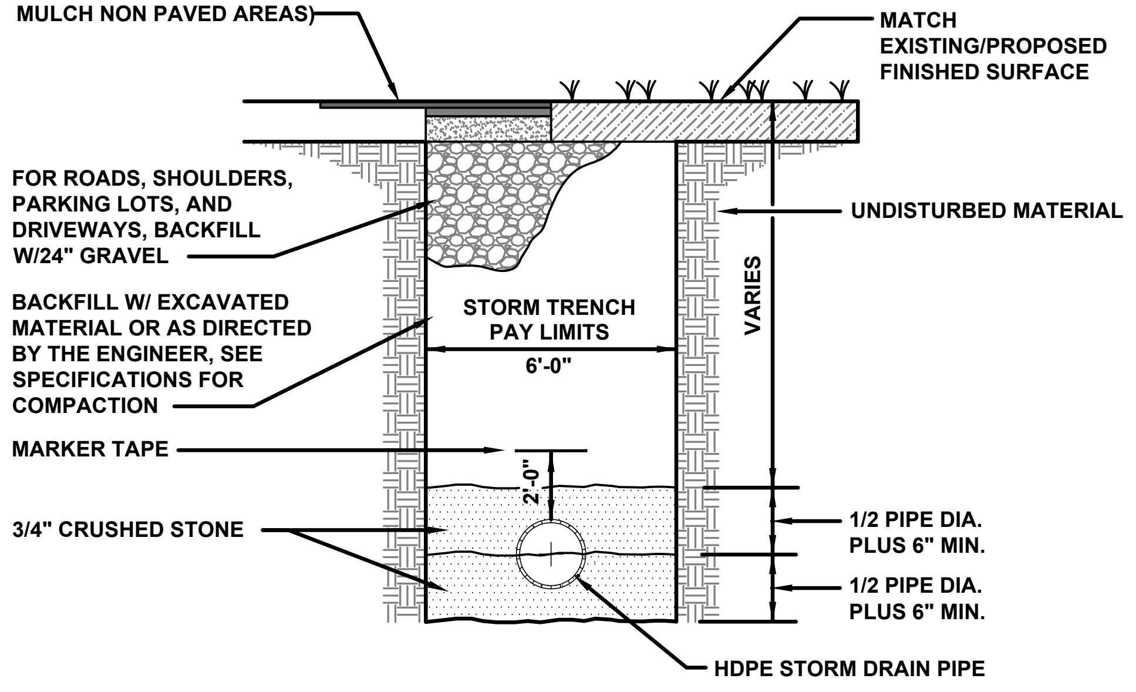


NOTE:

1. STORM DRAIN PIPE TO BE USED FOR UNDERDRAIN SHALL BE PERFORATED IN ACCORDANCE WITH THE APPLICABLE PERFORATION REQUIREMENTS OF AASHTO M294 CLASS I PERFORATIONS.

TYPICAL PERFORATED STORM DRAIN TRENCH DETAIL

NTS

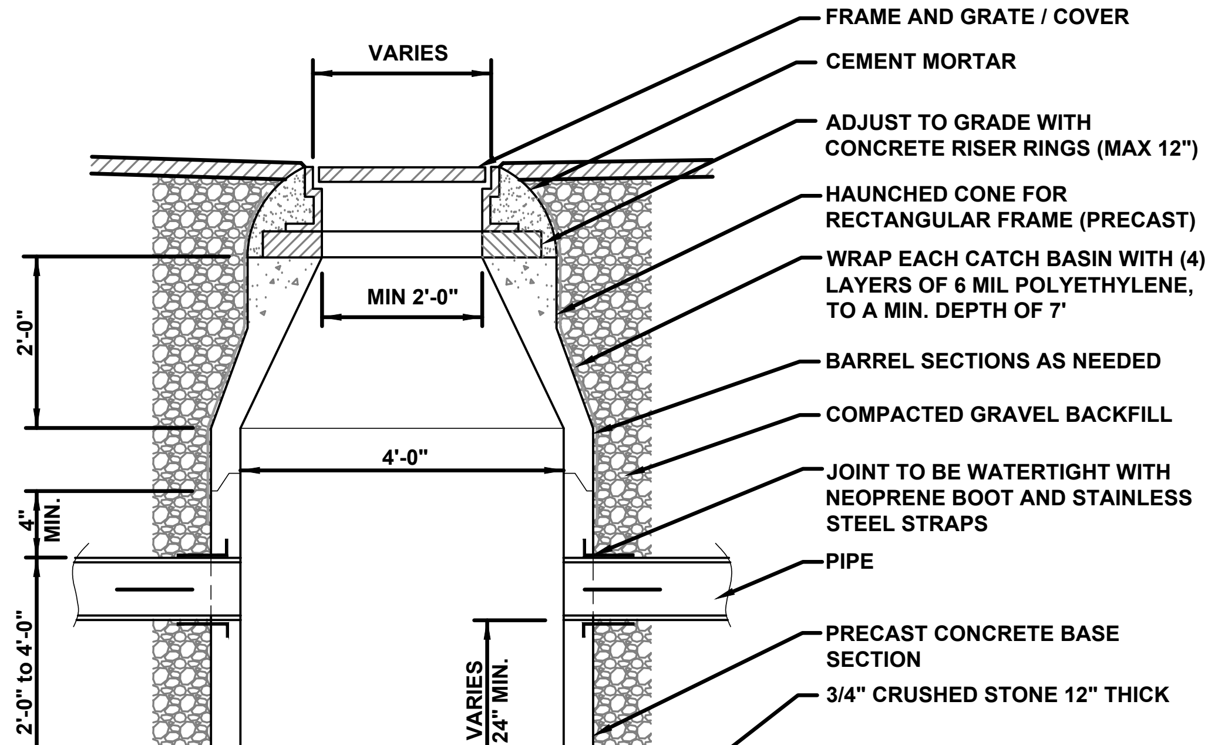


NOTE:

1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

TYPICAL STORM DRAIN TRENCH DETAIL

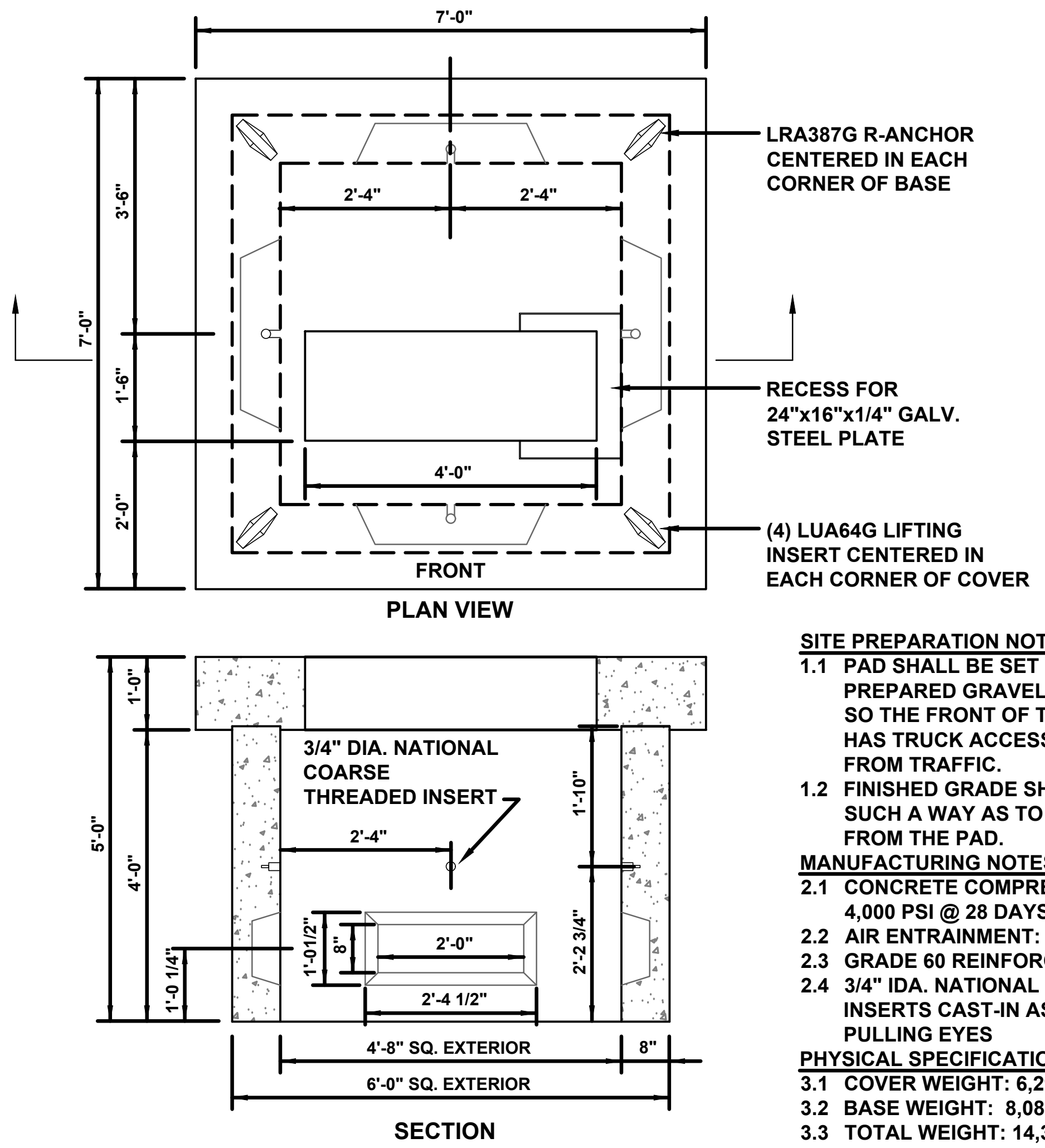
NTS



NOTE:
1. A 4'-0" PRECAST BASE W/12" PIPE OPENINGS MAY BE USED WHEN IT WILL PROVIDE A 2'-0" SUMP AND 12"± RING ABOVE ALL OPENINGS INTO THE BASE.
2. PROVIDE THE "ELIMONATOR" CATCH BASIN OIL TRAP.

TYPICAL CATCH BASIN DETAIL

NTS



SITE PREPARATION NOTES:
1.1 PAD SHALL BE SET ON A PROPERLY PREPARED GRAVEL BASE AND ORIENTED SO THE FRONT OF THE TRANSFORMER HAS TRUCK ACCESS AND IS PROTECTED FROM TRAFFIC.
1.2 FINISHED GRADE SHALL BE PREPARED IN SUCH A WAY AS TO SHED WATER AWAY FROM THE PAD.

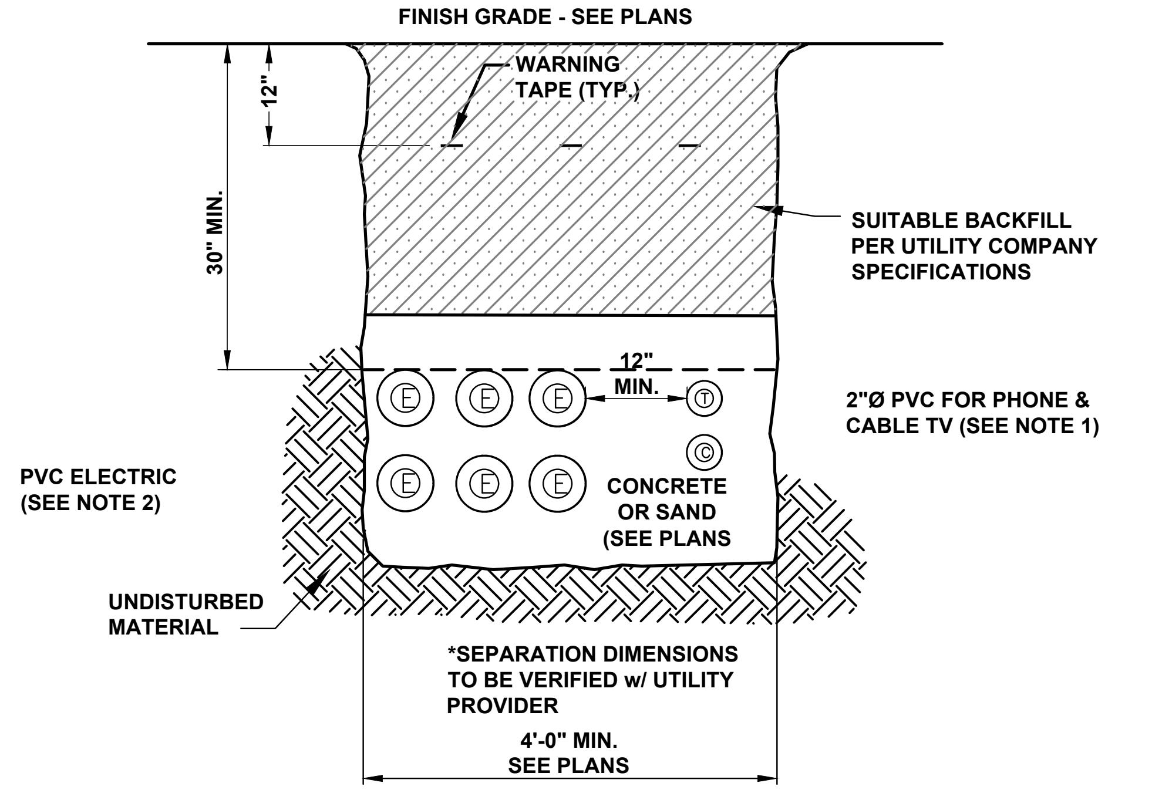
MANUFACTURING NOTES:
2.1 CONCRETE COMPRESSIVE STRENGTH: 4,000 PSI @ 28 DAYS.
2.2 AIR ENTRAINMENT: 4%-6%
2.3 GRADE 60 REINFORCEMENT
2.4 3/4" IDA. NATIONAL COURSE THREADED INSERTS CAST-IN AS SHOWN FOR PULLING EYES

PHYSICAL SPECIFICATIONS
3.1 COVER WEIGHT: 6,290 LBS
3.2 BASE WEIGHT: 8,080 LBS
3.3 TOTAL WEIGHT: 14,370 LBS

*FRONT DENOTES THE SIDE ON WHICH THE ACCESS DOORS ARE LOCATED

3 PHASE TRANSFORMER PAD 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.

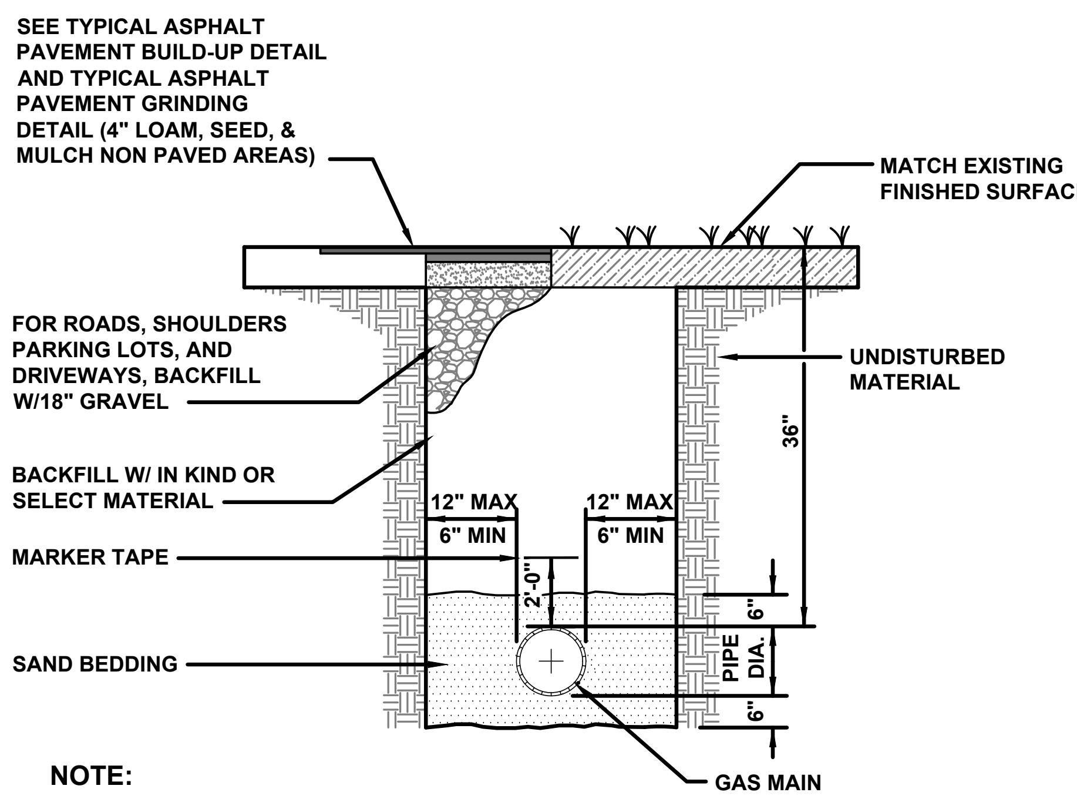
3) ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)

4) INSTALL A 200# PULL ROPE FOR EACH CONDUIT

5) VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANY'S PRIOR TO ANY CONSTRUCTION.

TYPICAL UNDERGROUND UTILITY TRENCH DETAIL

NTS



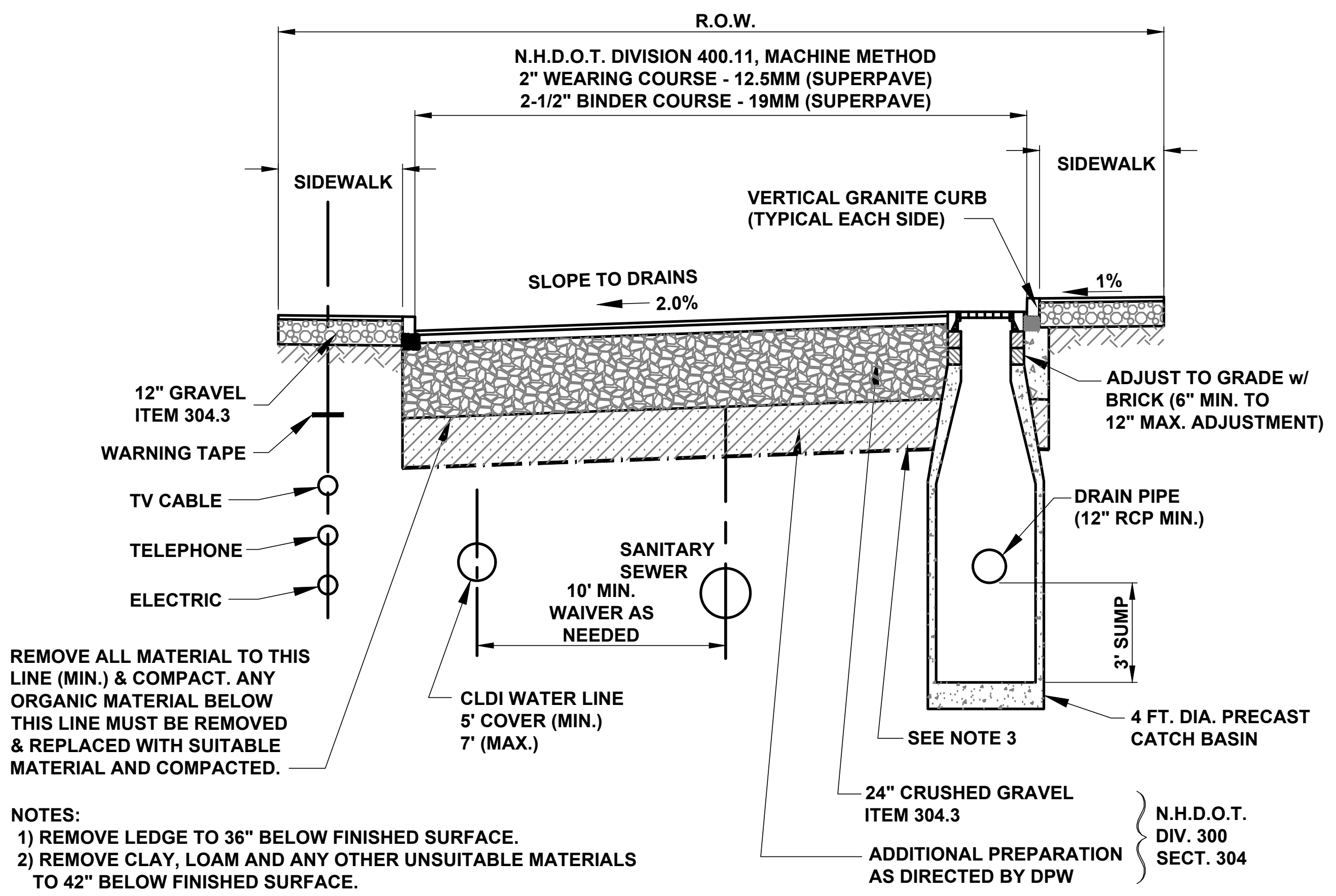
NOTE:

1. COMPACT ALL GRANULAR MATERIAL AND BACKFILL TO 95%.

2. SIDE CLEARANCE APPLICABLE TO BACKHOE OPERATIONS.

TYPICAL GAS TRENCH DETAIL

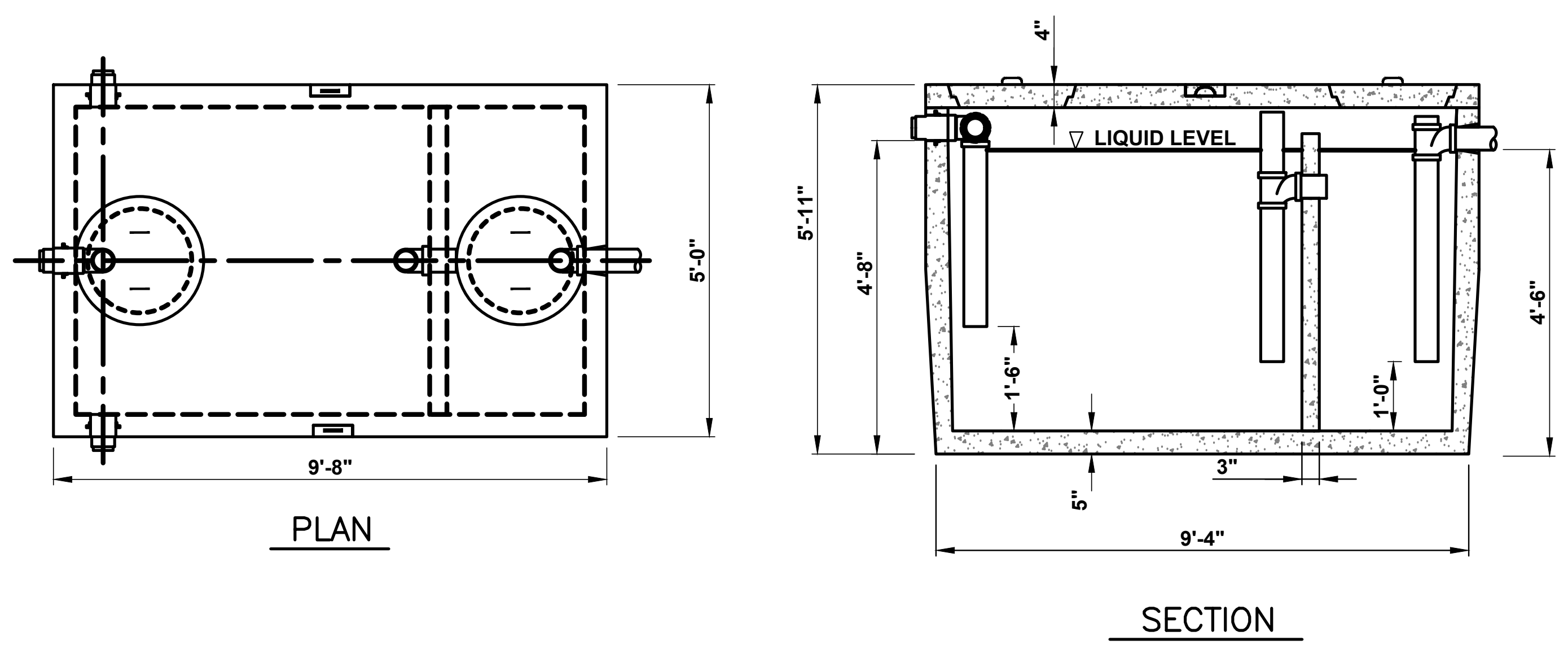
NTS



NOTES:
1) REMOVE LEDGE TO 36" BELOW FINISHED SURFACE.
2) REMOVE CLAY, LOAM AND ANY OTHER UNSUITABLE MATERIALS TO 42" BELOW FINISHED SURFACE.
3) INSTALL GEOTEXTILE FABRIC ABOVE CLAYS AND SILTS OR IN AREAS WHERE EXCAVATION IS BELOW THE SEASONAL HIGH WATER TABLE.
4) SIDEWALKS SUBJECT TO REVIEW AND APPROVAL BY CITY.

HIGH STREET ROADWAY CROSS SECTION

NTS



GENERAL NOTES:

CONCRETE SPECIFICATIONS:
1) 4000 PSI @ 28 DAYS.
2) 4%-6% ENTRAINED AIR.
3) TANK PENETRATIONS ARE INTEGRALLY CAST.
4) ALL JOINTS SEALED WITH BUTYL RESIN.
5) EXTERIOR TO BE COATED.

GREASE TRAP INFORMATION:
1) TANKS SHOULD BE PUMPED AS NEEDED.
2) ACCESS COVERS SHOULD HAVE RISERS TO BRING COVER ACCESS TO GRADE.
3) TANKS CAN BE VACUUM TESTED AT AN ADDITIONAL COST.

SHEA CONCRETE - 1000 GALLON 2 COMP. GREASE TRAP DETAIL

NTS

1	2024.11.05	ISSUED FOR COMMENTS	PJM	JRC
REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

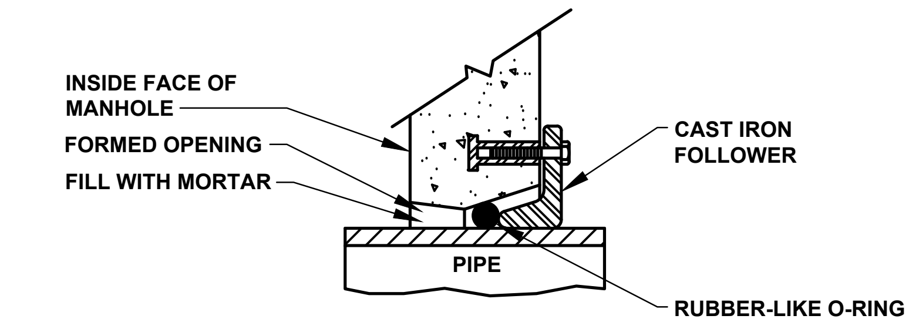
PROJECT

MIXED USE DEVELOPMENT
1-15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE

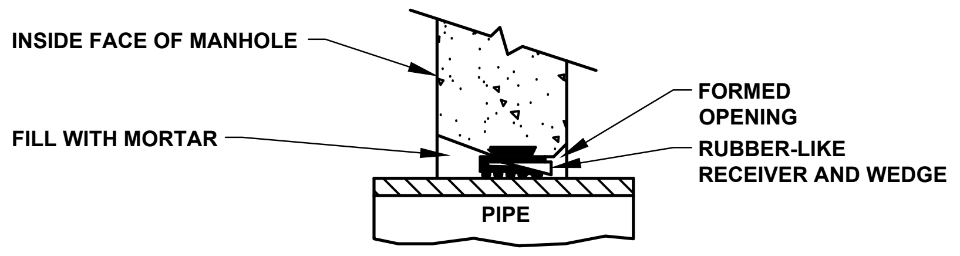
SITE DETAILS

DATE JULY 2024	SCALE 1" = 20'	
DRAWN BY PJM	DESIGNED BY ---	CHECKED BY JRC
PROJECT No. 5010156.3406		
SHEET No. C503	REV No. 1	



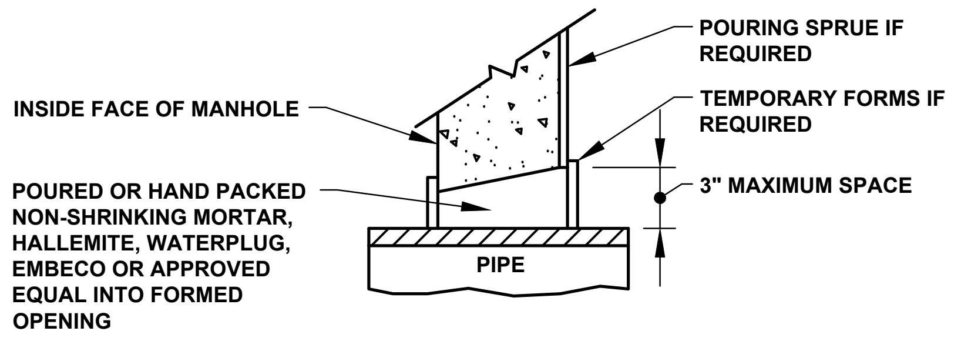
RES-SEAL

(OR ACCEPTABLE SUBSTITUTE)



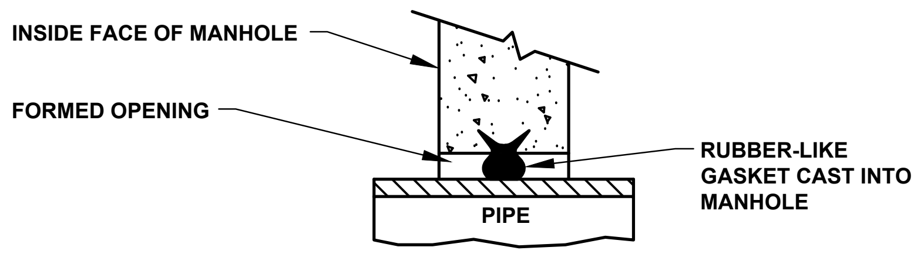
PRESS-WEDGE II

(OR ACCEPTABLE SUBSTITUTE)



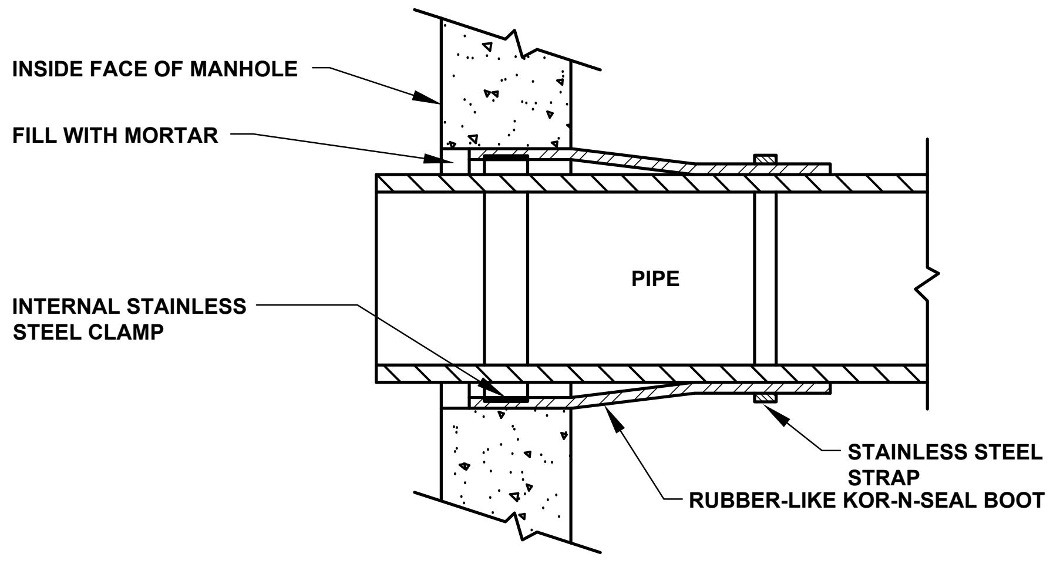
NON-SHRINKING MORTAR

(OR ACCEPTABLE SUBSTITUTE)



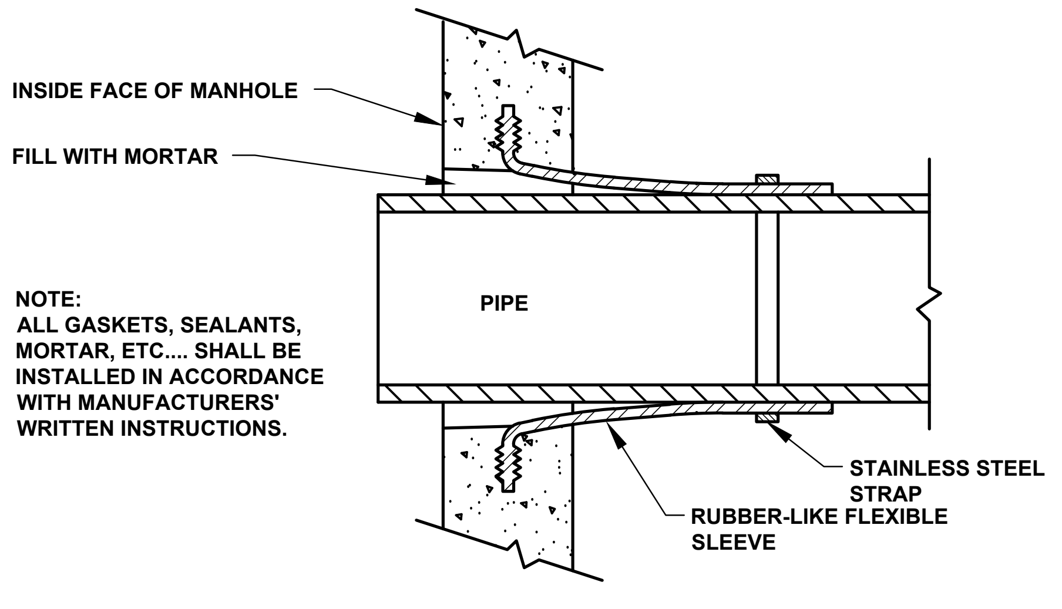
A-LOK

(OR ACCEPTABLE SUBSTITUTE)



KOR-N-SEAL JOINT SLEEVE

(OR ACCEPTABLE SUBSTITUTE)

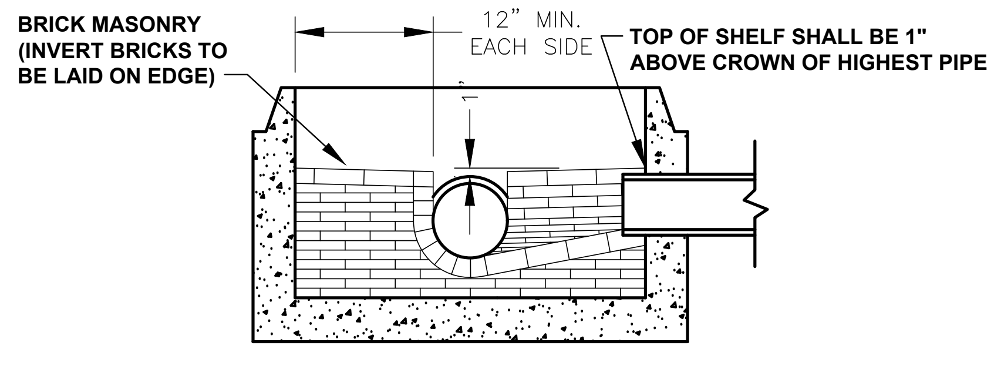


NOTE:
ALL GASKETS, SEALANTS, MORTAR, ETC.... SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

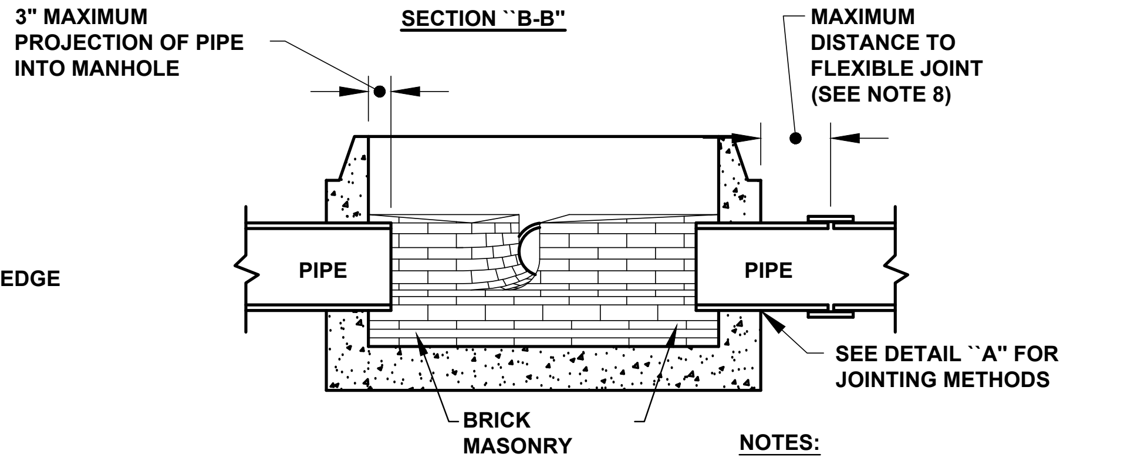
LOCK-JOINT FLEXIBLE MANHOLE SLEEVE

(OR ACCEPTABLE SUBSTITUTE)

DETAIL ``A'' - PIPE TO MANHOLE JOINTS



SECTION ``B-B''



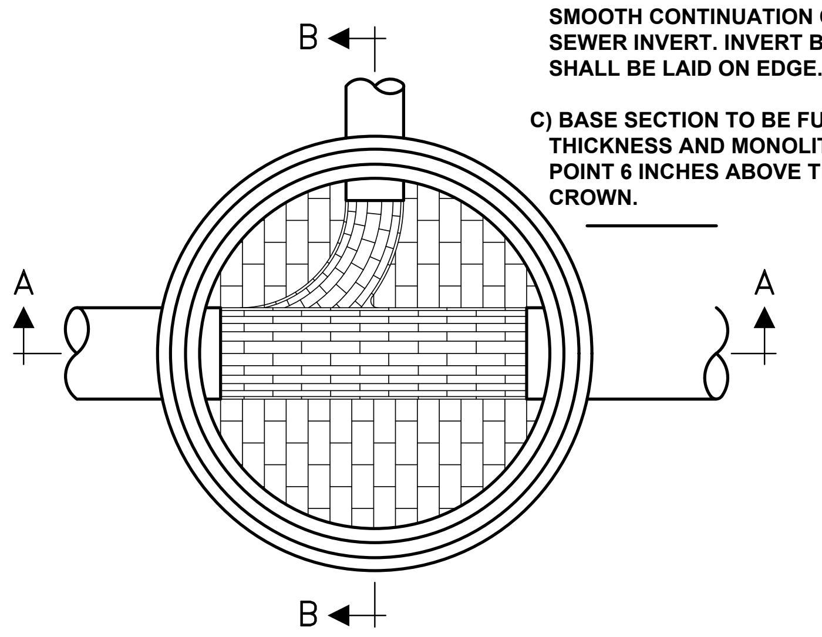
SECTION ``A-A''

NOTES:

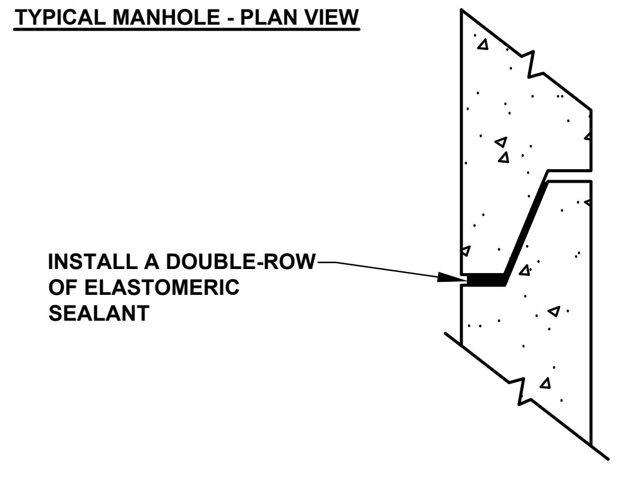
A) INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.

B) CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.

C) BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6 INCHES ABOVE THE PIPE CROWN.



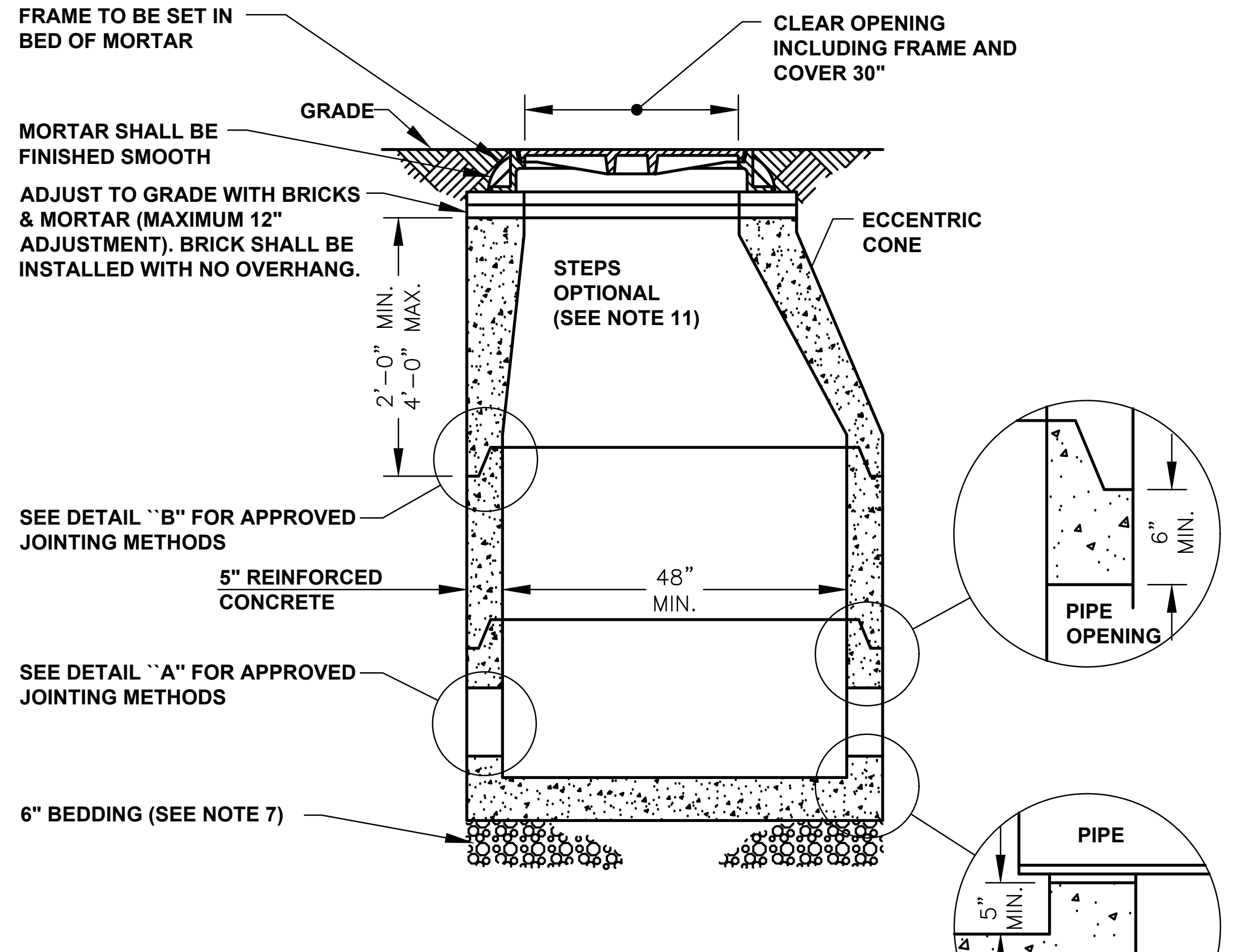
TYPICAL MANHOLE - PLAN VIEW



ELASTOMERIC SEALANT

NOTE:
ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

DETAIL ``B'' - HORIZONTAL JOINTS



TYPICAL SECTION

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

BB P2 SEWER MANHOLE DETAILS
INSTALL PER PORTSMOUTH REQUIREMENTS NTS

GENERAL NOTES

1) IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.

2) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE, OR POURED IN PLACE REINFORCED CONCRETE IF POURED AS A COMPLETE MANHOLE.

3) PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.

4) LEAKAGE TEST MAY NOT BE FEASIBLE, BUT SHALL CONFORM TO ENV-WQ 704.17.

5) INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE AND TANGENT TO THE CENTERLINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.

6) FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A THREE INCH (MINIMUM HEIGHT) WORD ``SEWER'' FOR SEWERS AND ``DRAIN'' FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER. CASTINGS SHALL CONFORM TO CLASS 30, ASTM A48.

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

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

WHEN ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1-1/2 INCH SHALL BE USED.

8) FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:
RCP & CI PIPE - ALL SIZES - 48"

9) SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.

10) MANHOLE STEPS MAY BE PERMITTED UPON REQUEST BY THE OWNER AS SECONDARY ADDITIONAL SAFETY FEATURE SUPPLEMENTARY TO THE PRIMARY PORTABLE LADDER ENTRY AND WHEN INSTALLED UNDER THE FOLLOWING CONDITIONS:

1. THE STEPS SHALL BE MANUFACTURED OF 5/8ths INCH ROUND STAINLESS STEEL, PLASTIC COVERED STEEL OR PLASTIC. THEY SHALL BE SHAPED SO THAT THEY CANNOT BE PULLED OUT OF THE CONCRETE WALL IN WHICH THEY ARE EMBEDDED.

2. THE STEPS SHALL BE EMBEDDED IN THE CONCRETE BY THE MANUFACTURER DURING MANUFACTURE OR IMMEDIATELY FOLLOWING REMOVAL OF FORMS. SECURING THE STEPS WITH MORTAR IN DRILLED OR CAST HOLES, WILL NOT BE ACCEPTABLE.

3. THE STEPS SHALL BE OF THE DROP TYPE WITH A DEPRESSED SECTION FOR HANDHOLD. APPROXIMATELY 14" x 10" IN DIMENSION.

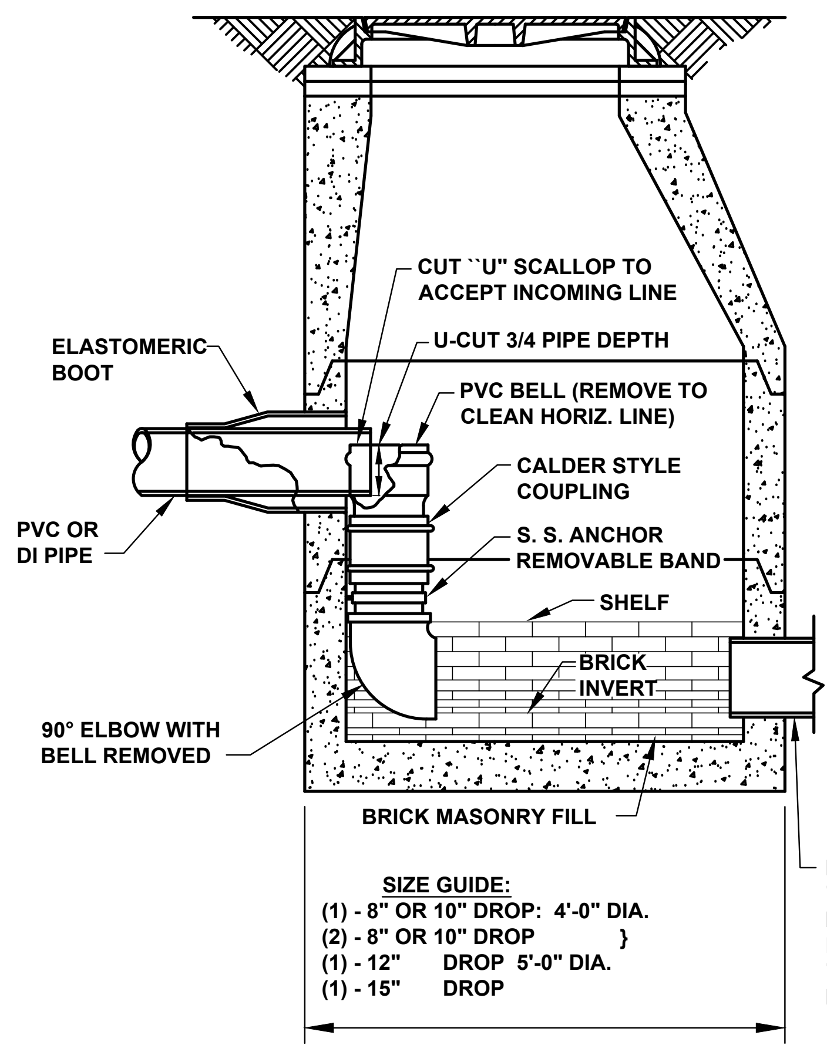
11) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATER TIGHTNESS UPON AN ELASTOMERIC OR MASTIC-LIKE GASKET, IN 2 ROWS.

12) PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.

13) THE PURPOSE OF THIS PLAN IS TO SHOW STANDARDS FOR SEWER CONSTRUCTION.

14) ALL WORK SHALL BE IN COMPLIANCE WITH NHDES CODE OF ADMINISTRATIVE RULES PART ENV-WQ 704 DESIGN OF SEWERAGE.

15) BASE SECTIONS SHALL BE OF MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE LARGEST INCOMING PIPE.



SIZE GUIDE:
(1) - 8" OR 10" DROP: 4'-0" DIA.
(2) - 8" OR 10" DROP }
(1) - 12" DROP 5'-0" DIA.
(1) - 15" DROP

NOTE:
THE CROWN OF ANY PIPE PENETRATION SHALL BE A MINIMUM OF 6" FROM THE TOP OF THE MONOLITHIC BASE.

INSIDE DROP MANHOLE

GENERAL NOTES

1) MINIMUM PIPE SIZE FOR HOUSE SERVICE SHALL BE FOUR INCHES.

2) PIPE AND JOINT MATERIALS:

A. PLASTIC SEWER PIPE

1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

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

*PVC: POLYVINYL CHLORIDE

2. 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.

3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.

5) HOUSE SEWER INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND REFILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.

6) THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

7) TESTING: WHEN REQUIRED BY THE GOVERNING AUTHORITY, TESTING SHALL CONFORM TO ENV-WQ 704.09.

8) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM HOUSE TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.

9) HOUSE WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE, UNLESS IT IS ON A SHELF 12" HIGHER, AND 18" APART.

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

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

WHERE ORDERED BY THE ENGINEER, OVEREXCAVATE UNSTABLE TRENCH BOTTOM AND BACKFILL WITH CRUSHED STONE.

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) 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, PEAT OR PIECES OF PAVEMENT.

14) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB-SITE SAFETY AND COMPLIANCE WITH GOVERNING REGULATIONS.

15) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. FOR TRENCH WIDTH SEE TRENCH DETAIL.

16) 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.

17) 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.

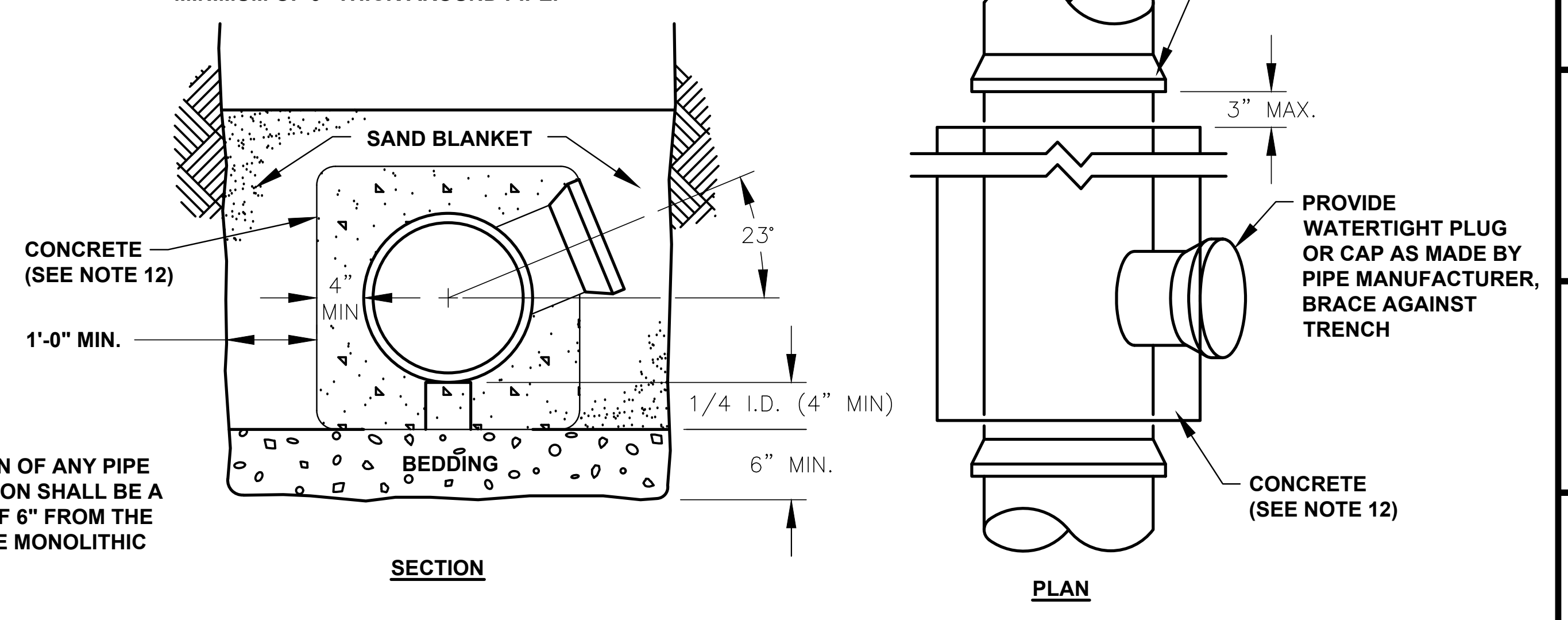
18) IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.

19) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION.

20) THE PURPOSE OF THIS PLAN IS TO SHOW STANDARDS FOR SEWER CONSTRUCTION.

21) ALL WORK SHALL BE IN COMPLIANCE WITH NHDES CODE OF ADMINISTRATIVE RULES PART ENV-WQ 704 DESIGN OF SEWERAGE.

WATER MAIN CROSSING-CONCRETE ENCASEMENT WILL EXTEND 10' ON EITHER SIDE OF WATER PIPE. CONCRETE WILL BE A MINIMUM OF 6" THICK AROUND PIPE.



SECTION PLAN

CONCRETE FULL ENCASEMENT

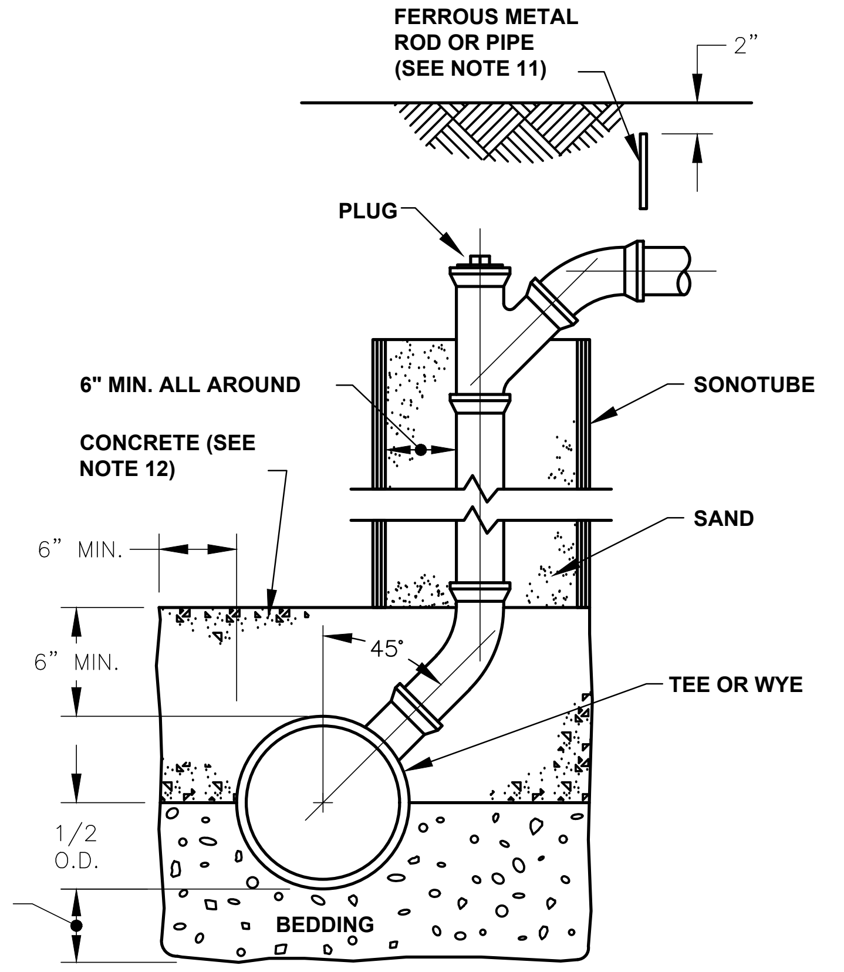
NOT TO SCALE

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).



NO BACKFILLING BEFORE CONCRETE HAS TAKEN INITIAL SET (7 HRS. MIN.). BACKFILLING TO BE BROUGHT UP EVENLY ON ALL SIDES.

CHIMNEY (SEE NOTE)

NOT TO SCALE

REV.	DATE	DESCRIPTION	BY	CHK.
1	2024.11.05	ISSUED FOR COMMENTS	PJM	JRC

DRAWING ISSUE STATUS
PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT
MIXED USE DEVELOPMENT
1-15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE
SITE DETAILS

DATE: JULY 2024	SCALE: 1" = 20'	
DRAWN BY: PJM	DESIGNED BY: ---	CHECKED BY: JRC
PROJECT No.: 5010156.3406		
SHEET No.: C504	REV No.: 1	

OVERVIEW

The Bio Clean Downspout Filter is the industry's leading solution for treatment of roof runoff. This technology is used to treat commercial and industrial rooftops along with highrise buildings, parking structures, and residential buildings.

Available in 3 sizes, this filter can easily adapt to downspouts 2" to 12" in diameter. The filter comes standard with rubber boots that allow for easy installation to the downspout.

Proven since 2003, the Downspout Filter has been used on hundreds of installations throughout the United States. All internal components are constructed of stainless steel.

The sleek in-line design allows the filter to be used in tight spaces. Approved by the IAPMO, this filter can meet all your needs.

PERFORMANCE

93% REMOVAL OF TSS

87% REMOVAL OF HYDROCARBONS

- EFFECTIVE AT REMOVING METALS, NUTRIENTS, AND BACTERIA (MEDIA TYPE)

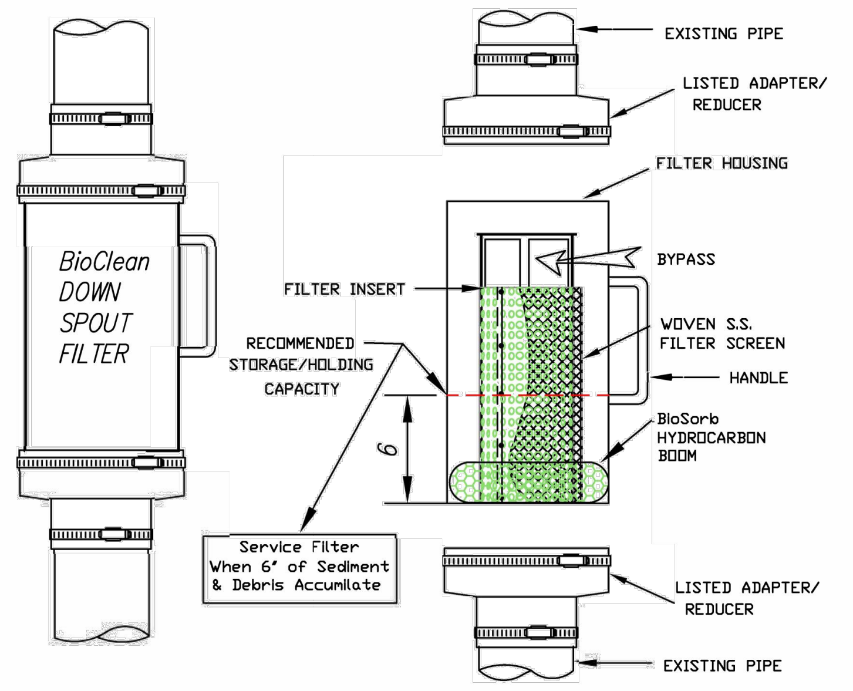
ADVANTAGES

- 1-YEAR WARRANTY
- NO NETS OR GEOFABRICS
- SLEEK IN-LINE DESIGN
- HIGH TREATMENT FLOW RATE
- HIGH BYPASS FLOW RATE
- LOW COST

SERVICE MANUAL

(Cleaning Procedures)

Bio Clean DOWNSPOUT FILTER
Screen Type With Hydrocarbon Boom



DETAIL OF PARTS

TOOLS AND EQUIPMENT NEEDED:

1. Medium size flat scred driver
2. BioSorb hydrocarbon boom. 25-1/2" X 2" dia. (Call Bio Clean to order)
3. Trash container or bag
4. Wooden dowel approx. 3' x 1/2' dia.

Bio Clean
A Forterra Company

P.O. BOX 869, Oceanside, Ca. 92049
(760) 433-7640 Fax (760) 433-3176
www.biocleanenvironmental.net

REMOVING FILTER

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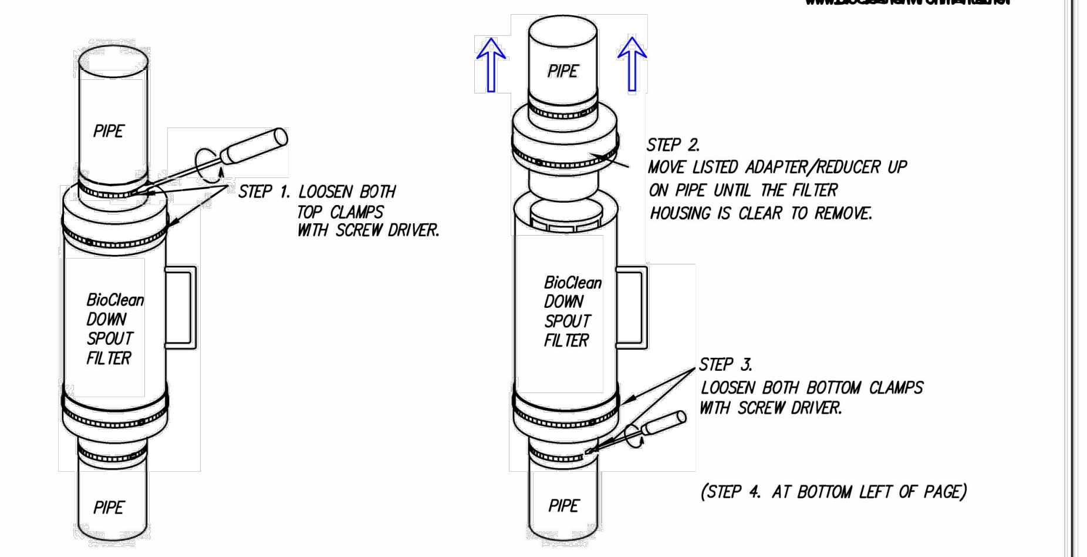


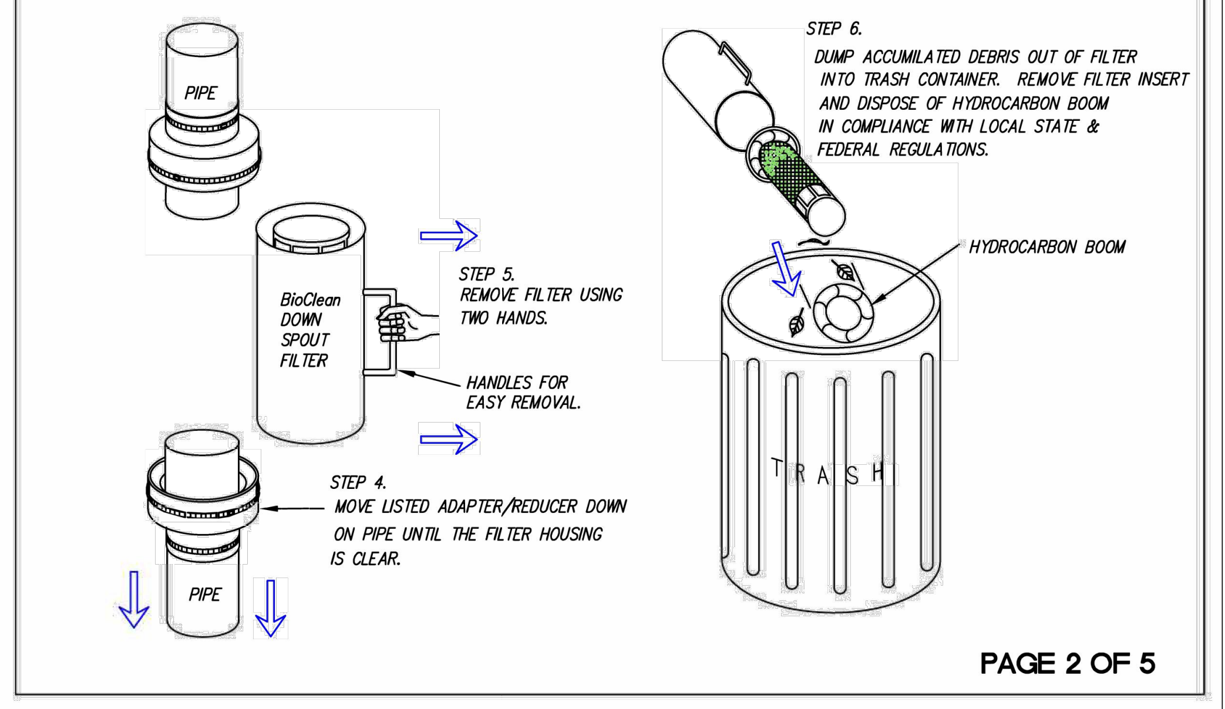
STEP 1. LOOSEN BOTH TOP CLAMPS WITH SCREW DRIVER.

STEP 2. MOVE LISTED ADAPTER/REDUCER UP ON PIPE UNTIL THE FILTER HOUSING IS CLEAR TO REMOVE.

STEP 3. LOOSEN BOTH BOTTOM CLAMPS WITH SCREW DRIVER.

(STEP 4. AT BOTTOM LEFT OF PAGE)

CLEANING FILTER



STEP 6. DUMP ACCUMILATED DEBRIS OUT OF FILTER INTO TRASH CONTAINER. REMOVE FILTER INSERT AND DISPOSE OF HYDROCARBON BOOM IN COMPLIANCE WITH LOCAL STATE & FEDERAL REGULATIONS.

STEP 5. REMOVE FILTER USING TWO HANDS.

HANDLES FOR EASY REMOVAL.

STEP 4. MOVE LISTED ADAPTER/REDUCER DOWN ON PIPE UNTIL THE FILTER HOUSING IS CLEAR.

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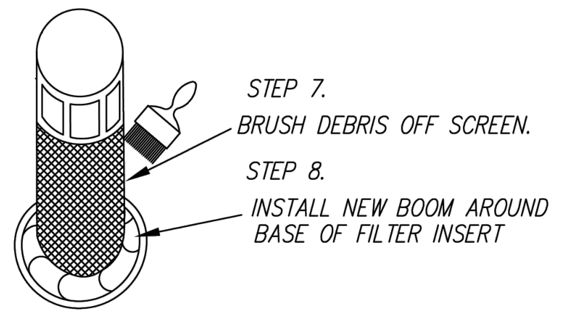
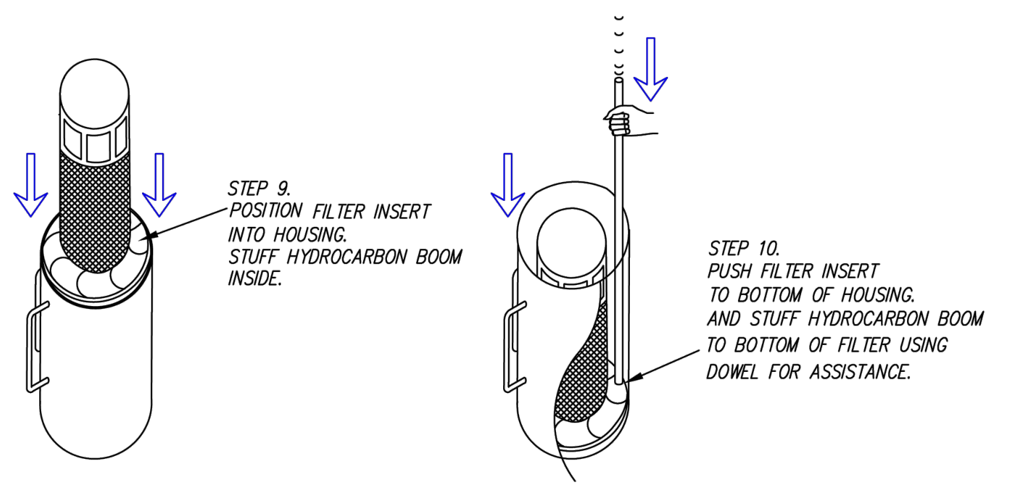


STEP 7. BRUSH DEBRIS OFF SCREEN.

STEP 8. INSTALL NEW BOOM AROUND BASE OF FILTER INSERT

REPLACING FILTER INSERT



STEP 9. POSITION FILTER INSERT INTO HOUSING. STUFF HYDROCARBON BOOM INSIDE.

STEP 10. PUSH FILTER INSERT TO BOTTOM OF HOUSING. AND STUFF HYDROCARBON BOOM TO BOTTOM OF FILTER USING DOWEL FOR ASSISTANCE.

REPLACING FILTER

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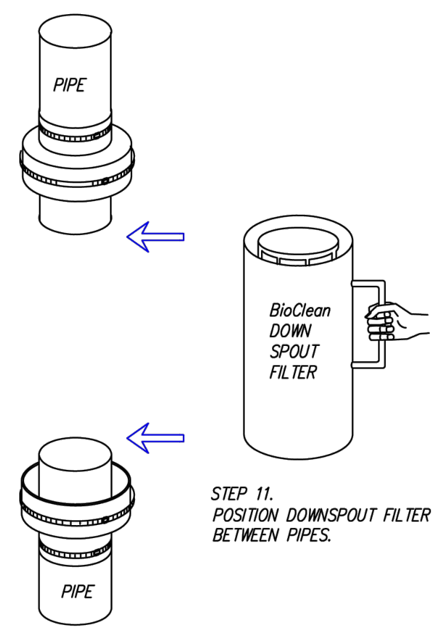
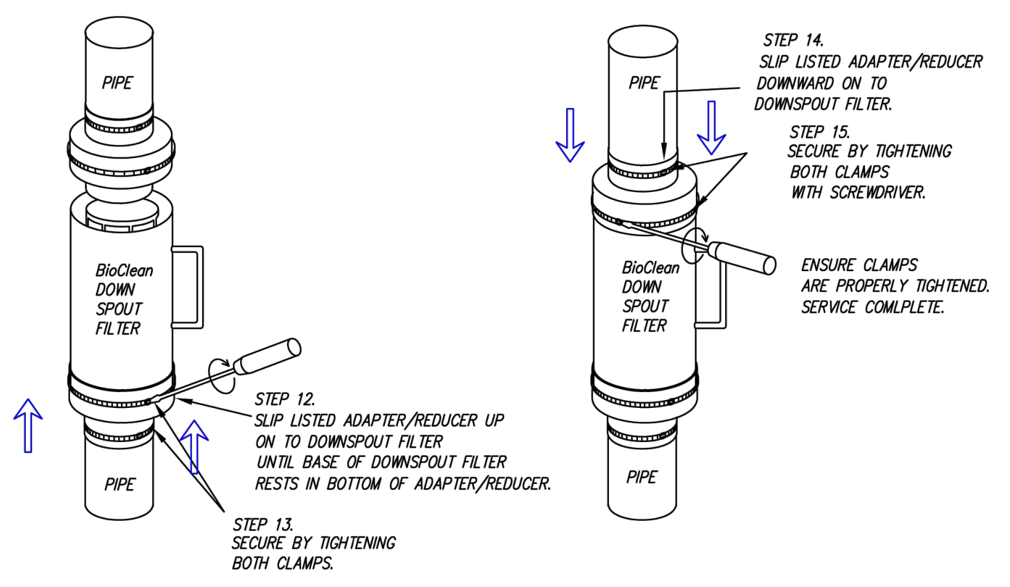


STEP 11. POSITION DOWNSPOUT FILTER BETWEEN PIPES.



STEP 12. SLIP LISTED ADAPTER/REDUCER UP ON TO DOWNSPOUT FILTER UNTIL BASE OF DOWNSPOUT FILTER RESTS IN BOTTOM OF ADAPTER/REDUCER.

STEP 13. SECURE BY TIGHTENING BOTH CLAMPS.

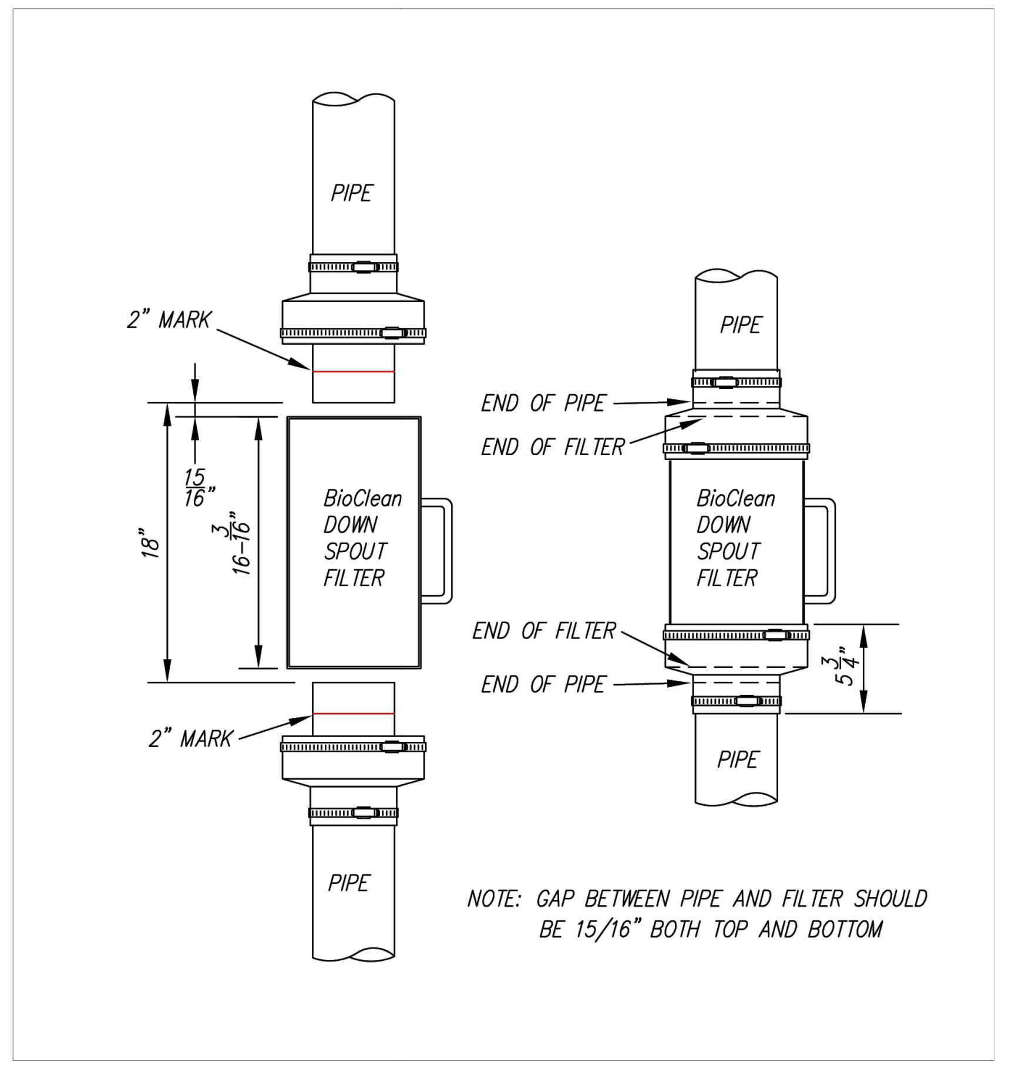
STEP 14. SLIP LISTED ADAPTER/REDUCER DOWNWARD ON TO DOWNSPOUT FILTER.

STEP 15. SECURE BY TIGHTENING BOTH CLAMPS WITH SCREWDRIVER.

ENSURE CLAMPS ARE PROPERLY TIGHTENED. SERVICE COMLPETE.

APPROPRIATE INSTALLATION

FILTER CENTERED BETWEEN PIPES WITH EVEN GAPS ON TOP AND BOTTOM



NOTE: GAP BETWEEN PIPE AND FILTER SHOULD BE 15/16" BOTH TOP AND BOTTOM

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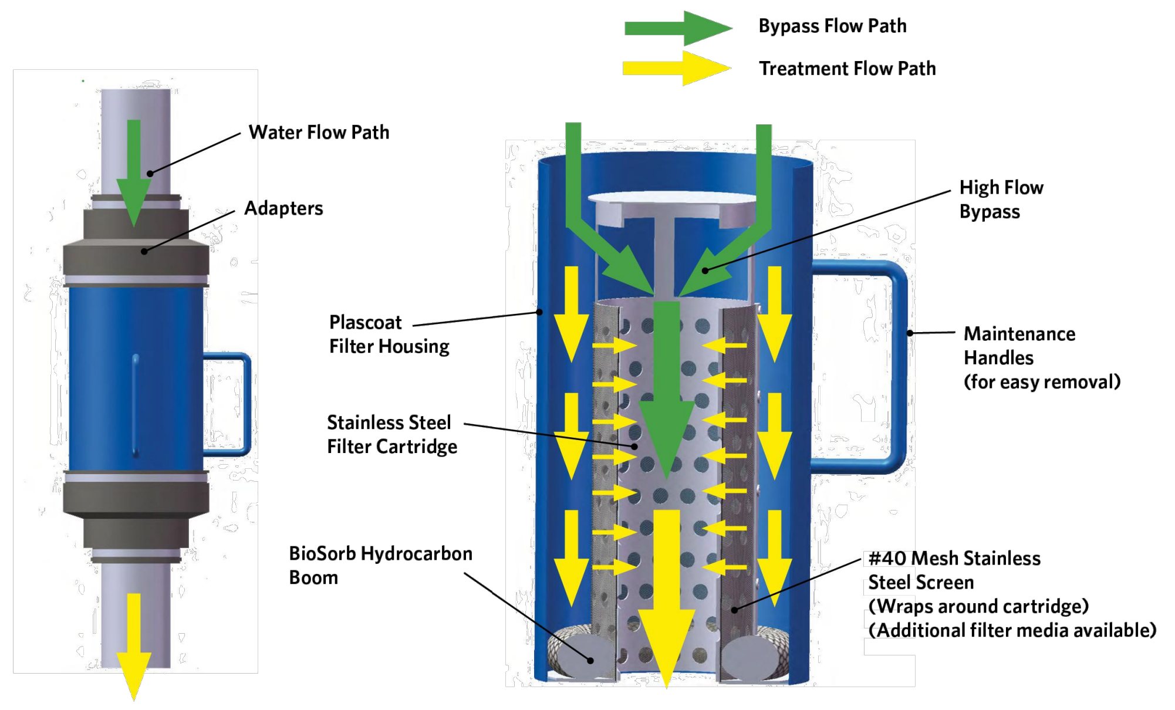
OPERATION



APPROVALS

IAPMO Testing
& Approval Listing

SPECIFICATIONS

MODEL #	INLET ID (dia., in.)	FILTER OD (dia., in.)	STORAGE CAP. (cu. ft.)	FILTERED FLOW (gpm)	BYPASS FLOW (gpm)
BC-DF4	4	6.625	0.09	249	566
BC-DF6	6	8.625	0.21	509	1006
BC-DF8	8	8.625	0.21	509	1006
BC-DF10	10	12.75	0.77	1145	2264
BC-DF12	12	12.75	0.77	1145	2264

DOWNSPOUT FILTER

MAINTENANCE:

THE FILTER IS DESIGNED TO ALLOW FOR THE USE OF MANUAL OR VACUUM REMOVAL OF CAPTURED MATERIALS IN THE FILTER

STRUCTURE. FILTERS CAN BE CLEANED EASILY BY SIMPLY LOOSENING THE METAL CLAMPS AND REMOVING THE FILTER. THE HYDROCARBON

ADSORBENT MEDIA THEN IS REMOVED AND THE TRASH AND DEBRIS CAN BE REMOVED FROM THE STRUCTURE. AT EACH CLEANING, NEW

HYDROCARBON ADSORBENT MEDIA SHOULD BE REINSTALLED.

MAINTENANCE NOTES:

1. BIO CLEAN ENVIRONMENTAL SERVICES, INC. RECOMMENDS CLEANING AND DEBRIS REMOVAL MAINTENANCE A MINIMUM OF TWO TO FOUR TIMES PER YEAR, AND REPLACEMENT OF MEDIA BOOMS A MINIMUM OF TWICE A YEAR.
2. THE DOWNSPOUT FILTER CAN BE CLEANED BY LOOSING THE METAL CLAMPS AT BOTTOM AND TOP OF RUBBER BOOTS. REMOVE
THE FILTER BY GRASPING THE HANDLES, SLIDE DOWN THE BOTTOM BOOT OVER THE OUTFLOW PIPE AND SLIDE UP THE TOP BOOT OVER
INFLOW PIPE. PLACE THE FILTER ON THE GROUND. DISPOSE OF ANY TRASH AND SEDIMENTS COLLECTED IN FILTER.
3. ONCE THE FILTER IS FREE, REMOVE THE INTERIOR INSERT. REMOVE THE HYDROCARBON ADSORBENT MEDIA BY UNWRAPPING IT
FROM THE INTERIOR INSERT AND REPLACING WITH A NEW MEDIA, WRAPPING IT THE SAME WAY.
4. PLACE THE INTERIOR INSERT BACK INTO THE FILTER.
5. PLACE THE FILTER BACK IN LINE WITH THE PIPE AND SLIDE BACK THE TOP AND BOTTOM BOOTS IN PLACE AND TIGHTEN THE METAL CLAMPS SECURELY.
6. EVALUATION OF THE HYDROCARBON MEDIA SHALL BE PERFORMED AT EACH CLEANING. IF THE MEDIA IS FILLED WITH
HYDROCARBONS AND OILS IT SHOULD BE REPLACED.
7. TRANSPORT ALL DEBRIS, TRASH, ORGANICS AND SEDIMENTS TO APPROVED FACILITY FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
8. THE HYDROCARBON MEDIA WITH ABSORBED HYDROCARBONS IS CONSIDERED HAZARDOUS WASTE AND NEEDS TO BE HANDLED
AND DISPOSED OF AS HAZARDOUS MATERIAL. PLEASE REFER TO STATE AND LOCAL REGULATIONS FOR THE PROPER DISPOSAL OF USED MOTOR OIL/FILTERS.
9. FOLLOWING MAINTENANCE AND/OR INSPECTION, THE MAINTENANCE OPERATOR SHALL PREPARE A MAINTENANCE/INSPECTION RECORD. THE RECORD SHALL INCLUDE ANY MAINTENANCE ACTIVITIES PERFORMED, AMOUNT AND DESCRIPTION OF DEBRIS COLLECTED, AND CONDITION OF FILTER.
10. THE OWNER SHALL RETAIN THE MAINTENANCE/INSPECTION RECORD FOR A MINIMUM OF FIVE YEARS FROM THE DATE OF MAINTENANCE. THESE RECORDS SHALL BE MADE AVAILABLE TO THE GOVERNING MUNICIPALITY FOR INSPECTION UPON REQUEST AT ANY TIME.
11. ANY TOXIC SUBSTANCE OR ITEM FOUND IN THE FILTER IS CONSIDERED AS HAZARDOUS MATERIAL AND CAN ONLY BE HANDLED BY A CERTIFIED HAZARDOUS WASTE TRAINED PERSON (MINIMUM 24-HOUR HAZWOPER).

REV.	DATE	DESCRIPTION	BY	CHK.
1	2024.11.05	ISSUED FOR COMMENTS	PJM	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

MIXED USE DEVELOPMENT
1-15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE

SITE DETAILS

DATE: JULY 2024	SCALE: 1" = 20'	
DRAWN BY: PJM	DESIGNED BY: ---	CHECKED BY: JRC
PROJECT No.: 5010156.3406		
SHEET No.: C505	REV No.: 1	

TFM
Since 1968
Civil Engineers
Structural Engineers
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Land Surveyors
Landscape Architects
Scientists

NEW HAMPSHIRE 200

November 4, 2024

Peter Stith, Planning Manager
Portsmouth Technical Advisory Committee
1 Junkins Avenue, 3rd Floor
Portsmouth, NH 03801

RE: TAC Work Session Submittal
1980 Woodbury Avenue – Colbea Enterprises, LLC – Tax Map 239 Lot 11
TFM Project #46077.16

Dear Mr. Stith:

On behalf of our client, Colbea Enterprises, LLC, please find a TAC Work Session submission relative to the above-referenced project. The following materials are included in this submission:

- **Letter of Authorization (1 copy); and**
- **Site Plan entitled "Conceptual Site Plan B, Convenience/Gas Station, 1980 Woodbury Avenue, Portsmouth, NH (1 copy at 22"x34" and 1 copy at 11"x17").**

Project Description

The project includes the redevelopment of the existing gas station and convenience store at 1980 Woodbury Avenue to an eight-pump gas station with 4,622 square foot convenience store and drive thru. The site will also have 19 parking spaces, including two accessible spaces. The site is approximately 0.88 acres and located in the Gateway Corridor (G1) Mixed Residential District.

We appreciate your consideration of these matters and look forward to presenting this project to you in the near future. We respectfully request that we be placed on the upcoming agenda for the Technical Advisory Committee meeting on November 12, 2024. If you have any questions or concerns, please do not hesitate to contact us.

Respectfully,
TFMoran, Inc.

Christopher Rice
Principal/Project Manager

ENCROACHMENTS:

ON THE SOUTH, WALKWAY EVIDENCE OF PASSAGE BETWEEN SUBJECT PARCEL AND TAX MAP 239 LOT 10;

ON THE WEST, STOCKADE FENCE OVER RECORD LINE;

ON THE NORTH, OVERHEARD UTILITY WIRE OVER RECORD LINE;

ON THE NORTH, UTILITY POLE SUPPORT WIRE OVER RECORD LINE;

ON THE NORTH, LANE DIRECTORY SIGN OVER RECORD LINE;

EASEMENTS & RESTRICTIONS:

COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 20CLT0055-NH, DATED DECEMBER 16, 2020 WAS EXAMINED AS PART OF THIS SURVEY. SURVEY EXCEPTIONS CONTAINED IN SCHEDULE B PART II OF THAT COMMITMENT WHICH THE SUBJECT PROPERTY IS SUBJECT TO AND/OR HAS THE BENEFIT OF ARE AS FOLLOWS:

ITEM 11 – NOTICE OF CONDEMNATION, EASEMENT RIGHTS, AND LIMITATION ON ACCESS AS DESCRIBED IN THE AMENDED NOTICE OF CONDEMNATION DATED 9/14/83 AND RECORDED IN VOLUME 2461, PAGE 163. (SEE PLAN REFERENCE 9)

ITEM 12 – THE FOLLOWING MATTERS DEPICTED ON "BOUNDARY AND TOPOGRAPHIC PLAN, ASSESSORS MAP R-39-LOT11, WOODBURY AVE. & GOSLING ROAD, PORTSMOUTH, NEW HAMPSHIRE, PREPARED FOR MOBIL OIL CORPORATION" DATED 12/6/1991 AND RECORDED AS PLAN D21731.
- A – "MOBIL SIGN" TRAVERSING THE NORTHERLY BOUNDARY. (SIGN SINCE HAS BEEN RELOCATED AND RESIDES ON THE PROPERTY, SHOWN HEREON)
- B – CATCH BASIN AND PIPES TRAVERSING THE NORTHERLY BOUNDARY. (AS SHOWN ON THE PLAN)
- C – CURBING AND CONCRETE WALKWAY, TRAVERSING THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARIES.
- D – OBSERVATION WELL LOCATED WITHIN THE PROPERTY.
- E – ELECTRIC POLE SUPPORT POLE TRAVERSING THE EASTERLY BOUNDARY.

ITEM 13 – NOTICE OF RESTRICTIONS, INCLUDING RESTRICTIONS ON THE USE OF GROUNDWATER, AS RECORDED IN VOLUME 4011, PAGE 1268. (RESTRICTION NOT PLACEABLE AND THEREFORE NOT PLOTTED).

ITEM 14 – TERMS AND PROVISIONS OF LEASE BY AND BETWEEN DUNCAN CONSTRUCTION COMPANY, INC. AND MOBIL OIL CORPORATIONS AS EVIDENCED BY A NOTICE OF LEASE DATED 2/25/1992 AND RECORDED IN VOLUME 2936, PAGE 1157, AS AFFECTED BY SUPPLEMENTAL NOTICE OF LEASE RECORDED IN VOLUME 3113, PAGE 1212. ASSIGNMENTS OF THE LEASE ARE RECORDED IN VOLUME 3046, PAGE 2323 AND VOLUME 3688, PAGE 1466. ALLIANCE ENERGY CORP. CONVERTED TO ALLIANCE ENERGY LLC AS EVIDENCED AT VOLUME 4929, PAGE 2060. (NOT PLOTTABLE)

NOTES

1. CURRENT ZONING IS GATEWAY CORRIDOR (G1) MIXED RESIDENTIAL DISTRICT.

	REQUIRED	PROPOSED
MIN. LOT SIZE:	1.1 AC.	0.88 AC.
MIN. LOT FRONTAGE:	100'	>100'
MIN. BUILDING SETBACKS:		
FRONT	0' MIN/20' MAX.'	36±'
SIDE	10'	35±'
REAR	15'	NA
MAX. BUILDING HEIGHT:	40'	<40'
MAX. BUILDING COVERAGE:	70%	19.4±%
MIN OPEN SPACE:	10%	22.8±%

2. PARKING CALCULATIONS: (8.5'X19'X24')
REQUIRED:
MOTOR VEHICLE SERVICE STATION:
2 SP.+ 1/400 SF GFA (4,622 SF) = 14 SPACES

PROPOSED: 19 SPACES & 9 STACKING

3. ACCESSORY DRIVE-THROUGH USES PERMITTED BY CONDITIONAL USE PERMIT (ZONING ORD.):
ALL OUTDOOR SERVICE FACILITIES (INCLUDING TRANSACTION WINDOWS, MENU BOARDS, SPEAKERS, ETC.) SHALL BE LOCATED A MINIMUM OF 100 FEET FROM ANY RESIDENTIAL ZONING DISTRICT, AND 50 FEET FROM ANY LOT LINE. (10.835.31 ZO) ***VARIANCE REQUIRED**

ALL DRIVE-THROUGH LANES, BYPASS LANES, AND STACKING LANES SHALL BE LOCATED A MINIMUM OF 50 FEET FROM ANY RESIDENTIAL ZONING DISTRICT, AND 30 FEET FROM ANY LOT LINE. (10.835.42 ZO) ***VARIANCE REQUIRED**

IN ADDITION TO THE STANDARDS AND CONDITIONS FOR SPECIAL EXCEPTIONS SET FORTH IN SECTION 10.233, THE PLANNING BOARD MAY GRANT A CONDITIONAL USE PERMIT FOR A DRIVE-THROUGH FACILITY UNDER THIS SECTION ONLY IF IT DETERMINES THAT THE LEVEL OF SERVICE AND TRAFFIC SAFETY CONDITIONS OF ALL STREETS AND INTERSECTIONS TO BE IMPACTED BY THE PROJECT WILL BE THE SAME AS, OR BETTER THAN, PREDEVELOPMENT CONDITIONS. (10.835.41 ZO)

IN MAKING ITS DETERMINATION, THE BOARD SHALL CONSIDER THE TRAFFIC IMPACT ANALYSIS AN ADDITIONAL AVAILABLE INFORMATION, INCLUDING REVIEW BY INDEPENDENT CONSULTANTS IF DEEMED NECESSARY. (10.835.42 ZO)

4. STACKING LANES AND SPACES (SITE PLAN REG.'S SECTION 3.6):
STACKING LANES SHALL BE AT LEAST 10 FEET WIDE AND STACKING SPACES SHALL BE AT LEAST 20 FEET IN LENGTH. THE APPLICANT MUST DEMONSTRATE THAT THE NUMBER OF STACKING LANES AND SPACES PROPOSED ARE SUFFICIENT FOR THE INTENDED USE. A BYPASS LANE AT LEAST 11 FEET WIDE SHALL BE PROVIDED IN ORDER TO PERMIT VEHICLES TO EXIT THE SITE WITHOUT USING THE DRIVE-THROUGH LANE(S). STACKING LANES (NOT INCLUDING BYPASS LANES) SHALL BE SET BACK 15 FEET FROM THE PROPERTY LINE FRONTING ON ANY PUBLIC WAY, 15 FEET FROM ANY SIDE OR REAR PROPERTY LINES WHICH ABUT NON-RESIDENTIAL PROPERTIES, AND 20 FEET FROM ANY SIDE OR REAR PROPERTY LINES WHICH ABUT RESIDENTIAL PROPERTY.

5. LOADING AND SERVICE AREAS (SITE PLAN REG.'S SECTION 3.7):

NO OFF-STREET LOADING OR MANEUVERING AREAS SHALL BE NEARER THAN 100 FEET TO ANY ADJOINING RESIDENTIAL OR MIXED RESIDENTIAL ZONING DISTRICTS. ***WAIVER REQUIRED**

6. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON REFERENCE INFORMATION.
7. TOPOGRAPHY WAS GENERATED FROM LIDAR INFORMATION.
8. STEEP SLOPES SHOWN ARE APPROXIMATE. TOWN REGULATIONS DEFINE SLOPES OF 15% AND GREATER TO BE NON-BUILDABLE.
9. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTSMOUTH, NEW HAMPSHIRE, COMMUNITY PANEL NUMBER 33015C0270F, EFFECTIVE DATE: 01-29-2021, INDICATES THAT THE SUBJECT PARCEL IS PARTIALLY LOCATED WITHIN A "AE" FLOOD HAZARD AREA.
10. A TRAFFIC ANALYSIS WILL NEED TO BE DONE TO THE SATISFACTION OF THE NHDOT; THE STUDY WILL NEED TO MITIGATE TRAFFIC IMPACTS FROM THE DEVELOPMENT.
11. WETLAND IMPACTS WILL REQUIRE AN APPLICATION TO NHDES WETLANDS BUREAU AND A VARIANCE FROM THE TOWN ZONING BOARD OF ADJUSTMENTS. OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION AND VALUES, AND SENSITIVITY OF THE PROJECT.
12. TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.
13. SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
14. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
15. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
16. A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.
17. INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.

TAX MAP 239 LOT 11

CONCEPTUAL SITE PLAN B

CONVEINENCE/GAS STATION

1980 WOODBURY AVENUE

PORTSMOUTH, NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

OWNED BY

COLBEA ENTERPRISES LLC

SCALE: 1" = 20' (22x34)
1" = 40' (11x17)

AUGUST 08, 2024

THIS PLAN IS A PRELIMINARY CONCEPTUAL DESIGN FOR SITE LOCATION FEASIBILITY AND DISCUSSION PURPOSES ONLY. ADDITIONAL PERMITS, WAIVERS, AND VARIANCE MAY BE REQUIRED UPON FURTHER DESIGN, REVIEW, AND COORDINATION WITH THE TOWN.

20 10 0 20
Graphic Scale in Feet

REV.	DATE	DESCRIPTION	DR	CK

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
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Portsmouth, NH 03801
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Fax (603) 431-0910
www.tfmoran.com

FILE	46077-16	DR	MSK	FB	573
		CK	CR	CADFILE	

This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and wetlands are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.

48 Constitution Drive, Bedford, N.H. 03110

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

Aug 08, 2024 - 10:49am
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