

AMBIT ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

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

6 April 2022

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

RE: Request for Preliminary Conceptual Consultation and Design Review at 161 Deer Street to be known as 88 Maplewood Avenue, Mixed Use Site Development

Dear Mr. Chellman and Planning Board Members:

On behalf of Tom Balon and EightKPH, LLC we are pleased to submit the attached plan set for **Preliminary Conceptual Consultation** as well as **Design Review** for the above-mentioned project and request that we be placed on the agenda for your **April 21, 2022** Planning Board Meeting. The project consists of the replacement of the existing One Story commercial building at 161 Deer Street with a new 4 Story with a Penthouse building with the associated and required site improvements. The new building is intended to be known as 88 Maplewood Avenue. The re-development will include parking below street level.

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

This applicant seeks Planning Board input as required under Section 2.4.2.1 of the Site Plan Regulations (**Preliminary Conceptual Consultation**) and would like to go to a Public Hearing to get additional public feedback under the **Design Review** process.

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Subdivision Plan – This plan show the plan which created the current property boundaries.
- Easement Plan – This plan shows the location of the Restrictive Covenant granted to the parcel.
- Existing Conditions Plan C1 – This plan shows the existing site conditions in detail.
- Demolition Plan C2 – This plan shows demolition of the existing building.

- Site Plan C3 – This plan shows the site development in detail with the associated Zoning Development Standards and Floor Area calculations.
- Parking Level Plan C4 – This plan shows the lower level parking layout.
- Utility Plan C5 – This plan shows proposed site utilities.
- Grading Plan C6 – This plan shows proposed site grading.
- Deer Street Elevation Massing and First Floor Plan – This plan shows a DRAFT Elevation and the layout of the first floor.
- Detail Sheets D1 to D4 – These plans show site details.

We look forward to the Planning Boards review of this submission and the Boards feedback on the proposed design.

Sincerely,

John Chagnon

John R. Chagnon, PE

CC: Tom Balon, Carla Goodknight, Terrance Parker

SITE DEVELOPMENT EIGHT KPH, LLC

88 MAPLEWOOD AVENUE PORTSMOUTH, NEW HAMPSHIRE

PERMIT PLANS

OWNER/APPLICANT:

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

CIVIL ENGINEER & LAND SURVEYOR:

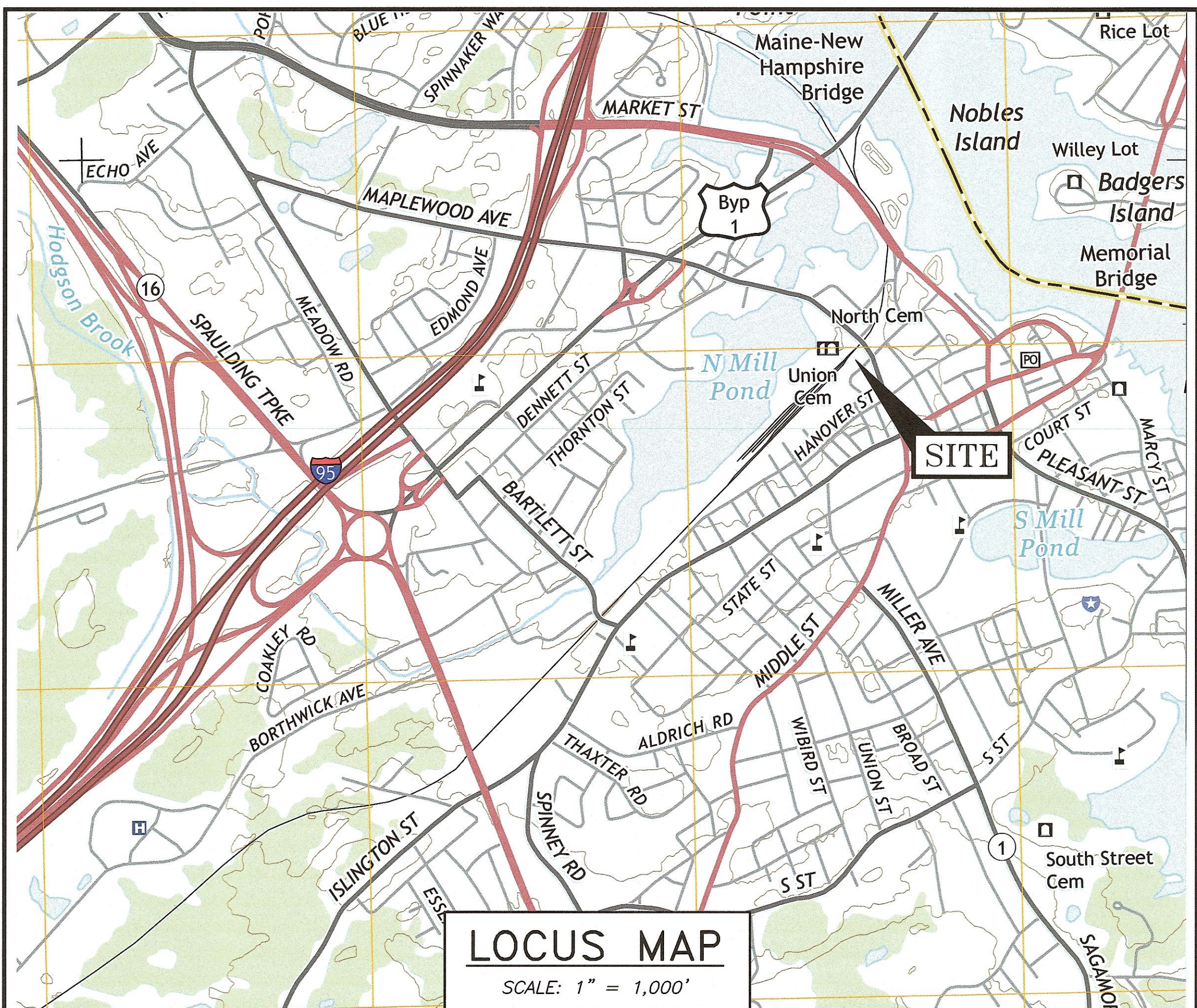
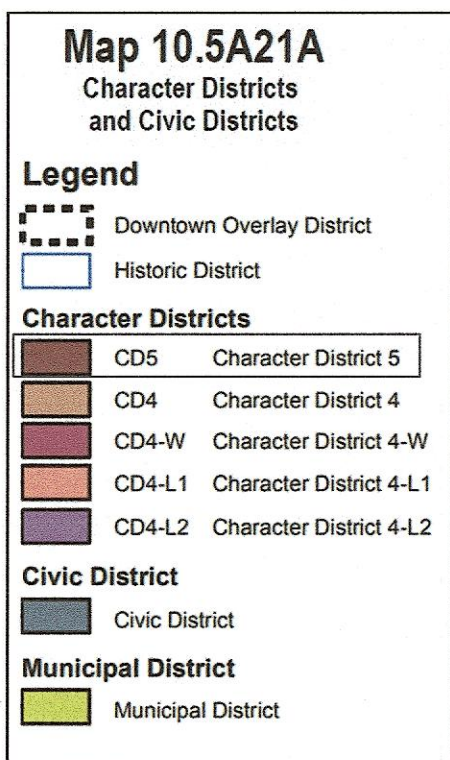
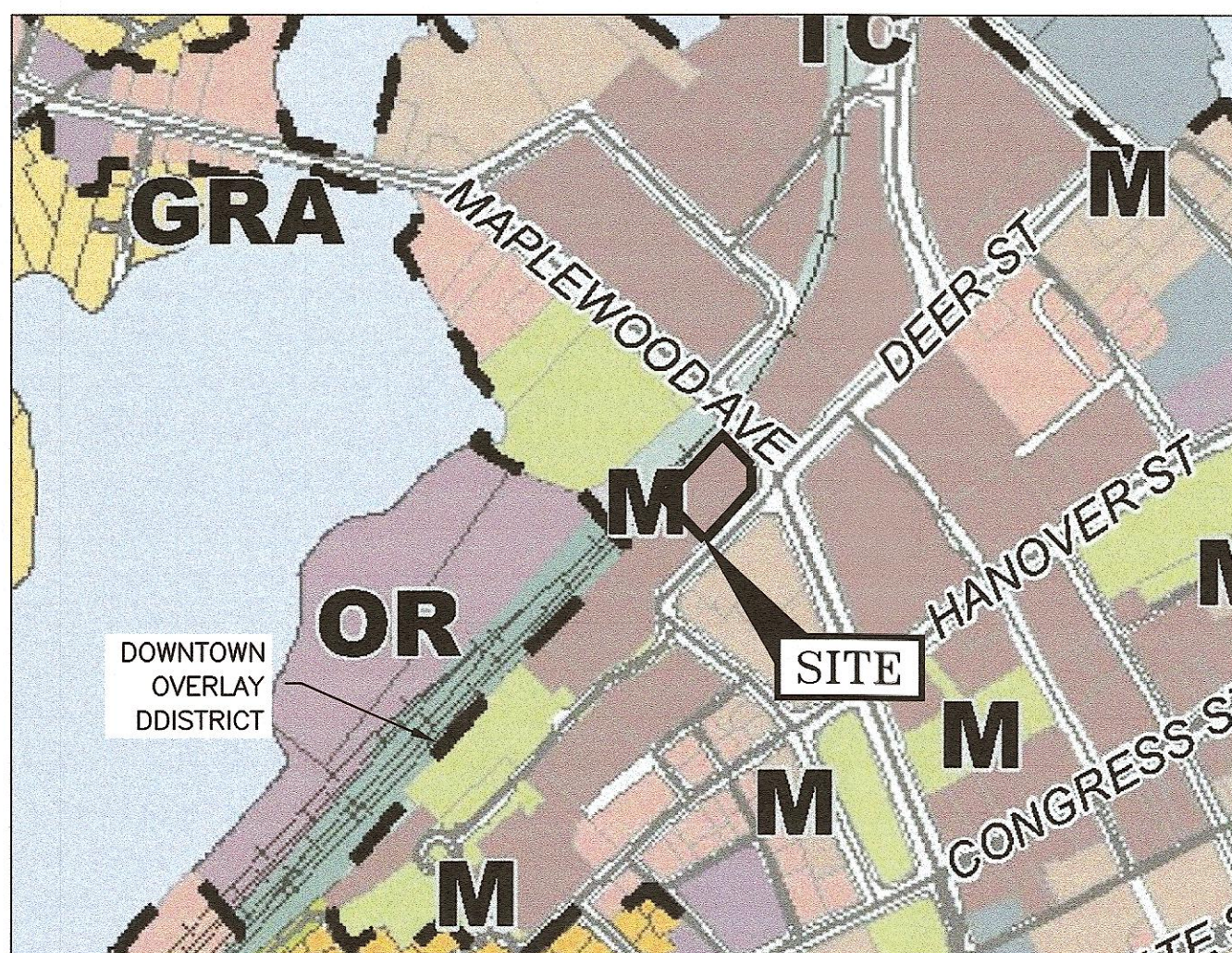
AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
Tel. (603) 430-9282
Fax (603) 436-2315

ARCHITECT:

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

LANDSCAPE ARCHITECT:

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



LOCUS MAP

SCALE: 1" = 1,000'

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

LEGEND:

| EXISTING | PROPOSED | |
|----------|----------|------------------------------|
| --- | --- | PROPERTY LINE |
| S | S | SETBACK |
| SL | SL | SEWER PIPE |
| G | G | SEWER LATERAL |
| D | D | GAS LINE |
| W | W | STORM DRAIN |
| WS | WS | WATER LINE |
| UGE | UGE | WATER SERVICE |
| OHW | OHW | UNDERGROUND ELECTRIC |
| | UD | OVERHEAD ELECTRIC/WIRES |
| | | FOUNDATION DRAIN |
| | | EDGE OF PAVEMENT (EP) |
| | | CONTOUR |
| | | SPOT ELEVATION |
| | | UTILITY POLE |
| | | WALL MOUNTED EXTERIOR LIGHTS |
| | | TRANSFORMER ON CONCRETE PAD |
| | | ELECTRIC HANDHOLD |
| | | SHUT OFFS (WATER/GAS) |
| | | GATE VALVE |
| | | HYDRANT |
| | | CATCH BASIN |
| | | SEWER MANHOLE |
| | | DRAIN MANHOLE |
| | | TELEPHONE MANHOLE |
| | | PARKING SPACE COUNT |
| | | PARKING METER |
| | | LANDSCAPED AREA |
| | | TO BE DETERMINED |
| | | CAST IRON PIPE |
| | | COPPER PIPE |
| | | DUCTILE IRON PIPE |
| | | POLYVINYL CHLORIDE PIPE |
| | | REINFORCED CONCRETE PIPE |
| | | ASBESTOS CEMENT PIPE |
| | | VITRIFIED CLAY PIPE |
| | | EDGE OF PAVEMENT |
| | | ELEVATION |
| | | FINISHED FLOOR |
| | | INVERT |
| | | SLOPE FT/FT |
| | | TEMPORARY BENCH MARK |
| | | TYPICAL |



INDEX OF SHEETS

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

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext. 555.5678
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427-1530
ATTN: JIM TOW

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294-5144
ATTN: DAVE BEAULIEU

COMMUNICATIONS:
FAIRPOINT COMMUNICATIONS
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679-5695 (X1037)
ATTN: MIKE COLLINS

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



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

PLAN SET SUBMITTAL DATE: 6 APRIL 2022

C/H
L-CHIP
ROA338649

ABUTTERS LIST

| | | |
|--|---|--|
| 125 1 N/F HANOVER APARTMENTS, LLC c/o CATHARTIS PRIVATE INVESTMENTS 11 BEACON STREET, SUITE 1120 BOSTON, MA 02108 5387/2814 | 125 18 N/F JOHN W. GRAY REVOCABLE TRUST BRADFORD A. GRAY REVOCABLE TRUST 7 PATRIOTS WAY RYE, N.H. 03870 3895/643 | 138 61 N/F PETER HAPPNY 66 ROCK STREET PORTSMOUTH, N.H. 03801 2302/1079 D-31107 |
| 125 2 N/F THIRTY MAPLEWOOD, LLC 117 BOW STREET PORTSMOUTH, N.H. 03801 5099/2424 | 125 21 N/F NORTH END MASTER DEVELOPMENT L.P. 501 DANFORTH STREET PORTLAND, ME 04102 5569/2553 | 138 62 N/F DEER STREET ASSOCIATES P.O. BOX 100 YORK HARBOR, ME. 03911 5518/2744 |
| 125 3 N/F EMERSON HOVEY POST 168 VW 238 DEER STREET PORTSMOUTH, N.H. 03801 4823/873 C-34853 | 125 28 N/F GOWEN G. EDWARD, JR. REVOCABLE LIVING TRUST GOWEN G. EDWARD, JR., TRUSTEE 355 GREAT BAY ROAD GREENLAND, N.H. 03840 4327/2531 | 138 63 N/F KEARSARGE MILL CONDOMINIUM ASSOCIATION 191 HILL STREET PORTSMOUTH, N.H. 03801 2596/1585 D-14855 |
| 125 11 N/F 136 HILL STREET CONDOMINIUM ASSOCIATION 136 HILL STREET PORTSMOUTH, N.H. 03801 4823/873 C-34853 | 138 60 N/F CITY OF PORTSMOUTH P.O. BOX 628 PORTSMOUTH, N.H. 03802 | 138 64 N/F HANOVER PLACE CONDOMINIUM ASSOCIATION 349 HANOVER STREET PORTSMOUTH, N.H. 03801 4807/18 D-33379 |
| 125 14 N/F HILL HANOVER GROUP, LLC c/o JPK PROPERTIES, LLC 1 NEW HAMPSHIRE AVENUE, #125 PORTSMOUTH, N.H. 03801 4358/10 | | |

CURVE TABLE

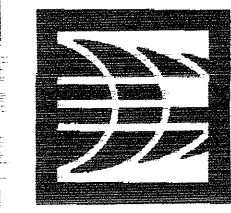
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 486.00' | 104.20' | 104.00' | S35°55'41"E | 12°17'05" |
| C2 | 37.00' | 48.72' | 45.28' | S07°58'11"W | 75°26'43" |
| C3 | 155.00' | 56.30' | 55.99' | N53°24'20"E | 20°48'45" |
| C4 | 86.00' | 71.12' | 69.11' | S04°30'52"E | 47°22'49" |
| C5 | 86.00' | 45.63' | 45.10' | S13°00'13"E | 30°24'08" |
| C6 | 86.00' | 25.48' | 25.39' | S10°41'12"W | 16°58'41" |

LENGTH TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N31°17'20"E | 39.07' |
| L2 | N31°26'32"E | 17.92' |
| L3 | N43°07'25"E | 47.08' |
| L4 | S46°46'25"E | 7.69' |
| L5 | S40°13'28"E | 24.63' |
| L6 | S47°00'33"W | 38.74' |
| L7 | N42°48'33"W | 54.65' |
| L8 | N43°03'00"W | 46.10' |
| L9 | S46°48'04"W | 10.00' |
| L10 | N46°09'30"W | 48.26' |
| L11 | N43°08'02"E | 61.50' |
| L12 | N30°51'54"E | 56.64' |
| L13 | N43°06'02"E | 22.52' |
| L14 | S46°53'58"E | 38.87' |
| L15 | N43°06'02"E | 49.82' |
| L16 | N63°48'43"E | 28.42' |
| L17 | N45°20'34"E | 64.73' |
| L18 | N28°12'12"E | 10.82' |
| L19 | N28°12'12"E | 10.70' |
| L20 | N55°38'43"W | 57.54' |
| L21 | N45°47'00"E | 31.08' |
| L22 | S87°48'09"E | 20.15' |
| L23 | N45°47'00"E | 34.67' |
| L24 | S40°13'28"E | 20.31' |
| L25 | S40°13'28"E | 4.32' |
| L26 | N39°12'52"E | 42.20' |
| L27 | S43°06'02"W | 48.48' |

PLAN REFERENCES:

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



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-0282
Fax (603) 436-2315

NOTES:

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

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

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

LOCATION MAP

SCALE: 1" = 300'

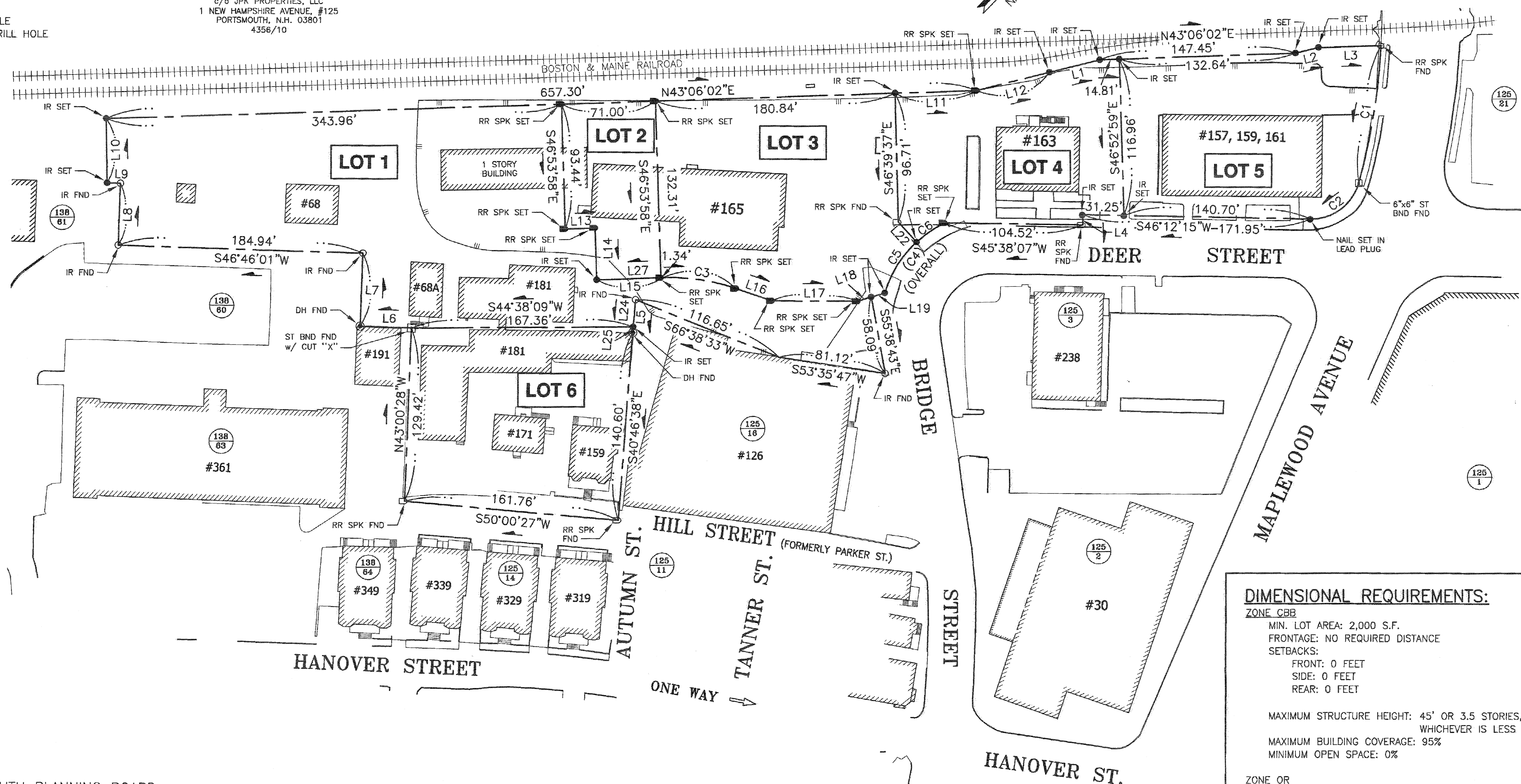
LEGEND:

- N/F NOW OR FORMERLY
RP RECORD OF PROBATE
RCRD ROCKINGHAM COUNTY
REGISTRY OF DEEDS
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
○ IP FND IRON PIPE FOUND
● IR SET IRON ROD SET
○ DH FND DRILL HOLE FOUND
○ DH SET DRILL HOLE SET
□ NHFB NHDOT BOUND FOUND
□ BND w/DH BOUND WITH DRILL HOLE
□ ST BND w/DH STONE BOUND WITH DRILL HOLE
□ RR SPK RAILROAD SPIKE

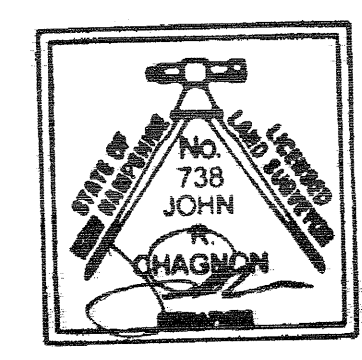
138-62-1 ASSESSOR'S MAP
138 LOT 62-1

ASSESSOR'S MAP/LOT
NUMBER ASSIGNMENT

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

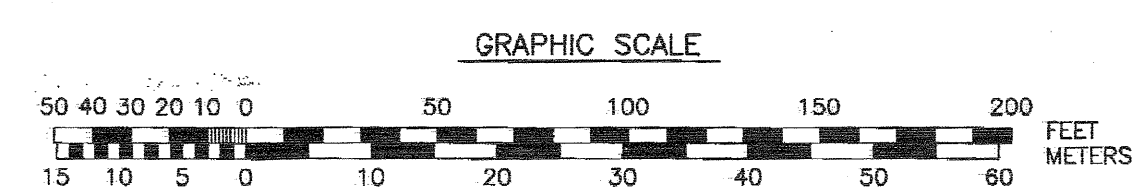


DIMENSIONAL REQUIREMENTS:
ZONE CBB
MIN. LOT AREA: 2,000 S.F.
FRONTAGE: NO REQUIRED DISTANCE
SETBACKS:
FRONT: 0 FEET
SIDE: 0 FEET
REAR: 0 FEET
MAXIMUM STRUCTURE HEIGHT: 45' OR 3.5 STORIES,
WHICHEVER IS LESS
MAXIMUM BUILDING COVERAGE: 95%
MINIMUM OPEN SPACE: 0%
ZONE OR
DUE TO THE PROXIMITY TO NORTH MILL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



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN
9/7/16
DATE



D-39699

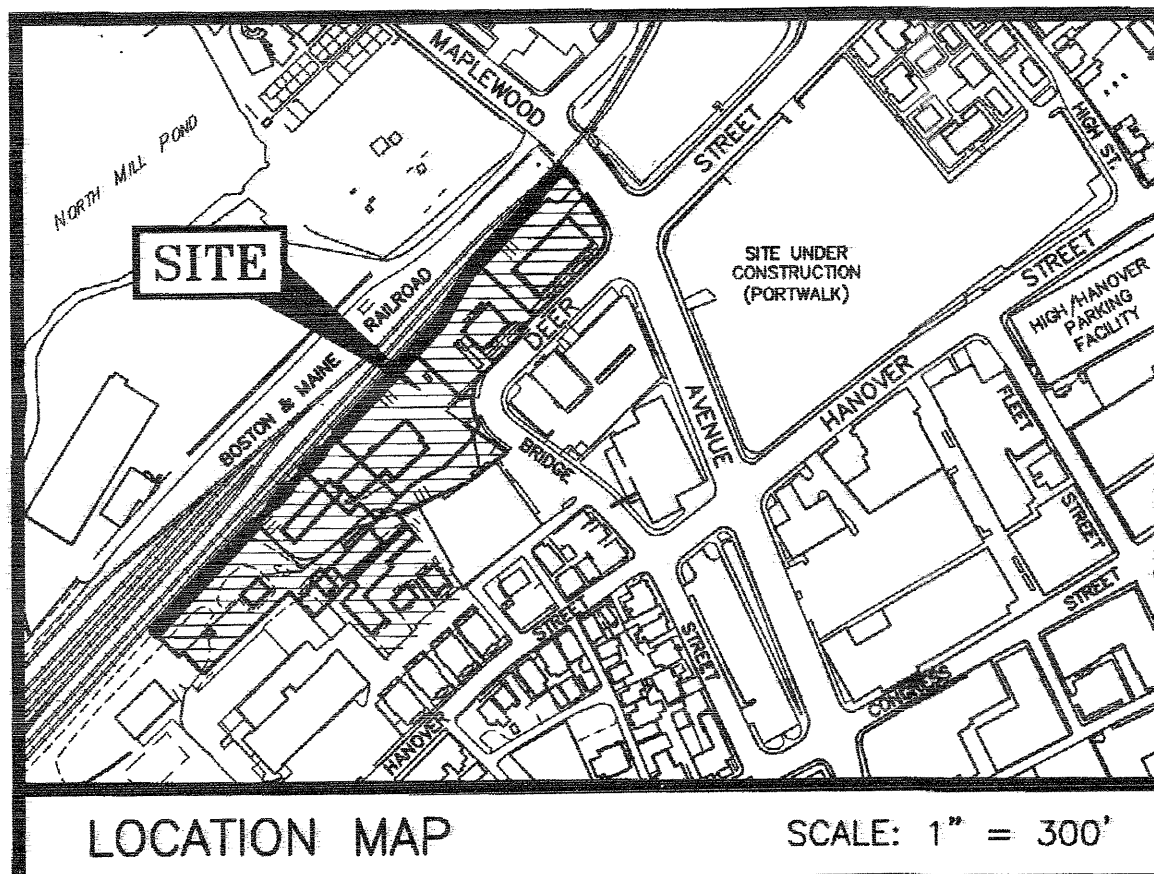
C/H
L-CHIP
ROA355694

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

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-8282
Fax (603) 436-2315

NOTES:

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

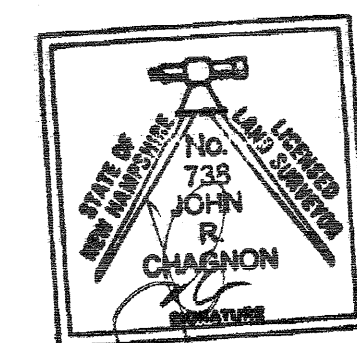
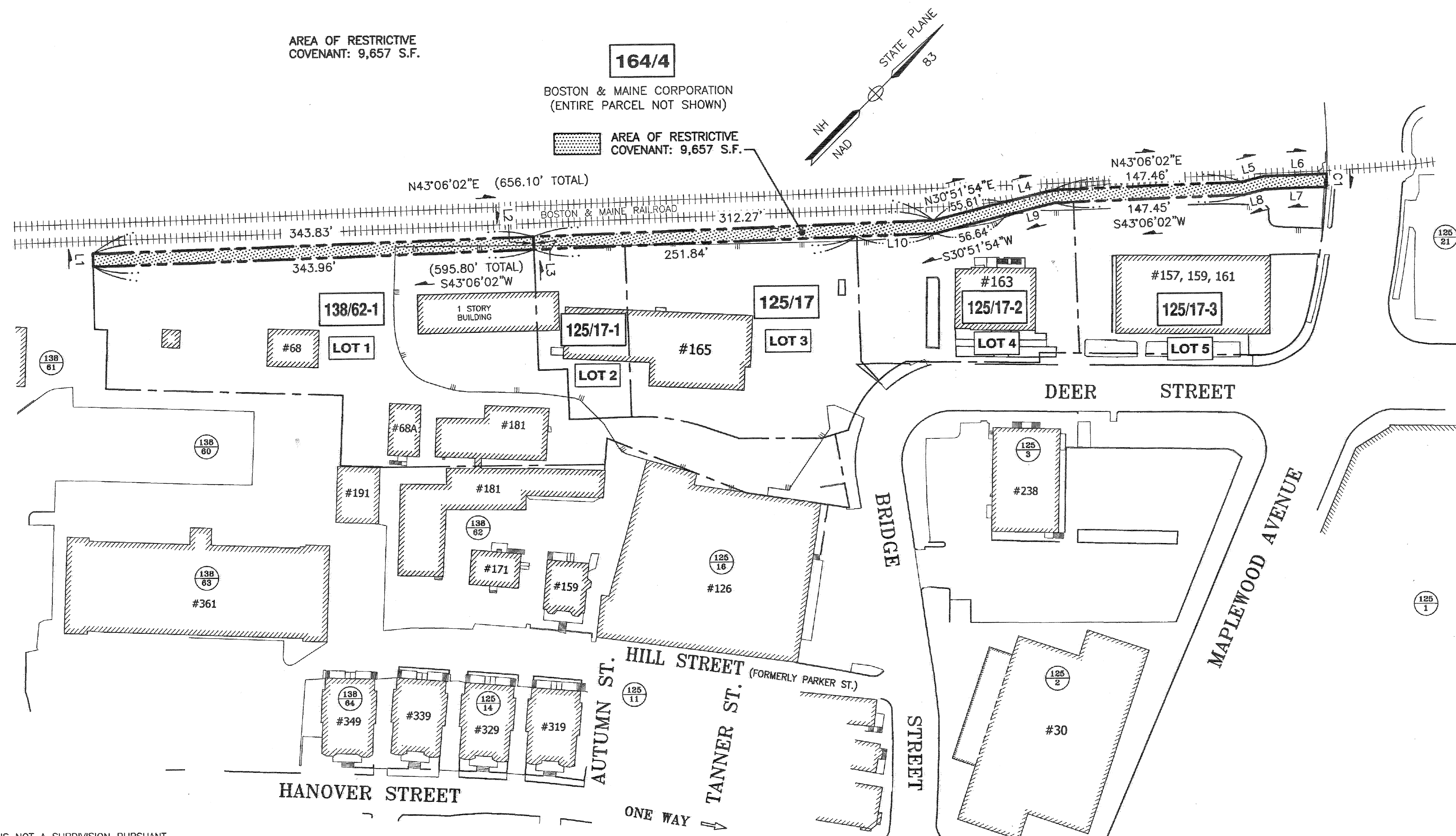


| CURVE TABLE | | | | | |
|-------------|----------|---------|------------|--------------|---------------|
| No. | Delta | Radius | Arc Length | Chord Length | Chord Bearing |
| C1 | 1°10'56" | 486.00' | 10.03' | 10.03' | S42°39'42"E |

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

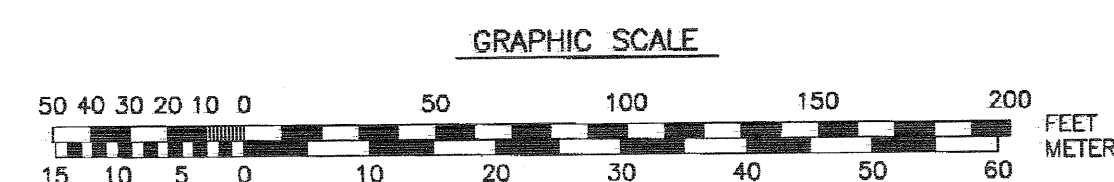
LEGEND:

- N/F
RP
RCRD
- MAP 11/LOT 21
- IRON ROD FOUND
IRON PIPE FOUND
IRON ROD SET
DRILL HOLE FOUND
DRILL HOLE SET
NHDOT BOUND FOUND
BOUND WITH DRILL HOLE
STONE BOUND WITH DRILL HOLE
RAILROAD SPIKE
- 138/62-1
- ASSESSOR'S MAP 138 LOT, 62-1



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

JOHN R. CHAGNON, L.L.S. #738
12/16/16
DATE

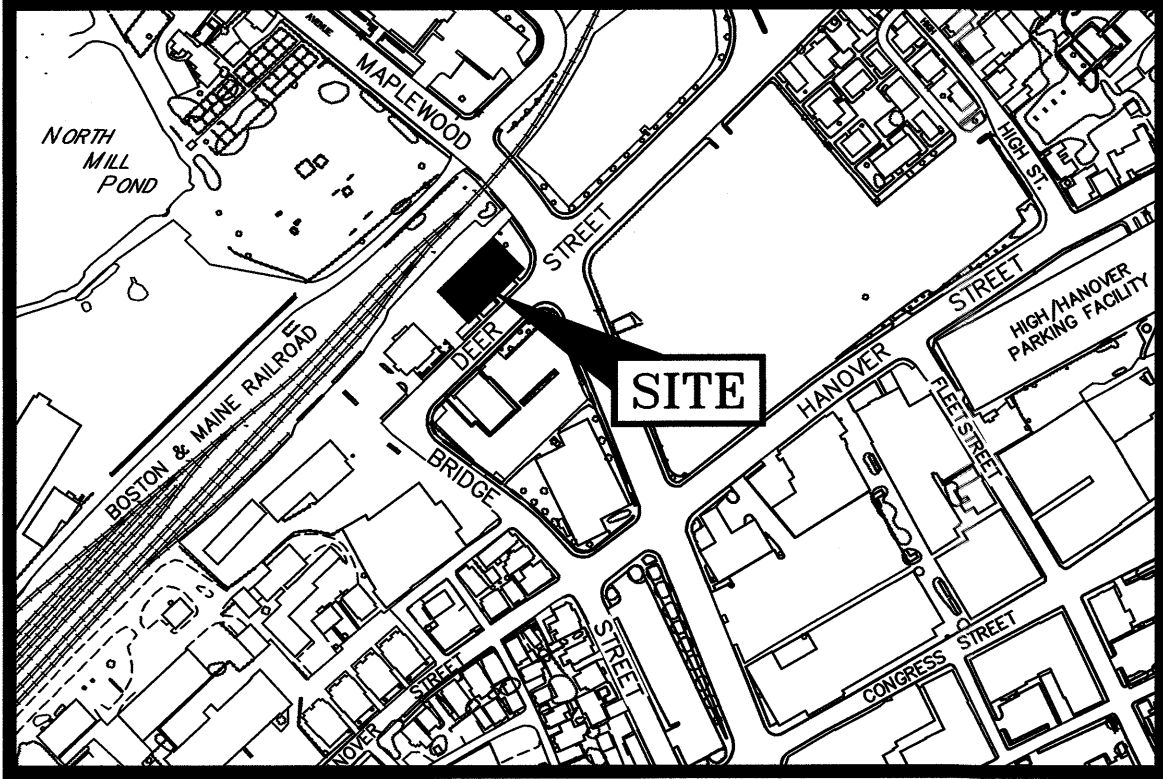


| NO. | DESCRIPTION | DATE |
|-----------|--------------------|----------|
| 0 | ISSUED FOR COMMENT | 12/16/16 |
| REVISIONS | | |

PLAN OF RESTRICTIVE COVENANT
TAX MAP 164, LOT 4
BOSTON & MAINE CORPORATION
TO
DEER STREET ASSOCIATES
BRIDGE & DEER STREETS
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 50'
DECEMBER 2016
FB 302, PG 1

D-39951



LOCATION MAP

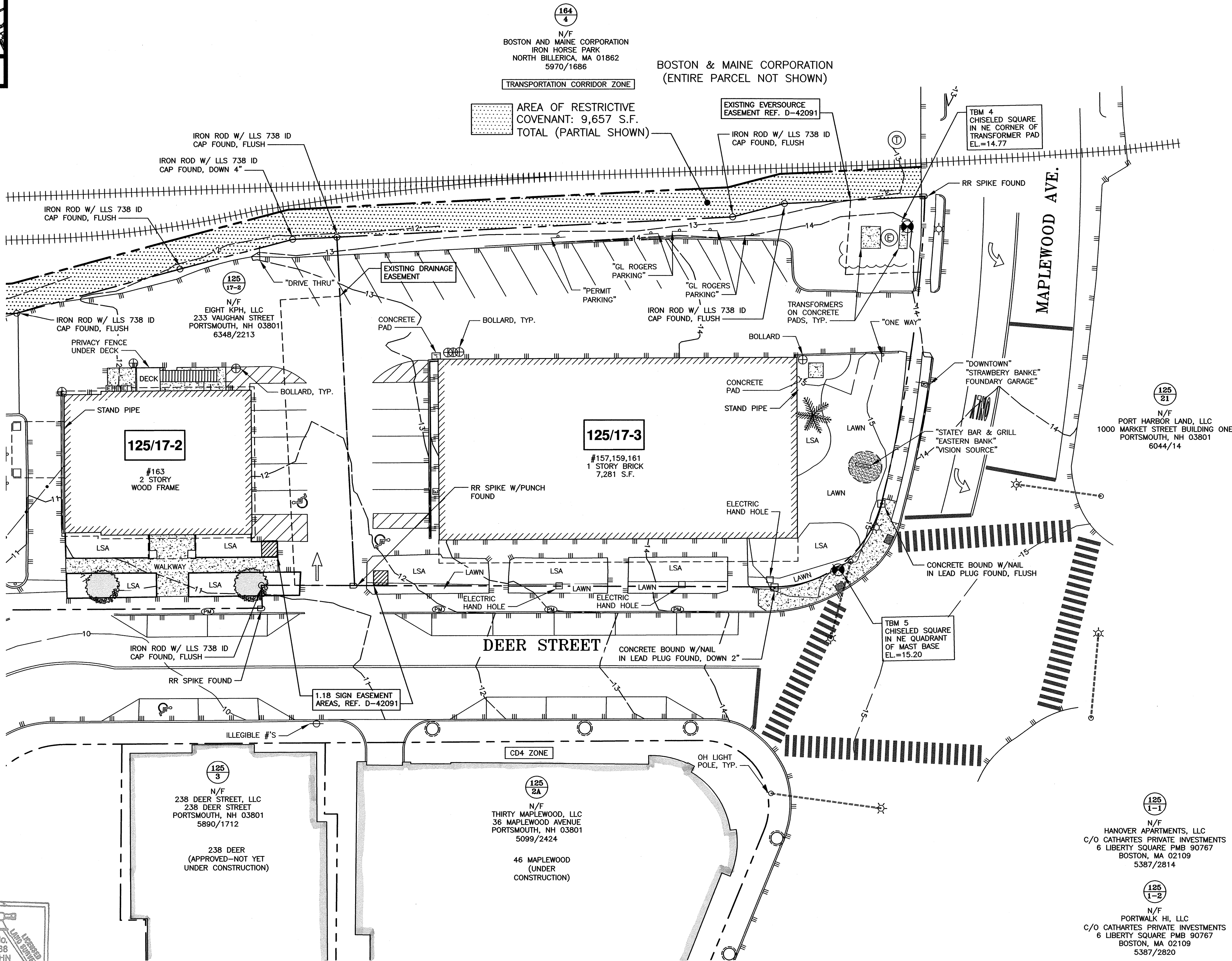
SCALE: 1" = 300'

LEGEND:

- N/F
RP
RCRD
RR SPK
11
21
125
17-2
125
17-3
125
21
125
2A
125
3
- NOW OR FORMERLY
RECORD OF PROBATE
ROCKINGHAM COUNTY
REGISTRY OF DEEDS
RAILROAD SPIKE
MAP 11/LOT 21
IRON ROD FOUND
IRON PIPE FOUND
IRON ROD SET
DRILL HOLE FOUND
DRILL HOLE SET
NHDOT BOUND FOUND
TOWN BOUND
BOUND WITH DRILL HOLE
STONE BOUND WITH DRILL HOLE

PLAN REFERENCES:

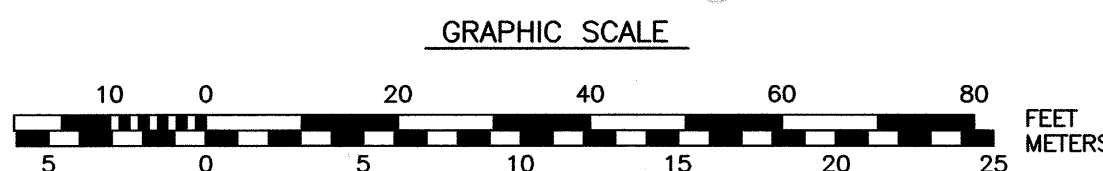
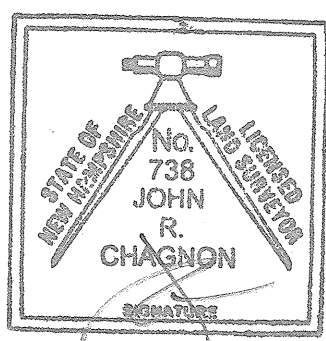
- 1) CONSOLIDATION & SUBDIVISION PLAN TAX MAP 125, LOT 17 & TAX MAP 138, LOT 62 DEER STREET ASSOCIATES, BRIDGE, DEER, AND HILL STREETS. PREPARED BY AMBIT ENGINEERING, INC. DATED JULY 2015. SCALE: 1"=50'. RCRD D-39699.
2) PLAN OF RESTRICTIVE COVENANT TAX MAP 164, LOT 4 BOSTON AND MAINE CORPORATION TO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



"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

4-6-22
DATE



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 17-3.
- 2) OWNER OF RECORD:
EIGHT KPH, LLC
233 VAUGHAN STREET
UNIT 301
PORTSMOUTH, NH 03801
6348/2213
- 3) PARCEL IS LOCATED IN CHARACTER DISTRICT 5 ZONE; DOWNTOWN OVERLAY, NORTH END INCENTIVE OVERLAY & HISTORIC DISTRICTS.
- 4) DIMENSIONAL REQUIREMENTS:
CHARACTER DISTRICT 5:
MIN. LOT AREA: NO REQUIREMENT
FRONTAGE: NO REQUIREMENT
SETBACKS:
FRONT (MAX.): 5 FEET (PRIMARY)
FRONT (MAX.): 5 FEET (SECONDARY)
SIDE: NO REQUIREMENT
REAR: GREATER OF 5 FEET FROM REAR LOT LINE OR 10 FEET FROM CENTER OF ALLEY
- MAXIMUM STRUCTURE HEIGHT: SEE CITY PLAN
MAXIMUM STRUCTURE COVERAGE: 90%
MAXIMUM BUILDING FOOTPRINT: 20,000 S.F.
MINIMUM OPEN SPACE: 5%
MINIMUM FRONT LOT LINE BUILDOUT: 80%
- 5) LOT AREA: 22,667 S.F.
0.5204 ACRES
- 6) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 125, LOT 17-3 IN PORTSMOUTH, NH.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
- 9) PARCEL MAY BE SUBJECT TO TEMPORARY CONSTRUCTION EASEMENTS AS SHOWN ON RCRD D-42091 SHEET 2.
- 10) PARCEL IS SUBJECT TO AGREEMENT REGARDING RELOCATION OF UNDERGROUND FACILITIES 5751/1504.

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

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

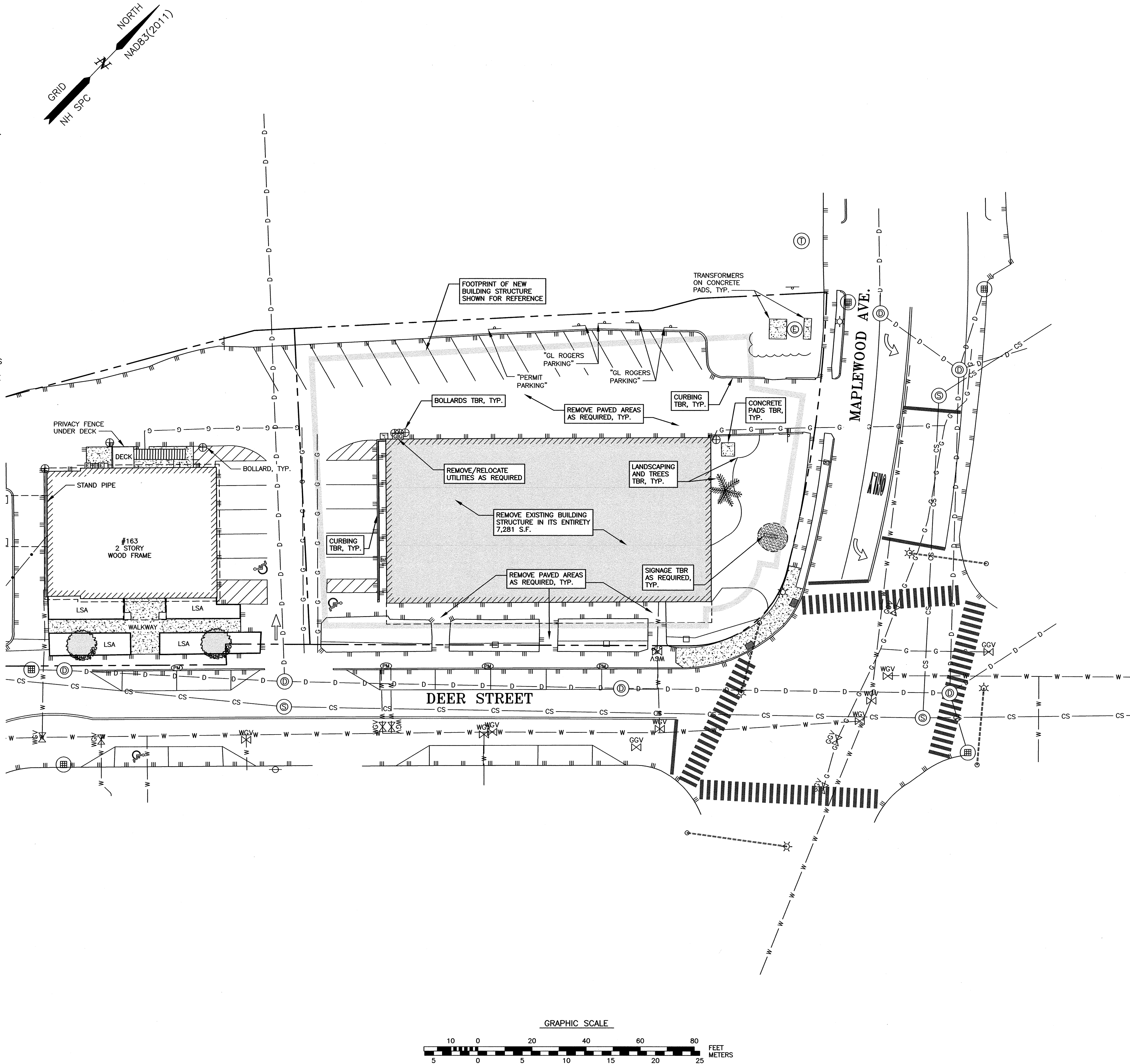
| | |
|--|---|
| 125 1-1 N/F HANOVER APARTMENTS, LLC C/O CATHARTES PRIVATE INVESTMENTS 6 LIBERTY SQUARE PMB 90767 BOSTON, MA 02109 5387/2814 | 125 1-2 N/F PORTWALK HI, LLC C/O CATHARTES PRIVATE INVESTMENTS 6 LIBERTY SQUARE PMB 90767 BOSTON, MA 02109 5387/2820 |
|--|---|

SCALE: 1" = 20' MARCH 2022

| | |
|-----------------------------|----|
| EXISTING CONDITIONS PLAN | C1 |
|-----------------------------|----|

DEMOLITION NOTES

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
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Fax (603) 436-2315

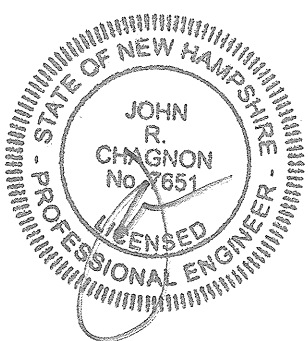
NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

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

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| NO. | DESCRIPTION | DATE |

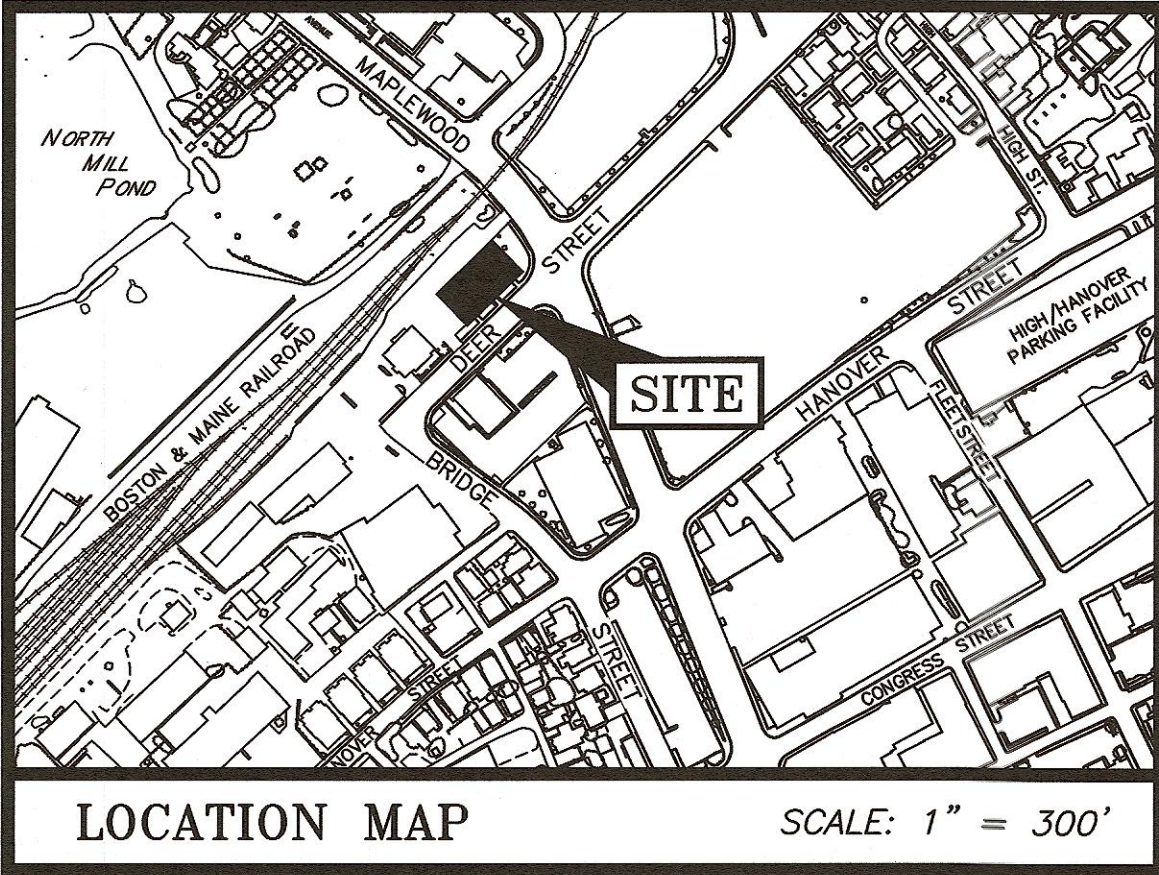
REVISIONS



SCALE: 1" = 20' MARCH 2022

DEMOLITION
PLAN

C2



PLAN REFERENCES:

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

CONCEPTUAL AREA SUMMARY:

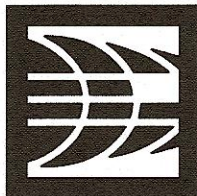
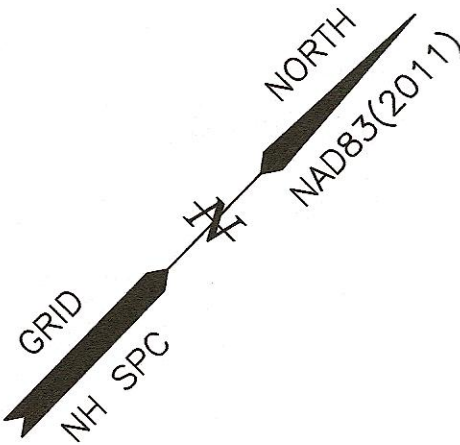
FIRST FLOOR: 17,713 GSF
SECOND FLOOR: 17,713 GSF
THIRD FLOOR: 17,713 GSF
FOURTH FLOOR: 17,713 GSF
PENTHOUSE: 7,085 GSF
TOTAL GSF: 77,937 GSF

BUILDING DATA:

PROPOSED BUILDING:
17,713 S.F. FOOTPRINT

HEIGHT DATA:

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



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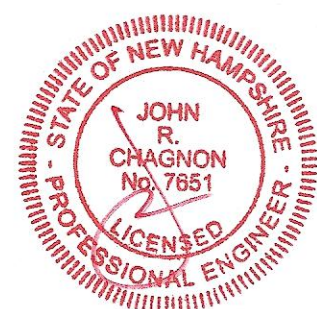
NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 17-3.
- 2) OWNER OF RECORD:
EIGHT KPH, LLC
233 VAUGHAN STREET
UNIT 301
PORTSMOUTH, NH 03801
6348/2213
- 3) PARCEL IS LOCATED IN CHARACTER DISTRICT 5 ZONE; DOWNTOWN OVERLAY, NORTH END INCENTIVE OVERLAY & HISTORIC DISTRICTS.
- 4) DIMENSIONAL REQUIREMENTS:
CHARACTER DISTRICT 5:
MIN. LOT AREA: NO REQUIREMENT
FRONTAGE: NO REQUIREMENT
SETBACKS:
FRONT (MAX.): 5 FEET (PRIMARY)
FRONT (MAX.): 5 FEET (SECONDARY)
SIDE: NO REQUIREMENT
REAR: GREATER OF 5 FEET FROM REAR LOT LINE OR 10 FEET FROM CENTER OF ALLEY
- MAXIMUM STRUCTURE HEIGHT: SEE CITY PLAN
MAXIMUM STRUCTURE COVERAGE: 90%
MAXIMUM BUILDING FOOTPRINT: 20,000 S.F.
MINIMUM OPEN SPACE: 5%
MINIMUM FRONT LOT LINE BUILDOUT: 80%
- 5) LOT AREA: 22,667 S.F.
0.5204 ACRES
- 6) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DEVELOPMENT ON TAX MAP 125, LOT 17-3 IN PORTSMOUTH, NH. PROPOSED USE: FIRST FLOOR COMMERCIAL AND 19 RESIDENTIAL UNITS ON UPPER FLOORS.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
- 9) PARCEL IS BENEFITTED BY A RESTRICTIVE COVENANT (NO BUILD EASEMENT) ON THE ADJACENT BOSTON AND MAINE PROPERTY.
- 10) REQUIRED PARKING:
FIRST FLOOR: EXEMPT
19 DWELLING UNITS: 1.3/UNIT X 19 UNITS = 25
VISITOR: 19/5 X 1 = 4
TOTAL REQUIRED: 29
TOTAL PROVIDED: 49-52

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

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

REVISIONS



SCALE: 1" = 20'

MARCH 2022

SITE PLAN

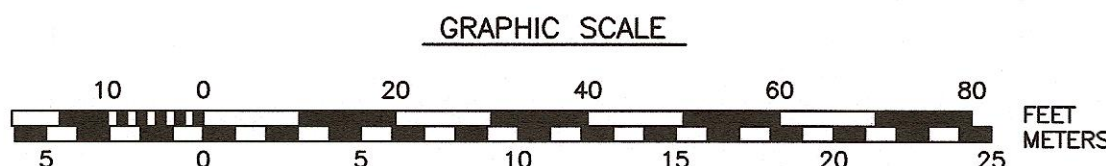
C3

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





AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

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

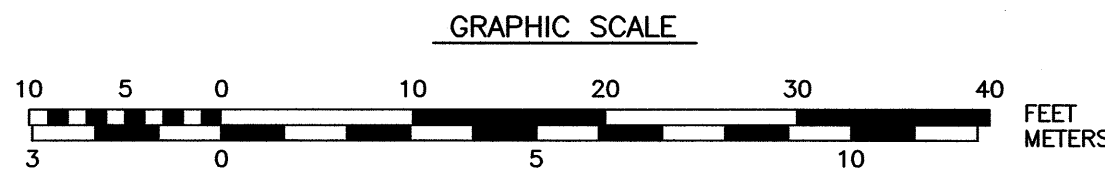


PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

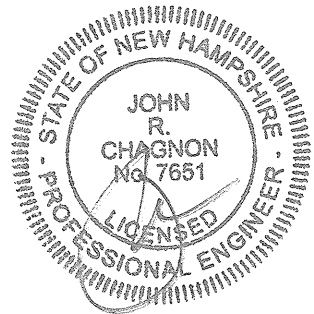
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SITE DEVELOPMENT
EIGHT KPH, LLC
88 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

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

REVISIONS



SCALE: 1" = 10' MARCH 2022

PARKING LEVEL
PLAN

C4

UTILITY NOTES:

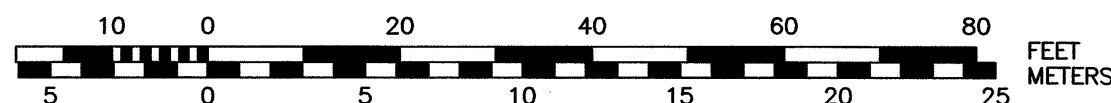
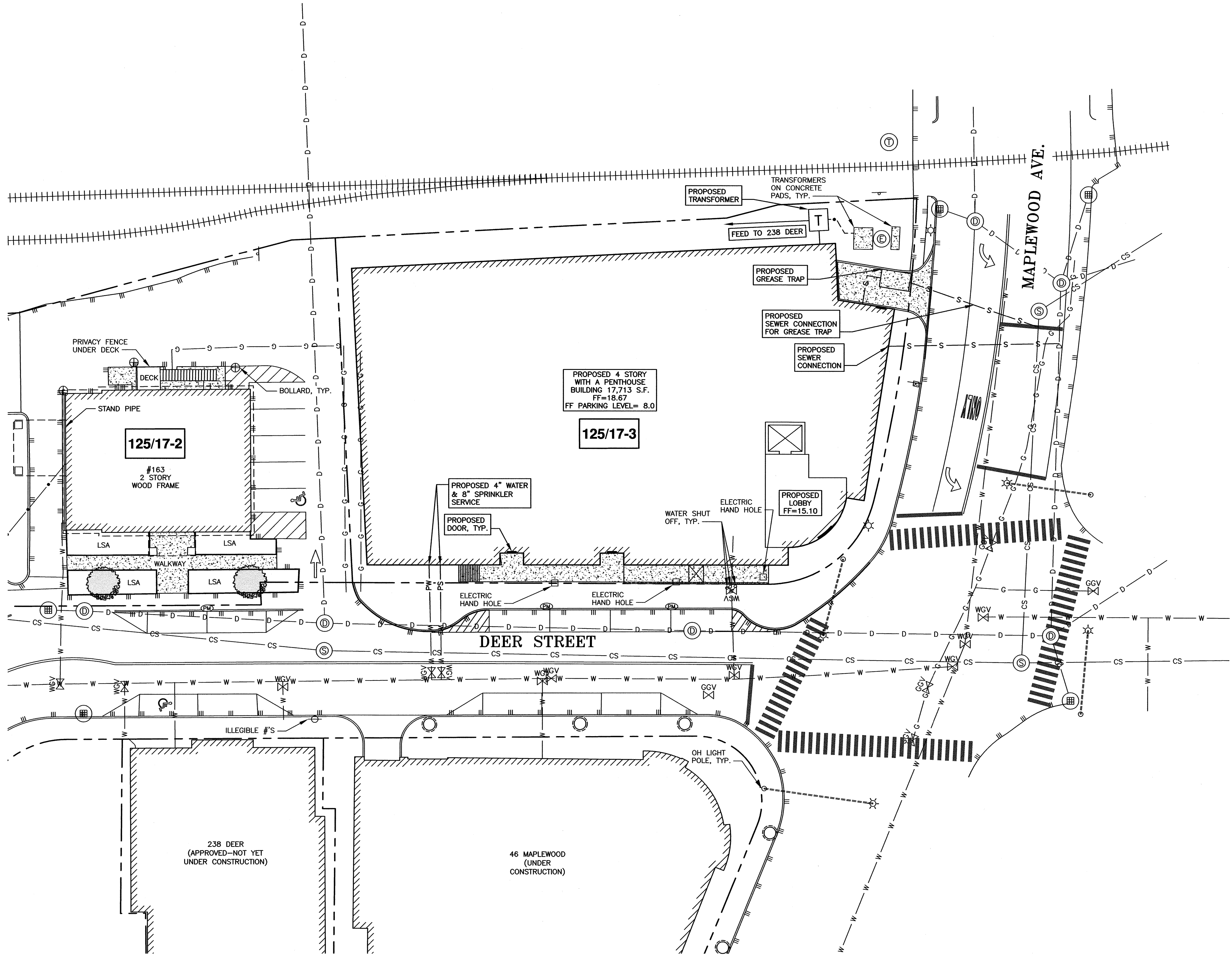
- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- 4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.
- 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.

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



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
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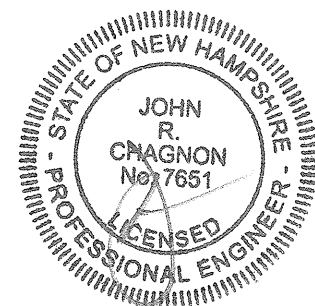
NOTES:

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- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.
- 5) ALL WATER MAIN AND SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE NEW HAMPSHIRE STATE PLUMBING CODE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.
- 6) UTILITY AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE PROJECT.
- 7) EVERSOURCE WORK ORDER #TBD.
- 8) PROPOSED SEWER FLOW (NEW CONSTRUCTION):
17,000 +/- S.F. OFFICE SPACE
17,000 +/- X (2.5 GPD/100 S.F.)=425 GALLONS PER DAY.
(POSSIBLE RESTAURANT) (4,000 GPD)
19 UNITS X 210 GPD=3,990 GPD
TOTAL FLOW: 4,415 GPD TO 8,415 GPD

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

| | | |
|-----|--------------------|--------|
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REVISIONS



SCALE: 1" = 20' MARCH 2022

UTILITY
PLAN

C5



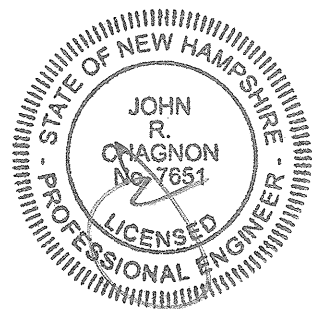
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

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

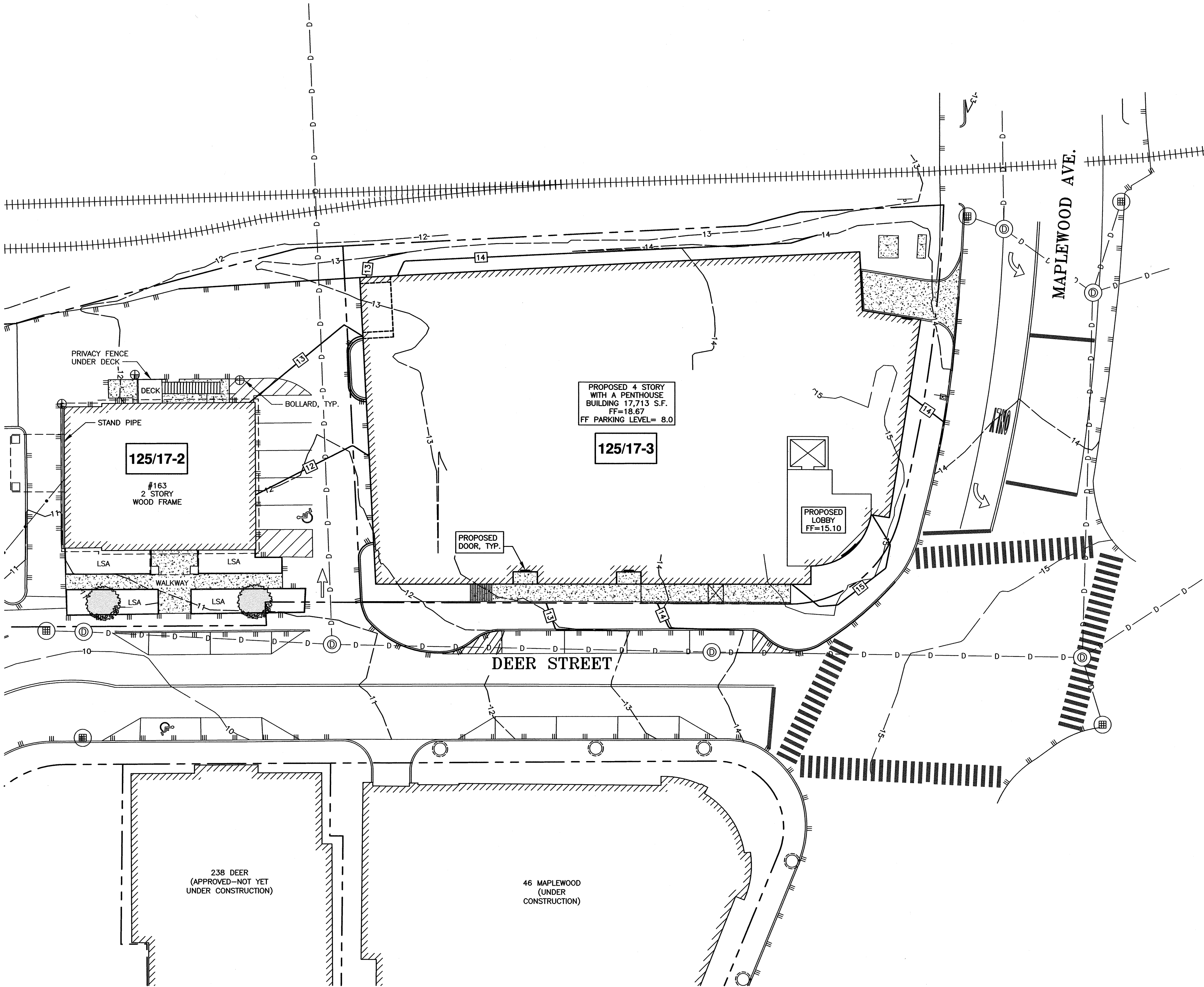
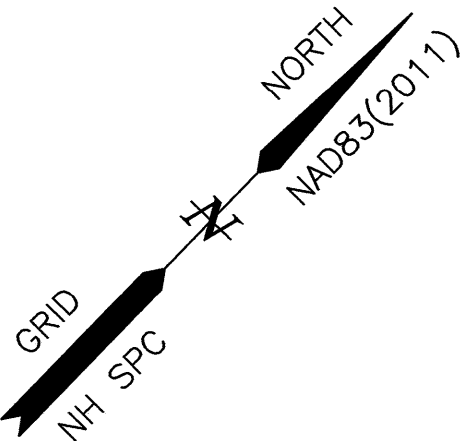
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SCALE: 1" = 20' MARCH 2022

**GRADING
PLAN**

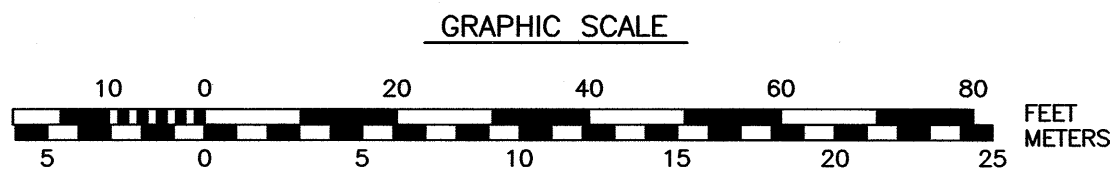
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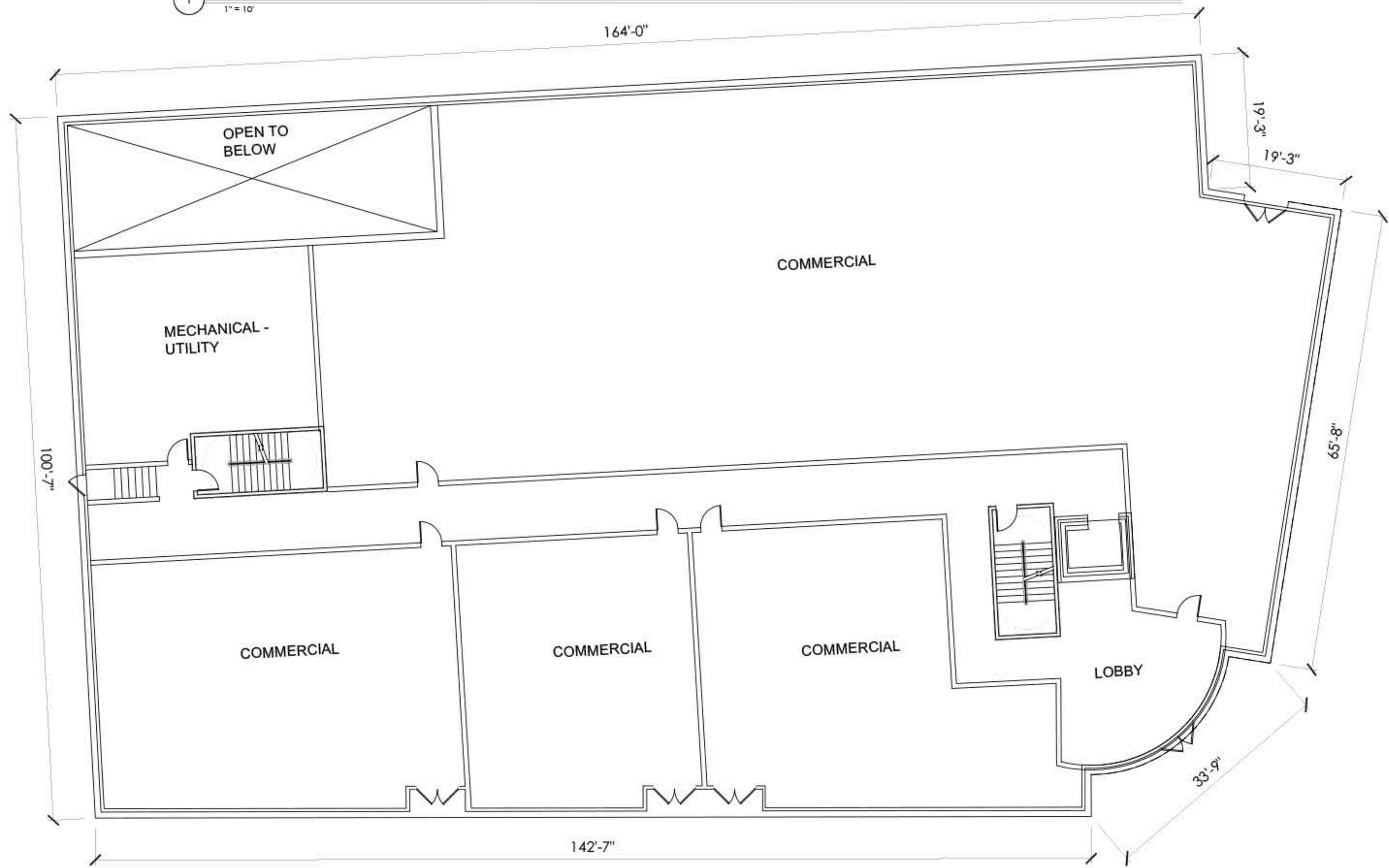
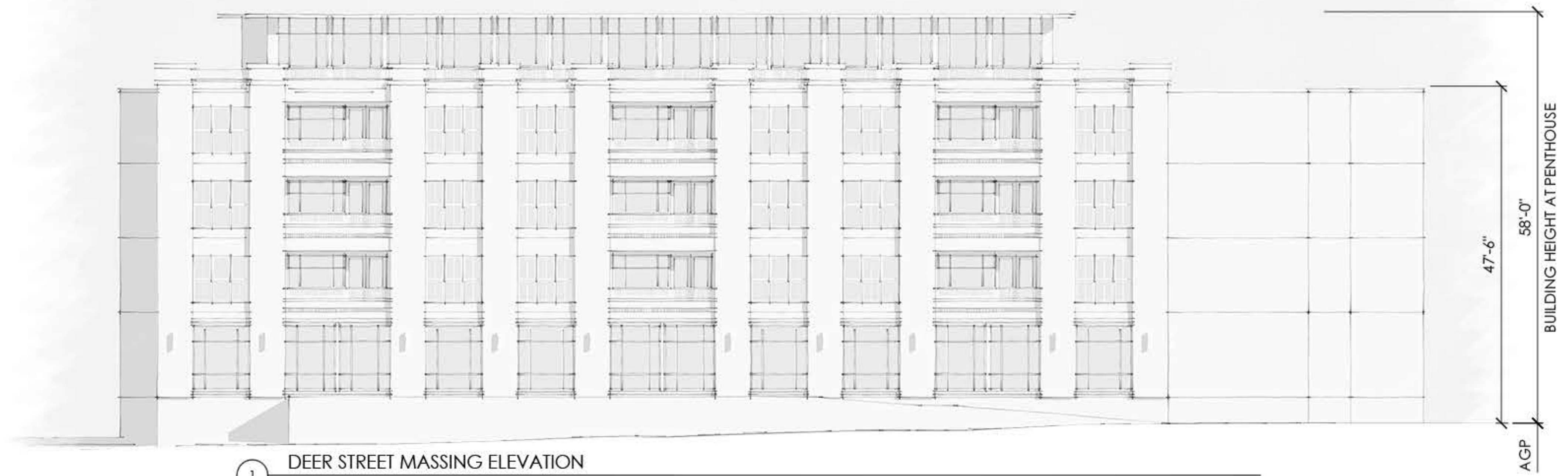


PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____





| REVISIONS: |
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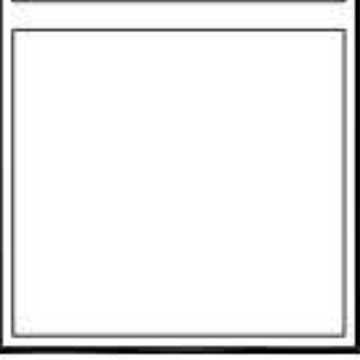
EIGHT KPH, LLC
 88 MAPLEWOOD AVENUE
 PORTSMOUTH, NEW HAMPSHIRE



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

PLAN AND MASSING

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



NOT FOR CONSTRUCTION

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

IF REQUIRED THE CONTRACTOR SHALL OBTAIN AN NPDES PHASE II STORMWATER PERMIT AND SUBMIT A NOTICE OF INTENT (N.O.I) BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE S.W.P.P.P. AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

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

PLACE FODS AS NEEDED.

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

ROUGH GRADE SITE.

LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

CONSTRUCT BUILDING.

CONNECT UTILITIES.

PLACE BINDER LAYER OF PAVEMENT FOR SIDEWALKS.

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

AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.

CONSTRUCT SIDEWALKS.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

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

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS---CONSTRUCT SILT FENCE OR SILTSOXX AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON--STRUCTURAL, SITE--FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELTERIOUS 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

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

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10--20--20 FERTILIZER.

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

| GENERAL COVER | PROPORTION | SEEDING RATE |
|--|------------|--------------|
| CREEPING RED FESCUE | 50% | 100 LBS/ACRE |
| KENTUCKY BLUEGRASS | 50% | |
| SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1) | | |
| CREEPING RED FESCUE | 42% | |
| TALL FESCUE | 42% | 48 LBS/ACRE |
| BIRDSFOOT TREFOL | 16% | |

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

| | |
|----------------|--------------------|
| PERENNIAL RYE: | 0.7 LBS/1,000 S.F. |
| MULCH: | 1.5 TONS/ACRE |

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

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

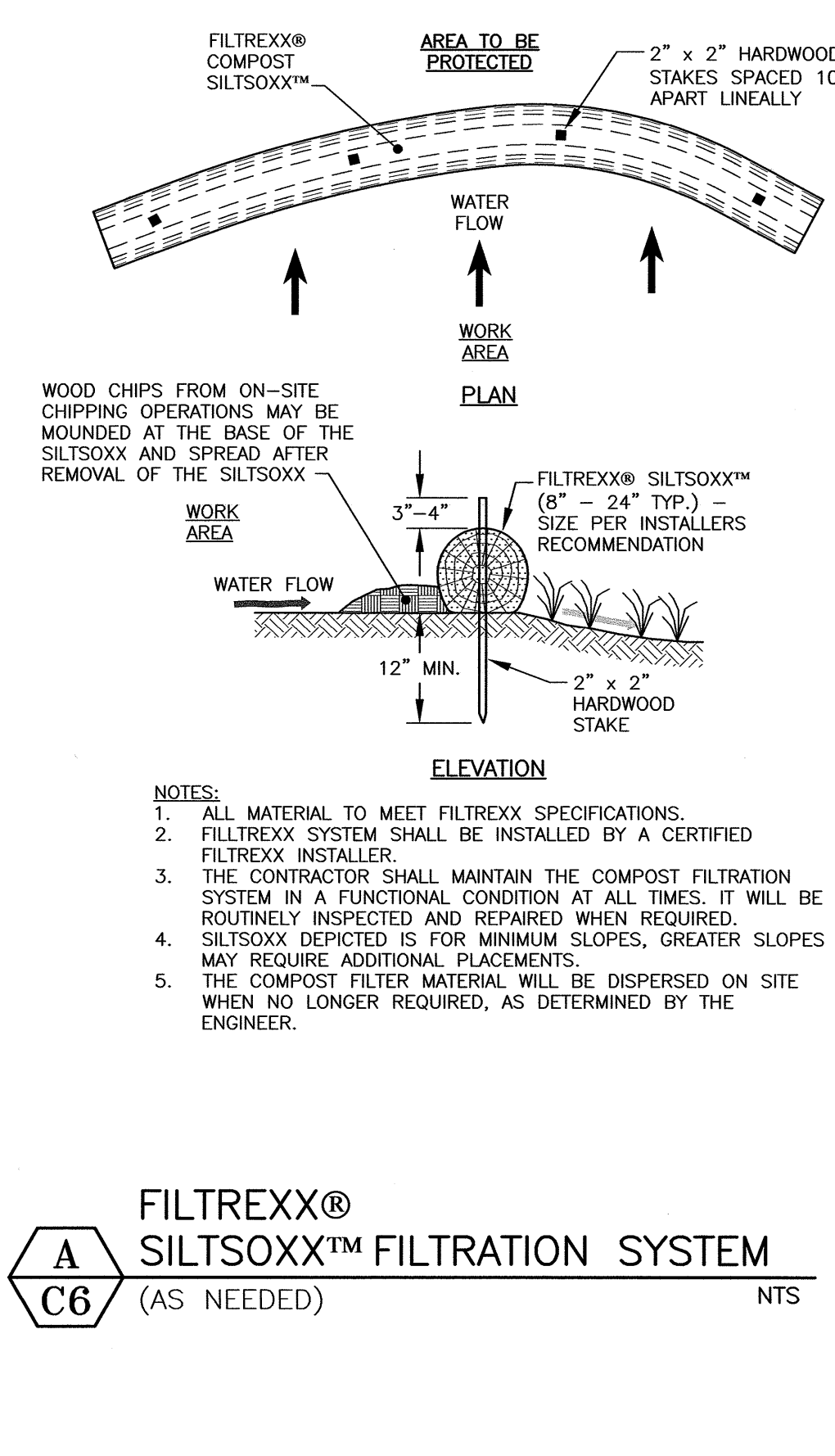
SILT FENCING AND SILTSOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

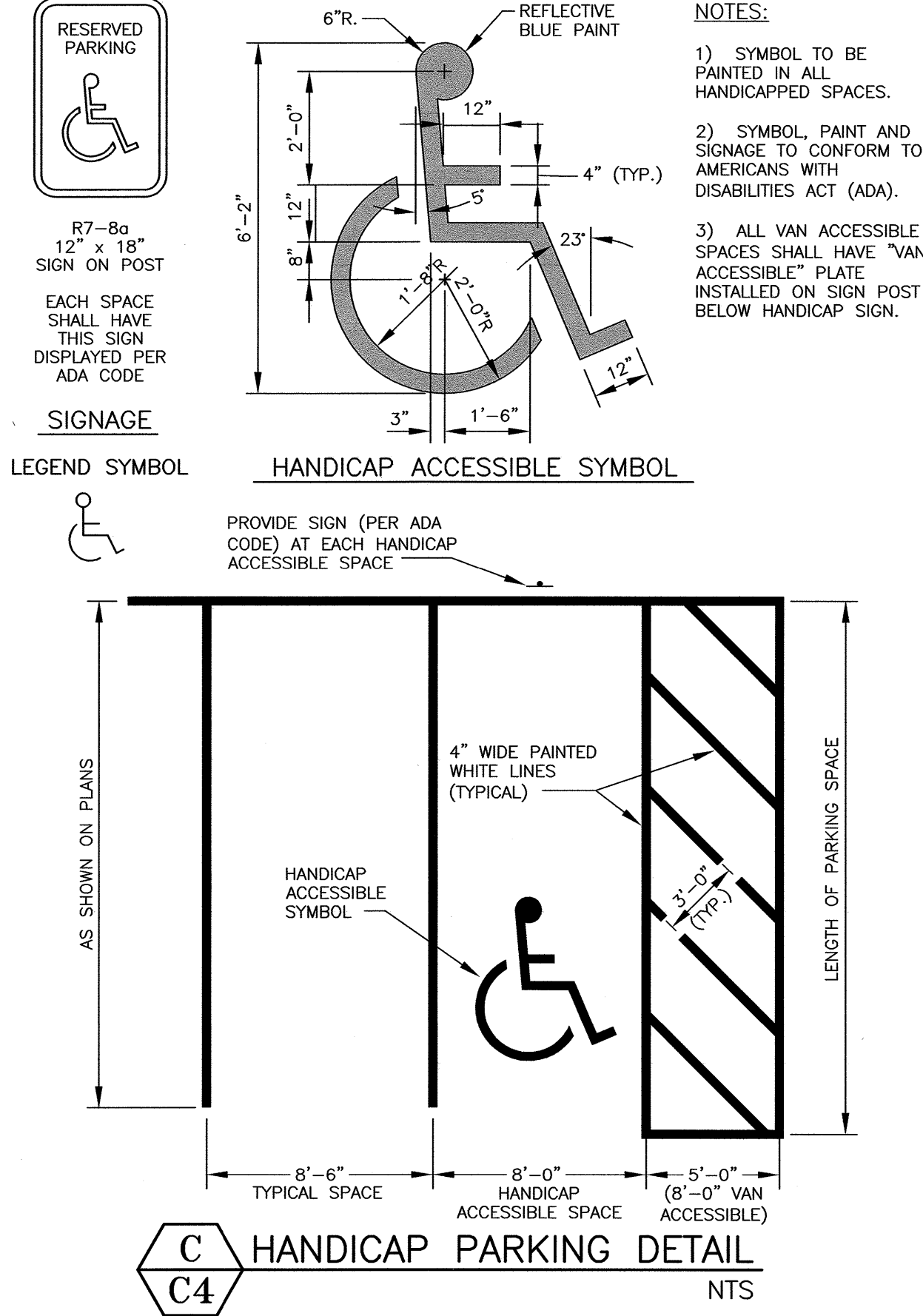
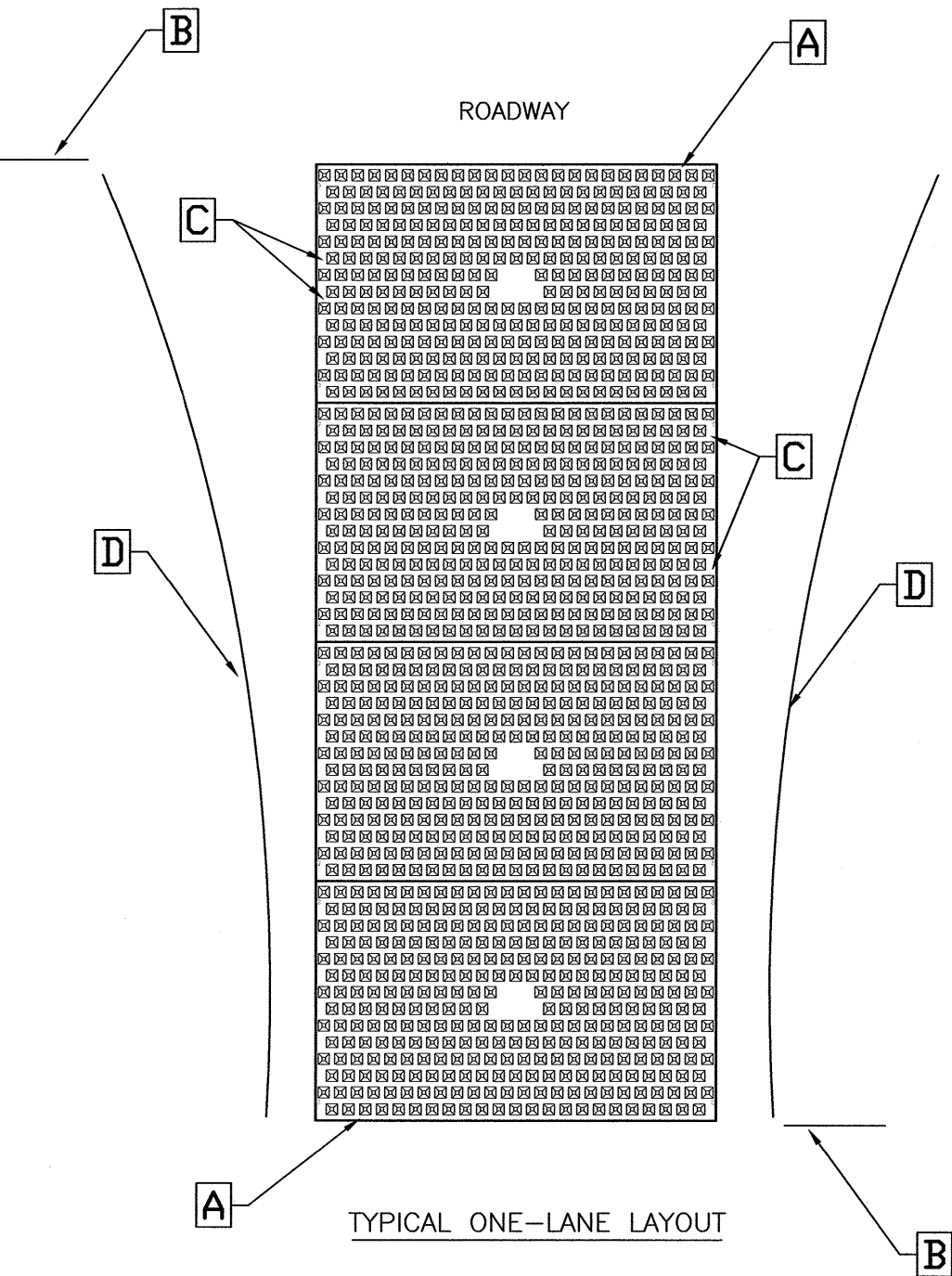


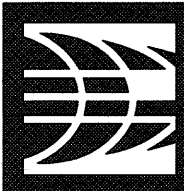
FODS TRACKOUT CONTROL SYSTEM

INSTALLATION:
THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

- A. FODS TRACKOUT CONTROL SYSTEM MAT.
- B. FODS SAFETY SIGN.
- C. ANCHOR POINT
- D. SILT OR ORANGE CONSTRUCTION FENCE.





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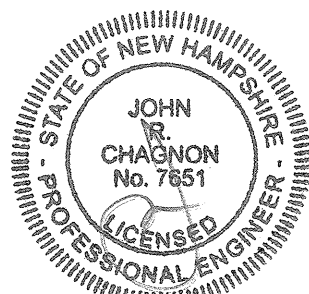
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88 MAPLEWOOD AVENUE
PORTSMOUTH, N.H.

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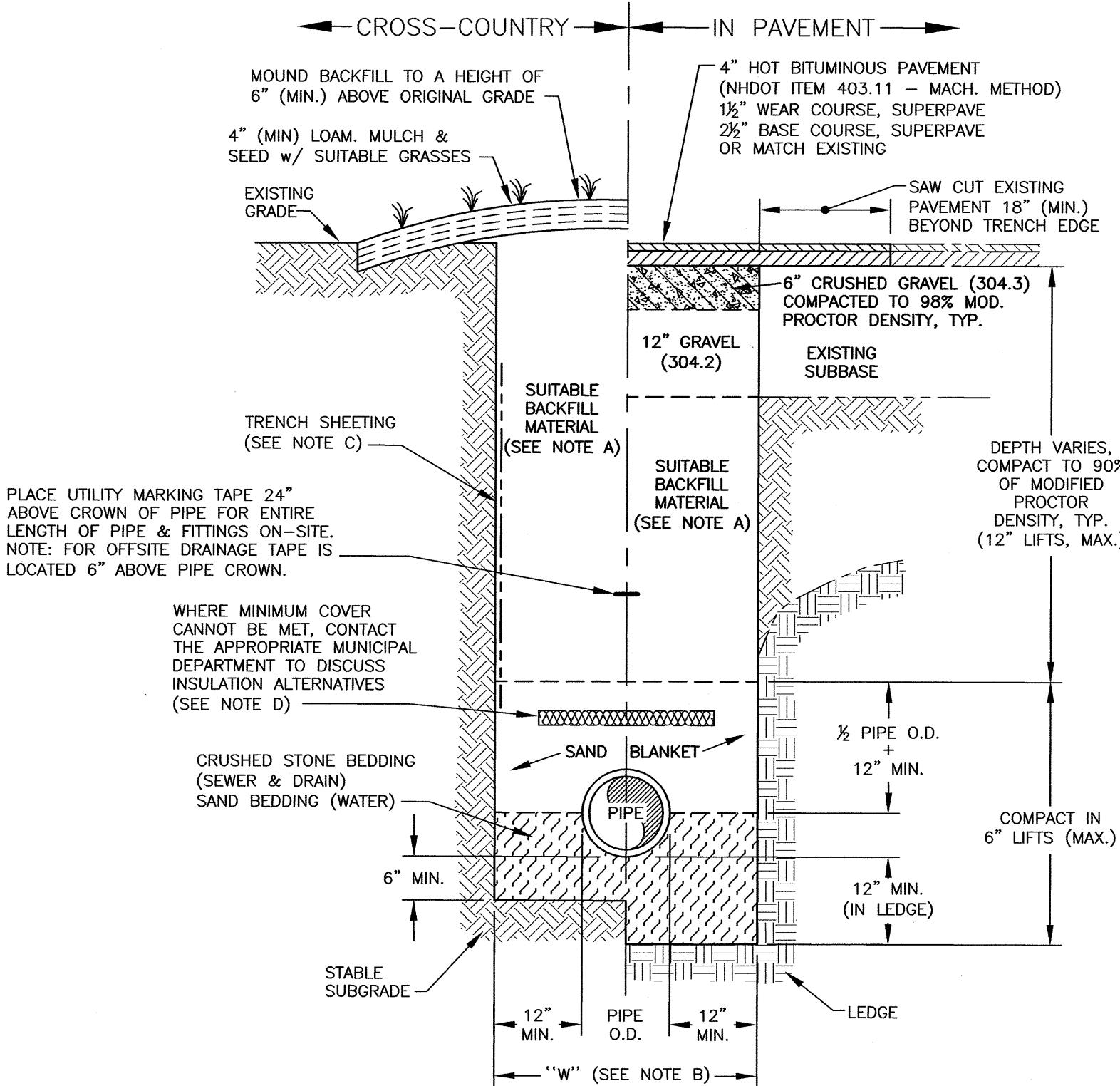
REVISIONS



SCALE: AS SHOWN MARCH 2022

DETAILS

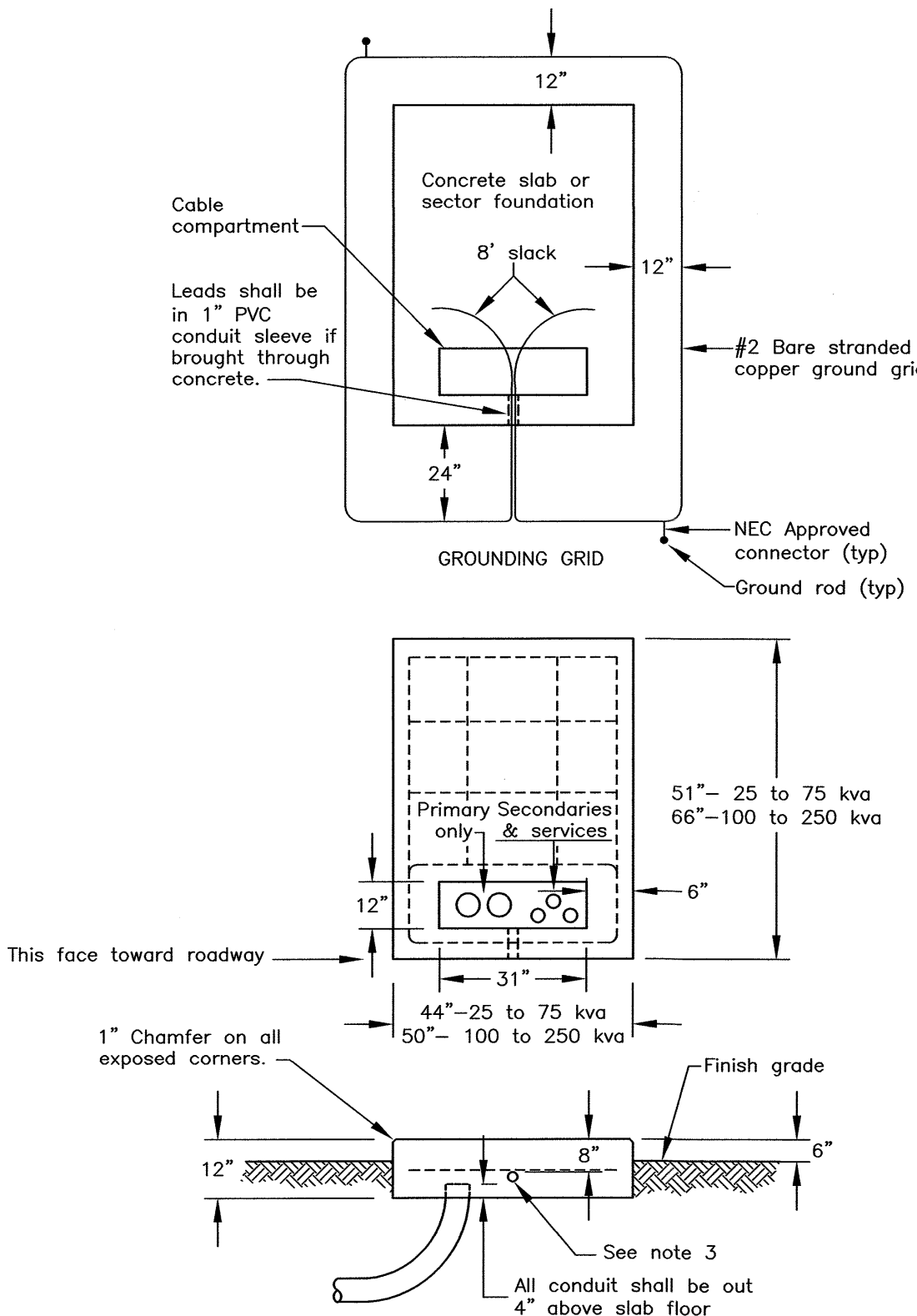
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TRENCH NOTES:

- A) TRENCH BACKFILL:
- IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.
- IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE.
- B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D..
- C) TRENCH SHEETING:
THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFE EXCAVATION PRACTICES.
- D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):
5' MINIMUM FOR SEWER (IN PAVEMENT)
4' MINIMUM FOR SEWER (CROSS COUNTRY)
3' MINIMUM FOR STORMWATER DRAINS
5' MINIMUM FOR WATER MAINS
- E) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.

L
C5 TYPICAL PIPE TRENCH NTS



- NOTES
1. See sheet "Requirements for Padmounted Transformer Slab Details".
 2. All reinforcing to be #6 bars.
 3. 1" PVC conduit sleeve for ground grid leads.
 4. The ground grid shall be supplied and installed by the customer and is to be buried at least 12" below grade. Eight feet of extra wire for each ground grid leg shall be left exposed in the cable compartment to allow for the connection to the transformer. The two 8' ground rods may be either galvanized steel or copperweld and they shall be connected to the grid with NEC approved connectors.

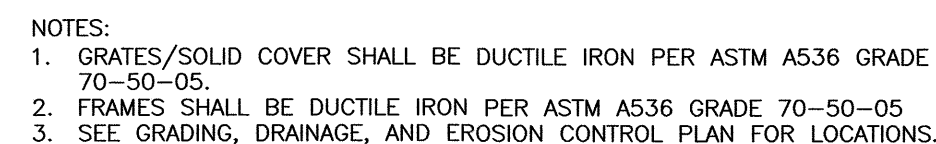
K
C5 TRANSFORMER PAD PSNH NTS



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GENERAL NOTES:

- 1) MINIMUM PIPE SIZE FOR HOME SERVICES SHALL BE SIX 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) |
| F789 | PVC (SOLID WALL) | 4" THROUGH 18" (T-1 To T-3) |
| F794 | PVC (RIBBED WALL) | 8" THROUGH 36" |
| AWWA C900 | PVC (SOLID WALL) | 8" THROUGH 18" |
| *PVC: POLYVINYL CHLORIDE | | |
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.
- B. DUCTILE IRON PIPE, FITTINGS AND JOINTS.
1. DUCTILE IRON PIPE AND FITTINGS FOR SEWERS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
- A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS
- A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOULDS OR SAND LINED MOULDS FOR SEWER APPLICATIONS.
2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH ON TYPE, JOINTS AND GASKETS SHALL CONFORM TO:
- A21.11 RUBBER GASKET JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS.

GENERAL NOTES- CONT'D:

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

| | |
|------------------|-----------------|
| 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 TO STABILIZE THE TRENCH BASE, GRADED SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1-1/2 INCH SHALL BE USED.

- 11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPE FINDER.
- 12) CAST-IN-PLACE CONCRETE: SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:
- | | |
|-------------------------|--------------------------------|
| CEMENT: | 6.0 BAGS PER CUBIC YARD |
| WATER: | 5.75 GALLONS PER BAG OF CEMENT |
| MAXIMUM AGGREGATE SIZE: | 3/4" INCH |
- 13) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION OR MAIN. CHIMNEY INSTALLATION IS NOT RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.

- 14) BACKFILL UP TO SUBBASE GRAVEL SHALL BE WITH EXCAVATED SOIL FROM REMEDIATION OPERATIONS. COMPACT IN 8" LIFTS WITH VIBRATORY PLATE COMPACTORS TO 90% MODIFIED PROCTOR DENSITY. IF NECESSARY, CONTACT WITH ROCK STOCKS OR SHEEPSFOOT ROLLERS. PLACE NO LARGE ROCKS WITHIN 24" OF PIPE. CONTRACTORS 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.

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

- 16) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. FOR TRENCH WIDTH SEE TRENCH DETAIL.
- 17) SAND BLANKET: CLEAN SAND, FREE FROM ORGANIC MATTER, SO GRADED THAT 90% - 100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.

- 18) BASE COURSE GRAVEL, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE:
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION.

- 19) FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

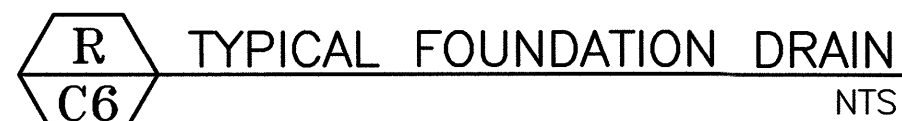
- 20) IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.

- 21) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

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

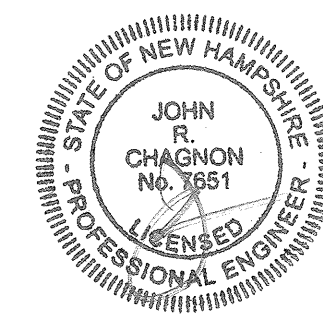
- 23) THE PURPOSE OF THESE NOTES IS TO DETAIL STANDARDS FOR SEWER CONSTRUCTION.

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



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

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| REVISIONS | | |



SCALE: AS SHOWN MARCH 2022

DETAILS

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