



HALEY WARD

200 Griffin Road, Unit 14, Portsmouth, NH 03801  
Phone (603) 766-2988

23 April 2025

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

**RE: Response to TAC Review Comments at 361 Hanover Street, Proposed Site Development and New Structures**

Dear Mr. Stith and Technical Advisory Committee Members:

On behalf of 361 Hanover Steam Factory, LLC, we are pleased to submit the attached response to comments for **Technical Advisory Committee (TAC) Review** for the above-mentioned project for your **May 6, 2025**, TAC Meeting. The project consists of the addition of four new buildings along Hanover Street and the renovation of the existing commercial building at 361 Hanover Street with the associated and required site improvements. The design has been revised per the responses below, with the original comment repeated with the response in **bold** text:

Subdivision Application

1. Please provide a subdivision checklist and relevant waivers. **This has been added to the submission.**
2. Please provide more details on the proposed access easement shown on the subdivision plan. **The plan set has been updated to include an Easement Plan showing additional detail.**
3. Applicant should note that the subdivision approval and site plan approval are contingent upon each other as proposed. **This is understood.**
4. How is access provided to Lot 1? **The access is provided across Lot 2 from Hanover Street, and the location, based on the developed site, is detailed on the Easement Plan.**
5. Please provide an open space calculation and the width of all proposed green spaces. **The Open Space Exhibit provides the requested detail and calculations.**
6. Please provide a zoning table for each lot (open space, proposed use, building coverage, etc.) **The relevant Zoning Requirements for Lot 1 are detailed under the Impervious Surface Calculations Table on Site Plan Sheet C3. The Zoning Development Standards Table is provided for Lot 2.**
7. Please provide parking calculations for each lot (not per building), including guest parking calculation. **The Parking Calculations have been added to Site Plan Sheet C3.**
8. Please confirm with the traffic engineer that the traffic study does not need amendment given the changes contemplated in the newest plan set. **The response from the Traffic Engineer: "The reduction in the number of residential units from 48 units as assessed in the March 7, 2025 Traffic Impact Study (TIA) to the current 40 units development proposal would reduce the average weekday traffic by 52 vehicle trips and the weekday morning and evening peak-hour traffic volumes by 3 vehicle trips, which is not considered material and would not impact the findings of the TIS relative to the**

measured impact of the project. A Trip-Generation Comparison Table is attached". The Traffic Engineer is aware of the public comments regarding the traffic study and has reviewed the study. All of the assumptions, calculations, and conclusions are supported and correct in the submitted study.

9. All proposed exterior lighting must be dark-sky compliant. Please note this on lighting plan. **Note added on Lighting Plan Sheet C6.**
10. Please provide a separate easement plan. **A separate Easement Plan has been provided.**
11. This proposal shows improvements on City property including the installation of a transformer, a sidewalk, a stoop, and landscaping. Applicant must submit a request to City Council for these improvements or remove them from plans. **Requests will be submitted as needed. The developer will be submitting a request to the Portsmouth DPW to Adopt a Spot and maintain the proposed landscaping.**
12. Please ensure that all submitted plans are consistent with one another. **Plans have been checked for consistency.**
13. Applicant shall include a note in the plans requiring that an archaeologist has been identified and hired to be on call for the duration of the project in the case of discovering evidence of a burial ground(s). **Note added to Cover Sheet.**
14. Please demonstrate how the new parcel will be serviced by utilities. **The utility services to Lot 2 will be revised in accordance with the Utility Plan Sheet C4.**
15. Please demonstrate how the proposed Powerhouse Building parcel will be served by public utilities, including easements if crossing another parcel. **The plan shows the existing utility services to Lot 1 which will remain. An easement area for utilities to service Lot 1 crossing Lot 2 is detailed on the Easement Plan.**
16. Please consider the use of permeable parking materials and walkways. **The plans show optional porous sidewalks, with the decision being one that would be made in the final budgeting process. The plans show providing some infiltrative piping for the roof downspouts prior to reaching the hard piped drainage collection system.**

#### Site Plan Application

17. Please demonstrate compliance with Site Plan Review Regulations Sections 6.2 and 6.3 and Landscape Notes shall comply with Section 6.4. **Section 6.2.1 and 6.2.2 requires the submission of a Landscaping Plan and Plant Schedule. The attached Landscaping Plan meets the specific requirements of the section. Section 6.3 requires the planting of all areas not occupied by buildings, structures, and walkways, which is shown here. There are no major grade changes, there are no utility conflicts or sight distance issues. Section 6.4 requires the professionally prepared Landscape Notes, which are included on the Terra Firma Landscape Plans.**
18. Applicant is encouraged to utilize irrigation techniques that focus on water conservation and/or recycling. Please consider Low Impact Development techniques across the site. **The Landscape design has taken the site conditions, without irrigation, into account. That said, the developer or future Condo Unit Owners may choose to add irrigation at a later date.**
19. Update existing conditions plan to reflect current utilities in surrounding area. **The Existing Conditions Plan has been updated.**



20. Show existing sewer lateral for Powerhouse building. This service needs an easement. We recall the building sewer service is most likely connected to Heineman building sewer service. Please confirm. **The Existing Conditions Plan has been updated to show the sewer service connection (based on best available evidence), and the connection is outside the Heineman Building and directly on to city property; therefore, an easement is not required.**
21. Show water service for Powerhouse building. This service needs an easement if one doesn't exist. Water main to lot can be extended further to connect to Powerhouse building water service if the existing service doesn't have a preexisting easement. **The Existing Conditions Plan has been updated to show the water service connection and an easement shown on the Easement Plan.**
22. The demo plan shows existing sewer lateral to be cut and capped. Utility plan shows it to remain. Please update demo plan. **The Demolition Plan C2 has been updated.**
23. Only one new sewer service to the lot. All new buildings should go into the common sewer main. 45-degree bend in sewer before entering SMH1 should be eliminated or eased using 2 non-sequential 22-degree bends. **The Utility Plan C4 has been updated as requested.**
24. Sewer on lot is private, and the City will take no ownership, maintenance, or other responsibility. **Understand.**
25. Show the proposed tapping saddle gate valve where the private water main taps off the City main. **The Utility Plan C4 has been updated as requested.**
26. Add valve or curb stop (size dependent) for water services to each building. **The Utility Plan C4 has been updated as requested.**
27. Do any of these buildings have fire suppression systems? If so, show them and show shut offs with red caps. **The only buildings requiring sprinkler services are Buildings A and D. Utility Plan C4 has been updated as requested.**
28. Flushing hydrant may be necessary if the private water main is not looped. **The water main does not have a terminal deal end.**
29. Leak detection and metering easement necessary here. **See Note 4 on the Easement Plan.**
30. On water service detail, change 2" to size as noted in plan view. **The Detail Q on Sheet D3 has been updated.**
31. Show marking tape above utility lines in all appropriate details. **See Detail I on Sheet D2.**
32. Water service (not 'gate valves') shut off boxes in sidewalks (asphalt or pavers) are to be equipped with buffalo box covers at the finished surface. Use hayes box tops only in loamed areas. **See Detail Q on Sheet D3.**
33. State proposed sizes of water and sewer. Need proposed flows for the development. **See sizes on Sheet C4; Note 8 shows the total water use / flow.**
34. Drainage pipe sizing needed. Flow from the existing building (or half of the existing building) would be better going down Sudbury St drainage as opposed to Hanover St. New drainage should convey stormwater in a similar manner to current stormwater flows. **Drainage pipe sizes are detailed in the Proposed Piping Table on Sheet C5. The front parking lot drains to Sudbury Street, the existing building and rear drains to Foundry Place. This pattern has been maintained in the proposed design.**

35. New driveway onto Hanover needs to be asphalt apron. Tipped curb needs tactile panels if stop sign is present. **The Site Plan C3 has been updated to add the apron and tactile panels.**
36. Solid waste should be collected in Unit A for all buildings. **Space in each building will be provided for solid waste storage (totes), and private pickup will be provided.**
37. Please propose adopt-a-spot plantings for the area between units B 1 and B 2 and Rock St. **See Note 7 on Sheet C3.**
38. Cutting and capping of existing services is to be done at the main. **The Demolition Plan C2 has been updated with this note.**
39. 2 trees to be removed seem to be City trees. Please confirm. **The Landscape Plans have been updated to show the trees and label their removal. The trees are two Ash trees, and the Portsmouth Trees and Greenery Committee has approved their removal, and accepted the new landscaping proposed on city property.**
40. The City has a water meter repeater to the west of the parcel, on City property. Plans show that it may be affected. Show relocation of transmitter if necessary. **The repeater is not impacted, however the plan shows relocating closer to the Hanover sidewalk to enhance coverage.**
41. City council will need to approve any use of City right of way for the private sidewalk, transformer, and grading changes to the west. **The sidewalk along Buildings B1 and B2 has been replaced with single front walkways to Rock Street. The utility infrastructure is at the direction of Eversource to insure system reliability. To the extent that additional approvals beyond TAC are required the applicant will obtain them.**
42. Grading to the west needs more consideration. Retaining wall (or modifications of the existing wall) may be necessary. **The Grading Plan C5 has been updated; we don't believe new retaining walls are needed.**
43. Rock Street parking Area will need to be milled and paved as well if it is being impacted during conduit installation. **A note has been added to Sheet C3.**
44. Foundry place will need to be milled and paved as well if it is being impacted during conduit installation. **A note has been added to Sheet C3.**
45. Why aren't the communications conduits going to communications pedestal? **Upon added review communications will come from existing pole PSNH 17 / 1.**
46. Electric and communication hand holes for buildings C&D should be home runs instead. Looks like junction point should be located between B1 and Building A, and feed B1 C and D from there? **See revised layout.**
47. All buildings need water shut offs before the lines enter the various buildings. **The Utility Plan C4 has been updated with shut-offs.**
48. We need to look at the remaining on-street space on Hanover to determine if it is still viable or can we add more parking. **We believe that the parking is already the maximum; no change is proposed.**
49. Provide easement plan and right of access agreements. **See previous comments regarding those issues.**

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 shows the proposed subdivision lines.
- Easement Plan – This plan shows the proposed easement areas.
- Site Orthophoto – This plan shows the site bird's eye view.
- Existing Conditions Plan C1 – This plan shows the existing site conditions in detail.
- Demolition Plan C2 – This plan shows proposed site demolition prior to construction.
- Site Plan C3 – This plan shows the site development layout with the associated Zoning Table and notations.
- Landscape Plans L1 – L3 - This plan shows the proposed site and off-site landscaping.
- Utility Plan C4 – This plan shows proposed site utilities and drainage.
- Grading Plan C5 - This plan shows the proposed grading and drainage design.
- Lighting Plan C6 - This plan shows proposed site lighting.
- Turning Template T1 and T2 - These plans shows turning movements at the site.
- Architectural Plans - These plans show floor plans and elevations.
- Detail Sheets D1 – D5 - These plans show site construction details.

Additional Submission Information

Trip Generation “Comparison”

Open Space Calculations

Abutting Condominium Site Plan

We look forward to an in-person presentation to the Technical Advisory Committee and the review of this submission and feedback on the proposed design.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Chagnon', with a long horizontal flourish extending to the right.

John R. Chagnon, PE

P:\NH\5010135-Hampshire\_Development\2977.01-Hanover St., Portsmouth-JRC\JN 2977\2024 Site Plan\Applications\City of Portsmouth Site Plan\TAC Review Response Letter 4-23-25.doc

**KEARSARGE MILL RESIDENTIAL DEVELOPMENT  
TRIP GENERATION SUMMARY AND COMPARISON<sup>a</sup>**

	Vehicle Trips <sup>a</sup>		
	(A) Current Development Program (40 units)	(B) March 7, 2025 TIS Development Program (48 units)	(A – B) Difference
Time Period			
Average Weekday	332	384	-52
Weekday Morning Peak-Hour	35	38	-3
Weekday Evening Peak-Hour	38	41	-3

<sup>a</sup>Based on ITE LUC 220, *Multifamily Housing (Low Rise)*.



# City of Portsmouth, New Hampshire

## *Subdivision Application Checklist*

This subdivision application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision review requirements. Please refer to the Subdivision review regulations for full details.

**Applicant Responsibilities (Section III.C):** Applicable fees are due upon application submittal along with required number of copies of the Preliminary or final plat and supporting documents and studies. Please consult with Planning staff for submittal requirements.

Owner: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Applicant: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Site Address 1: \_\_\_\_\_ Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Site Address 2: \_\_\_\_\_ Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Completed Application form. (III.C.2-3)		N/A
<input type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. (III.C.4)		N/A

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Name and address of record owner, any option holders, descriptive name of subdivision, engineer and/or surveyor or name of person who prepared the plat. (Section IV.1/V.1)		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	<b>Preliminary Plat</b> Names and addresses of all adjoining property owners. <b>(Section IV.2)</b> <b>Final Plat</b> Names and addresses of all abutting property owners, locations of buildings within one hundred (100) feet of the parcel, and any new house numbers within the subdivision. <b>(Section V.2)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	North point, date, and bar scale. <b>(Section IV.3/V3)</b>	Required on all Plan Sheets	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	Zoning classification and minimum yard dimensions required. <b>(Section IV.4/V.4)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	<b>Preliminary Plat</b> Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). <b>(Section IV.5)</b> <b>Final Plat</b> Scale (not to be smaller than 1"=100'), Location map (at a scale of 1"=1,000') showing the property being subdivided and its relation to the surrounding area within a radius of 2,000 feet. Said location map shall delineate all streets and other major physical features that may either affect or be affected by the proposed development. <b>(Section V.5)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	Location and approximate dimensions of all existing and proposed property lines including the entire area proposed to be subdivided, the areas of proposed lots, and any adjacent parcels in the same ownership. <b>(Section IV.6)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Dimensions and areas of all lots and any and all property to be dedicated or reserved for schools, parks, playgrounds, or other public purpose. Dimensions shall include radii and length of all arcs and calculated bearing for all straight lines. <b>(Section V.6/ IV.7)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	Location, names, and present widths of all adjacent streets, with a designation as to whether public or private and approximate location of existing utilities to be used. Curbs and sidewalks shall be shown. <b>(Section IV.8/V.7)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				Waiver Requested
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	
<input type="checkbox"/>	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that may influence the design of the subdivision. <b>(Section IV.9/V.8)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	<b>Preliminary Plat</b> Proposed locations, widths and other dimensions of all new streets and utilities, including water mains, storm and sanitary sewer mains, catch basins and culverts, street lights, fire hydrants, sewerage pump stations, etc. <b>(Section IV.10)</b> <b>Final Plat</b> Proposed locations and profiles of all proposed streets and utilities, including water mains, storm and sanitary sewer mains, catchbasins and culverts, together with typical cross sections. Profiles shall be drawn to a horizontal scale of 1"=50' and a vertical scale of 1"=5', showing existing centerline grade, existing left and right sideline grades, and proposed centerline grade. <b>(Section V.9)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	When required by the Board, the plat shall be accompanied by profiles of proposed street grades, including extensions for a reasonable distance beyond the subject land; also grades and sizes of proposed utilities. <b>(Section IV.10)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. <b>(Section IV.11)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	For subdivisions of five (5) lots or more, or at the discretion of the Board otherwise, the preliminary plat shall show contours at intervals no greater than two (2) feet. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grade, together with the final grade elevations shown in figures at all lot corners. If existing grades are not to be changed, then the contours in these areas shall be solid lines. <b>(Section IV.12/ V.12)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. <b>(Section V.10)</b>		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones. <b>(Section V.11)</b>		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Location of all permanent monuments. <b>(Section V.12)</b>		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	



General Requirements <sup>1</sup>			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	<b>1. Basic Requirements: (VI.1)</b>		
<input type="checkbox"/>	a. Conformity to Official Plan or Map		
<input type="checkbox"/>	b. Hazards		
<input type="checkbox"/>	c. Relation to Topography		
<input type="checkbox"/>	d. Planned Unit Development		
<input type="checkbox"/>	<b>2. Lots: (VI.2)</b>		
<input type="checkbox"/>	a. Lot Arrangement		
<input type="checkbox"/>	b. Lot sizes		
<input type="checkbox"/>	c. Commercial and Industrial Lots		
<input type="checkbox"/>	<b>3. Streets: (VI.3)</b>		
<input type="checkbox"/>	a. Relation to adjoining Street System		
<input type="checkbox"/>	b. Street Rights-of-Way		
<input type="checkbox"/>	c. Access		
<input type="checkbox"/>	d. Parallel Service Roads		
<input type="checkbox"/>	e. Street Intersection Angles		
<input type="checkbox"/>	f. Merging Streets		
<input type="checkbox"/>	g. Street Deflections and Vertical Alignment		
<input type="checkbox"/>	h. Marginal Access Streets		
<input type="checkbox"/>	i. Cul-de-Sacs		
<input type="checkbox"/>	j. Rounding Street Corners		
<input type="checkbox"/>	k. Street Name Signs		
<input type="checkbox"/>	l. Street Names		
<input type="checkbox"/>	m. Block Lengths		
<input type="checkbox"/>	n. Block Widths		
<input type="checkbox"/>	o. Grade of Streets		
<input type="checkbox"/>	p. Grass Strips		
<input type="checkbox"/>	<b>4. Curbing: (VI.4)</b>		
<input type="checkbox"/>	<b>5. Driveways: (VI.5)</b>		
<input type="checkbox"/>	<b>6. Drainage Improvements: (VI.6)</b>		
<input type="checkbox"/>	<b>7. Municipal Water Service: (VI.7)</b>		
<input type="checkbox"/>	<b>8. Municipal Sewer Service: (VI.8)</b>		
<input type="checkbox"/>	<b>9. Installation of Utilities: (VI.9)</b>		
<input type="checkbox"/>	a. All Districts		
<input type="checkbox"/>	b. Indicator Tape		
<input type="checkbox"/>	<b>10. On-Site Water Supply: (VI.10)</b>		
<input type="checkbox"/>	<b>11. On-Site Sewage Disposal Systems: (VI.11)</b>		
<input type="checkbox"/>	<b>12. Open Space: (VI.12)</b>		
<input type="checkbox"/>	a. Natural Features		
<input type="checkbox"/>	b. Buffer Strips		
<input type="checkbox"/>	c. Parks		
<input type="checkbox"/>	d. Tree Planting		
<input type="checkbox"/>	<b>13. Flood Hazard Areas: (VI.13)</b>		
<input type="checkbox"/>	a. Permits		
<input type="checkbox"/>	b. Minimization of Flood Damage		
<input type="checkbox"/>	c. Elevation and Flood-Proofing Records		
<input type="checkbox"/>	d. Alteration of Watercourses		
<input type="checkbox"/>	<b>14. Erosion and Sedimentation Control (VI.14)</b>		

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	<b>15. Easements (VI.15)</b> a. Utilities b. Drainage		
<input type="checkbox"/>	<b>16. Monuments: (VI.16)</b>		
<input type="checkbox"/>	<b>17. Benchmarks: (VI.17)</b>		
<input type="checkbox"/>	<b>18. House Numbers (VI.18)</b>		

Design Standards			
	Required Items for Submittal	Indicate compliance and/or provide explanation as to alternative design	Waiver Requested
<input type="checkbox"/>	<b>1. Streets have been designed according to the design standards required under Section (VII.1).</b> a. Clearing b. Excavation c. Rough Grade and Preparation of Sub-Grade d. Base Course e. Street Paving f. Side Slopes g. Approval Specifications h. Curbing i. Sidewalks j. Inspection and Methods		
<input type="checkbox"/>	<b>2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2).</b> a. Design b. Standards of Construction		
<input type="checkbox"/>	<b>3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3).</b> a. Design b. Lift Stations c. Materials d. Construction Standards		
<input type="checkbox"/>	<b>4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4).</b> a. Connections to Lots b. Design and Construction c. Materials d. Notification Prior to Construction		

Applicant's/Representative's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<sup>1</sup> See City of Portsmouth, NH Subdivision Rules and Regulations for details.  
Subdivision Application Checklist/January 2018





EXISTING  
BUILDING

MAP 138/LOT 63

N/F KEARSARGE MILL  
CONDOMINIUM  
361 HANOVER STREET  
PORTSMOUTH, NH 03801  
SEE REF. 1, 2, 3 & 10

MAP 138/LOT 63

PARKING LOT

FILING OF THESE SHEETS IS FOR CONDOMINIUM PURPOSES ONLY, PURSUANT TO RSA 356B. IT DOES NOT CONSTITUTE A SUBDIVISION OF LAND.

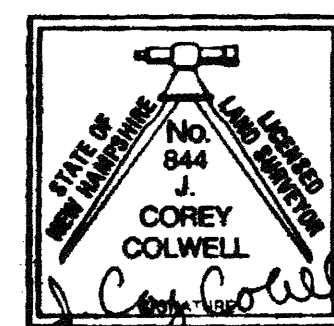
PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 876:18, 19 AND IV AND 672:14:

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

"I CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356 B:20(1), AND THAT ALL UNITS SHOWN ARE EXISTING AS NOTED."

NOTICE: THE PROPERTY DEPICTED BY THIS PLAN REPRESENTS ONE MUNICIPAL LOT WHICH WILL BE OWNED IN COMMON BY THE UNIT OWNERS. INTERNAL LOT LINES DEPICTING LIMITED COMMON AREAS ARE SHOWN IN ORDER TO COMPLY WITH THE REQUIREMENTS OF RSA 356 B:20V AND ARE NOT MEANT TO NOR DO THEY IN FACT REPRESENT MUNICIPAL LOT LINES.

A COPY OF THIS PLAN HAS BEEN FILED WITH THE LOCAL PLANNING BOARD.



LICENSED LAND SURVEYOR

12-21-05

DATE

MAP 126/LOT 30  
N/F MARGARET BRITTON  
P.O. BOX 4302  
PORTSMOUTH, NH 03802-4302  
RCRD 3191-1901

MAP 126/LOT 29  
N/F EDWARD G. GOWEN JR.  
REVOC. LIVING TRUST  
EDWARD G. GOWEN, TRUSTEE  
355 GREAT BAY ROAD  
GREENLAND, NH 03840  
RCRD 4327-2531

MAP 126/LOT 43  
N/F CHRISANTHOS VATISTAS,  
GREGORY VATISTAS & JAMES  
VATISTAS  
332 HANOVER STREET  
PORTSMOUTH, NH 03801  
RCRD 3680-0684

MAP 138/LOT 64  
PARCEL AREA  
= 5,404.23 S.F.

EXISTING  
3 STORY WOOD BUILDING  
WITH 6 DWELLING UNITS  
RCRD 2755-0383

#349  
UNITS 1, 3, 5

#349  
UNITS 2, 4, 6

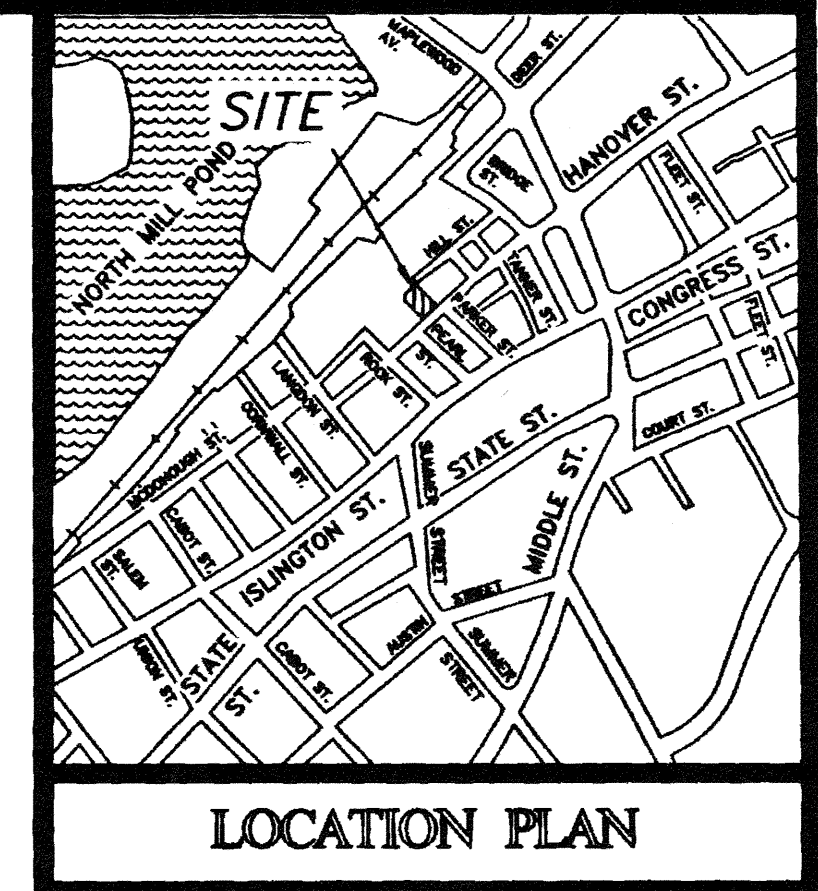
MAP 125/LOT 14  
N/F GERALD TAUBE  
98 COURT STREET  
PORTSMOUTH, NH 03801  
RCRD 2687-311

EXISTING  
2 STORY WOOD  
BUILDING

PROPOSED PARKING EASEMENT FROM MAP  
125/LOT 14 TO MAP 138/LOT 64.  
EASEMENT AREA: 644.28 S.F., 0.0148 AC.

## LEGEND:

MRB ZONE MIXED RESIDENTIAL BUSINESS ZONE  
MRO ZONE MIXED RESIDENTIAL OFFICE ZONE  
N/F NOW OR FORMERLY  
OHE OVERHEAD UTILITIES  
RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS  
R.O.W. RIGHT OF WAY  
WSO WATER SHUT OFF  
WOOD FENCE  
PROPERTY LINE  
RIGHT OF WAY  
IRON ROD TO BE SET  
UTILITY POLE  
WATER SHUT OFF



## NOTES:

1. PARCEL IS SHOWN ON CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 64.
2. PARCEL IS LOCATED IN THE MRO (MIXED RESIDENTIAL OFFICE) ZONE.
3. PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE.
4. OWNER OF RECORD: GERALD & LORRAINE A. TAUBE  
316 FROST STREET  
DURHAM, NH 03824  
RCRD 2755-383
5. TOTAL LOT AREA: 5,404 S.F., 0.12 AC.  
SUBMITTED AREA: 5,404 S.F., 0.12 AC.  
COMMON AREA: 5,404 S.F., 0.12 AC.  
OPEN SPACE: 1184 S.F., 0.027 AC. (22%)  
LIMITED COMMON AREA:  
UNIT 349-1: 562 S.F.  
UNIT 349-2: 553 S.F.  
UNIT 349-3: 777 S.F.  
UNIT 349-4: 568 S.F.  
UNIT 349-5: 582 S.F.  
UNIT 349-6: 819 S.F.

6. ZONE REQUIREMENTS: MRO ZONE  
MINIMUM LOT AREA: 7,500 S.F.  
MINIMUM CONTINUOUS STREET FRONTAGE: 100'  
MINIMUM LOT DEPTH: 80'  
MINIMUM FRONT YARD: 5'  
MINIMUM SIDE YARD: 10'  
MINIMUM REAR YARD: 15'  
MAXIMUM STRUCTURE COVERAGE/LOT: 40%  
MINIMUM OPEN SPACE/LOT: 25%

## REFERENCE PLANS:

1. "SUBDIVISION OF LAND OF PORTSMOUTH MFG. & POWER CO." DATED NOV. 1925 BY JOHN W. DURGIN. RCRD PLAN # 0365.
2. "LAND IN PORTSMOUTH PORTS MFG. & POWER CO. TO HAROLD S. WOODS" DATED NOV. 1926 BY JOHN W. DURGIN. RCRD PLAN # 00389.
3. "PLAN OF LAND IN PORTSMOUTH, N.H. PORTSMOUTH MFG. & POWER CO. TO FRANK E. BROOKS" DATED FEB. 1918 BY JOHN W. DURGIN. RCRD PLAN #076.
4. "PLAN OF SEVEN LOTS SITUATE IN PORTSMOUTH, BELONGING TO A.W. & G.W. HAVEN" DATED 1848. RCRD PLAN #337-59.
5. "LAND TO BE LEASED NEAR PASS: STA. BOSTON & MAINE R.R. TO PORTSMOUTH FORGE, PORTSMOUTH FORGE TO BOSTON & MAINE R.R." DATED DEC. 1906 BY H. BISSELL. RCRD PLAN #A-00478.
6. "LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO ROGER E. MOULTON AND CHESTER R. GOODWIN" DATED MAR. 1950 BY J.P. CROBIN. RCRD PLAN #01684.
7. "LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO RAYLEN REALTY COMPANY" DATED JULY 1960 BY J.F. KERWIN. RCRD PLAN #03276.
8. "LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE CORPORATION TO DEER STREET ASSOCIATES" DATED DEC. 31, 1985. REV. DATE: JUN. 2, 1986 BY KIMBALL CHASE CO. INC. (PLAN NOT RECORDED).
9. "LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE CORPORATION TO DEER STREET ASSOCIATES" DATED SEPT. 26, 1986 BY EMERY ENGINEERING. RCRD PLAN #0-17148.
10. "KEARSARGE MILLS CONDOMINIUM PLANS FOR MAYFAIR REALTY TRUST CAMBRIDGE PORT TRUST" DATED APR. 15, 1986 BY KIMBALL CHASE CO. INC. RCRD PLAN #0-14855.
11. "STATION MAP-LANDS CONCORD AND PORTSMOUTH R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 0+0 TO STATION 33+ DATED JUNE 30, 1914 REV. DATE: DEC. 1986 BOSTON & MAINE R.R."
12. "LOT LINE RELOCATION PLAN FOR HAROLD B. & SUZANNE M. WATT AND DIXIE L. PAPPAS" DATE: FEB. 5, 1982 BY RICHARD P. MILLETTE AND ASSOC. RCRD PLAN #C-10673.
13. "PLAT OF LAND FOR ROCCO M. & GAIL SIMONE" DATED AUG. 1985 BY PARKER SURVEY ASSOC. INC. RCRD PLAN #B-14338.

REV. 6	REVISE PARKING	12/20/05
REV. 5	ADD CONDOMINIUM NAME, REVISE PARKING	12/13/05
REV. 4	REVISE PARKING LOCATIONS	11/28/05
REV. 3	ADD LCA'S	11/17/05
REV. 2	NO CHANGES THIS SHEET	11/11/05
REV. 1	ADD PARKING EASEMENT	06/14/05



**MILLETTE, SPRAGUE & COLWELL, INC.**  
CIVIL ENGINEERS LAND SURVEYORS

CONDOMINIUM SITE PLAN  
FOR  
HANOVER PLACE CONDOMINIUM

349 HANOVER STREET  
COUNTY OF ROCKINGHAM  
PORTSMOUTH, NH

SCALE: 1"=10' (IN FEET) DATE: SEPTEMBER 28, 2004  
JOHN HART MANSION, 408 - THE HILL, P.O. BOX 427, PORTSMOUTH, NH (603)43-2222  
http://www.mscenginc.com

D-33379

Sheet 1 of 3

SHEET 1 OF 3

# 04148



# PROPOSED DEVELOPMENT

## 361 HANOVER STREET

### PORTSMOUTH, NEW HAMPSHIRE

# SITE PERMIT PLANS

**OWNER/APPLICANT:**

361 HANOVER STEAM  
FACTORY, LLC  
41 INDUSTRIAL DRIVE UNIT 20  
EXETER, NH 03833  
TEL. (603) 778-9999

**CIVIL ENGINEER/LAND  
SURVEYOR:**

HALEY WARD, INC.  
200 GRIFFIN ROAD, UNIT 3  
PORTSMOUTH, N.H. 03801  
TEL. (603) 430-9282

**ARCHITECT:**

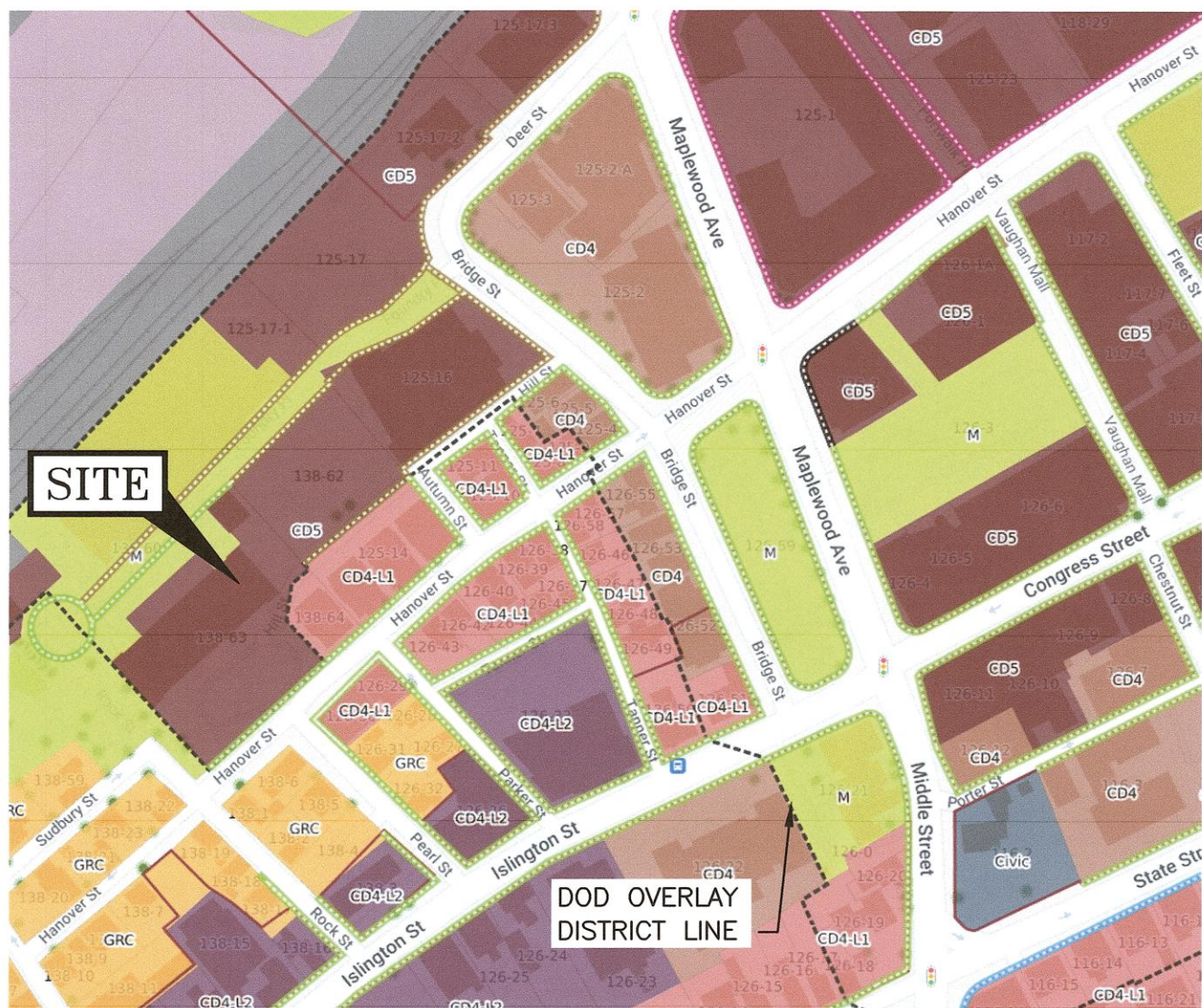
SCOTT BROWN  
29 WATER STREET, SUITE 209  
NEWBURYPORT, MA 01950  
TEL. (978) 465-3535

**PLANNING CONSULTANT:**

NICHOLAS CRACKNELL  
TEL. (978) 270-4789

**LAND USE ATTORNEY:**

BOSEN & ASSOCIATES  
266 MIDDLE STREET  
PORTSMOUTH, N.H. 03801  
TEL. (603) 427-5500



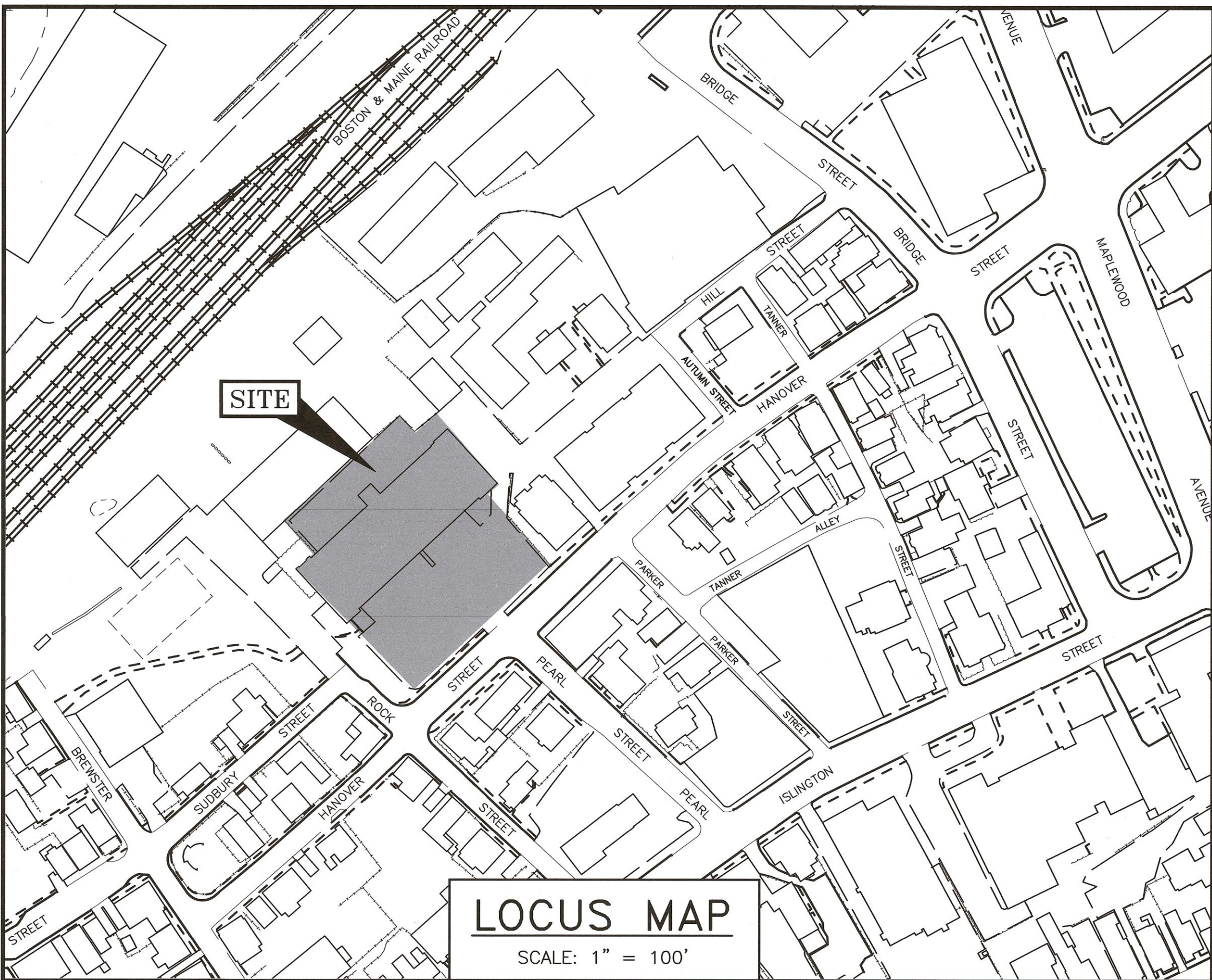
MAP 10.5A21A  
CHARACTER DISTRICTS  
AND CIVIC DISTRICTS

**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  
**Overlay Districts**  
DLOD Osprey Landing Overlay District  
DOWD Downtown Overlay District  
Historic District

MAP 10.5A21B  
BUILDING HEIGHT  
STANDARDS

**Height requirement area**  
1 Story 20'  
2 Stories 35'  
2.5 Stories (short 3rd) 35'  
2.5 Stories 40'  
2.5 Stories (short 4th) 45'  
2.5 Stories 50'  
2.5 Stories (short 5th) 60'  
2.5 Stories 60'  
**Maximum building height\***  
20'  
35'  
40'  
45'  
50'  
60'  
60'

\*Penthouse Levels may exceed the building height by 2 feet.



LOCUS MAP

SCALE: 1" = 100'

## INDEX OF SHEETS

DWG. NO.	
-	SUBDIVISION PLAN
-	EASEMENT PLAN
-	SITE ORTHOPHOTO
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE PLAN
L1-L3	LANDSCAPE PLANS
C4	UTILITY PLAN
C5	GRADING PLAN
C6	LIGHTING PLAN
T1	PASSENGER VEHICLE TURNING TEMPLATE
T2	FIRE TRUCK TURNING TEMPLATE
-	ARCHITECTURAL PLANS
D1-D5	DETAILS

## UTILITY CONTACTS

**ELECTRIC:**  
EVERSOURCE  
1700 LAFAYETTE ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 436-7708, Ext. 555.5678  
ATTN: NICHOLAS KOSKO

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

**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

**PERMIT LIST:**  
PORTSMOUTH ZONING BOARD: APPROVED 19 FEBRUARY 2025  
PORTSMOUTH SITE REVIEW: PENDING

**SITE EXCAVATION NOTE:**

ARCHAEOLOGIST SHALL BE IDENTIFIED AND HIRED TO BE ON CALL FOR THE DURATION OF THE PROJECT IN CASE EVIDENCE OF A BURIAL GROUND IS DISCOVERED.

SITE EVACUATION SHALL FOLLOW PROCEDURES AS OUTLINED IN THE FOLLOWING STATUTES:

RSA 227-C:8-A DISCOVERY OF REMAINS AND NOTIFICATION OF AUTHORITIES (CONSTRUCTION SITES).

RSA 289:3 CEMETERIES-LOCATIONS (25 FEET FROM KNOWN CEMETERY LOCATION).

IF REMAINS ARE ENCOUNTERED CONTACT:

MARK DOPERSKI  
STATE ARCHAEOLOGIST  
DIVISION OF HISTORICAL RESOURCES  
NH DEPARTMENT OF NATURAL AND CULTURAL RESOURCES  
172 PEMBROKE ROAD  
CONCORD, NH 03301  
http://www.nh.gov/nhdhr

## LEGEND:

EXISTING	PROPOSED	
S	S	PROPERTY LINE
SL	SL	SETBACK
G	G	SEWER PIPE
D	D	SEWER LATERAL
W	W	GAS LINE
WS	WS	STORM DRAIN
UGE	UGE	WATER LINE
OHV	OHV	WATER SERVICE
UD	UD	UNDERGROUND ELECTRIC
		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

**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

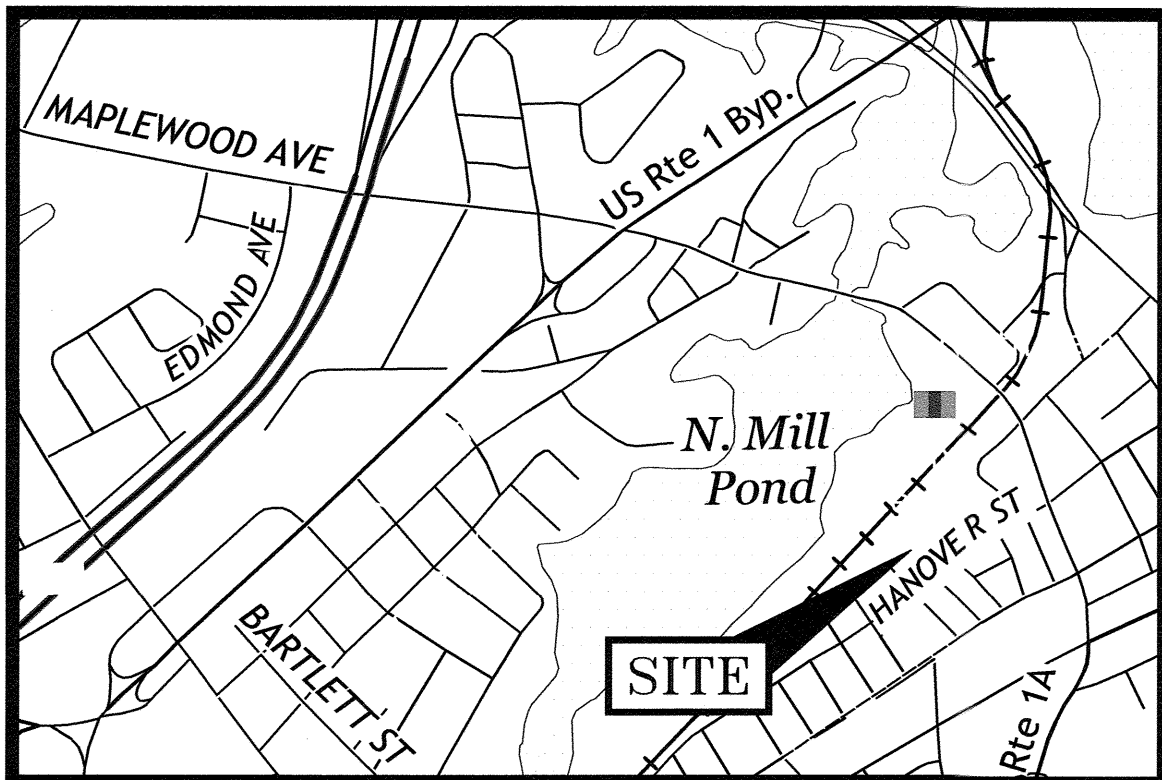
**SITE PERMIT PLANS**  
**PROPOSED DEVELOPMENT**  
**361 HANOVER STREET**  
**PORTSMOUTH, N.H.**

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

PLAN SET SUBMITTAL DATE: 11 APRIL 2025

5010135.2977.01





LOCATION MAP

SCALE: 1" = 1000'

PLAN REFERENCES:

- 1) "PLAN OF LAND IN PORTSMOUTH, N.H. PORTSMOUTH MFG & POWER CO. TO FRANKIE BROOKS" BY JOHN W. DURGIN. DA TED FEBRUARY 1918. RCRD PLAN 078.
- 2) "SUBDIVISION OF LAND OF PORTSMOUTH MFG. & POWER CO. PORTSMOUTH, N.H." BY JOHN W. DURGIN. DATED NOVEMBER 1925. RCRD PLAN #36B.
- 3) "LAND IN PORTSMOUTH, N.H. PORTS. MFG. & POWER CO. TO HAROLD S. WOODS" BY JOHN W. DURGIN. DATED NOVEMBER 1926. RCRD PLAN #389.
- 4) "CONDOMINIUM SITE PLAN FOR HANOVER PLACE CONDOMINIUM 349 HANOVER STREET COUNTY OF ROCKINGHAM PORTSMOUTH, NH" BY MILLETTE, SPRAGUE & COLWELL, INC. DATED SEPTEMBER 28, 2004 LAST REVISED DECEMBER 20, 2005. RCRD PLAN D-33379.
- 5) "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 STA TE OF NEW HAMPSHIRE" BY AMBIT ENGINEERING, INC. DA TED JULY 2015. RCRD PLAN D-39699.
- 6) "KEARSARGE MILLS CONDOMINIUM PLANS" BY KIMBALL CHASE COMPANY, INC. DATED APRIL 15, 1986. RCRD PLAN D-14855.
- 7) "BOUNDARY LINE AGREEMENT PLAN KEARSARGE MILL CONDOMINIUMS PORTSMOUTH, N.H." BY JONES & BEACH ENGINEERS, INC. DATED APRIL 10, 1997 LAST REVISED APRIL 21, 1997. RCRD PLAN D-25421.
- 8) "AMENDED SITE PLAN, KEARSARGE MILL CONDOMINIUMS, 1 HANOVER STREET PORTSMOUTH, NH" BY KIMBALL CHASE CONSULTING ENGINEERS DATED 04-14-06 AND LAST REVISED 02-16-07. RCRD PLAN D-34716.

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N47°00'11"E	18.00'
L2	S43°03'50"E	1.78'
L3	N46°55'30"E	30.75'
L4	N43°04'30"W	29.30'
L5	N46°55'30"E	20.00'
L6	N43°04'30"W	1.80'
L7	N46°55'30"E	24.05'
L8	N42°30'12"W	17.65'
L9	S46°42'22"W	2.04'
L10	N43°17'38"W	43.88'
L11	N46°55'30"E	1.12'

"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."

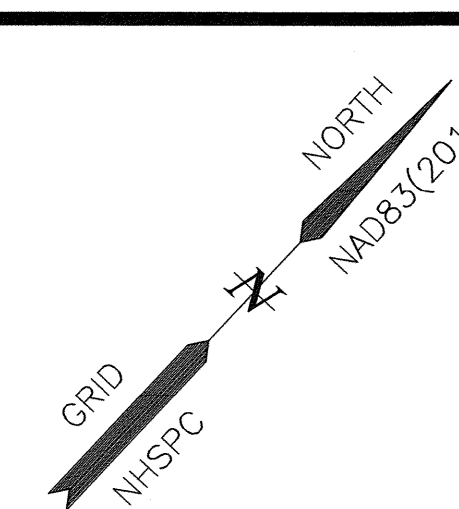
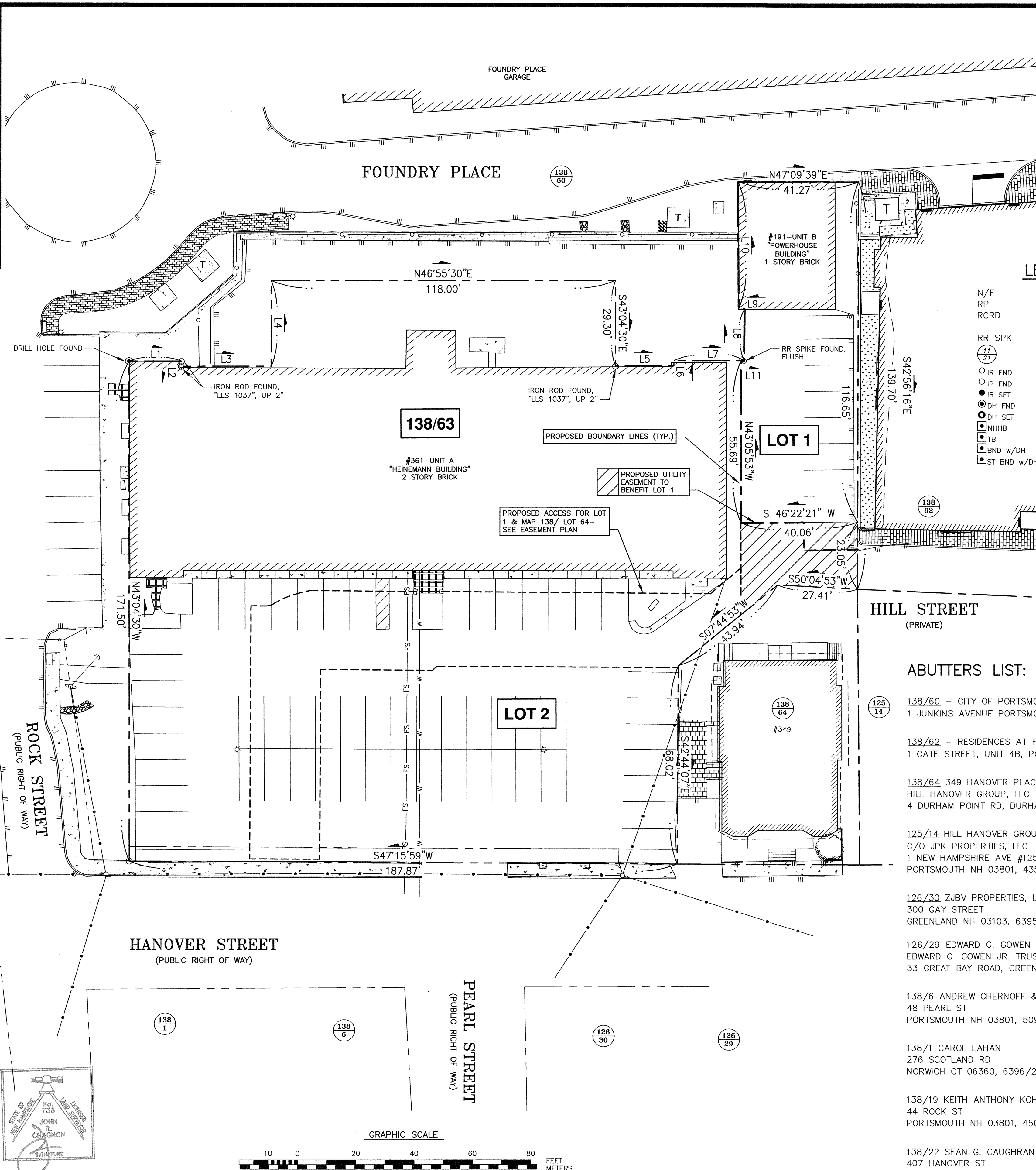
JOHN R. CHAGNON, LLS

4-11-25  
DATE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



LEGEND

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

ABUTTERS LIST:

- 138/60 - CITY OF PORTSMOUTH  
1 JUNKINS AVENUE PORTSMOUTH NH 03801, 5848/0666
- 138/62 - RESIDENCES AT FOUNDY PLACE, LLC  
1 CATE STREET, UNIT 4B, PORTSMOUTH NH 03801, 6475/1570
- 138/64 349 HANOVER PLACE CONDOS MASTER CARD  
HILL HANOVER GROUP, LLC  
4 DURHAM POINT RD, DURHAM NH 03824, 4356/0010
- 125/14 HILL HANOVER GROUP, LLC.  
C/O JPK PROPERTIES, LLC  
1 NEW HAMPSHIRE AVE #125  
PORTSMOUTH NH 03801, 4356/0010
- 126/30 ZJBV PROPERTIES, LLC  
300 GAY STREET  
GREENLAND NH 03103, 6395/1921
- 126/29 EDWARD G. GOWEN JR. REVOCABLE LIVING TRUST  
EDWARD G. GOWEN JR. TRUSTEE  
33 GREAT BAY ROAD, GREENLAND, NH 03840, 4327/2531
- 138/6 ANDREW CHERNOFF & REBEKAH CHERNOFF  
48 PEARL ST  
PORTSMOUTH NH 03801, 5096/0104
- 138/1 CAROL LAHAN  
276 SCOTLAND RD  
NORWICH CT 06360, 6396/2229
- 138/19 KEITH ANTHONY KOHLER & NICOLE GABRIELLE LAPIERRE  
44 ROCK ST  
PORTSMOUTH NH 03801, 4505/0807
- 138/22 SEAN G. CAUGHAN  
407 HANOVER ST  
PORTSMOUTH NH 03801, 3289/1071

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 138 AS LOT 63.
- 2) OWNERS OF RECORD:  
UNIT A:  
361 HANOVER STEAM FACTORY, LLC  
41 INDUSTRIAL DRIVE UNIT 20  
EXETER, N.H. 03833  
6352/2959  
  
UNIT B:  
POWERHOUSE REALTY TRUST  
C/O ADAMS DAVID B. TRUSTEE  
210 GATES STREET  
PORTSMOUTH, NH 03801  
5419/1223
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021.
- 4) LOT AREAS:  
EXISTING  
43,245 S.F.  
0.9928 AC.  
  
PROPOSED LOT 1  
4,717 S.F.  
0.1083 AC.  
  
PROPOSED LOT 2  
38,528 S.F.  
0.8845 AC.
- 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 5 (CD5), NORTH END INCENTIVE OVERLAY DISTRICT (NEIOD) AND DOWNTOWN OVERLAY DISTRICT.
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SUBDIVISION OF TAX MAP 139, LOT 63 IN PORTSMOUTH, NH INTO 2 LOTS.
- 7) PARCEL IS BURDENED BY THE FOLLOWING EASEMENTS:  
A) ACCESS EASEMENT TO THE CITY OF PORTSMOUTH TO ALLOW ACCESS TO A PARKING AREA.  
SEE R.C.R.D. 4735/2971  
  
B) ACCESS EASEMENT TO HANOVER PLACE CONDOMINIUM ASSOCIATION. THIS EASEMENT TO BE RE-DEFINED.
- 8) THE PARCEL HAS THE BENEFIT OF A REVOCABLE LICENSE BETWEEN THE CITY OF PORTSMOUTH AND THE KEARSARGE MILL UNIT ON THE PLAN ENTITLED "KEARSARGE MILL CONDOMINIUMS HANOVER STREET, PORTSMOUTH, NH SITE PLAN AMENDMENT" PREPARED BY KIMBALL CHASE CONSULTING ENGINEERS DATED APRIL 14, 2006, LICENSE AND SITE PLAN ARE AVAILABLE WITH THE RECORDS OF THE CITY OF PORTSMOUTH. SEE ALSO PLAN REFERENCE #6.
- 9) PROPERTY CORNERS WILL BE SET PRIOR TO RECORDING.

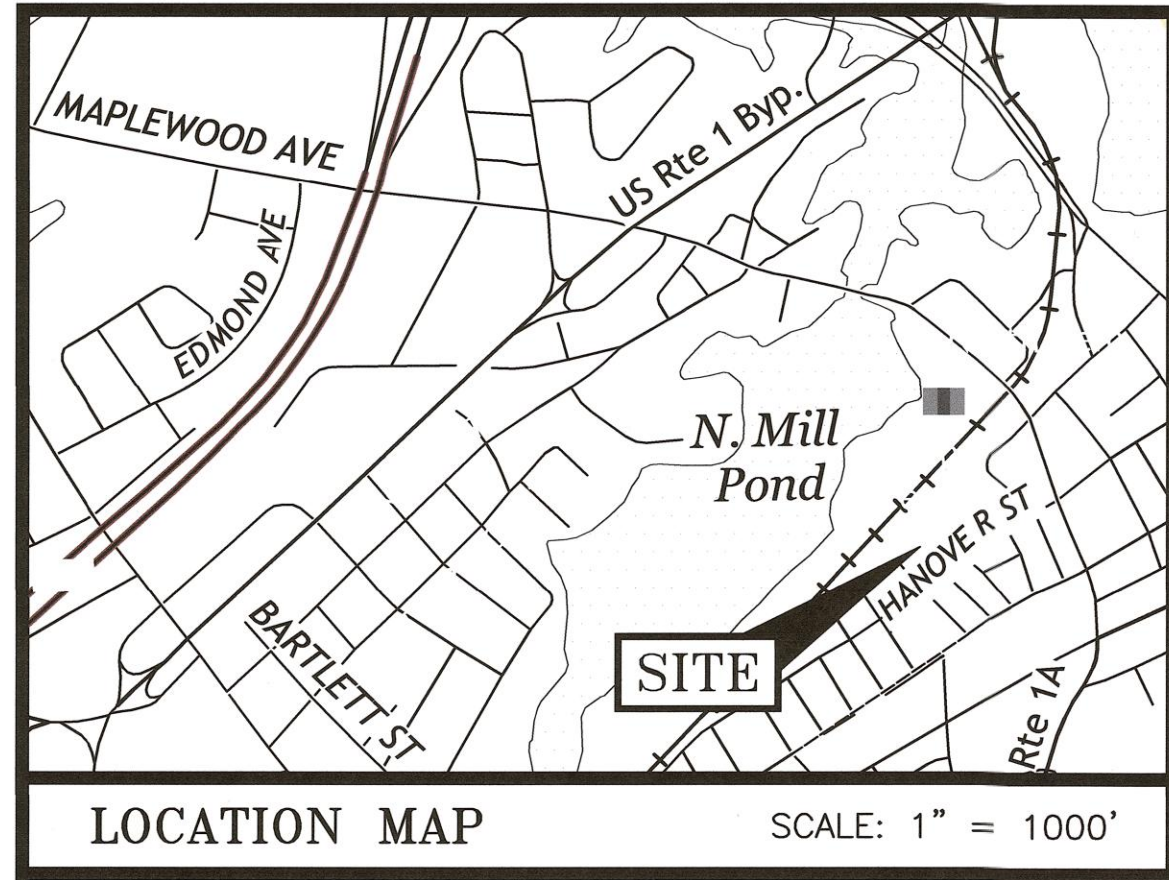
NO.	DESCRIPTION	DATE
3	EASEMENTS	4/11/25
2	PARKING, ACCESS ESMT., ABUTTER DETAIL	3/25/25
1	NOTE 7	12/3/24
0	ISSUED FOR COMMENT	4/3/24
REVISIONS		

SUBDIVISION PLAN  
TAX MAP 138 - LOT 63  
  
KEARSARGE MILL UNIT OWNERS  
ASSOCIATION  
OWNERS: 361 HANOVER STEAM  
FACTORY, LLC & POWERHOUSE REALTY  
TRUST  
FOUNDY PLACE & HANOVER STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

SCALE: 1"=20'

JANUARY 2024



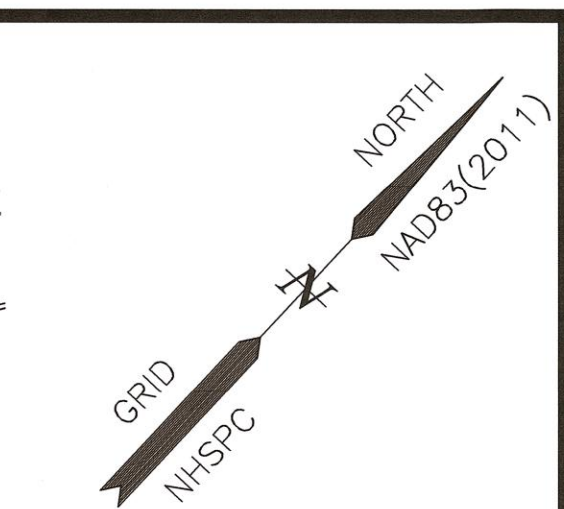
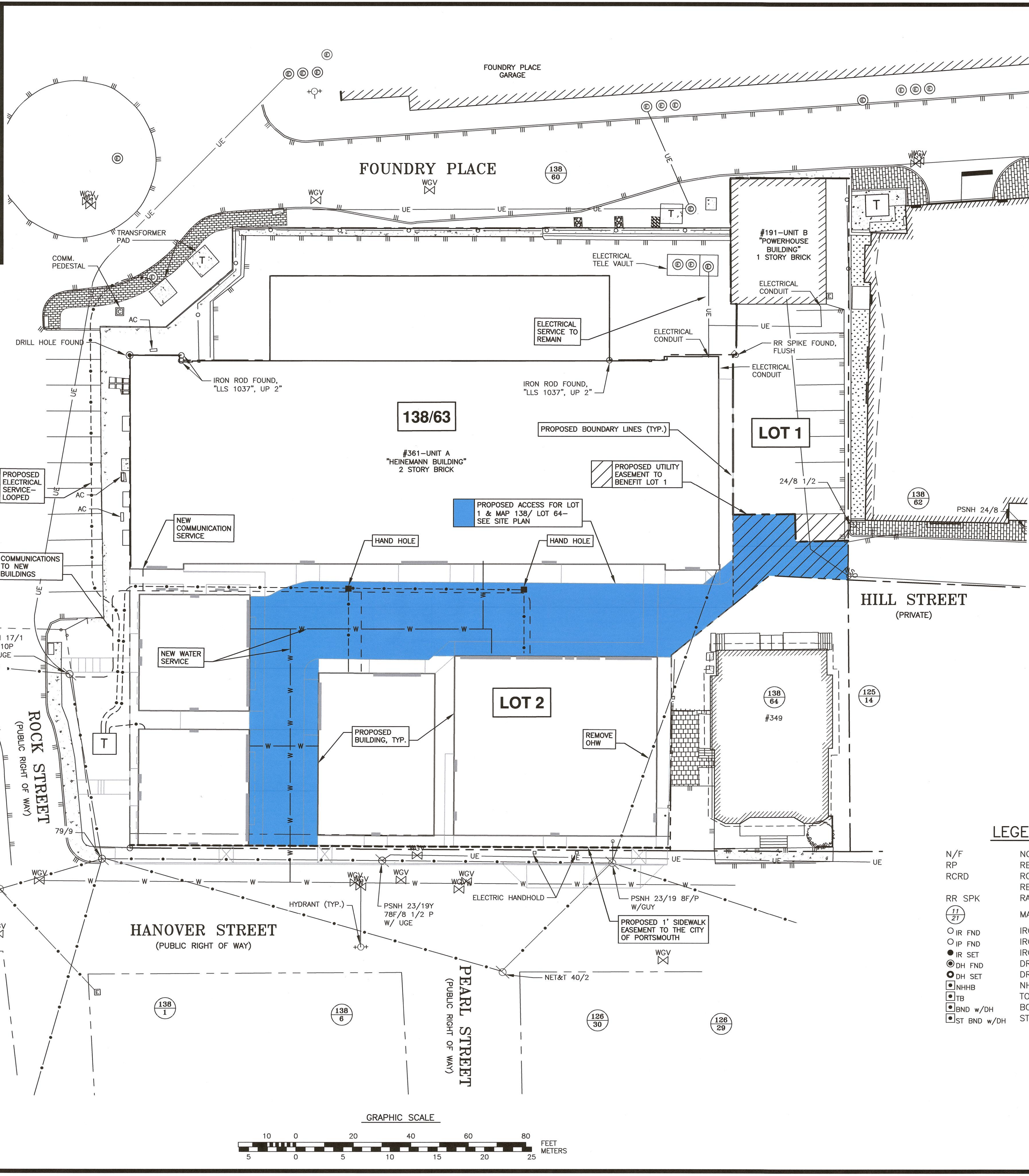


**LOCATION MAP** SCALE: 1" = 1000'

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

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

**JOHN R. CHAGNON, LLS 738** DATE **4.11.25**



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

200 Griffin Road, Unit 3  
Portsmouth, NH 03801  
603.436.2315

WWW.HALEYWARD.COM

**NOTES:**

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 138 AS LOT 63.

2) OWNERS OF RECORD:

UNIT A:  
361 HANOVER STEAM FACTORY, LLC  
41 INDUSTRIAL DRIVE UNIT 20  
EXETER, N.H. 03833  
6352/2959

UNIT B:  
POWERHOUSE REALTY TRUST  
C/O ADAMS DAVID B. TRUSTEE  
210 GATES STREET  
PORTSMOUTH, NH 03801  
5419/1223

3) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED EASEMENT ON TAX MAP 139, LOT 63 IN PORTSMOUTH, NH.

4) PARCELS WILL BE SUBJECT TO A BLANKET WATER SERVICE EASEMENT TO THE CITY OF PORTSMOUTH TO INCLUDE LEAK DETECTION AND METERING.

5) PARCEL WILL BE SUBJECT TO ELECTRIC SERVICE EASEMENTS TO EVERSOURCE.

**LEGEND**

- N/F  
RP  
RCRD  
RR SPK  
1/21  
O IR FND  
O IP FND  
● IR SET  
● DH FND  
● DH SET  
■ NHHB  
■ BND w/DH  
■ ST BND w/DH
- 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

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	04/11/25
0	ISSUED FOR COMMENT	04/03/25

**EASEMENT PLAN**  
**TAX MAP 138 - LOT 63**

**KEARSAGE MILL UNIT OWNERS ASSOCIATION**

OWNERS: 361 HANOVER STEAM FACTORY, LLC & POWERHOUSE REALTY TRUST

FOUNDRY PLACE & HANOVER STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

SCALE: 1"=20' JANUARY 2024

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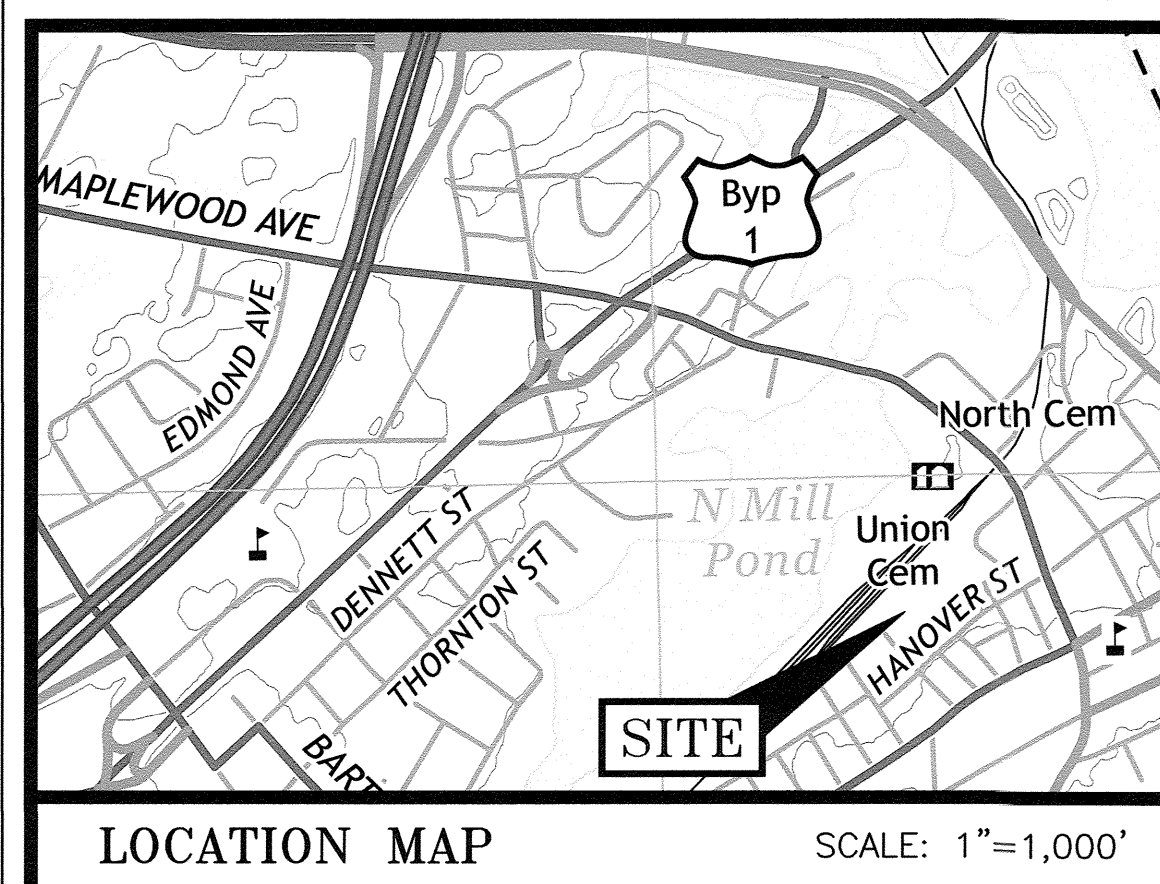


- NOTES:
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 138 AS LOT 63.
- 2) APPLICANT:  
361 HANOVER STEAM FACTORY, LLC  
41 INDUSTRIAL DRIVE UNIT 20  
EXETER, NH 03833  
6352/2959
- 3) THE PURPOSE OF THIS PLAN IS TO SHOW SITE FEATURES AS OF FEBRUARY 2023 ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 LOT 63.

0	ISSUED FOR COMMENT	4/3/24
NO.	DESCRIPTION	DATE
REVISIONS		

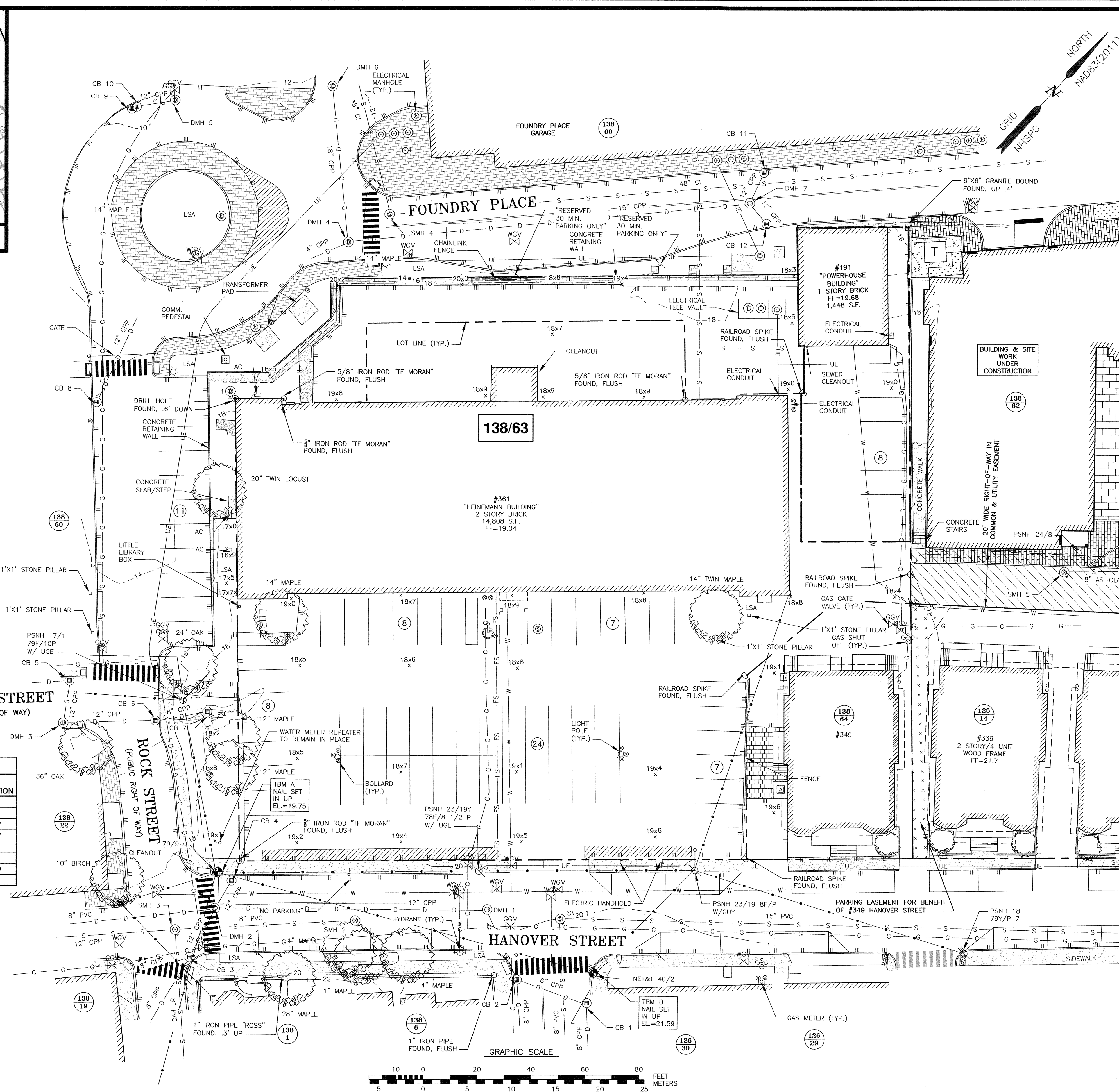
SITE ORTHOPHOTO  
TAX MAP 138 – LOT 63  
361 HANOVER STEAM FACTORY, LLC  
FOUNDRY PLACE & ROCK STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE






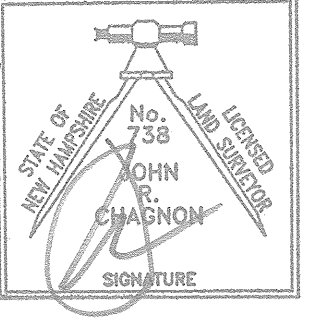
STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
CB 1	EX	20.66	8" CPP		17.46	SW
			8" CPP	17.51		SE
CB 2	EX	20.35	12" CPP		15.70	NW
			8" CPP	15.80		NE
			8" CPP	16.50		SE
CB 3	EX	19.29	12" CPP		15.64	NW
			8" CPP	16.24		SW
			8" CPP	16.29		SE
CB 4	EX	18.90	12" CPP		15.65	SE
CB 5	EX	15.00	12" CPP		10.00	SW
			12" CPP	10.00		SE
CB 6	EX	15.60	12" CPP		12.85	SW
			8" CPP	13.20		NE
CB 7	EX	17.43	8" CPP		16.28	SW
CB 8	EX	12.15	12" CPP		7.45	NW
CB 9&10	EX	9.76	12" CPP		5.86	NE
CB 11	EX	10.07	12" CPP		6.17	SE
CB 12	EX	10.22	12" CPP		6.92	W
DMH 1	EX	19.81	12" CPP		15.56	SW
			12" CPP	15.56		E
DMH 2	EX	19.08	12" CPP		15.03	SW
			12" CPP	15.03		NE
			12" CPP	15.43		NW
			12" CPP	15.43		SE
DMH 3	EX	15.30	12" CPP		10.65	NW
			12" CPP	10.65		NE
DMH 4	EX	11.86	18" CPP		5.46	NW
			15" CPP	5.56		NE
			4" PVC	9.36		S
DMH 5	EX	9.87	NO DATA			
DMH 6	EX	11.84	NO DATA			
DMH 7	EX	10.19	18" CPP		6.29	SW
			12" CPP	6.44		NW
			12" CPP	6.39		E

SEWER STRUCTURE TABLE						
STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
SMH 1	EX	20.06	15" PVC		14.36	NE
			8" PVC	14.41		SE
SMH 2	EX	19.31	8" PVC		12.91	SW
SMH 3	EX	19.15	8" PVC		11.45	SW
			8" PVC	11.60		NE
			8" PVC	13.90		SE
SMH 4	EX	12.23	48" CI	-0.77		NW
			48" CI		-0.77	NE



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

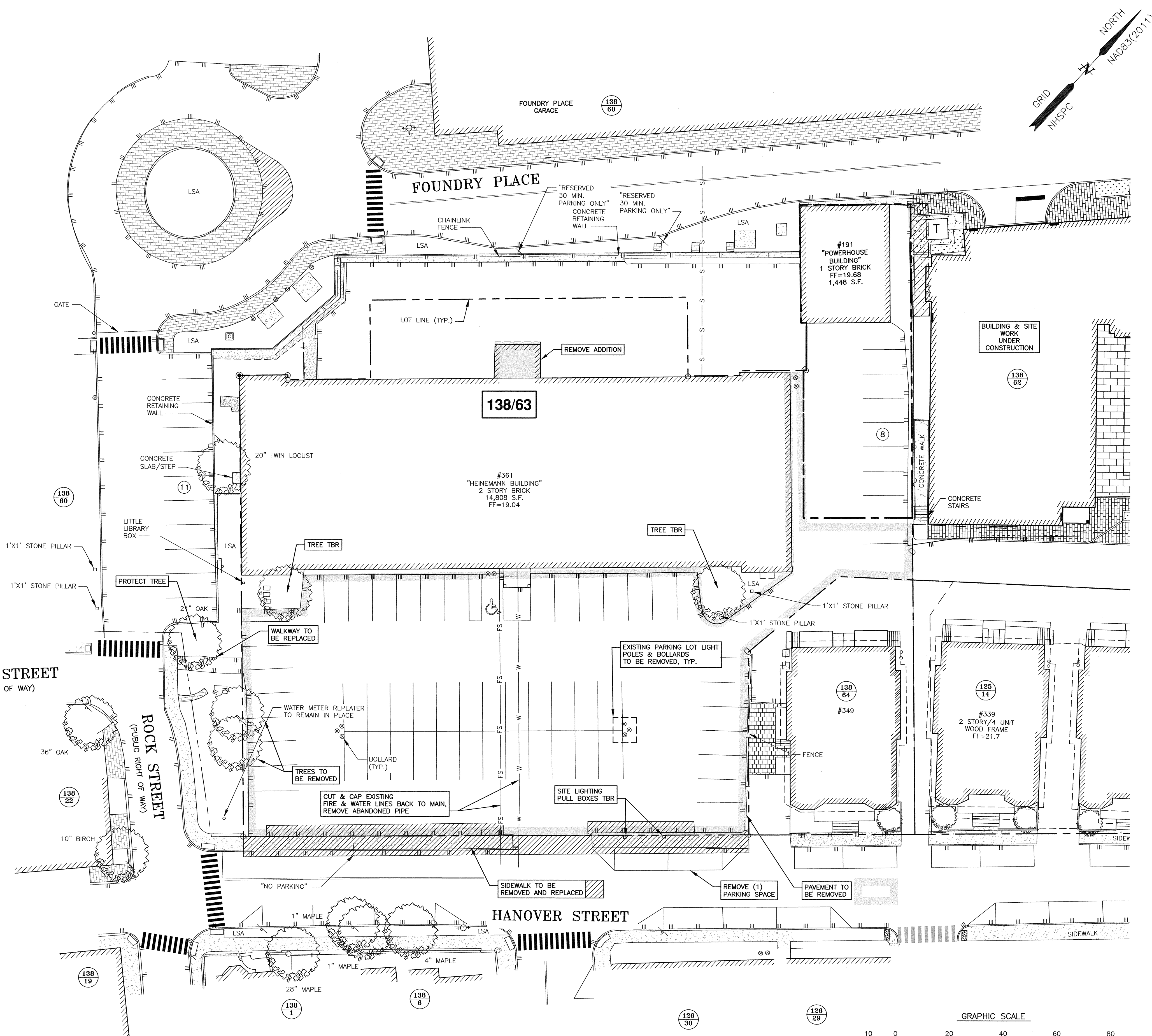
JOHN R. CHAGNON, LLS DATE

<div><div>HALEY WARD ENGINEERING   ENVIRONMENTAL   SURVEYING 200 Griffin Rd. Unit 14 Portsmouth, New Hampshire 03801 603.430.9282</div></div> <div>WWW.HALEYWARD.COM</div>			
<div>NOTES:</div> <div><div>1. PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 63.</div><div>2. OWNER OF RECORD: 361 HANOVER STEAM FACTORY, LLC 41 INDUSTRIAL DRIVE UNIT 20 EXETER, N.H. 03833 6352/2959</div><div>3. PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F. JANUARY 29 2021.</div></div> <div>EXISTING LOT AREA: 38,528 S.F.</div> <div>4. PARCEL IS LOCATED IN CHARACTER DISTRICT 5 (CD5), NORTH END INCENTIVE OVERLAY DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.</div> <div>DIMENSIONAL REQUIREMENTS: SEE ZONING ORDINANCE</div> <div>5. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 63, AS AMENDED.</div> <div>6. VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.</div>			
<div>SITE REDEVELOPMENT 361 HANOVER STREET PORTSMOUTH, N.H.</div>			
1	WATER METER REPEATER, UTILITIES		4/11/25
0	ISSUED FOR COMMENT		03/14/25
NO.	DESCRIPTION		DATE
REVISIONS			
<div><div></div></div>			
SCALE: 1"=20'		JANUARY 2024	
EXISTING CONDITIONS PLAN		C1	
FB 444 & PG 1		5010135.2977.01	



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) 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.
- J) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- K) 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



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

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) COORDINATE ACCESS IN STREET/ROW AREAS ADJACENT TO DEMOLITION TO INSURE SAFE PASSAGE. UTILIZE DETOURS IF NEEDED.
- 5) EXISTING UTILITIES TO BE ABANDONED SHALL BE REMOVED TO THE UTILITY MAIN AND CAPPED PER THE UTILITY COMPANY REQUIREMENT.

SITE REDEVELOPMENT  
361 HANOVER STREET  
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	NOTES PER TAC REVIEW	04/11/25
1	LIMIT OF PAVEMENT DEMO	03/26/25
0	ISSUED FOR COMMENT	03/14/25

REVISIONS

JOHN CHAGNON  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF NEW HAMPSHIRE  
NO. 651

SCALE: 1"=20' JANUARY 2024

DEMOLITION  
PLAN

C2



ZONING DEVELOPMENT STANDARD						
CD5: CHARACTER DISTRICT 5, DOD: DOWNTOWN OVERLAY DISTRICT						
	REQUIRED	EXISTING	PROPOSED - Building A	PROPOSED - Building B1/B2	PROPOSED - Building C	PROPOSED - Building D
Height	2-3 stories 40'	2 stories 18' +/-	3 stories with attic 40'	3 stories 36'	3 stories 36'	3 stories with attic 40'
Permitted uses	may exceed bldg height by 2'	N/A	N/A	N/A	N/A	N/A
Roof appearance	may exceed bldg height by 10'	<10'	<10'	No	No	<10'
Facade Types		N/A	N/A	N/A	N/A	N/A
Building Types	commercial, live-work, mixed use, flex space & community.	Commercial	Apartment	Duplex	Duplex	Apartment
Front (principle) max S/B	5'	5'	5'	5'	5'	5'
Front (secondary) max S/B	5'	5'	5'	5'	5'	5'
Side S/B	NR	NR	NR	NR	NR	NR
Rear yard S/B	5'	N/A	N/A	>5'	>5'	>5'
Front lotline buildout	80% min	100%	100%	80%	80%	80%
Lot area (sf)	NR	N/A	N/A	N/A	N/A	N/A
LOT area per dwelling	NR	N/A	N/A	N/A	N/A	N/A
Building coverage, maximum	95%	38%	47%	8%	6%	5.0%
Maximum building footprint	20,000	14,808	18,082	3,120	2,240	4,340
Ground floor area per use, max	15,000	14,808	<15,000	3,120	2,240	4,340
Open space, minimum	3%	<5%	>5%	>5%	>5%	>5%
Permitted uses		Commercial	Residential	Residential	Residential	Residential
Block length, max (ft)	225	205'	65'	82'	40'	70'
Facade modulation length, max (ft)	100	205	65'	82'	40'	72'
Entrance spacing, max (ft)	50	>50'	50	20'	20'	<50'
Floor height above sidewalk, max	36"	0'	0'	15"	15"	2'
Ground story height, min	12'	10'	10.5'	12'	12'	12'
Second story height, min	10'	10'	10.5'	11'	11'	11'
Glazing, shopfront, min	70%	N/A	N/A	N/A	N/A	N/A
Glazing, other	20%-50%	>20%	>20%	>20%	>20%	>20%
Roof types	flat, gable, hip, gambrel, mansard	Flat	Mansard	Hip	Hip	Mansard

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURES	14615	27782
PAVEMENT	22,623	5,644
CONCRETE	656	1,885
WALKWAYS	117	1,158
STEPS/SOOPS	0	140
CURBING	31	0
TOTAL	38042	36609
LOT SIZE	38,528	38,528
% LOT COVERAGE	98.7%	95.0%

PROPOSED OPEN SPACE ON PROPOSED LOT 1: 356 S.F./7.5%  
PROPOSED LOT 1 BUILDING COVERAGE 1,448 S.F./4,717 S.F.=30.7%  
PROPOSED OPEN SPACE LOT 2: SEE OPEN SPACE EXHIBIT ON FILE

#### PARKING CALCULATIONS: 361 HANOVER STREET (DEVELOPMENT SITE):

PROPOSED USE:  
BUILDING A: 26 UNITS  
BUILDING B: 2 UNITS  
BUILDING B1: 2 UNITS  
BUILDING C: 2 UNITS  
BUILDING D: 8 UNITS  
TOTAL: 40 UNITS

PARKING SPACES PROVIDED:  
BUILDING A: 42 SPACES  
BUILDING B: 4 SPACES  
BUILDING B1: 4 SPACES  
BUILDING C: 4 SPACES  
BUILDING D: 13 SPACES  
GUEST: 3 SPACES  
TOTAL: 72 SPACES

#### 191 HILL STREET (SUBDIVIDED LOT):

EXISTING USE: 1,500 S.F. TRADE  
7.20-7.40 TRADE SERVICES  
1 SPACE/400 S.F. GFA  
1500/400= 4 SPACES REQUIRED  
8 SPACES PROVIDED

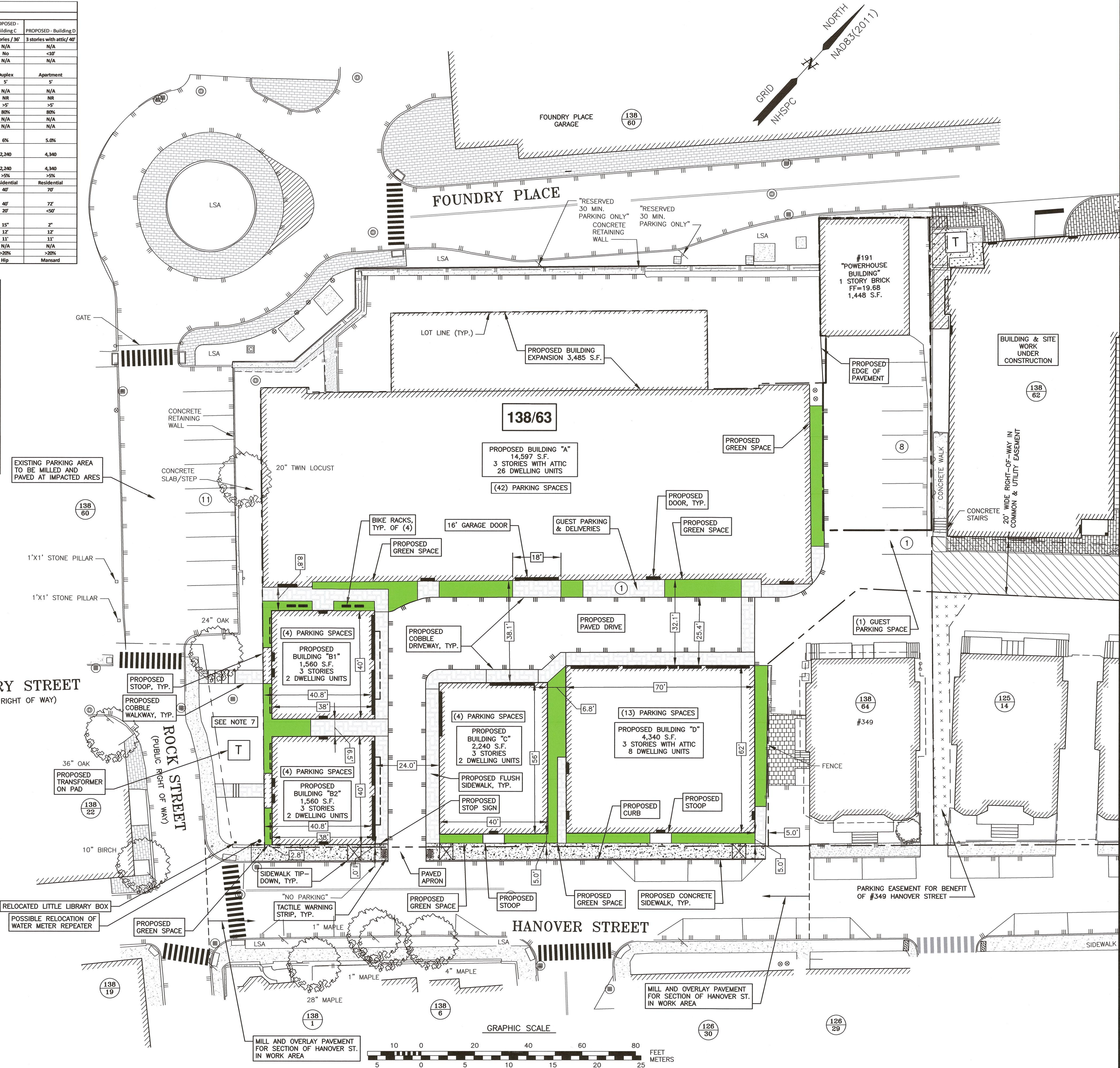
THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY  
REGISTRY OF DEEDS.

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



- NOTES:
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 63.
  - APPLICANT:  
361 HANOVER STEAM FACTORY, LLC  
41 INDUSTRIAL DRIVE UNIT 20  
EXETER, N.H. 03833
  - PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F. JANUARY 29 2021.
- PROPOSED LOT AREAS:  
LOT 138/63  
38,528 S.F.±  
0.8845 AC  
  
LOT 138/63-1  
4,717 S.F.  
0.1083 AC
- PARCEL IS LOCATED IN CHARACTER DISTRICT 5 (CD5), NORTH END INCENTIVE OVERLAY, AND DOWNTOWN OVERLAY DISTRICT.
- DIMENSIONAL REQUIREMENTS:  
\*SEE PORTSMOUTH ZONING ORDINANCE AND TABLE.
- MINIMUM LOT AREA: NR  
SETBACKS:  
FRONT: 5 FEET (MAXIMUM)  
SIDE: NR  
REAR: 5 FEET  
MAXIMUM BUILDING COVERAGE: 95%  
MINIMUM OPEN SPACE: 5%
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE DEVELOPMENT ON ASSESSOR'S MAP 138 LOT 63.
  - VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
  - DEVELOPER/CONDOMINIUM OWNERS WILL APPLY TO THE PORTSMOUTH DPW TO MAINTAIN THE LANDSCAPING IN THE "ADOPT A SPOT" PROGRAM.

## SITE REDEVELOPMENT 361 HANOVER STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	SWALKS, PAVEMENT, TRANSFORMER, NOTES	4/11/25
1	IMPERVIOUS CALCS., GUEST PARKING	03/26/25
0	ISSUED FOR COMMENT	03/14/25



SCALE: 1"=20' JANUARY 2024

SITE PLAN C3

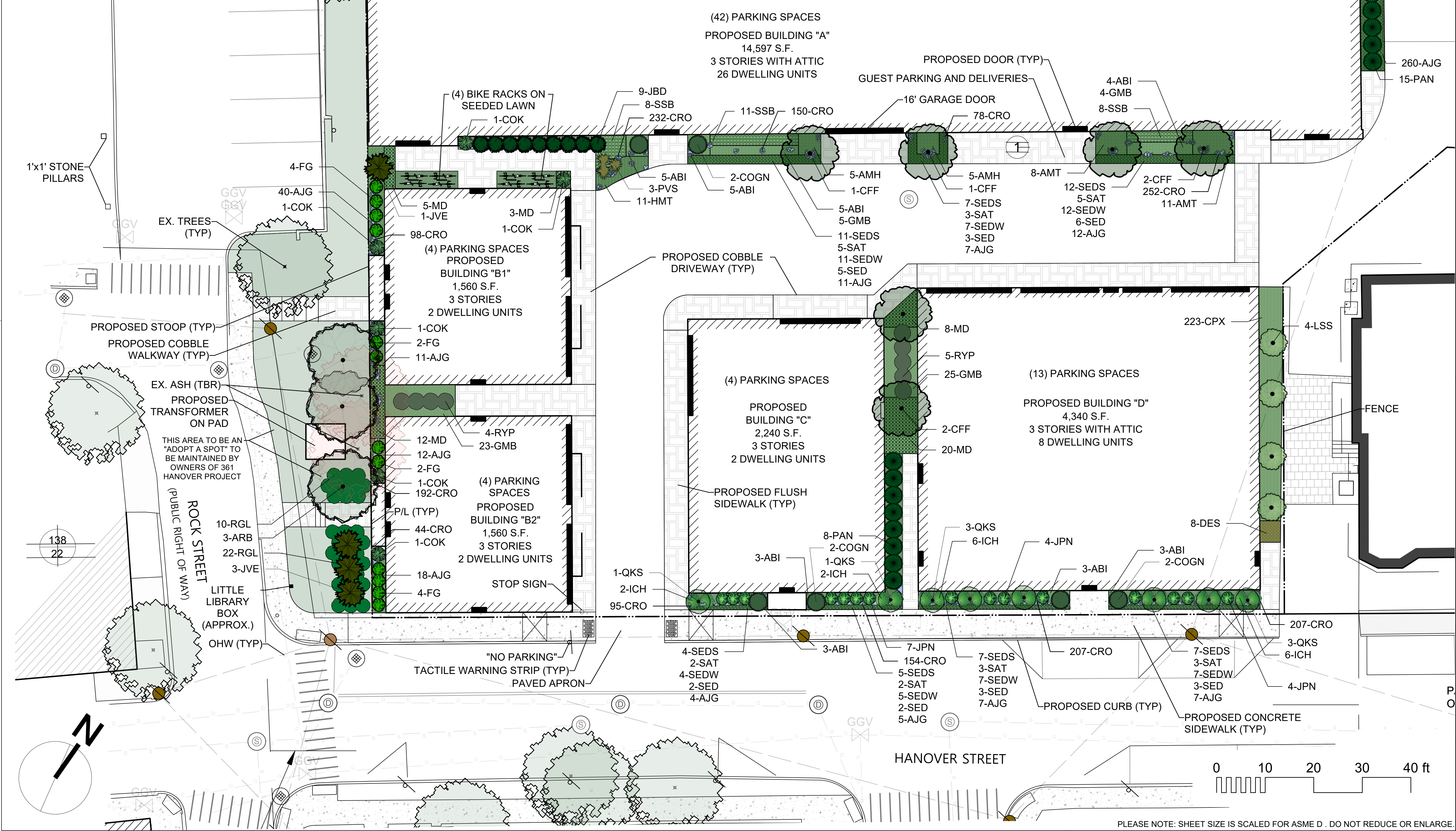


Plant List - Trees and Shrubs

ID	Qty	Botanical Name	Common Name	Scheduled Size	Mature Height	Mature Spread	Growth Habit	Tolerances	Requirements
ARB	3	Acer rubrum 'Bowhall'	Bowhall Red Maple	1 1/2 - 2" Cal.	40-60 ft.	10-15 ft.	Upright, Pyramidal	Urban, Wet Soils	Full/Partial Sun, Moist Soil
CFF	6	Carpinus betulus 'Frans Fontaine'	Upright European Hornbeam	1 1/2 - 2" Cal.	30-40 ft.	10-20 ft.	Oval	Urban, Drought, Disease	Full/Partial Sun, Moist Soil
COGN	6	Chamaecyparis obtusa 'Nana Gracilis'	Hinoki Cypress	3-4" Ht.	3-6 ft.	2-4 ft.	Conical	Urban	Full/Partial Sun, Moist Soil
COK	6	Chamaecyparis obtusa 'Kosteri'	Kosteri Hinoki Cypress	2 1/2-3"	6 ft.	4 ft.	Pyramidal	Urban	Full/Partial Sun, Moist Soil
FG	12	Fothergilla gardenii	Dwarf Forthergilla	5 Gal.	4-5 ft.	4-5 ft.	Rounded	Urban, Moist Soil, Disease	Full/Partial Sun, Moist Soil
ICH	16	Ilex crenata 'Hetzii'	Heitz Japanese Holly	5 Gal.	3-4 ft.	3-4 ft.	Rounded	Urban	Full/Partial Sun
JBD	9	Juniperus communis 'Blueberry Delight'	Blueberry Delight Juniper	2 Gal.	18-24 in.	4-5 ft.	Spreading	Drought, Deer, Urban	Full Sun, Good Drainage
JPN	15	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	3 Gal.	6-12 in.	6-8 ft.	Groundcover	Drought, Deer, Urban	Full Sun, Good Drainage
JVE	4	Juniperus virginiana 'Emerald Sentinel'	Emerald Sentinel Columnar Juniper	8-10"	15-20 ft.	6-8 ft.	Upright	Urban, Salt, Drought	Full Sun, Good Drainage
LSS	4	Liquidambar sty. 'Slender Silhouette'	Slender Silhouette Liquidambar	1 1/2 - 2" Cal.	40-60 ft.	6-8 ft.	Fastigiate	Moist Soil, Urban	Full Sun, Moist, Rich Acidic Soil
MD	48	Microbiota decussata	Siberian Carpet Cypress	3 Gal.	18-24 in.	4-5 ft.	Spreading	Deer, Drought, Moist Soil	Full/Partial Sun, Good Drainage
PAN	23	Picea abies 'Nidiformis'	Bird's Nest Spruce	3 Gal.	3-4 ft.	5-6 ft.	Broad	Drought, Disease, Urban	Full/Partial Sun, Good Drainage
QKS	8	Quercus x Kindred Spirit®	Kindred Spirit Hybrid Oak	1 1/2 - 2" Cal.	20-30 ft.	6-8 ft.	Fastigiate	Urban, Drought	Full Sun
RGL	32	Rhus aromatica 'Gro Low'	Gro Low Sumac	2 Gal.	18-24 in.	6-8 ft.	Spreading	Urban, Drought	Full/Partial Sun
RYP	9	Rhododendron 'Yaku Princess'	Yaku Princess Rhododendron	3-4" Ht.	3-4 ft.	4-5 ft.	Mounded	Deer, Urban, Drought	Partial Sun, Good Drainage

Plant List - Perennials

ID	Qty	Botanical Name	Common Name	Scheduled Size	Mature Height	Mature Spread	Tolerances	Requirements
ABI	31	Amsonia 'Blue Ice'	Blue Star Flower	2 QT	8-18 in.	24 in.	Deer, Drought, Salt, Heat	Full Sun, Dry to Normal Soil
AJG	394	Ajuga reptans 'Gaiety'	Gaiety Bugleweed	2 QT	3-5 in.	6-9 in.	Deer, Drought, Salt, Heat	Sun/Shade
AMH	10	Amsonia hubrichtii	Arkansas Amsonia	1 Gal.	18-30 in.	24 in.	Deer, Drought, Salt, Heat	Sun/Partial Shade, Dry to Normal Soil
AMT	19	Amsonia tabernaemontana	Amsonia	1 Gal.	18-30 in.	30 in.	Deer, Drought, Salt, Heat	Sun/Partial Shade, Dry to Normal Soil
CPX	223	Carex pensylvanica	Pennsylvania Sedge	1 Gal.	8-18 in.	8-18 in.	Deer, Drought, Salt	Partial/Shade, Moist to Normal Soil
CRO	1709	Crocus hybrids	Crocus	Bulb	3-6 in.	3-5 in.	Deer, Drought	Sun/Partial Shade, Good Drainage
DES	8	Deschampsia cespitosa	Tufted Hair Grass	1 Gal.	18-30 in.	36 in.	Deer, Shade, Wet Soils, Drought, Salt	Sun/Partial Shade
GMB	57	Geranium macrorrhizum 'Bevan's Variety'	Bevan's Variety Geranium	1 Gal.	8-18 in.	36 in.	Deer, Rabbit, Drought	Sun/Partial Shade, Dry to Normal Soil
HMT	11	Hemerocallis 'Mary Todd'	Mary Todd Daylily	2 QT	16-30 in.	18 in.	Deer, Rabbit, Drought, Salt, Heat	Sun/Partial Shade
PVS	3	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.	30-48 in.	36 in.	Deer, Rabbit, Wet Soils, Drought, Salt	Sun, Moist to Normal Soil
SAT	23	Sedum 'Angelina's Teacup'	Angelina's Teacup Stonecrop	2 QT	0-8 in.	12-18 in.	Deer, Rabbit, Drought, Salt, Heat	Sun/Partial Shade, Dry to Normal Soil
SED	24	Sedum Sunsparkler 'Dazzleberry'	Dazzleberry Stonecrop	2 QT	0-8 in.	18 in.	Deer, Rabbit, Drought, Salt, Heat	Sun, Dry to Normal Soil
SEDS	53	Sedum sexangulare	Stonecrop	2 QT	0-8 in.	10-12 in.	Deer, Rabbit, Drought, Salt, Heat	Sun, Dry to Normal Soil
SEDW	53	Sedum 'Weihenstephaner Gold'	Weihenstephaner Gold Stonecrop	1 Gal.	0-8 in.	12-18 in.	Deer, Rabbit, Drought, Salt, Heat	Sun, Dry to Normal Soil
SSB	27	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	1 Gal.	18-30 in.	18 in.	Deer, Rabbit, Drought, Salt, Heat	Sun/Partial Shade, Dry to Normal Soil



terra firma  
landscape architecture



163A Court Street Portsmouth, NH 03801  
603.551.9109 | terrence@terrafirmalandarch.com

361 HANOVER  
361 HANOVER STREET  
PORTSMOUTH, NH



Landscape Architect

Scale

1:120

REV DATE DESCRIPTION

NO. DATE ISSUE NOTE

Project Manager

Date

Project ID

Sheet Title

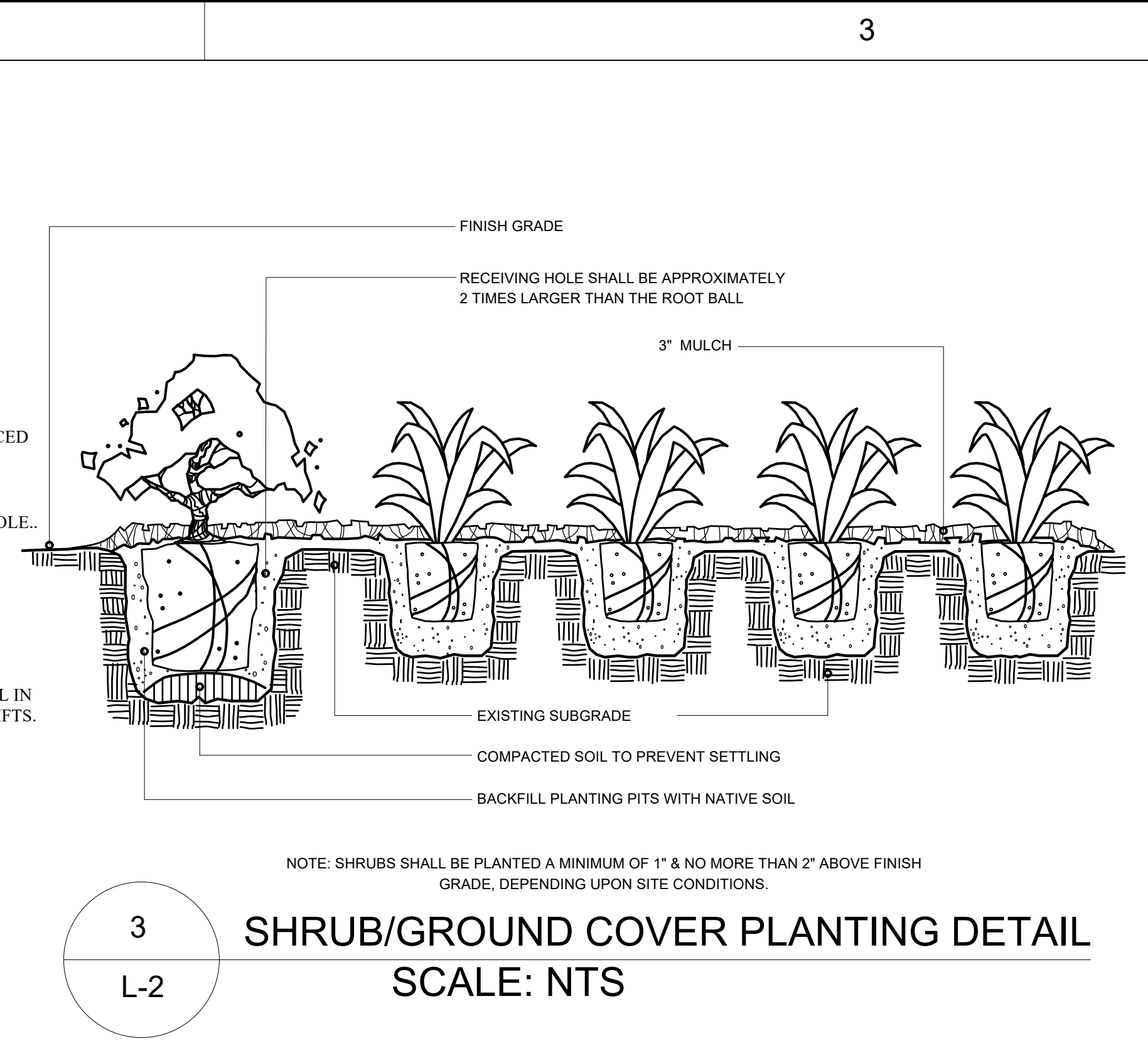
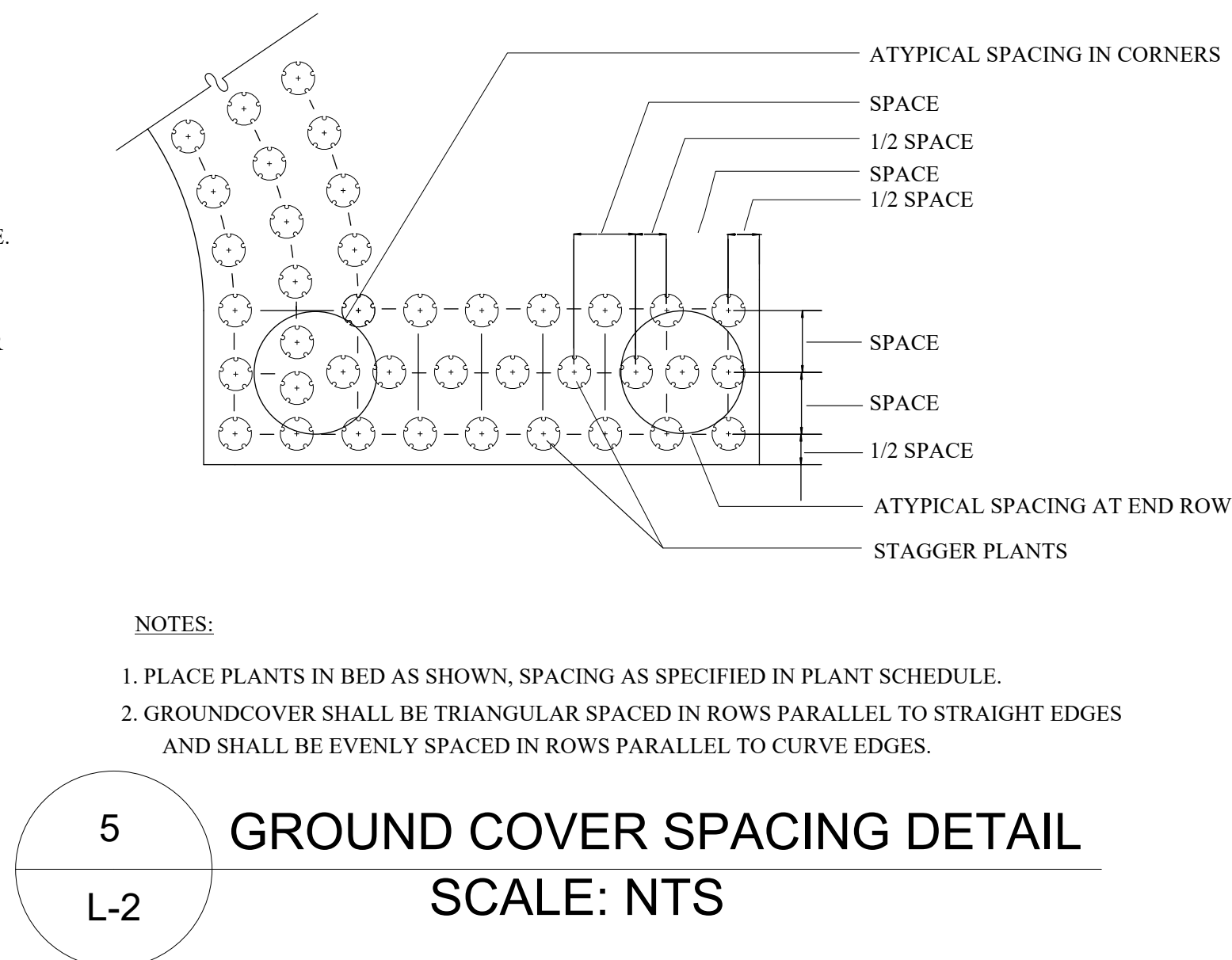
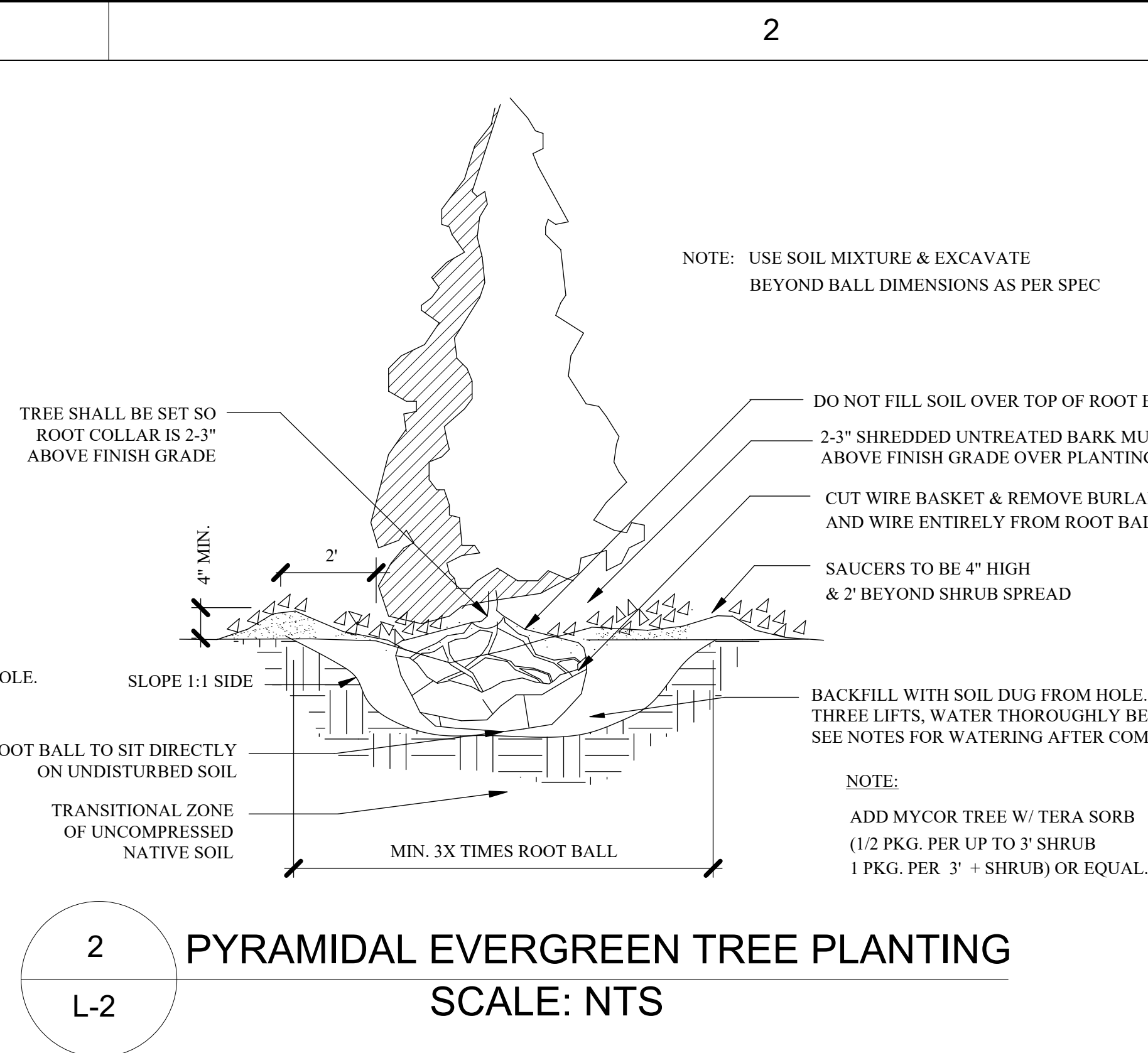
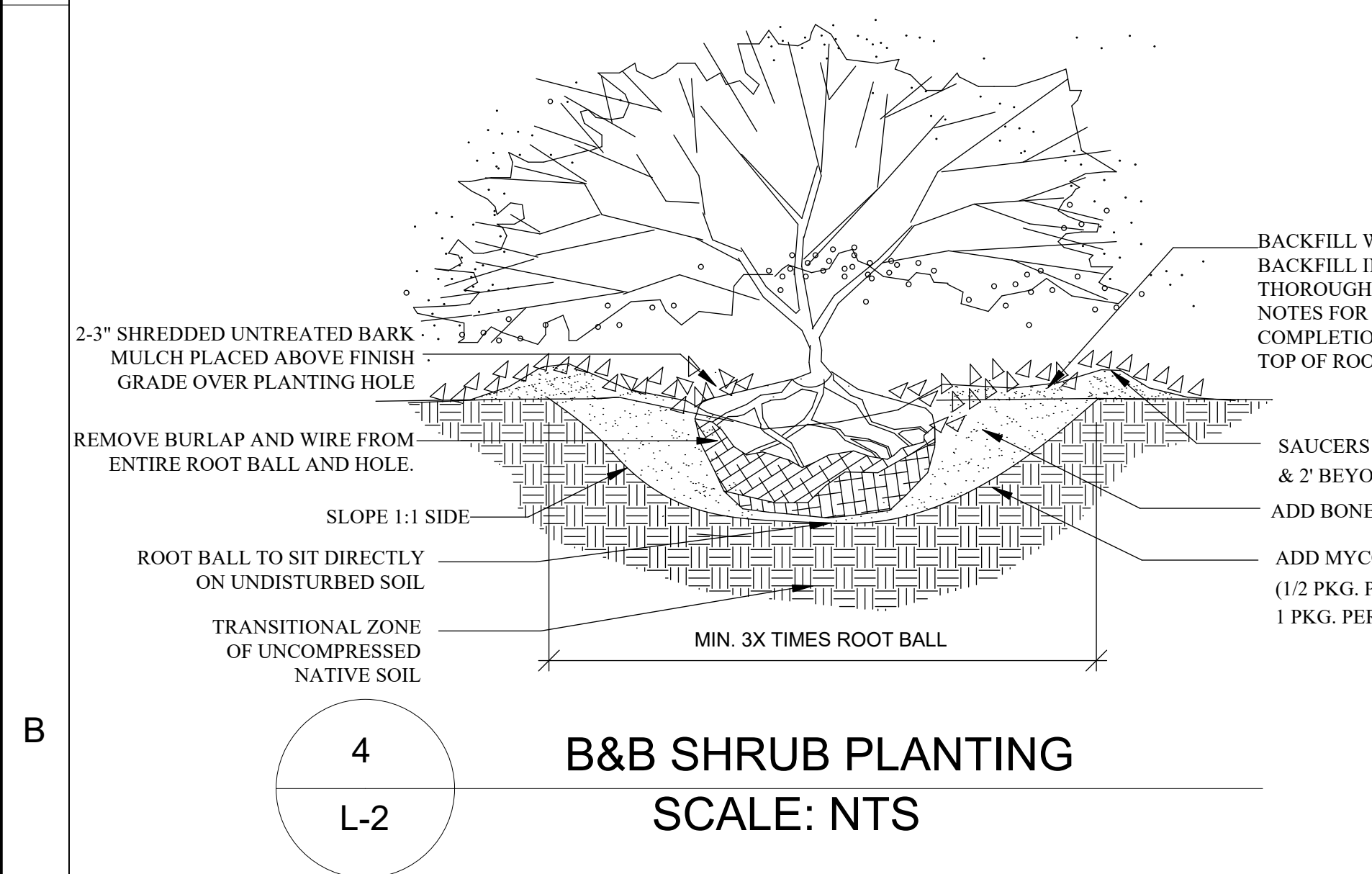
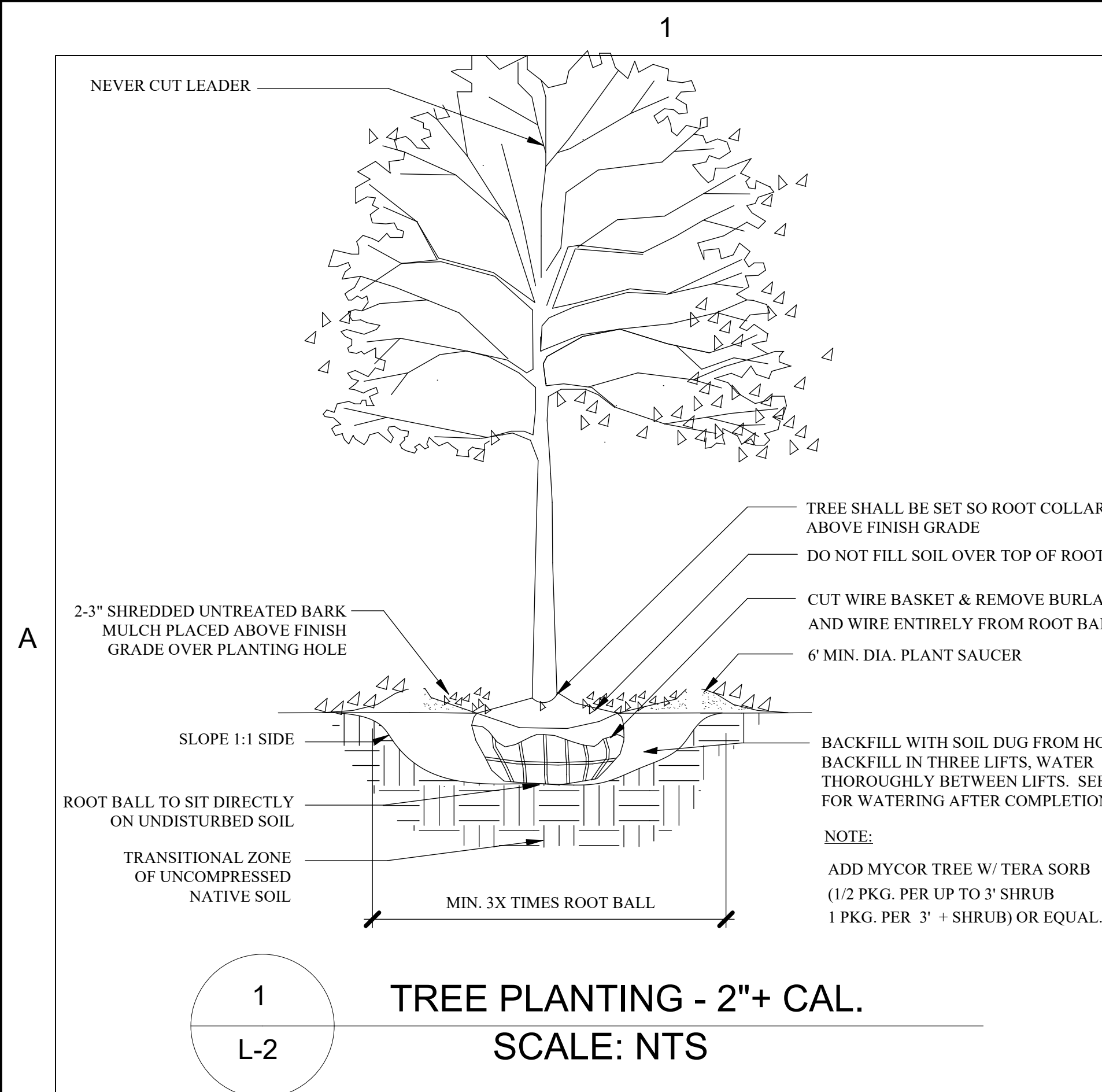
LANDSCAPE PLAN



Sheet No.

L-1

PLEASE NOTE: SHEET SIZE IS SCALED FOR ASME D. DO NOT REDUCE OR ENLARGE.





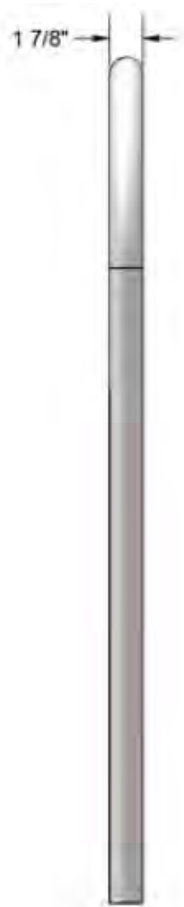
<div>terra firma</div> <div>landscape architecture</div> <div></div> <div>165-a Court Street    Portsmouth, NH 03801 605.531.9109   <a href="mailto:terrence@terrafirmalandarch.com">terrence@terrafirmalandarch.com</a></div>		
<div>Project Title</div> <div>361 HANOVER</div> <div>361 HANOVER STREET PORTSMOUTH, NH</div>		
<div> <i>Terrence P. Parker</i></div> <div>Landscape Architect</div>		
<div>Scale</div> <div>AS NOTED</div>		
REV.	DATE	DESCRIPTION
NO.	DATE	ISSUE NOTE
<div>Project Manager</div> <div>Date4/23/2025</div> <div>Project ID361 HANOVER ST.</div> <div>Drawn By</div> <div>Reviewed By</div>		
<div>Sheet Title</div> <div>LANDSCAPE DETAILS</div> <div>Sheet No.</div> <div>L-2</div>		



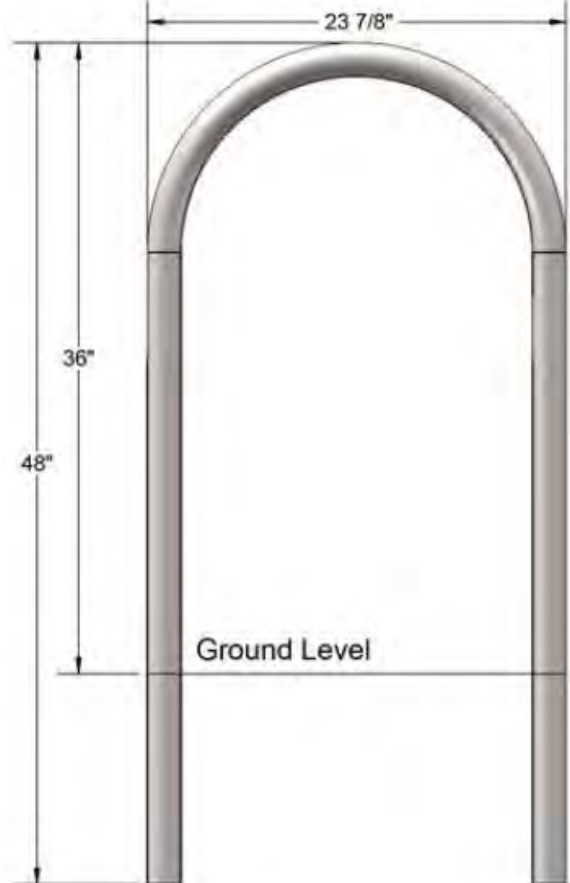


U Bike Rack – Inground Mount

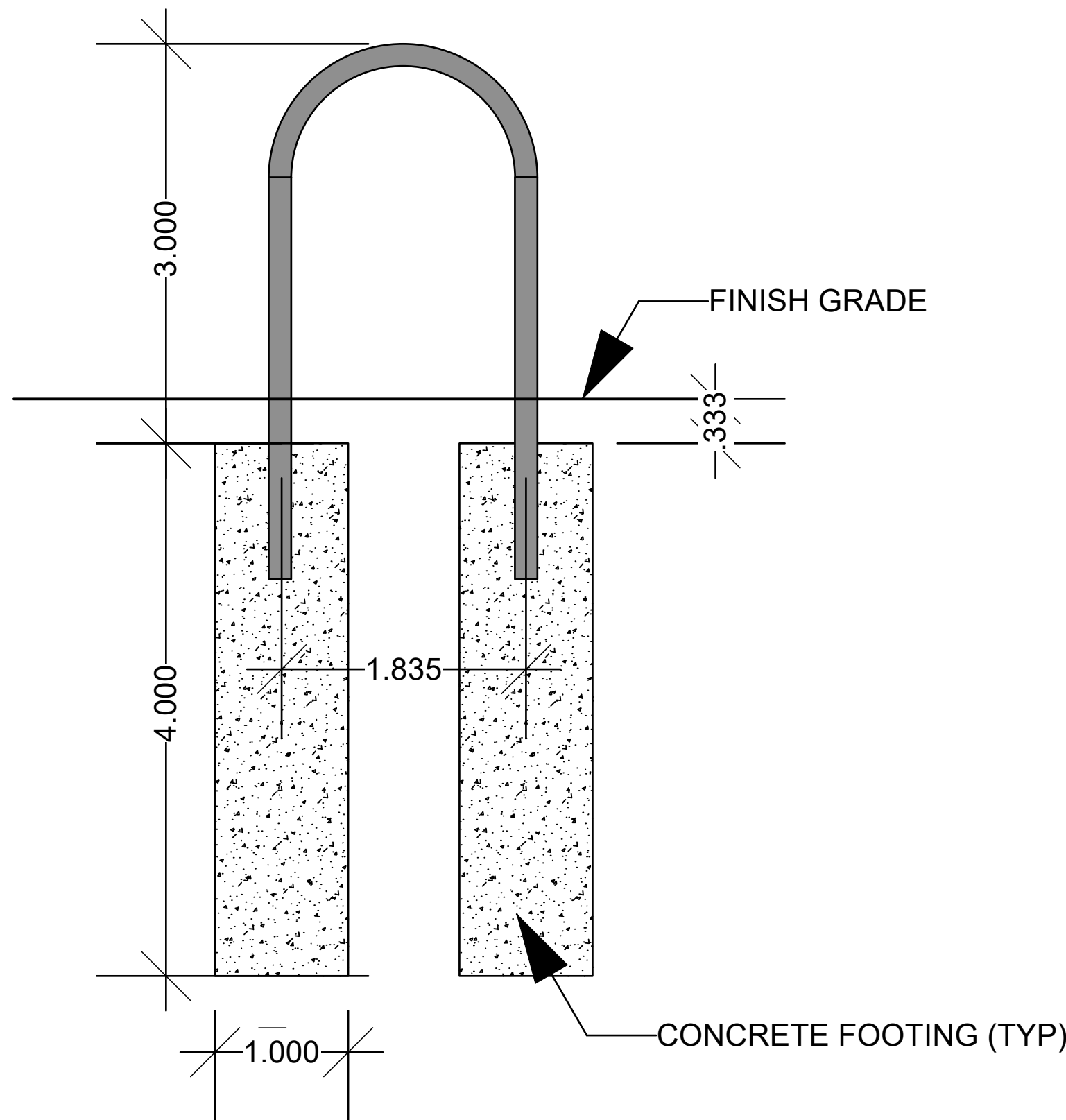
Model #: 622br205-1



Side View



Front View



PARK WAREHOUSE U BIKE RACK OR EQUAL

BIKE RACK DETAIL  
SCALE: 1"=1'-0"

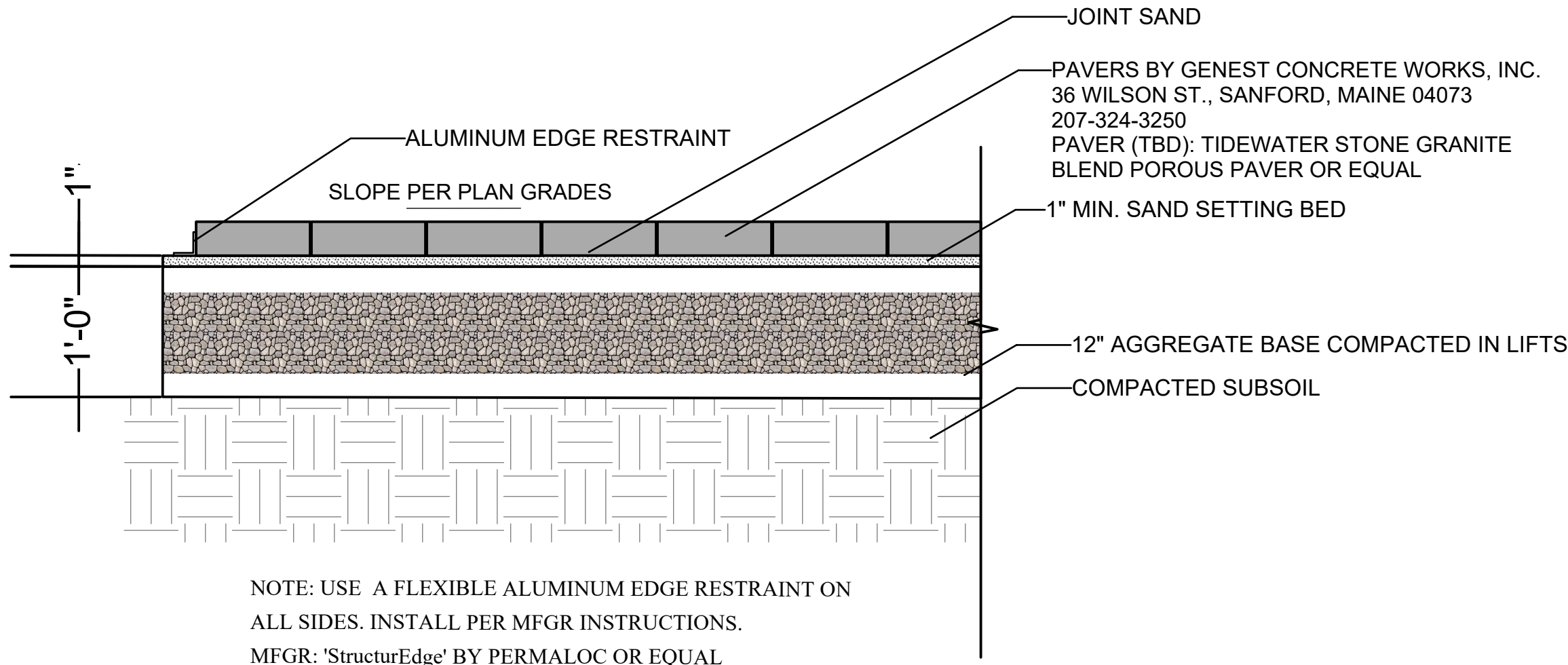


U Bike Rack – Inground Mount

Model #: 622br205

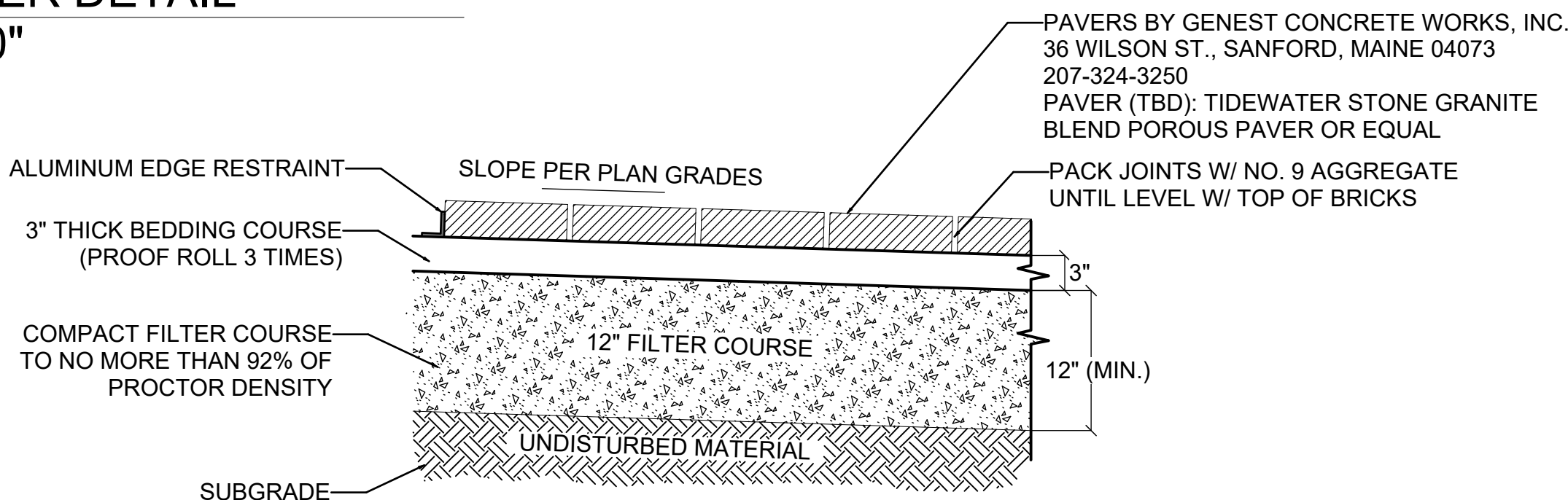
Safety Warnings & Equipment Inspection:

- ❖ Owners and installers please note these safety warnings and make use of this checklist on a regular basis.
- ❖ Follow installation instructions when erecting equipment.
- ❖ Ground surfaces around equipment should be restored as needed. Concrete footings should never be exposed. Surface depth should comply with ASTM and CPSC specifications.
- ❖ Check for and repair damage caused by wear or vandalism, a major factor in injury causing situation.
- ❖ All protruding bolts should be covered or cut off and finished smooth. Sharp edges on pipes should be capped or removed. Check for bent, broken, or severely worn pipe, and replace.
- ❖ All equipment should be free of rust and repainted whenever necessary to deter rusting.
- ❖ We provide our customers with layout sheets and installation instructions. Please keep on file the specifications sheet that contains the listing of every part used.
- ❖ Never add components not intended for use with this product
- ❖ Regular maintenance is necessary in this and all park and recreational equipment to ensure the safety of the user.
- ❖ Note: Proper maintenance of equipment requires regular tightening of all bolts, nuts, and setscrews.
- ❖ Note: Regular checking of all parts, castings, etc. should be made. If a part is broken or worn, it should be replaced immediately.
- ❖ Check to be sure all fittings are tight, and that bars and pipes do not move.
- ❖ Replace all worn S-hooks. S-hooks must be completely closed. Failure to close S-hooks can result in serious injury to the user. NEVER reuse S-hooks.
- ❖ Test for free movement of swing hanger and other moving attached parts.
- ❖ Check for worn chains and replace them
- ❖ A soft resilient surface should be placed under all swings extending at least twice the height of the top rail both front and back.



NOTE: USE A FLEXIBLE ALUMINUM EDGE RESTRAINT ON ALL SIDES. INSTALL PER MFGR INSTRUCTIONS.  
MFGR: 'StructurEdge' BY PERMALOC OR EQUAL

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



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

USE A FLEXIBLE ALUMINUM EDGE RESTRAINT ON ALL SIDES. INSTALL PER MFGR INSTRUCTIONS.  
MFGR: 'StructurEdge' BY PERMALOC OR EQUAL

POROUS PAVER DETAIL (OPTIONAL)  
SCALE: 1"=1'-0"

terra firma  
landscape architecture



165.3 Court Street Portsmouth, NH 03801  
603.531.9109 | terrence@terrafirmalandscape.com

361 HANOVER  
361 HANOVER STREET  
PORTSMOUTH, NH



Landscape Architect

Scale

AS NOTED

REV. DATE DESCRIPTION

NO. DATE ISSUE NOTE

Project Manager

Drawn By

Date

Reviewed By

Project ID

361 HANOVER ST.

Sheet Title

LANDSCAPE DETAILS

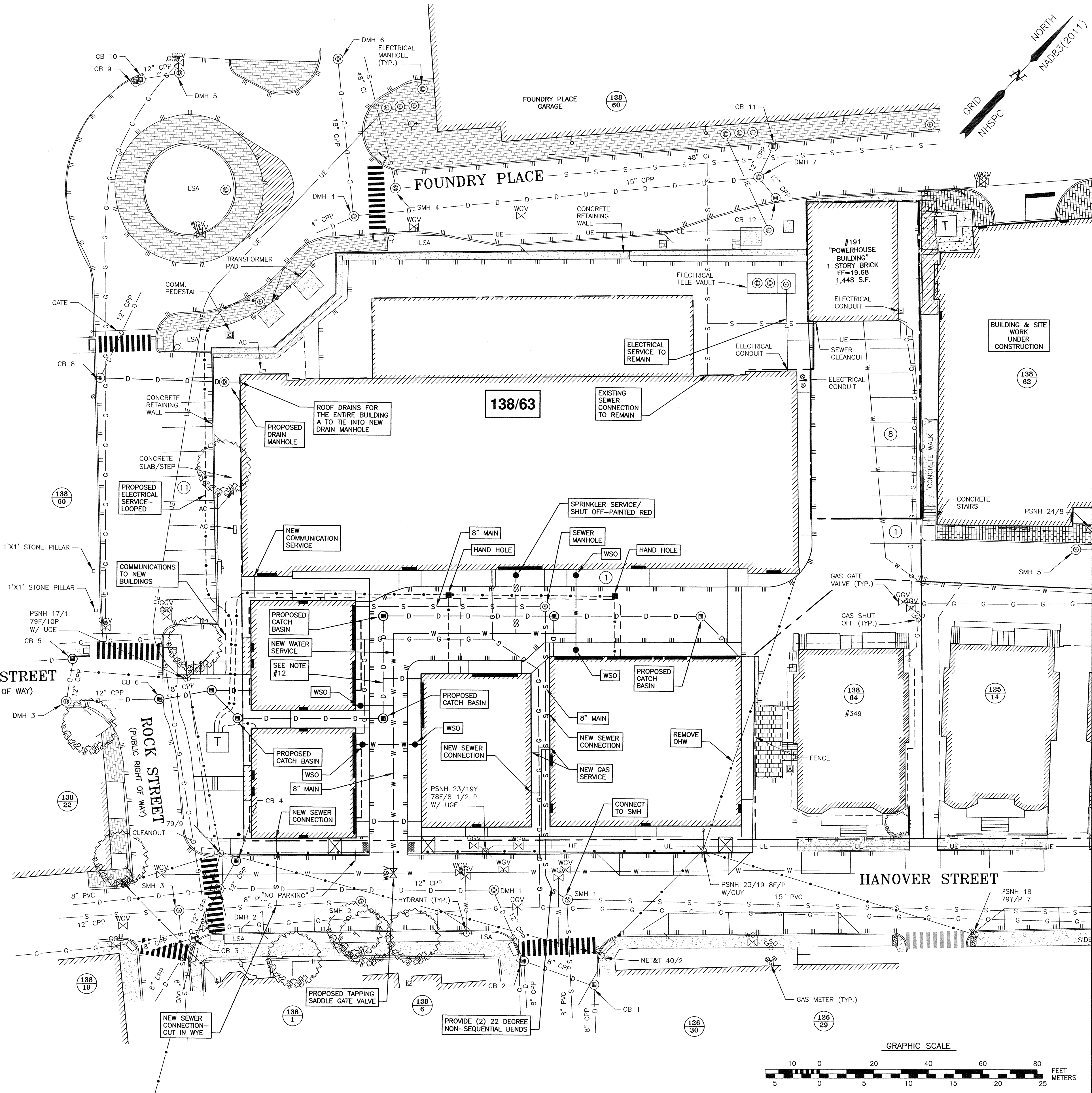
Sheet No.

L-3



UTILITY NOTES:

- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
- 4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.
- 5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
- 6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- 7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH.
- 8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJUTING PROPERTIES THROUGHOUT CONSTRUCTION.
- 9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.
- 10) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
- 11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
- 13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
- 16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- 17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
- 18) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
- 19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- 20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- 21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
- 22) ALL SEWER PIPES WITH LESS THAN 6" COVER SHALL BE INSULATED.



SEWER STRUCTURE TABLE						
STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
SMH 1	EX	20.06	15" PVC		14.36	NE
SMH 2	EX	19.31	8" PVC	14.41	12.91	SE
SMH 3	EX	19.15	8" PVC		11.45	SW
			8" PVC	11.60		NE
			8" PVC	13.90		SE
SMH 4	EX	12.23	48" CI	-0.77		NW
			48" CI		-0.77	NE

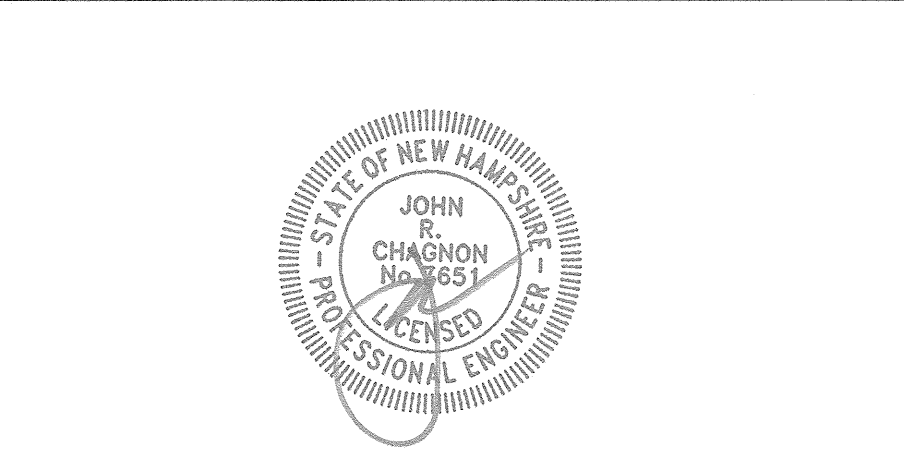
NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG-SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION." (NHDES DECEMBER 2008).
- 4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS (IN THE PROJECT VICINITY) 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 #XXXXXX
- 8) PROPOSED SEWER FLOW:  
40 UNITS X 170 GPD/UNITS = 6,800 GPD  
TOTAL FLOW: 6,800 GPD
- 9) THE APPLICANT SHALL HAVE A COMMUNICATIONS SITE SURVEY CONDUCTED BY A MOTOROLA COMMUNICATIONS CARRIER APPROVED BY THE PORTSMOUTH'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE PORTSMOUTH POLICE AND FIRE RADIO SYSTEMS CONFIGURATION. IF THE SITE SURVEY INDICATES THAT IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER WILL BE REQUIRED TO MAINTAIN ANY INSTALLED EQUIPMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES THAT EQUIPMENT IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR PORTSMOUTH. THE SURVEY SHALL BE COMPLETED AND ANY REQUIRED EQUIPMENT INSTALLED, TESTED, AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 10) FINAL CONDUIT LOCATION SUBJECT TO CONFIRMATION FROM UTILITY PROVIDERS.
- 11) EXISTING UTILITIES TO BE ABANDONED SHALL BE REMOVED TO THE UTILITY MAIN AND CAPPED PER THE UTILITY COMPANY REQUIREMENT.
- 12) ROOF LEADERS FOR BUILDING B, C, & D WILL CONNECT TO THIS DRAIN LINE.
- 13) SEWER SERVICES SHALL BE 6". WATER SERVICES SHALL BE 1", EXCEPT BUILDING A SHALL BE 2". SUBJECT TO FINAL DESIGN VERIFICATION.

SITE REDEVELOPMENT  
361 HANOVER STREET  
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
3	TRANSFORMER, UTILITY CONNECTIONS, NOTES	04/11/25
2	WATER & GAS	04/07/25
1	TRANSFORMER	03/26/25
0	ISSUED FOR COMMENT	03/14/25

REVISIONS



SCALE: 1"=20' JANUARY 2024

UTILITY PLAN  
C4

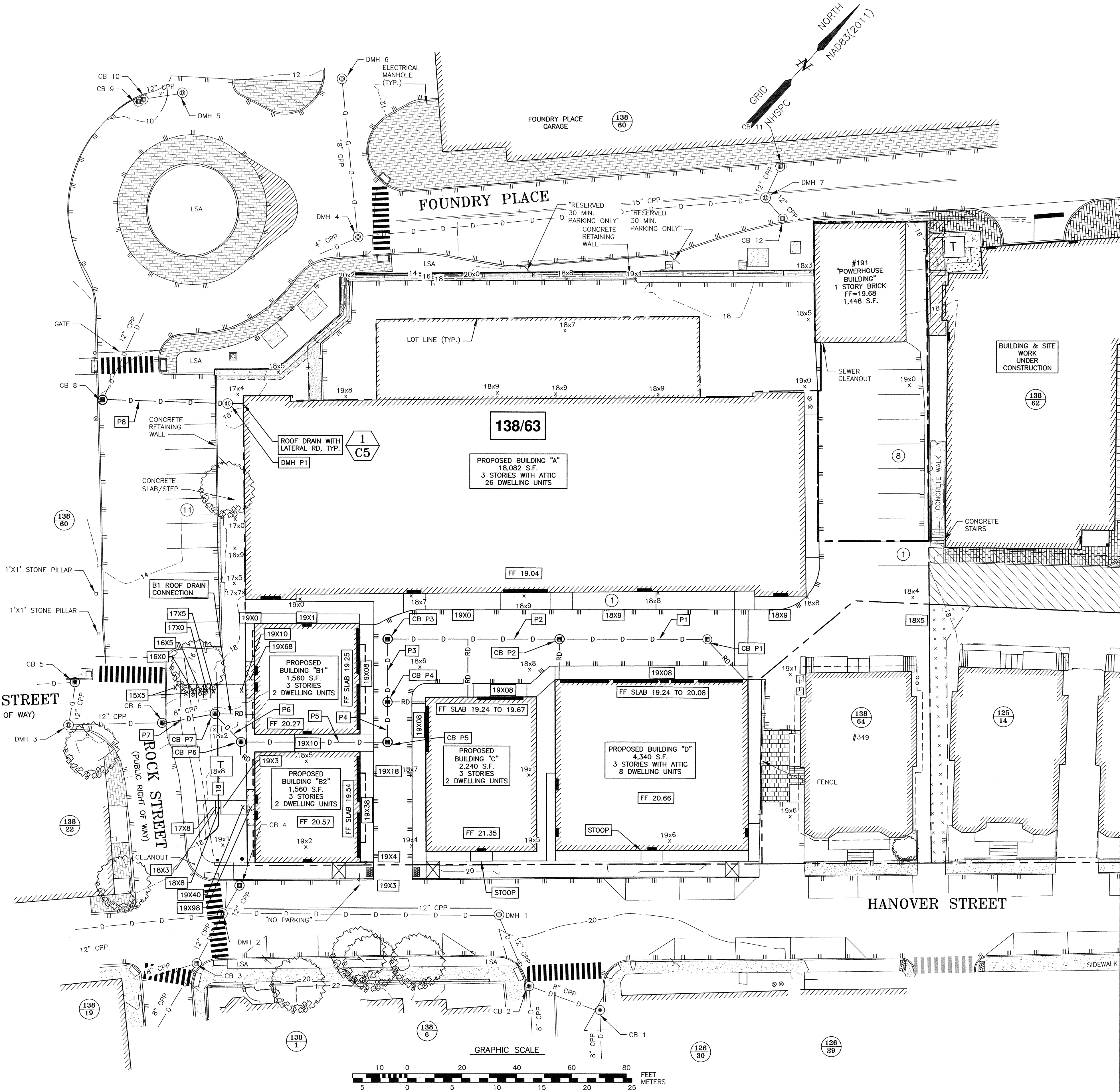


DRAINAGE STRUCTURE TABLE					
STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT
CB 1	EX	20.66	8" CPP	17.51	17.46
CB 2	EX	20.35	12" CPP	15.80	15.70
	EX		8" CPP	16.50	NE
CB 3	EX	19.29	12" CPP	15.64	SE
			8" CPP	16.24	S
			8" CPP	16.29	SE
CB 4	EX	18.90	12" CPP	15.65	SE
CB 5	EX	15.00	12" CPP	10.00	SE
			12" CPP	10.00	SW
CB 6	EX	15.60	12" CPP	12.85	SW
			8" CPP	13.20	NE
CB 6 (CORE)	PROP		12" HDPE	12.95	
CB 7	EX	17.43	8" CPP	16.28	SW
CB 8	EX	12.15	12" CPP	7.45	NW
CB 8 (CORE)	PROP		12" HDPE	7.65	
CB 9&10	EX	9.76	12" CPP	5.86	NE
CB 11	EX	10.07	12" CPP	6.17	SE
CB 12	EX	10.22	12" CPP	6.92	SW
DMH 1	EX	19.81	12" CPP	15.56	SW
			12" CPP	15.56	E
DMH 2	EX	19.08	12" CPP	15.03	SW
			12" CPP	15.03	NE
			12" CPP	15.43	NW
			12" CPP	15.43	SE
DMH 3	EX	15.30	12" CPP	10.65	NW
DMH 4	EX	11.86	18" CPP	5.46	NW
			15" CPP	5.56	NE
			4" PVC	9.36	S
DMH 5	EX	9.87	NO DATA		
DMH 6	EX	11.84	NO DATA		
DMH 7	EX	10.19	18" CPP	6.44	SW
			12" CPP	6.44	NW
			12" CPP	6.39	NE

PROPOSED PIPING TABLE			
PIPE	PROP/EX	PIPE SIZE/TYPE	SLOPE
P1	PROP	50"x12" HDPE	0.004
P2	PROP	60"x12" HDPE	0.004
P3	PROP	10"x12" HDPE	0.004
P4	PROP	10"x12" HDPE	0.004
P5	PROP	49"x12" HDPE	0.004
P6	PROP	10"x12" HDPE	0.004
P7*	PROP	10"x12" HDPE	0.124
P8	PROP	41"x12" HDPE	0.004

\*REPLACE EXISTING PIPE

PROPOSED DRAINAGE STRUCTURE TABLE					
STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT
CB P1	PROP	18.80	12" HDPE	15.58	
CB P2	PROP	18.84	12" HDPE	15.38	
CB P3	PROP	18.88	12" HDPE	15.04	
CB P4	PROP	18.88	12" HDPE	14.87	
CB P5	PROP	19.04	12" HDPE	14.73	
CB P6	PROP	18.30	12" HDPE	14.43	
CB P7	PROP	18.00	12" HDPE	14.29	
DMH P1	PROP	MATCH GRADE	12" HDPE	7.82	
DMH P1			6" RD		15.00



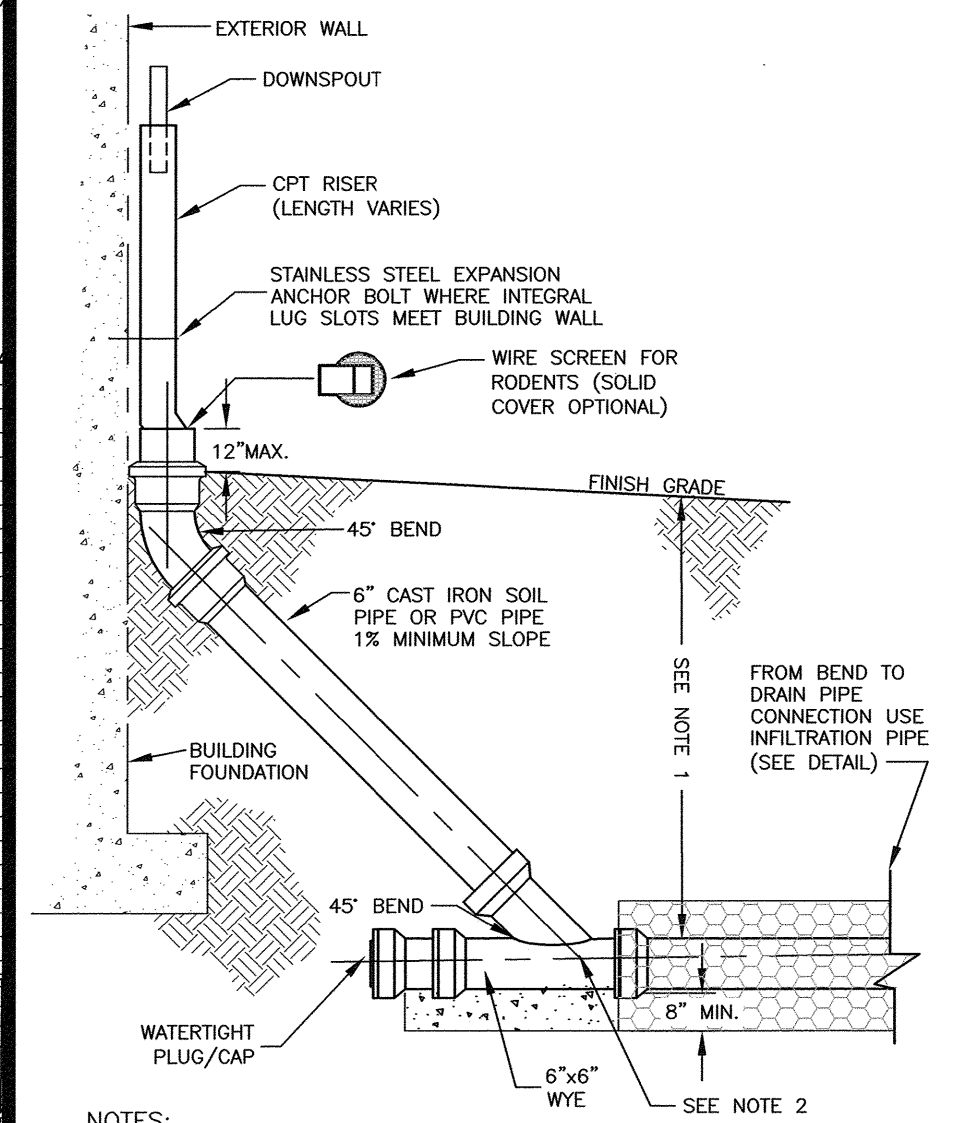


HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING  
200 Griffin Rd. Unit 14  
Portsmouth, New Hampshire 03801  
603.430.9282

WWW.HALEYWARD.COM

- 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).

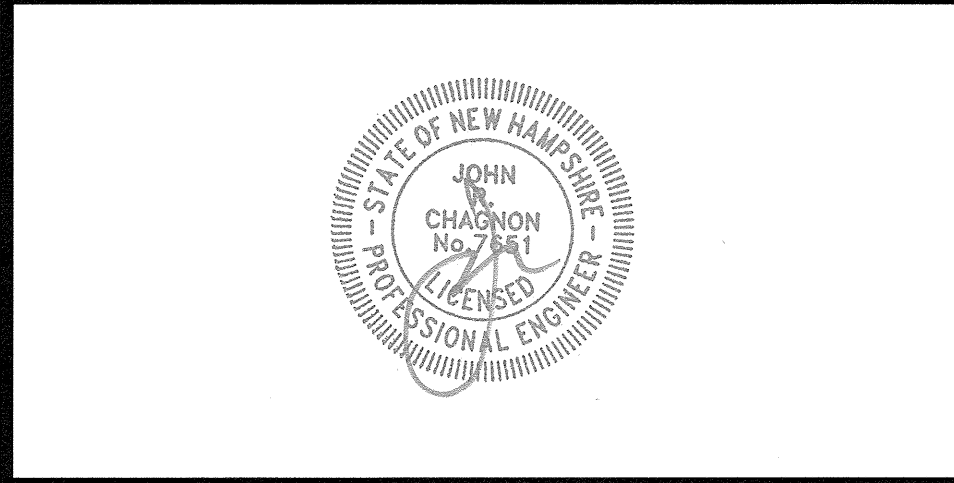


- NOTES:
- 1) FOR ALL DEPTHS OF COVER LESS THAN 2 FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN 2 FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
  - 2) A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
  - 3) THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITE WORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

1 C5 ROOF DRAIN WITH LATERAL NTS

## SITE REDEVELOPMENT 361 HANOVER STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	GRADING, DRAINAGE, STRUCTURES	4/11/25
0	ISSUED FOR COMMENT	03/14/25



SCALE: 1"=20' JANUARY 2024

GRADING & DRAINAGE PLAN

C5



NOTES:

1. ALL LIGHTING MUST BE DARK-SKY COMPLIANT.

SITE REDEVELOPMENT  
361 HANOVER STREET  
PORTSMOUTH, N.H.

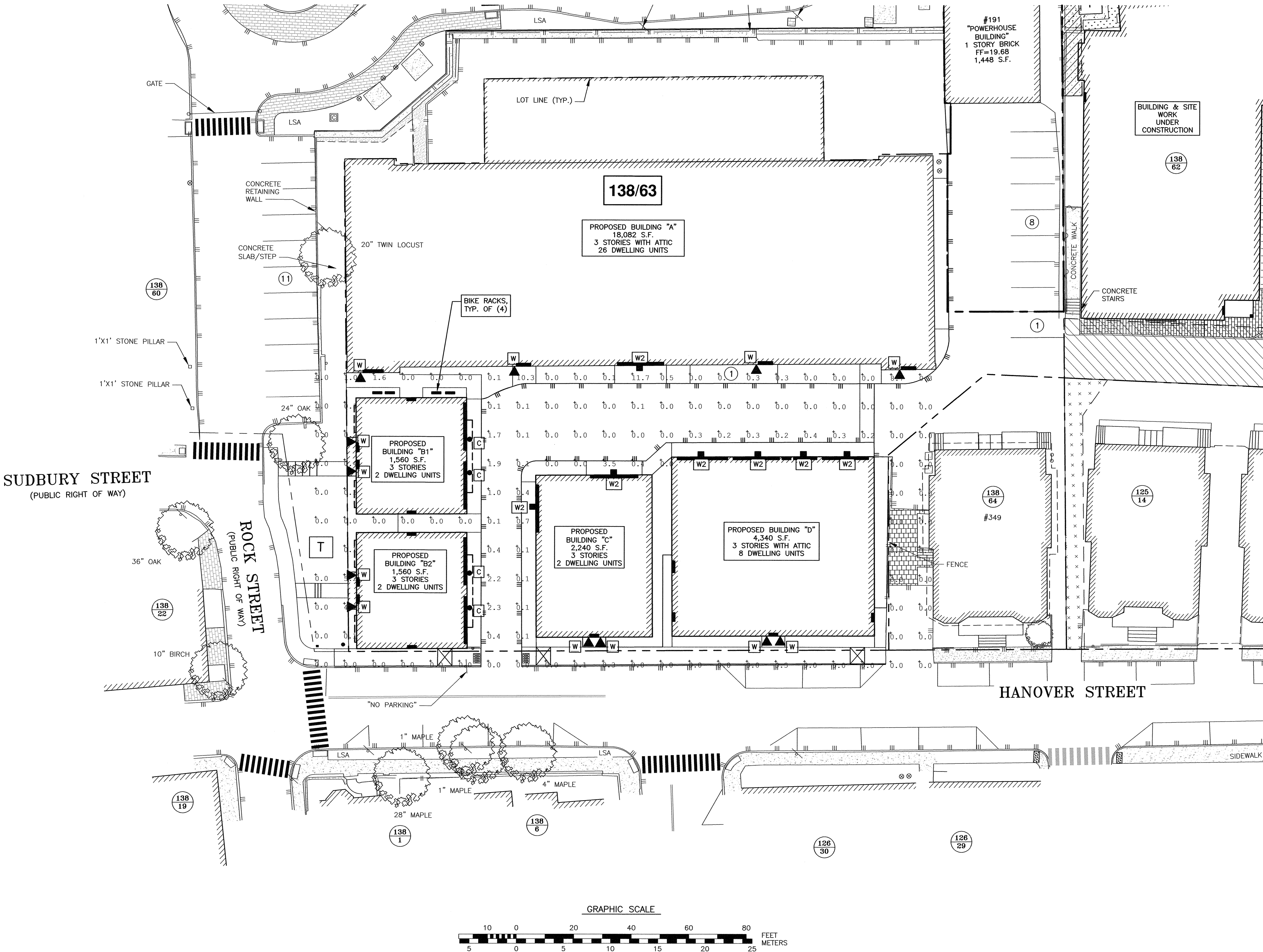
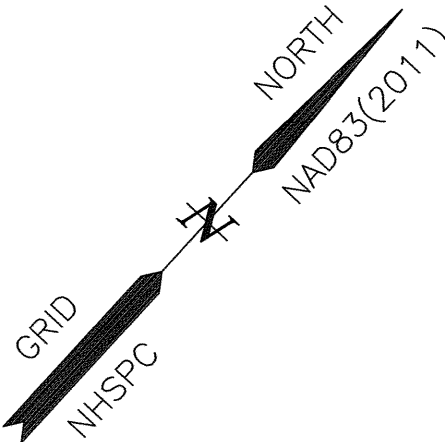
1	DARK-SKY COMPLIANCE NOTE	4/11/25
0	ISSUED FOR COMMENT	03/14/25
NO.	DESCRIPTION	DATE
REVISIONS		

SCALE: 1"=20' JANUARY 2024

LIGHTING PLAN

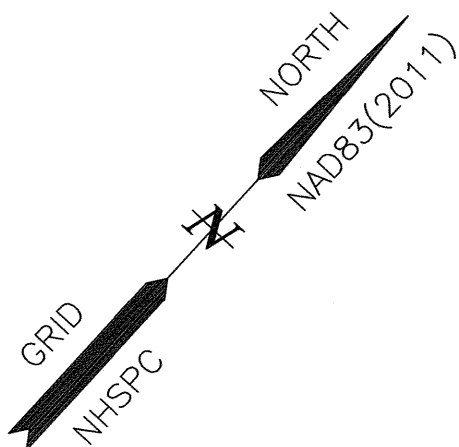
C6

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description
●	4	C	Single	NICOR	CLR43SUS9WH (7W,806LM)
▲	12	W	Single	LIGMAN	UVA-30001-8W-W30-01-120/277V
■	7	W2	Single	LIGMAN	UCI-30131-21W-W-W30-01-120/277V



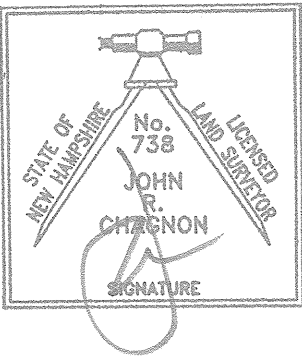


- NOTES:
1. PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 63.
  2. APPLICANT:  
361 HANOVER STEAM FACTORY, LLC  
41 INDUSTRIAL DRIVE UNIT 20  
EXETER, N.H. 03833
  3. PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, JANUARY 29 2021.
- PROPOSED LOT AREAS:
- LOT 138/63  
38,528 S.F.±  
0.8845 AC
- LOT 138/63-1  
4,717 S.F.  
0.1083 AC
4. THE PURPOSE OF THIS PLAN IS TO SHOW PASSENGER VEHICLE TURNING TEMPLATES ON ASSESSOR'S MAP 138 LOT 63.



SITE REDEVELOPMENT  
361 HANOVER STREET  
PORTSMOUTH, N.H.

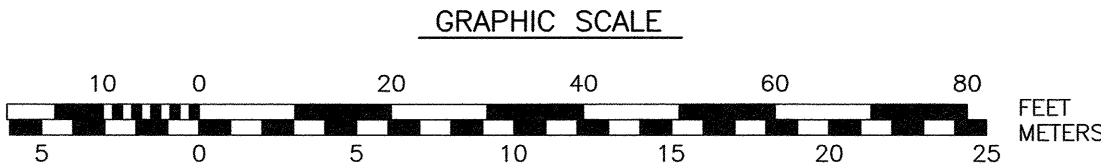
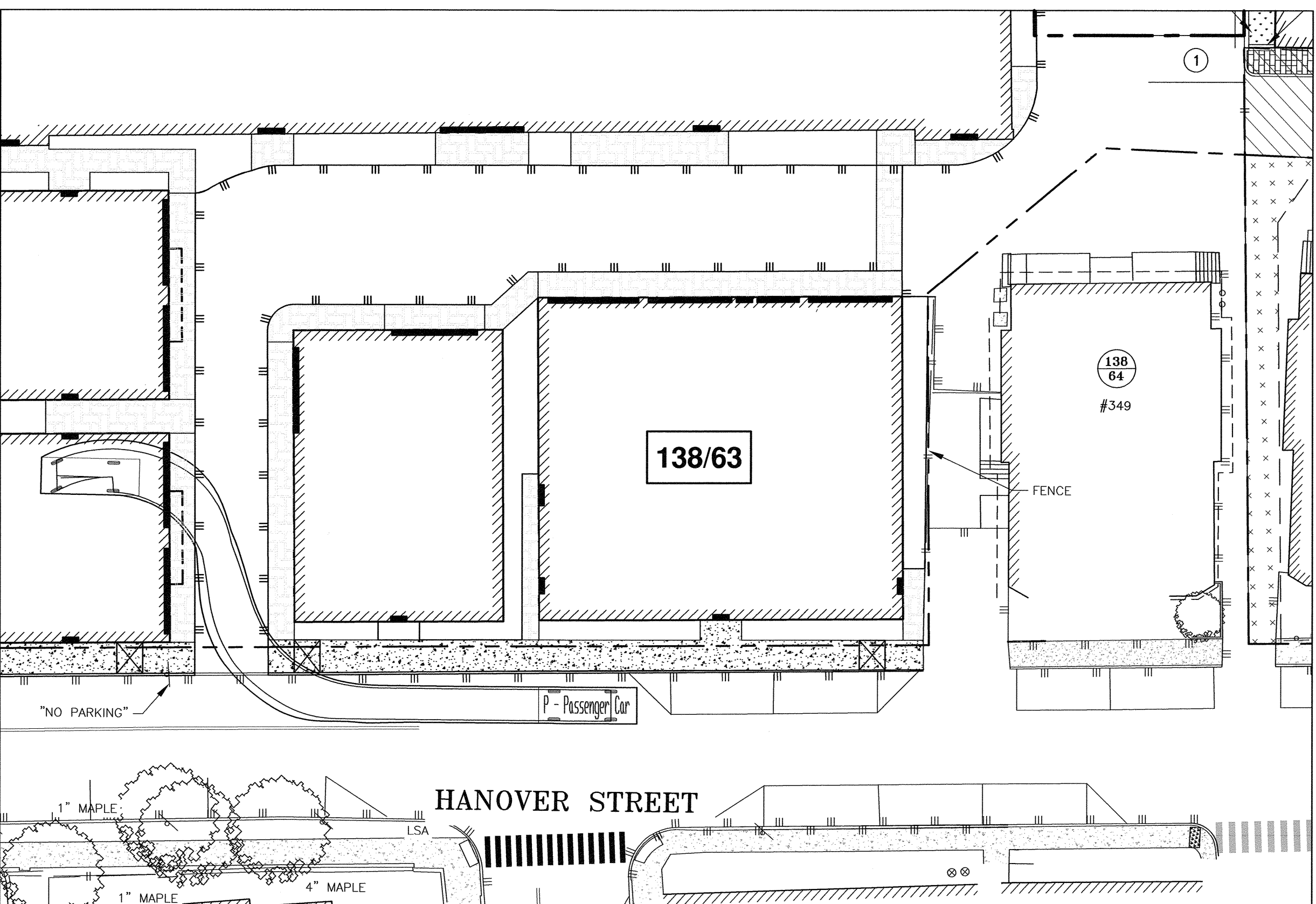
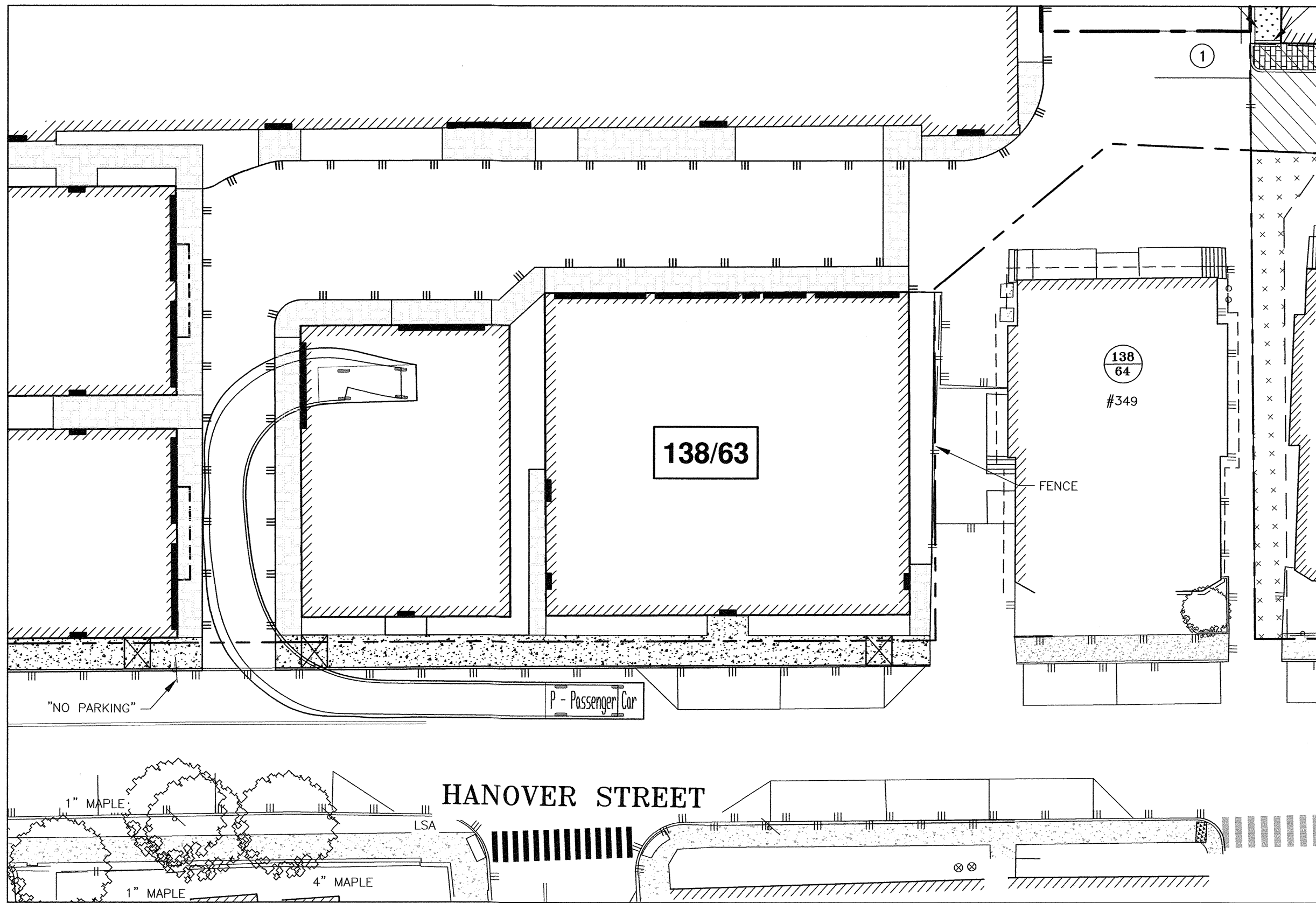
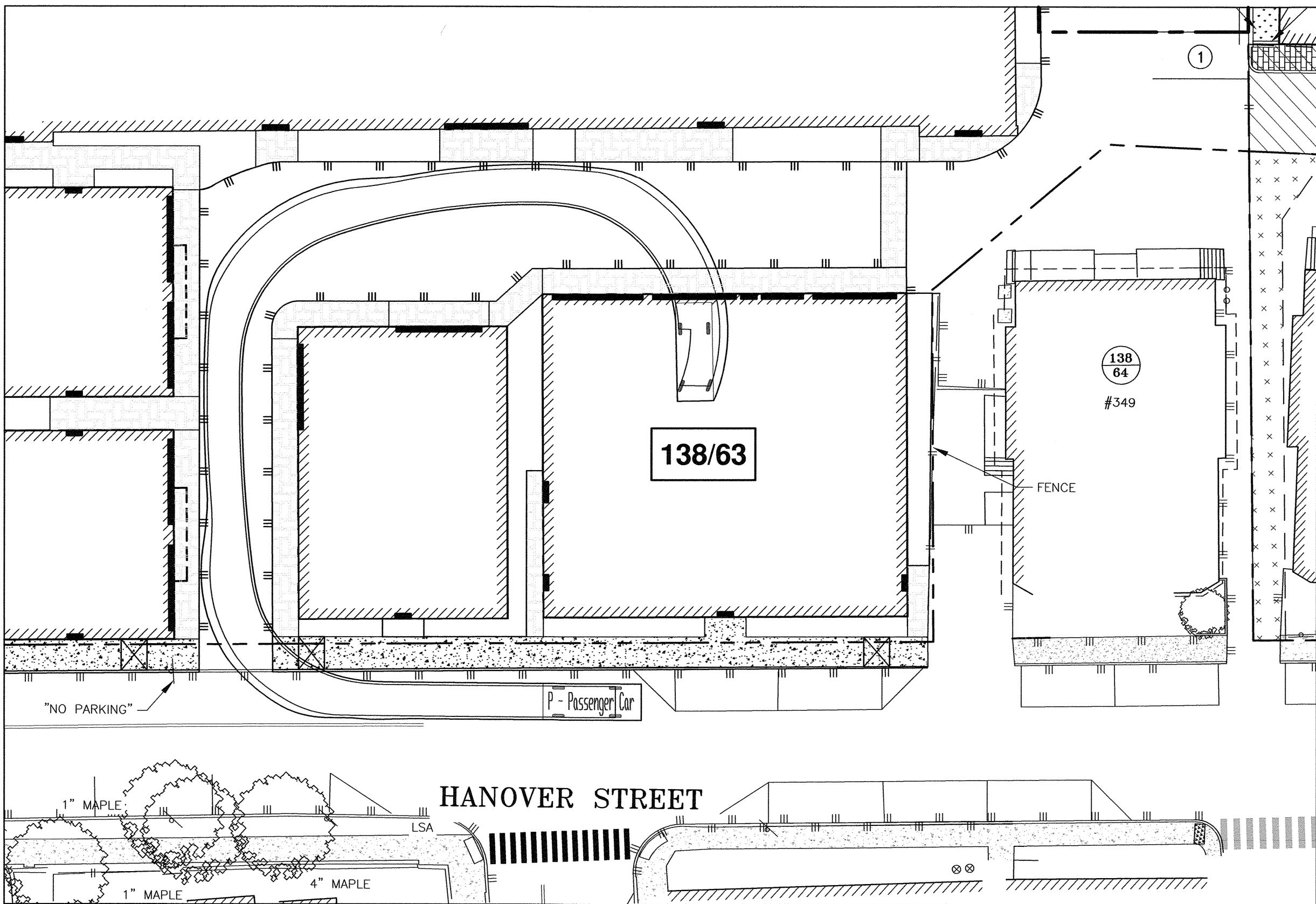
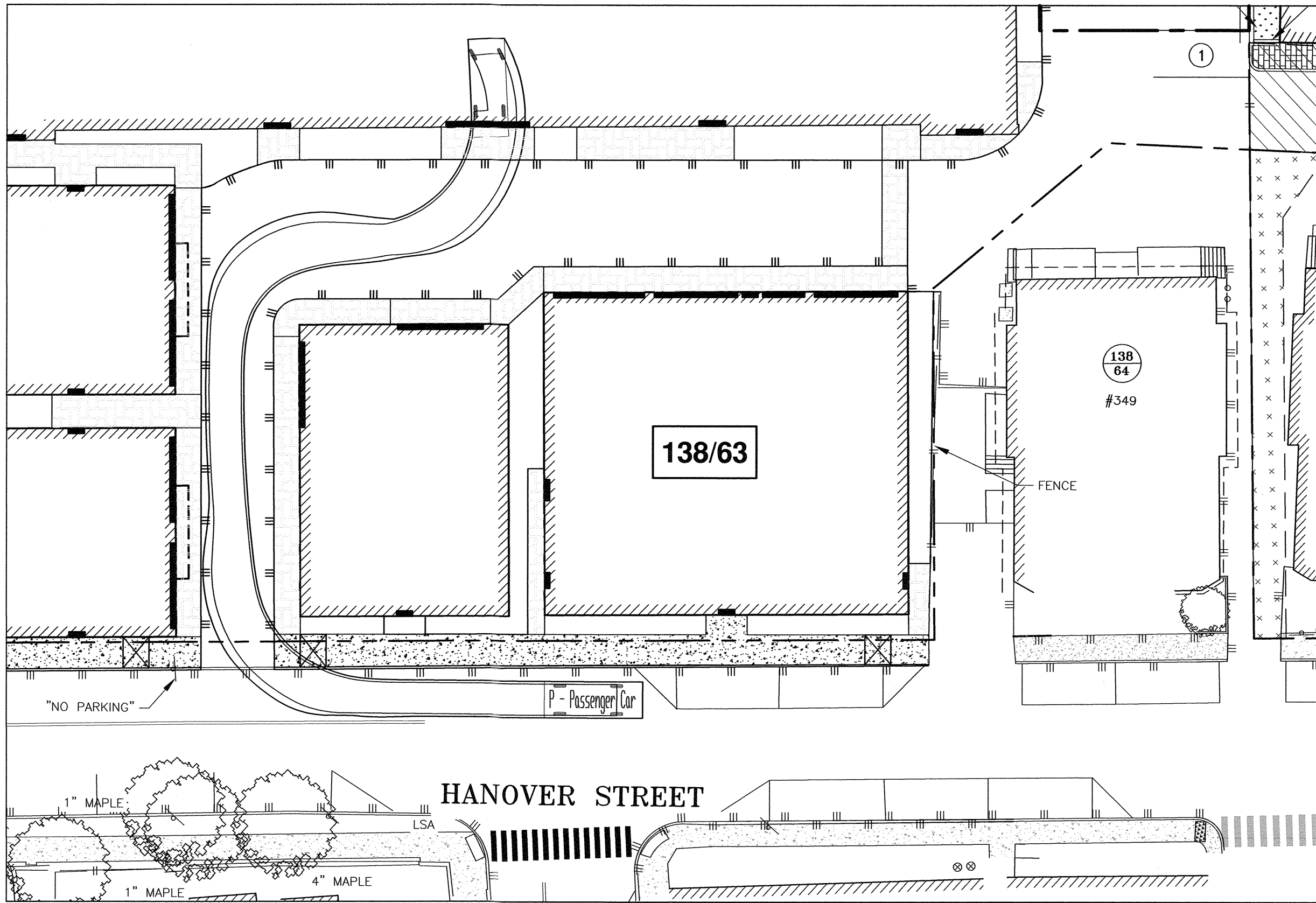
1	SITE LAYOUT	04/11/25
0	ISSUED FOR COMMENT	03/14/25
NO.	DESCRIPTION	DATE



SCALE: 1"=20' JANUARY 2024

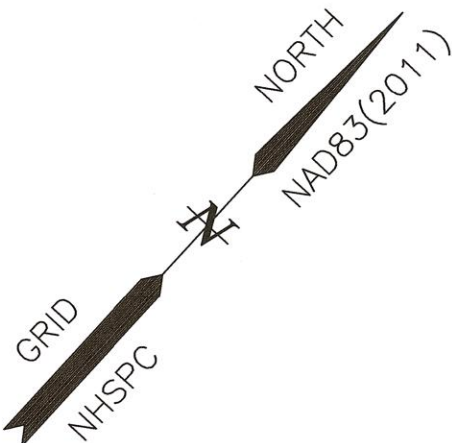
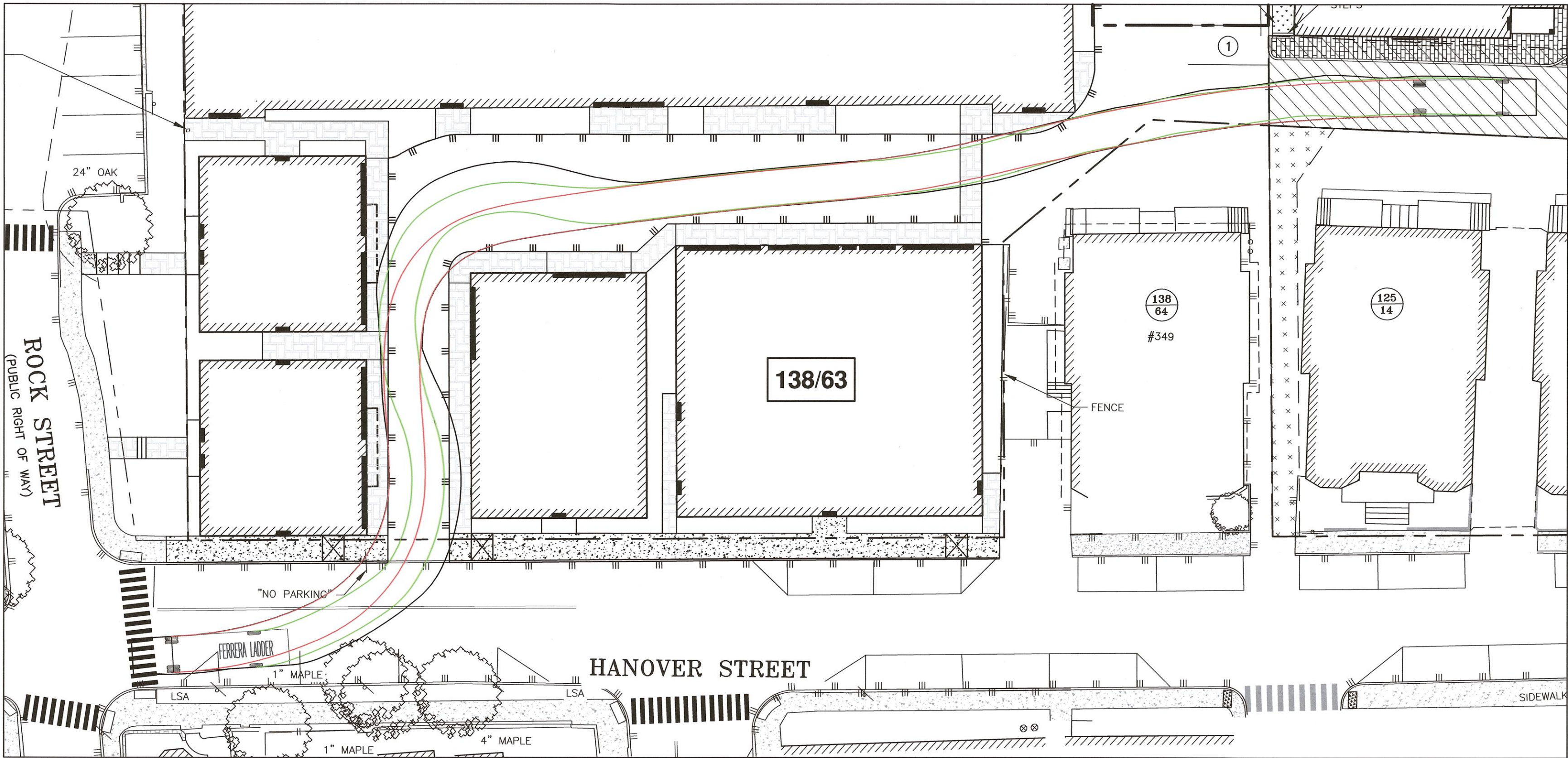
PASSENGER VEHICLE  
TURNING TEMPLATE

T1





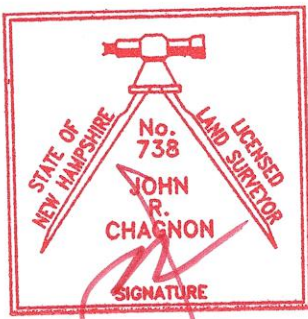
- NOTES:
1. PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 63.
  2. APPLICANT:  
361 HANOVER STEAM FACTORY, LLC  
41 INDUSTRIAL DRIVE UNIT 20  
EXETER, N.H. 03833
  3. PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F. JANUARY 29 2021.
- PROPOSED LOT AREAS:
- LOT 138/63  
38,528 S.F.±  
0.8845 AC
- LOT 138/63-1  
4,717 S.F.  
0.1083 AC
4. THE PURPOSE OF THIS PLAN IS TO SHOW A FIRE TRUCK TURNING TEMPLATE ON ASSESSOR'S MAP 138 LOT 63.



SITE REDEVELOPMENT  
361 HANOVER STREET  
PORTSMOUTH, N.H.

2	SITE LAYOUT	04/11/25
1	FIRE TRUCK	3/26/25
0	ISSUED FOR COMMENT	03/14/25
NO.	DESCRIPTION	DATE

REVISIONS



SCALE: 1"=20' JANUARY 2024

FIRE TRUCK  
TURNING TEMPLATE

T2





# STREET ELEVATIONS

# A2.1

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<b>REVISION &amp; REISSUE NOTES</b>		
<b>No.</b>	<b>Date</b>	<b>Notes</b>
A	3-11-25	DESIGN REVIEW SUBMISSION
B	4-22-25	TAC SUBMISSION
Project # 2024-09	Project Manager X.X.	Date 4-22-25

## A1.1a



1



REVISION & REISSUE NOTES		
No.	Date	Notes
A	3-11-25	DESIGN REVIEW SUBMISSION
B	4-22-25	TAC SUBMISSION
Project # 2024-09	Project Manager X.X.	Date 4-22-25

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REVISION & REISSUE NOTES		
No.	Date	Notes
A	3-11-25	DESIGN REVIEW SUBMISSION
B	4-22-25	TAC SUBMISSION
Project # 2024-09	Project Manager X.X.	Date 4-22-25

### A1.3a

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The floor plan illustrates the layout of the fourth floor, featuring six residential units arranged around a central corridor. Each unit's name, area, and measurement are clearly labeled. Outdoor spaces are provided for each unit, and the plan includes details for stairs and elevators.

Unit	Square Feet	Measurement Basis
<u>UNIT 401</u>	1,616 SQ. FT.	(TO INSIDE FINISHED FACE)
<u>UNIT 402</u>	1,645 SQ. FT.	(TO INSIDE FINISHED FACE)
<u>UNIT 403</u>	1,708 SQ. FT.	(TO INSIDE FINISHED FACE)
<u>UNIT 404</u>	1,640 SQ. FT.	(TO INSIDE FINISHED FACE)
<u>UNIT 405</u>	1,796 SQ. FT.	(TO INSIDE FINISHED FACE)
<u>UNIT 406</u>	1,932 SQ. FT.	(TO INSIDE FINISHED FACE)
<u>UNIT 407</u>	1,932 SQ. FT.	(TO INSIDE FINISHED FACE)
<u>UNIT 408</u>	1,557 SQ. FT.	(TO INSIDE FINISHED FACE)

Additional features include outdoor spaces for each unit, stairs located near Units 401 and 408, and two elevators situated between Units 406 and 407.

**FOURTH LEVEL PLAN:  
BUILDING A**

**A1.4a**

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Distance from shore (FT)	Number of fish
0-5	10
5-10	5
10-15	15



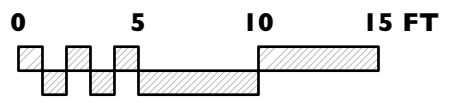
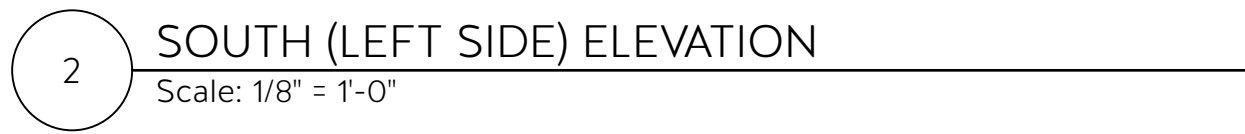
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Scale: AS NOTED

**ELEVATIONS:  
BUILDING A**

**A2.1a**

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48 MARKET STREET  
NEWBURYPORT, MA 01950

# BUILDING A

REVISION & REISSUE NOTES		
No.	Date	Notes
A	3-11-25	DESIGN REVIEW SUBMISSION
B	4-22-25	TAC SUBMISSION
Project # 2024-09	Project Manager X.X.	Date 4-22-25

## ELEVATIONS: BUILDING A

## A2.2a

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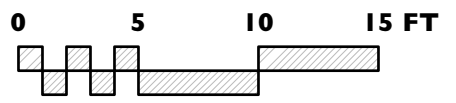


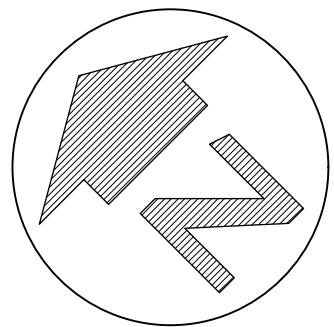
2 NORTH (RIGHT SIDE) ELEVATION  
Scale: 1/8" = 1'-0"



1 WEST (REAR) ELEVATION  
Scale: 1/8" = 1'-0"

CAD File Name  
361HanoverSt\_SD\_BuildingA.vwx





SCOTT BROWN

ESTD ARCHITECTS 2007

48 MARKET STREET  
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T. 978.465.3535  
WWW.SCOTTBROWNARCHITECT.COM

BUILDINGS B1

AT

361 HANOVER STREET

PORTSMOUTH, NH 03801

REVISION & REISSUE NOTES		
No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION
B	4-22-25	TAC SUBMISSION

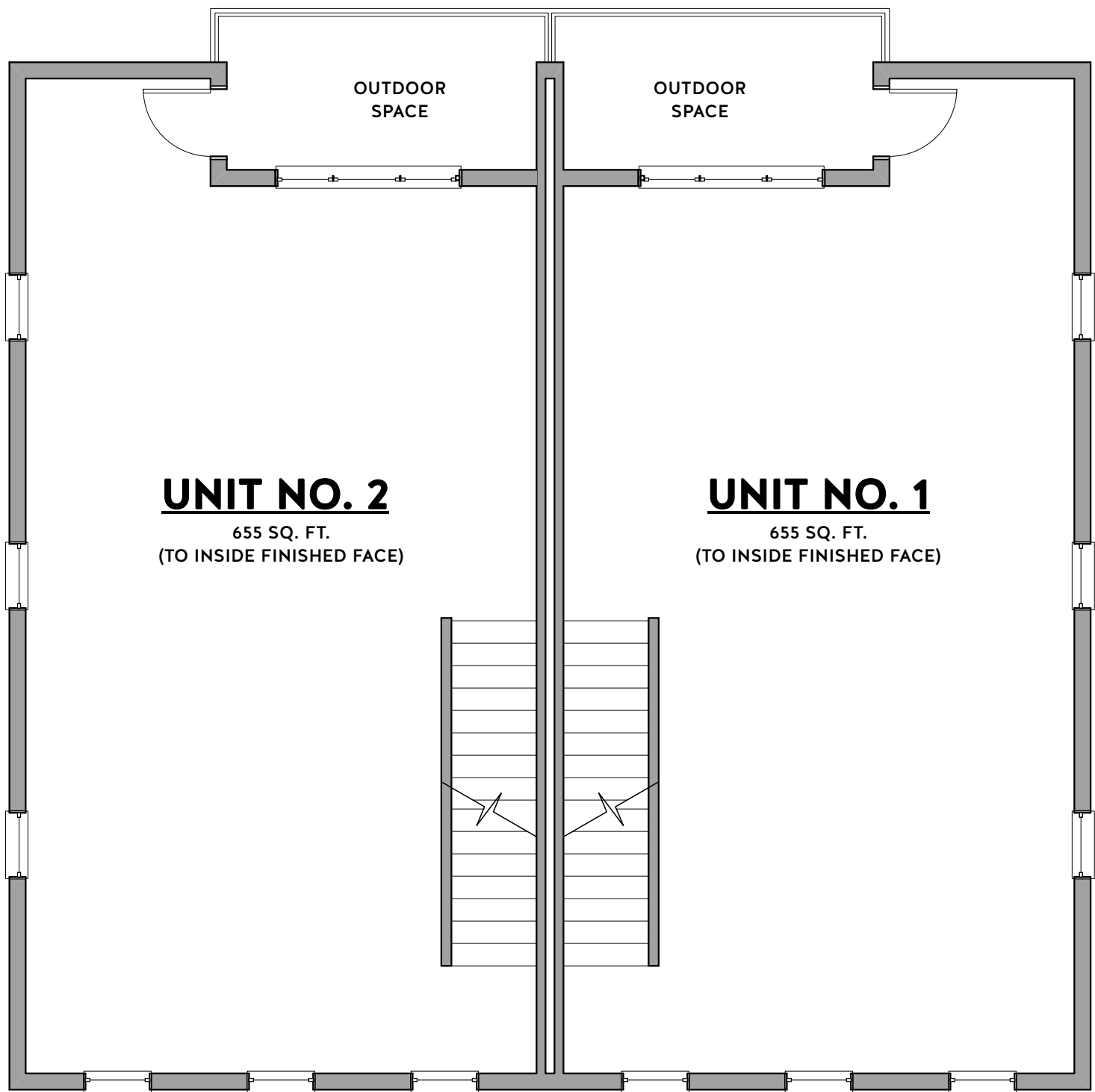
Project #	Project Manager	Date
2024-09	X.X.	4-22-25

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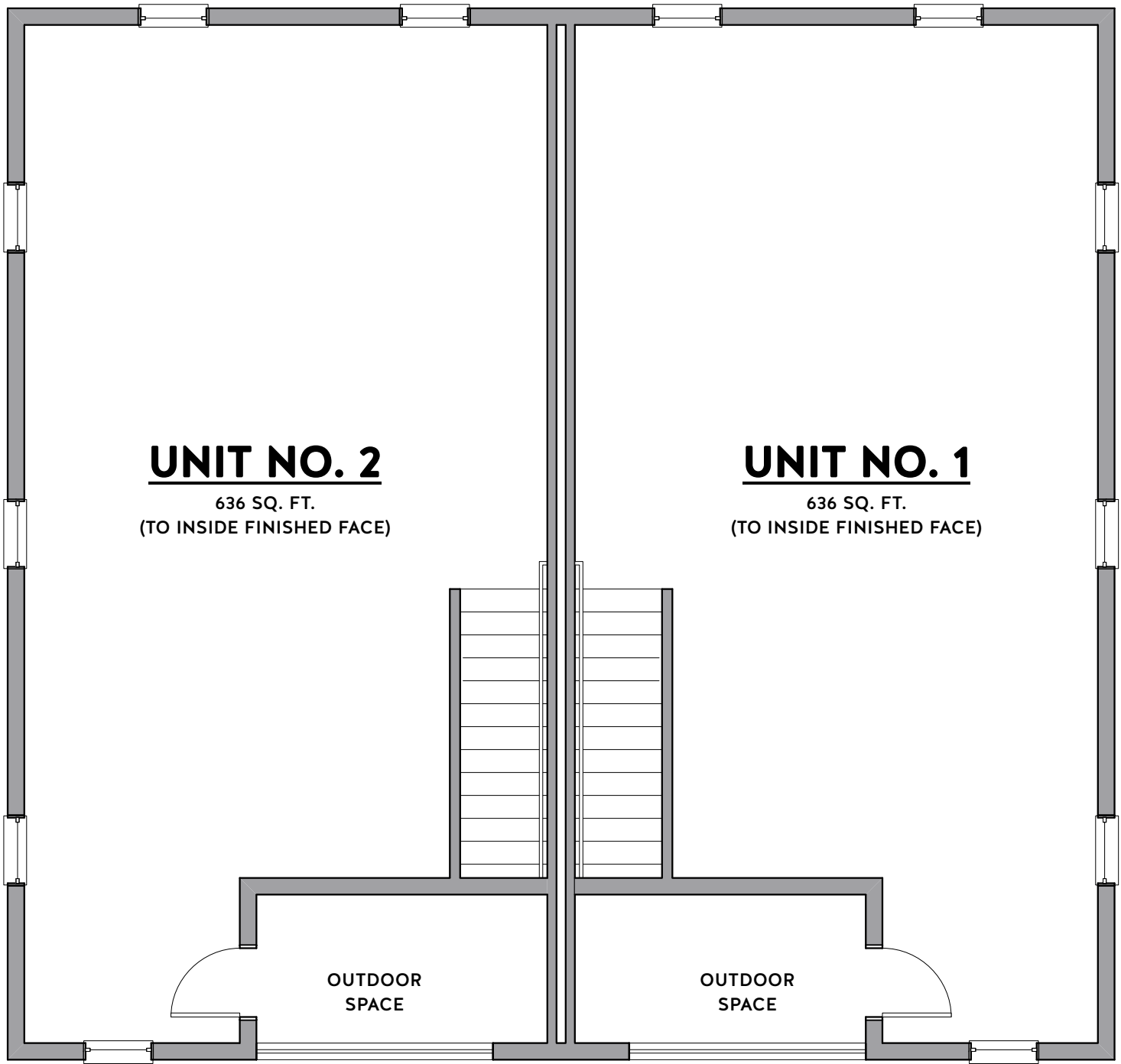
LAYOUT PLANS:  
BUILDINGS B1

A1.1b1

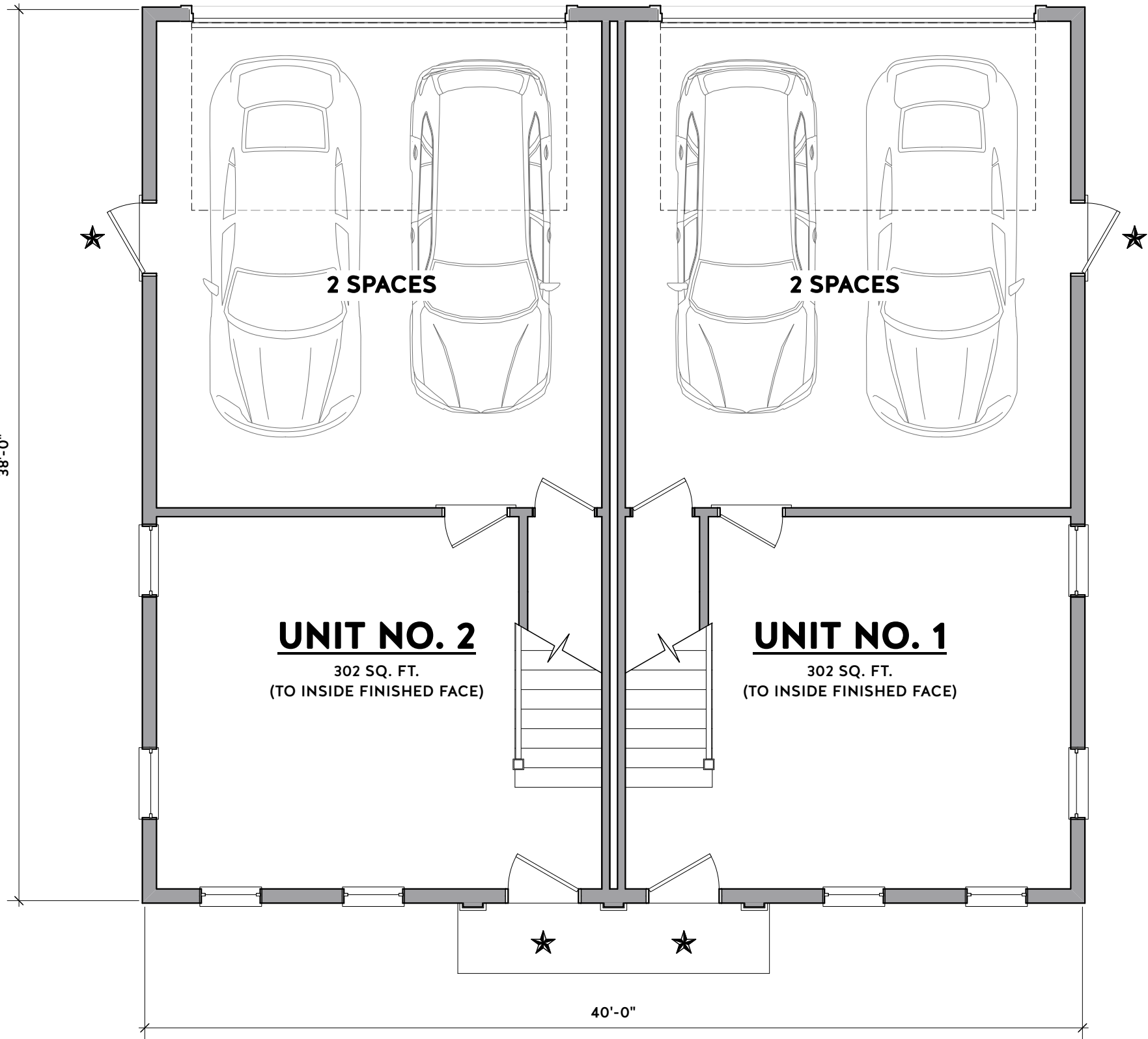
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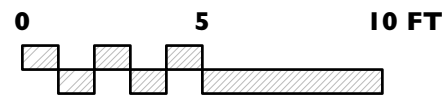
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Scale: 3/16" = 1'-0"



3 THIRD FLOOR PLAN  
Scale: 3/16" = 1'-0"

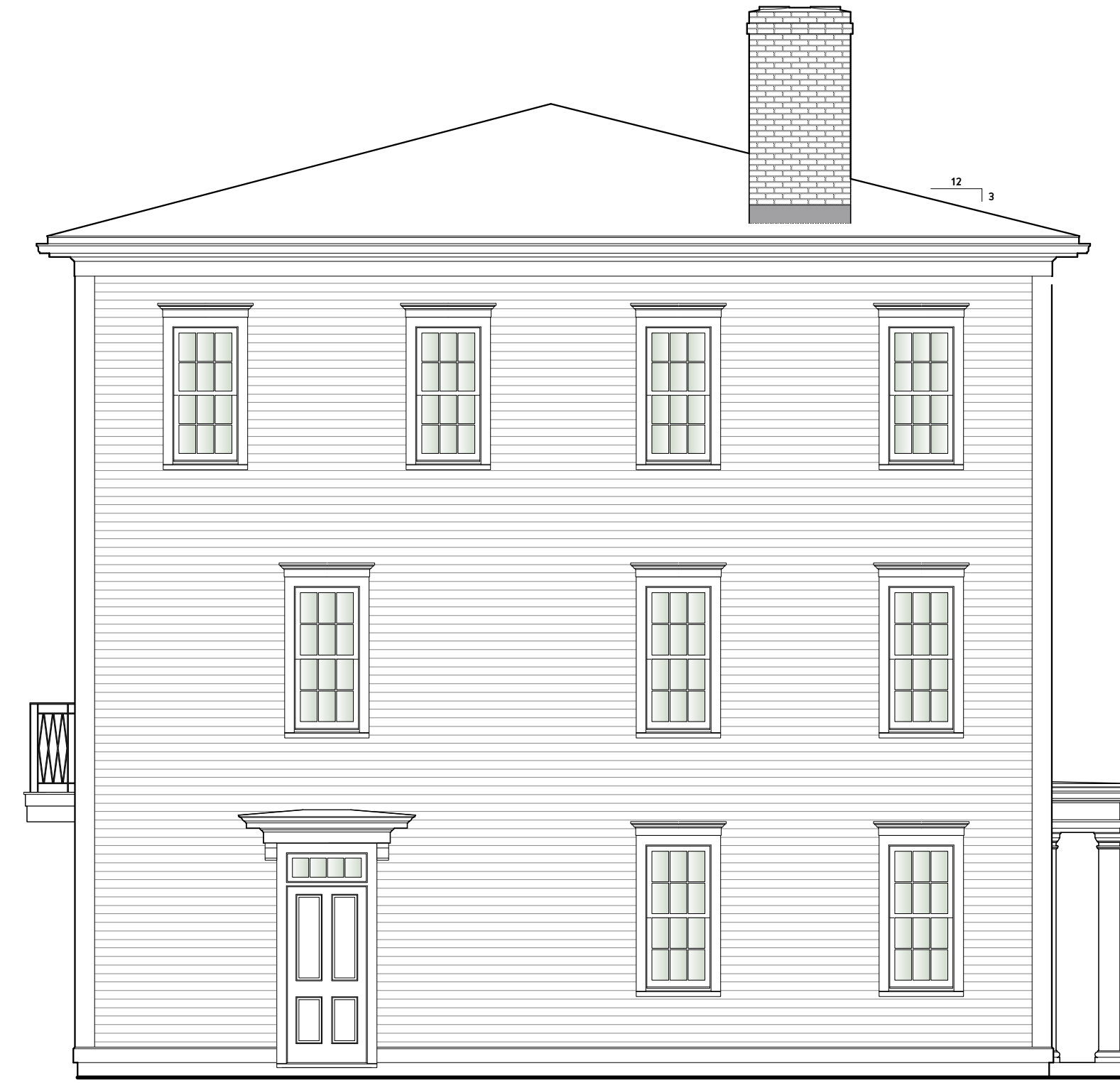


1 GROUND FLOOR PLAN  
Scale: 3/16" = 1'-0"





4 BUILDING B1: NORTH (REAR) ELEVATION  
Scale: 3/16" = 1'-0"



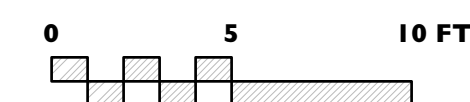
3 BUILDING B1: WEST (LEFT SIDE) ELEVATION  
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2 BUILDING B1: EAST (RIGHT SIDE) ELEVATION  
Scale: 3/16" = 1'-0"



1 BUILDING B1: SOUTH (FRONT) ELEVATION  
Scale: 3/16" = 1'-0"



BUILDINGS B1  
AT  
361 HANOVER STREET  
PORTSMOUTH, NH 03801

REVISION & REISSUE NOTES		
No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION
B	4-22-25	TAC SUBMISSION

Project # 2024-09	Project Manager X.X.	Date 4-22-25
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Scale: AS NOTED

## ELEVATIONS: BUILDING B1

## A2.1b1





BUILDINGS B2  
AT  
361 HANOVER STREET  
PORTSMOUTH, NH 03801

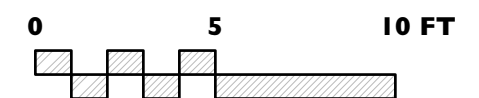
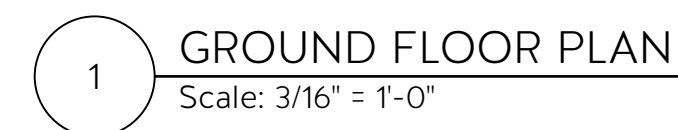
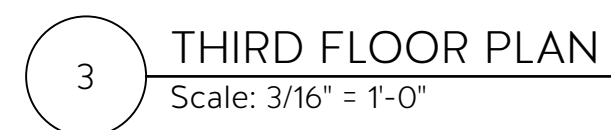
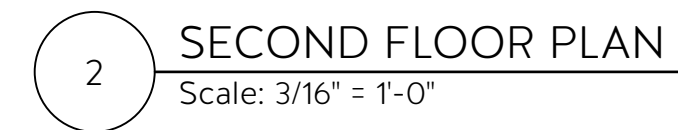
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No.	Date	Notes
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B	4-22-25	TAC SUBMISSION
Project #	Project Manager	Date
2024-09	X.X.	4-22-25

Scale: AS NOTED

## LAYOUT PLANS: BUILDINGS B2

# A1.1b2

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4 BUILDING B2: NORTH (REAR) ELEVATION  
Scale: 3/16" = 1'-0"



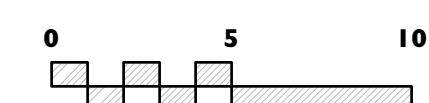
3 BUILDING B2: WEST (LEFT SIDE) ELEVATION  
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2 BUILDING B2: EAST (RIGHT SIDE) ELEVATION  
Scale: 3/16" = 1'-0"



1 BUILDING B2: SOUTH (FRONT) ELEVATION  
Scale: 3/16" = 1'-0"



BUILDINGS B2  
AT  
361 HANOVER STREET  
PORTSMOUTH, NH 03801

REVISION & REISSUE NOTES		
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Project #	Project Manager	Date
2024-09	X.X.	4-22-25

Scale: AS NOTED

## ELEVATIONS: BUILDING B2

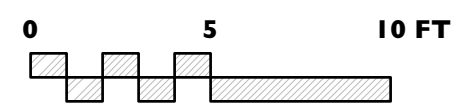
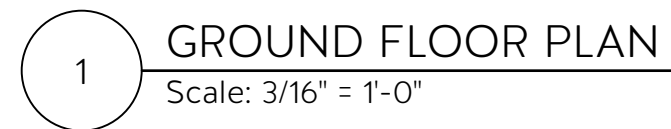
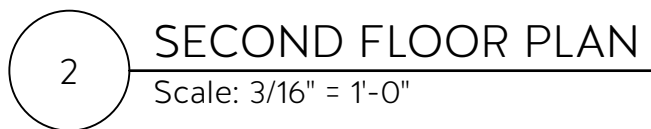
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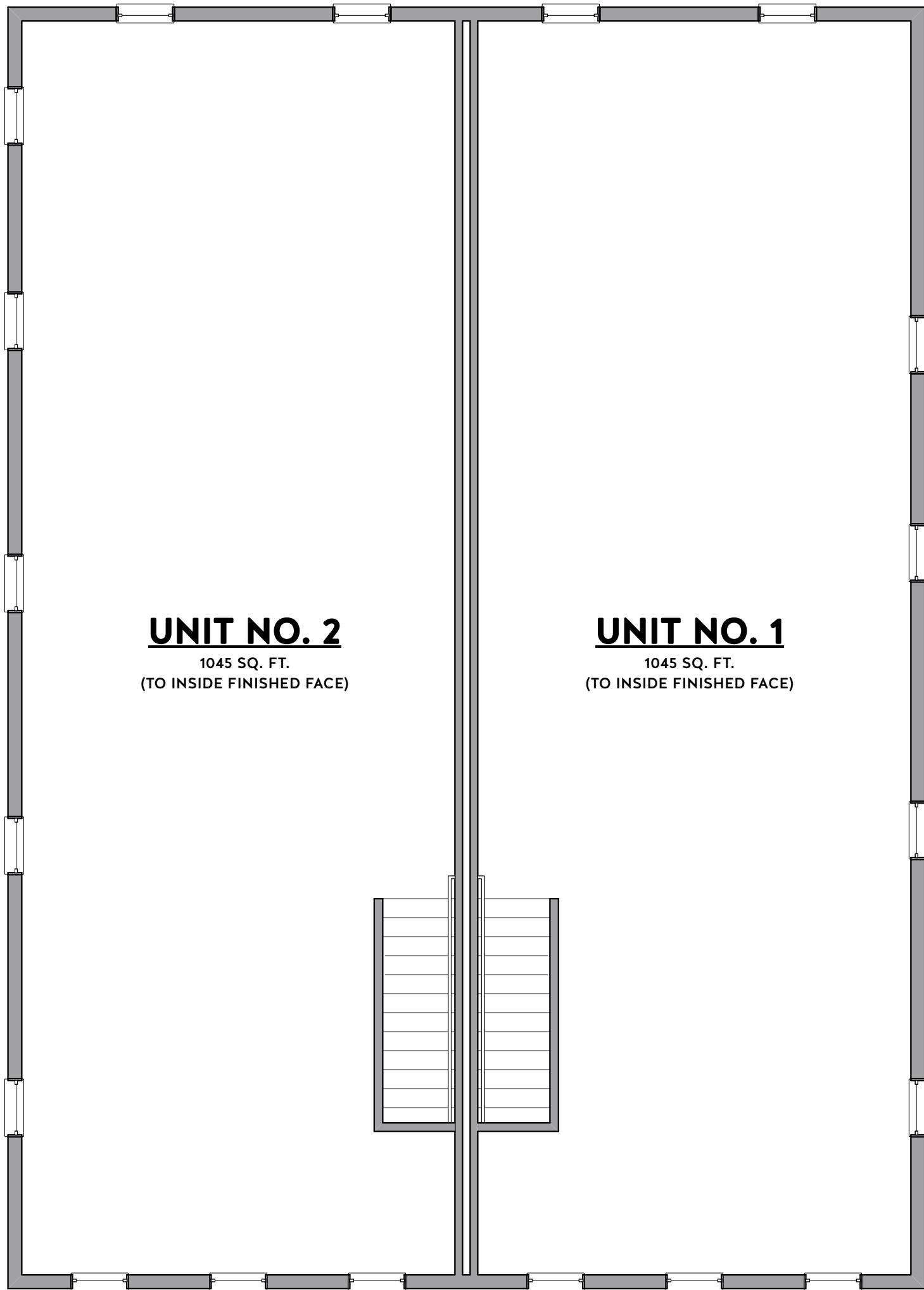
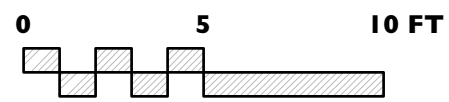
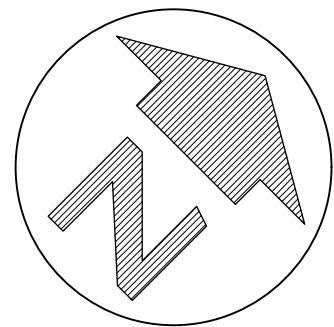


REVISION & REISSUE NOTES		
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B	4-22-25	TAC SUBMISSION
Project #	Project Manager	Date
2024-09	X.X.	4-22-25

### A1.1c

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1 THIRD FLOOR PLAN  
Scale: 3/16" = 1'-0"

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BUILDING C AT 361 HANOVER STREET PORTSMOUTH, NH 03801		
REVISION & REISSUE NOTES		
No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION
B	4-22-25	TAC SUBMISSION
Project #	Project Manager	Date
2024-09	X.X.	4-22-25
Scale: AS NOTED		
LAYOUT PLANS: BUILDING C		
A1.2c		
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4 BUILDING C: SOUTH (LEFT SIDE) ELEVATION  
Scale: 3/16" = 1'-0"



3 BUILDING C: WEST (REAR) ELEVATION  
Scale: 3/16" = 1'-0"



2 BUILDING C: NORTH (RIGHT SIDE) ELEVATION  
Scale: 3/16" = 1'-0"



1 BUILDING C: EAST (FRONT) ELEVATION  
Scale: 3/16" = 1'-0"

BUILDING C  
AT  
361 HANOVER STREET  
PORTSMOUTH, NH 03801

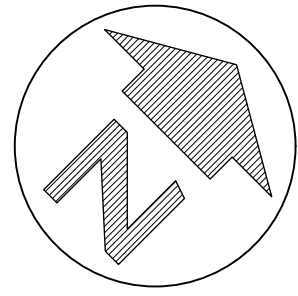
REVISION & REISSUE NOTES		
No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION
B	4-22-25	TAC SUBMISSION

Project # 2024-09	Project Manager X.X.	Date 4-22-25
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Scale: AS NOTED

## ELEVATIONS: BUILDING C

## A2.1c



BUILDING D

AT

361 HANOVER STREET

PORTSMOUTH, NH, 03801

REVISION & REISSUE NOTES		
No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION
B	3-14-25	TAC SUBMISSION

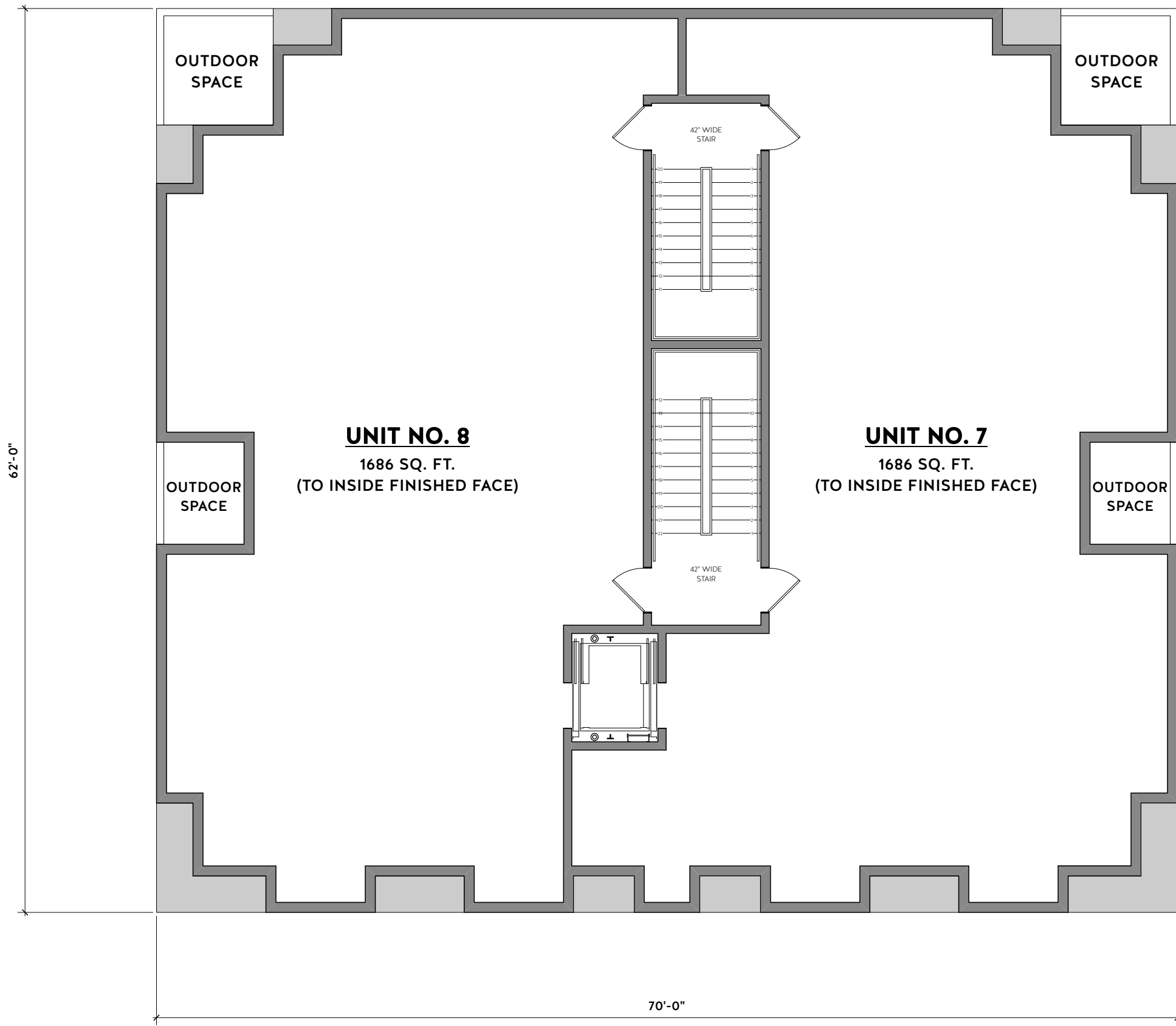
Project #	Project Manager	Date
2024-09	X.X.	3-14-25

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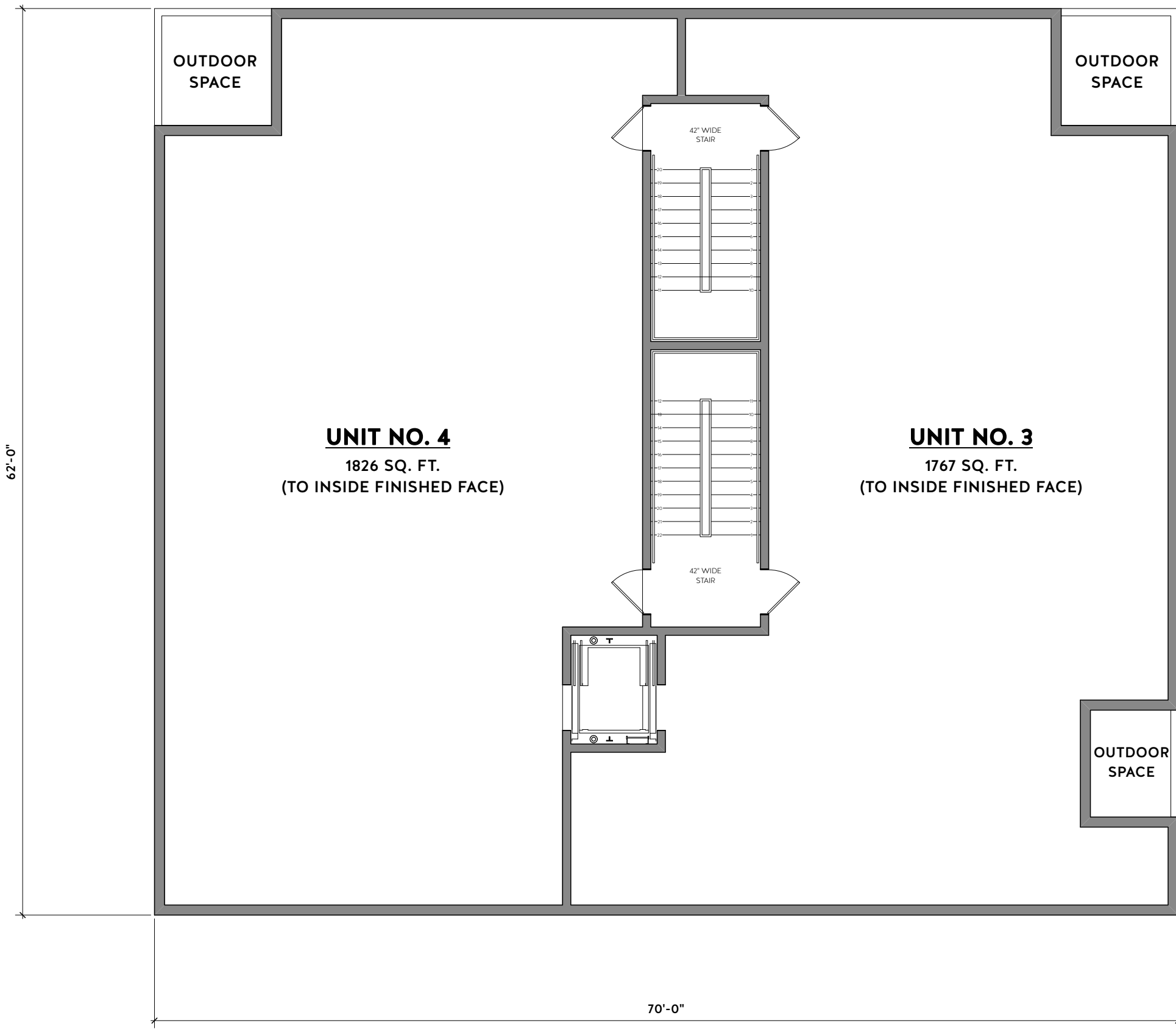
FLOOR LAYOUT  
PLANS: BUILDING D

A1.1d

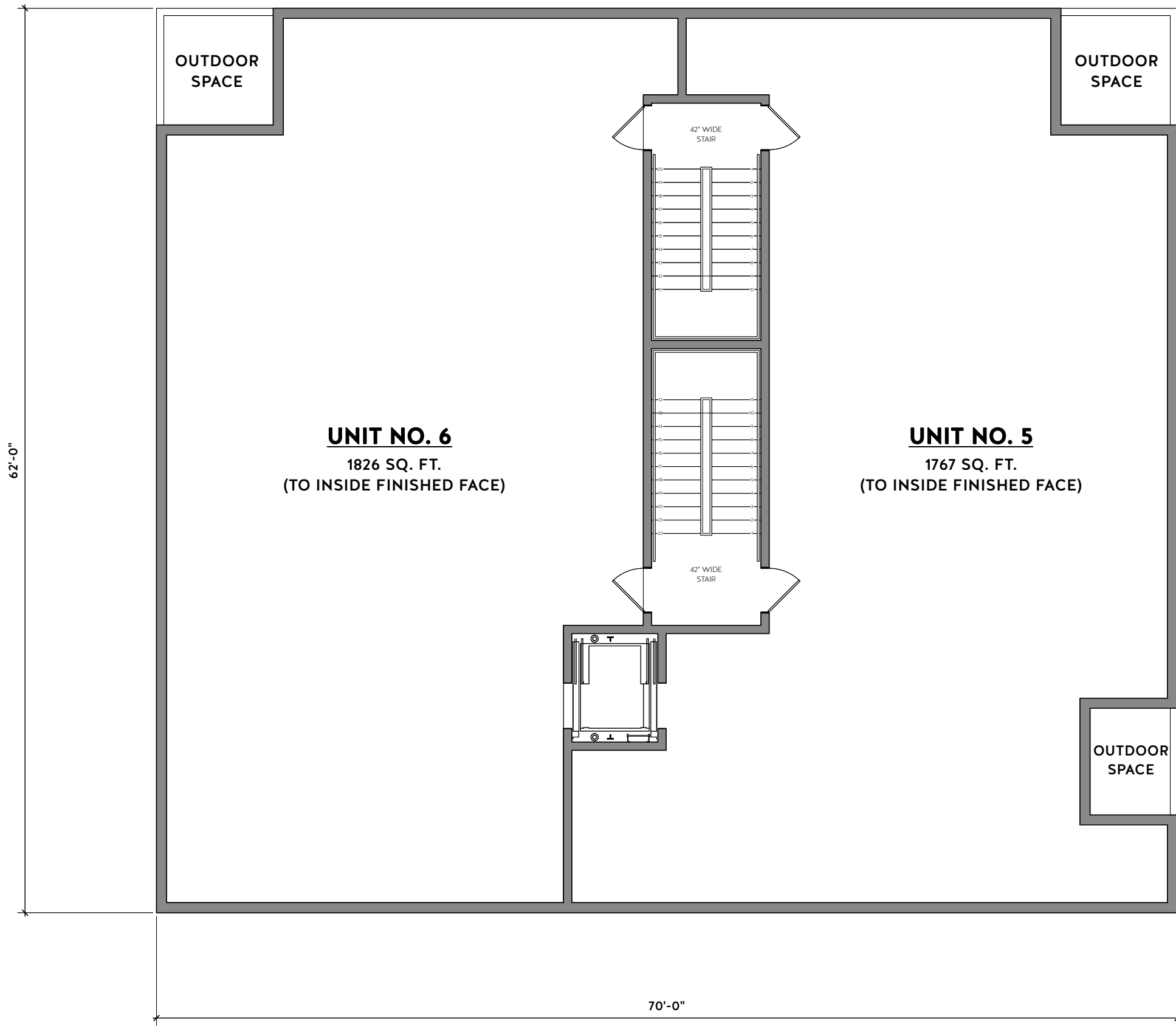
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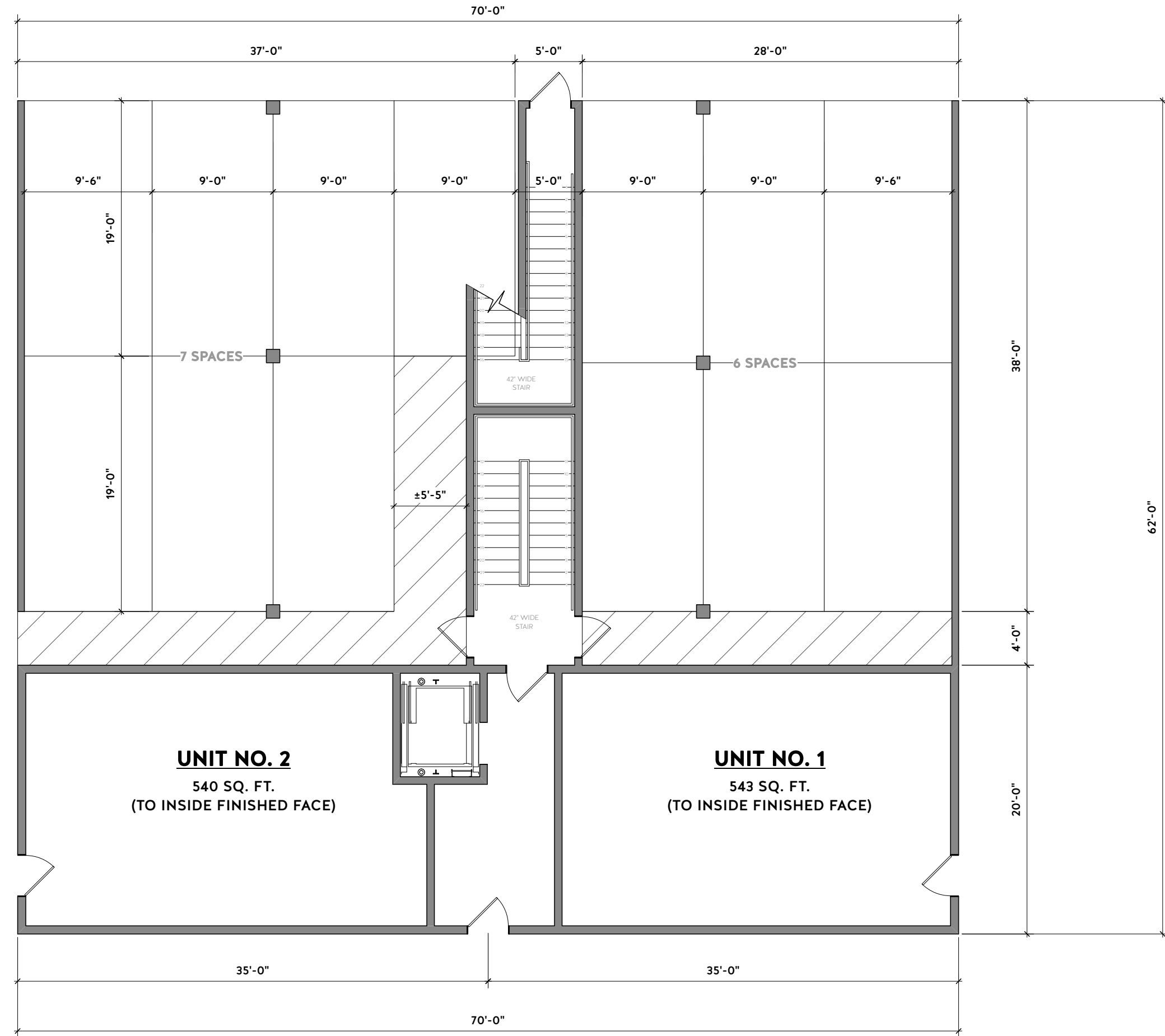
4 FOURTH FLOOR PLAN  
Scale: 1/8" = 1'-0"



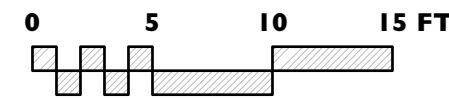
2 SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"



3 THIRD FLOOR PLAN  
Scale: 1/8" = 1'-0"



1 GROUND LEVEL PLAN  
Scale: 1/8" = 1'-0"





BUILDING D  
AT  
361 HANOVER STREET  
PORTSMOUTH, NH, 03801

<b>REVISION &amp; REISSUE NOTES</b>		
<b>No.</b>	<b>Date</b>	<b>Notes</b>
A	3-5-25	DESIGN REVIEW SUBMISSION
B	3-14-25	TAC SUBMISSION
<b>Project #</b> 2024-09	<b>Project Manager</b> X.X.	<b>Date</b> 3-14-25

## ELEVATIONS: BUILDING D

## A2.1d

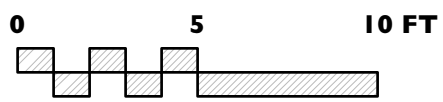
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2 BUILDING D: SOUTH (LEFT SIDE) ELEVATION  
Scale: 3/16" = 1'-0"



1 BUILDING D: EAST (FRONT) ELEVATION  
Scale: 3/16" = 1'-0"



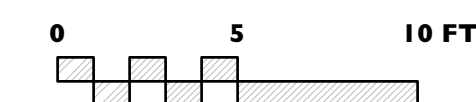




2 BUILDING D: NORTH (RIGHT SIDE) ELEVATION  
Scale: 3/16" = 1'-0"



1 BUILDING D: WEST (REAR) ELEVATION  
Scale: 3/16" = 1'-0"



BUILDING D  
AT  
361 HANOVER STREET  
PORTSMOUTH, NH, 03801

<b>REVISION &amp; REISSUE NOTES</b>		
<b>No.</b>	<b>Date</b>	<b>Notes</b>
A	3-5-25	DESIGN REVIEW SUBMISSION
B	3-14-25	TAC SUBMISSION
<b>Project #</b> 2024-09	<b>Project Manager</b> X.X.	<b>Date</b> 3-14-25

## ELEVATIONS: BUILDING D

## A2.2d



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:
- 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;
  - AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
  - A REPRESENTATIVE OF THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
  - 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.

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 AND CONSTRUCT SIDEWALK BASE.

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.

FINISH PAVE AND COMPLETE 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 AND ADDITIONS WITH ASSOCIATED UTILITIES AND PARKING.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.820 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 NORTH MILL POND.

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 ADJUTING 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/LOADED 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
- 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.

- ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- 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.
- 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

- LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
- ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
- PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
- 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:

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

ALLOWABLE NON-STORMWATER DISCHARGES

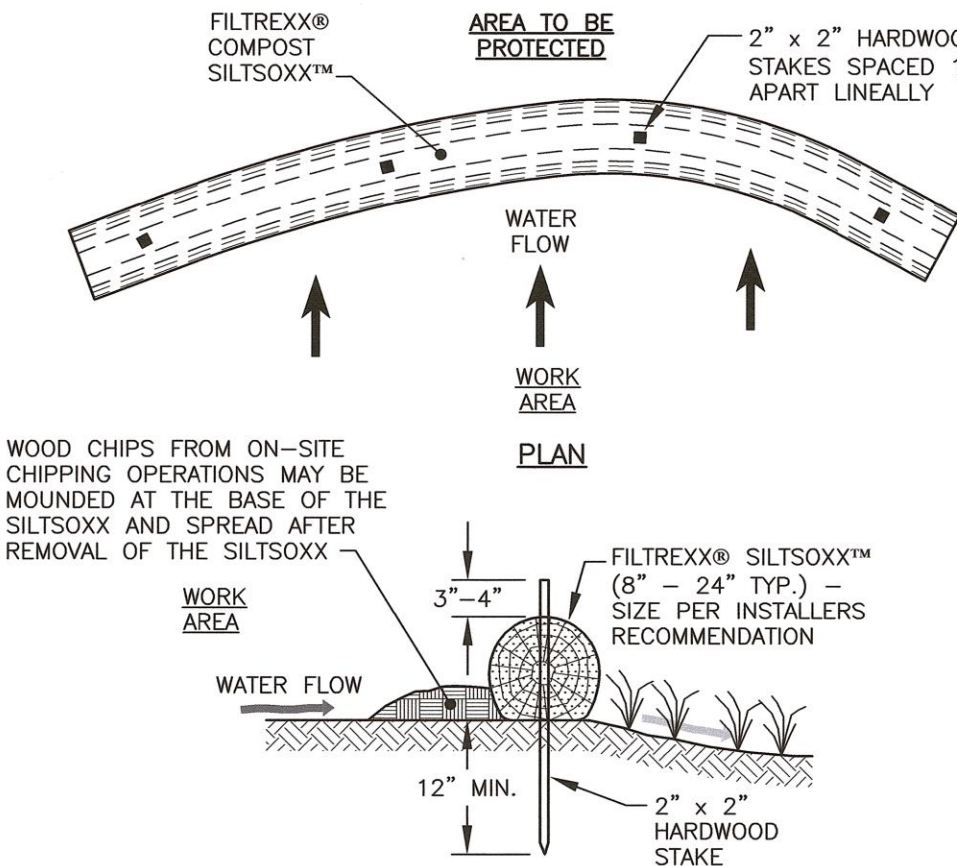
- FIRE-FIGHTING ACTIVITIES;
- FIRE HYDRANT FLUSHING;
- WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
- WATER USED TO CONTROL DUST;
- POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
- ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
- PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
- UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
- UNCONTAMINATED GROUND WATER OR SPRING WATER;
- FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
- UNCONTAMINATED EXCAVATION DEWATERING;
- LANDSCAPE IRRIGATION.

WASTE DISPOSAL

- 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.
- 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.
- 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

- CONTRACTOR SHALL CONTACT THE NHDES AND/OR LOCAL JURISDICTION PRIOR TO COMMENCING ANY BLASTING ACTIVITIES.
- 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:
- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
  - FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
  - THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
  - SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
  - THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

FILTREXX®  
SILTSOXX™ FILTRATION SYSTEM  
(IF NEEDED)

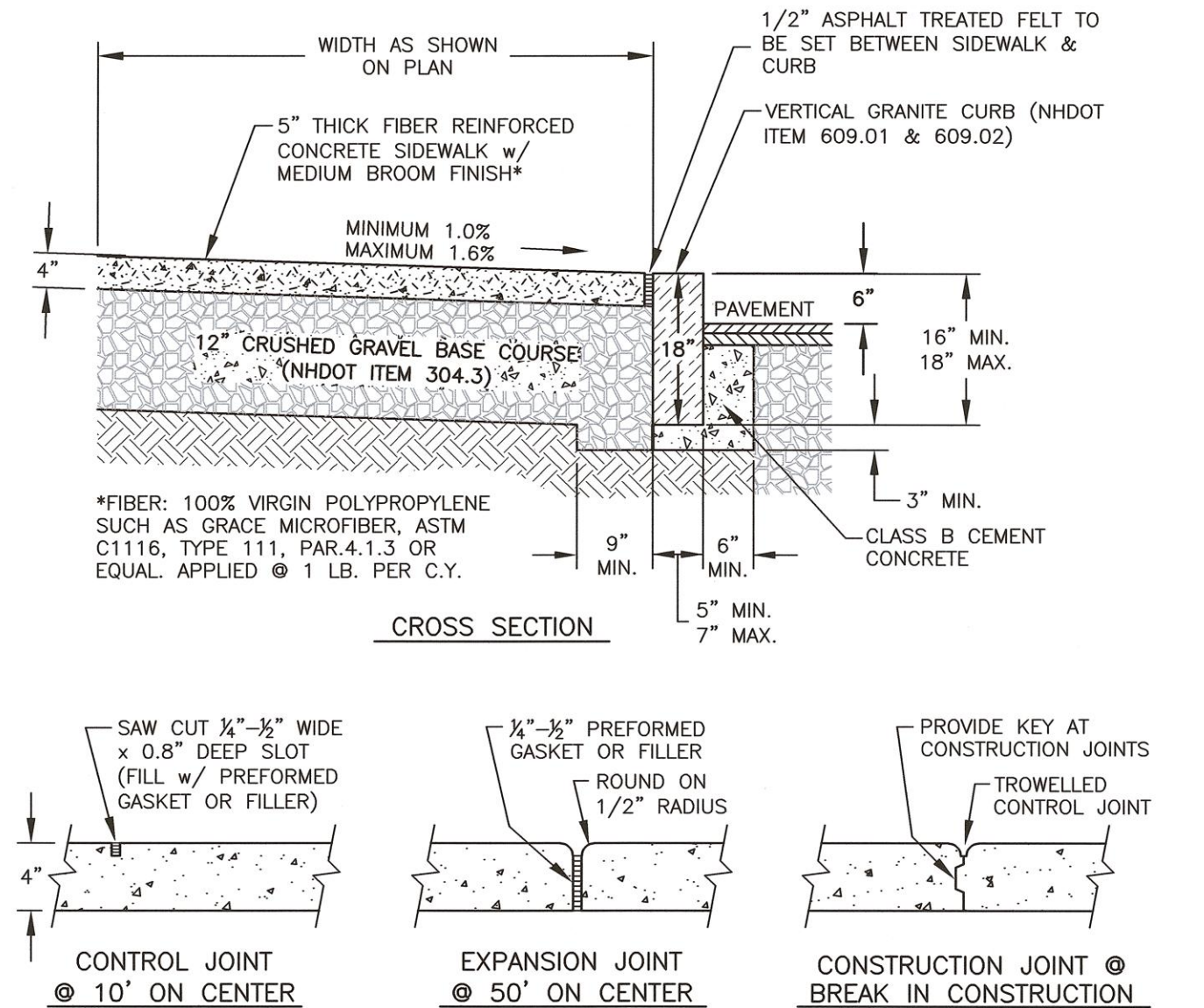
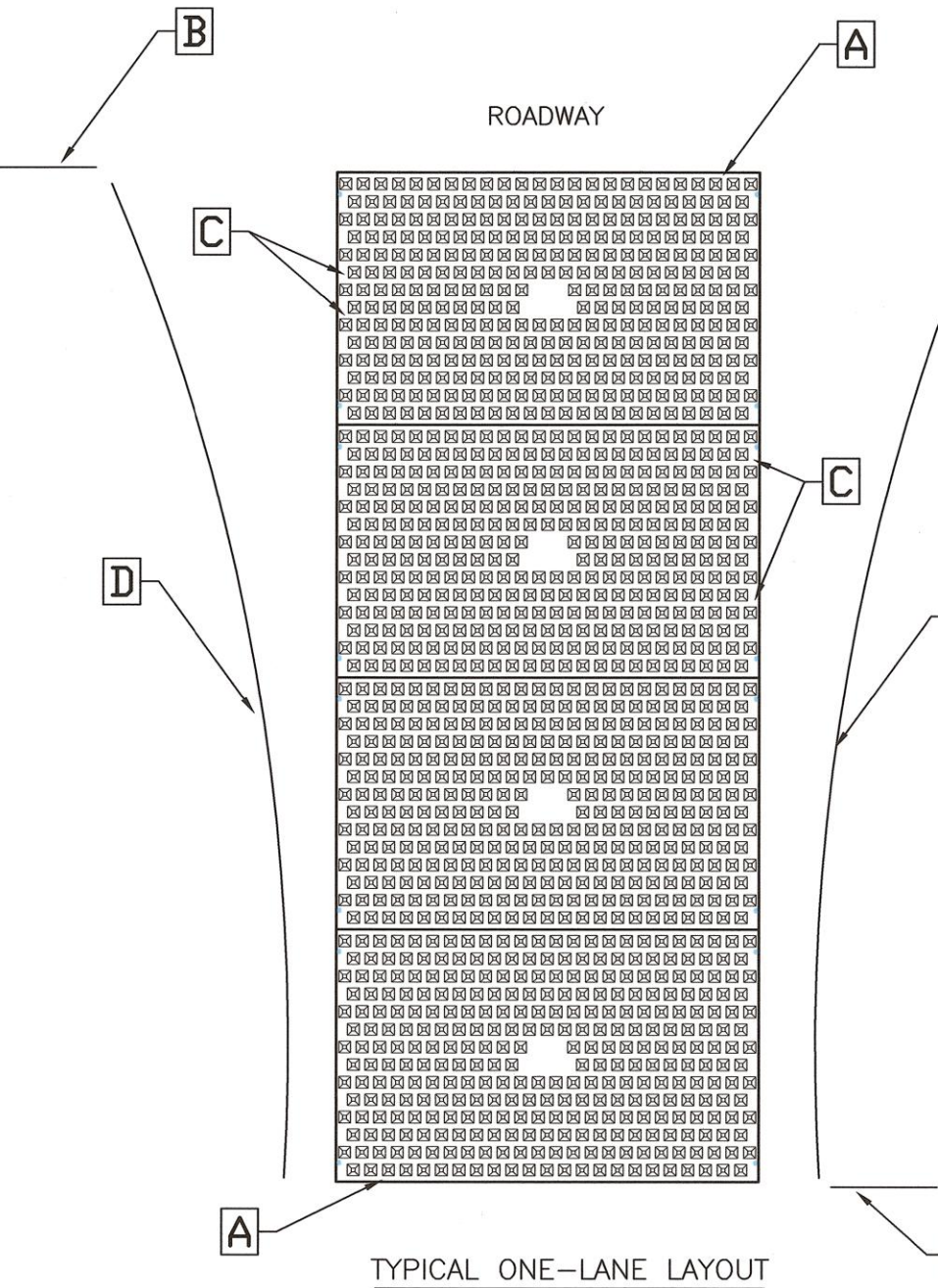
FODS TRACKOUT CONTROL SYSTEM

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:

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



C  
C3  
CONCRETE SIDEWALK GRANITE CURB  
NTS



NOTES:

- 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.
- 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.
- 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 REDEVELOPMENT  
361 HANOVER STREET  
PORTSMOUTH, N.H.

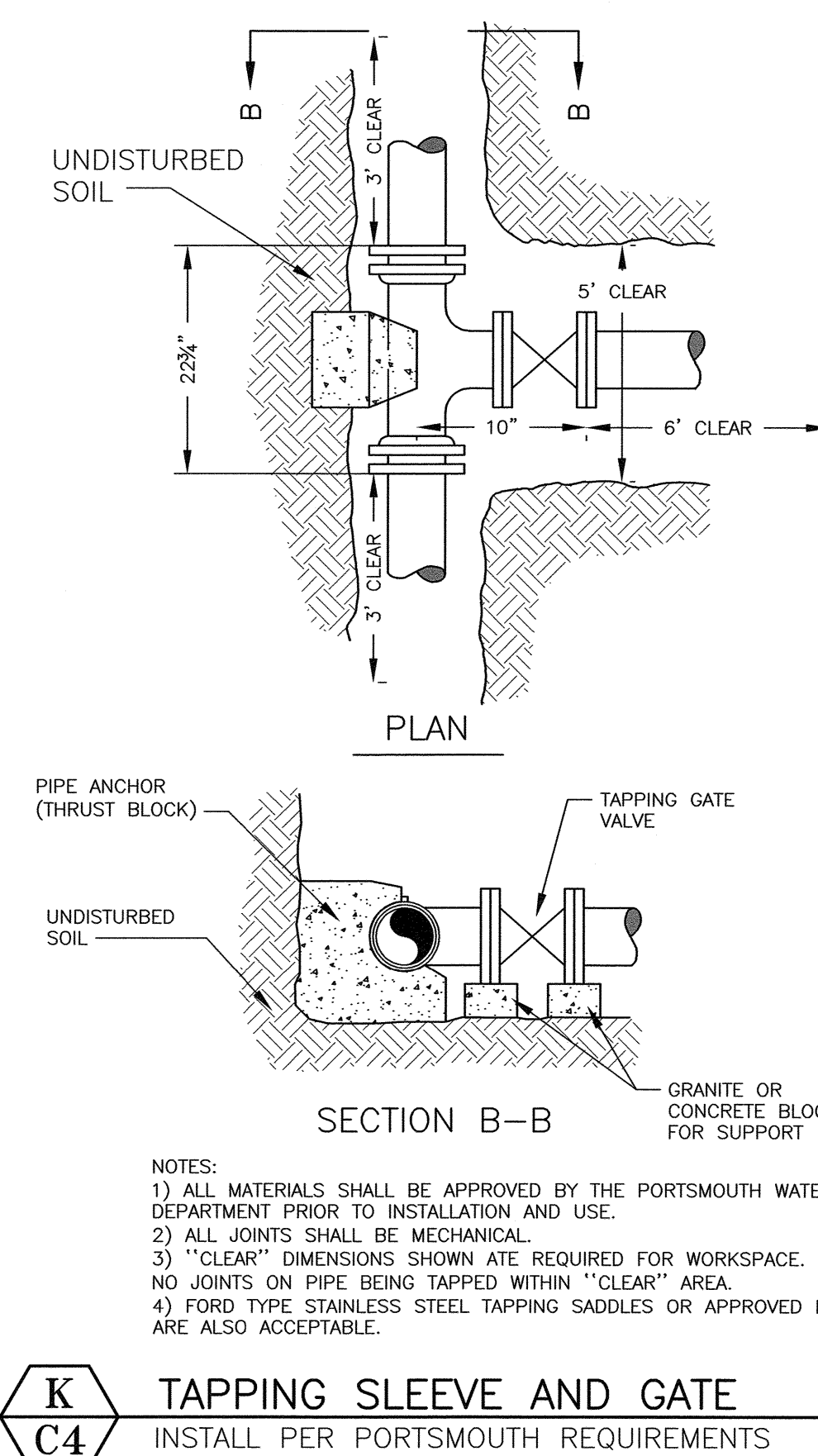
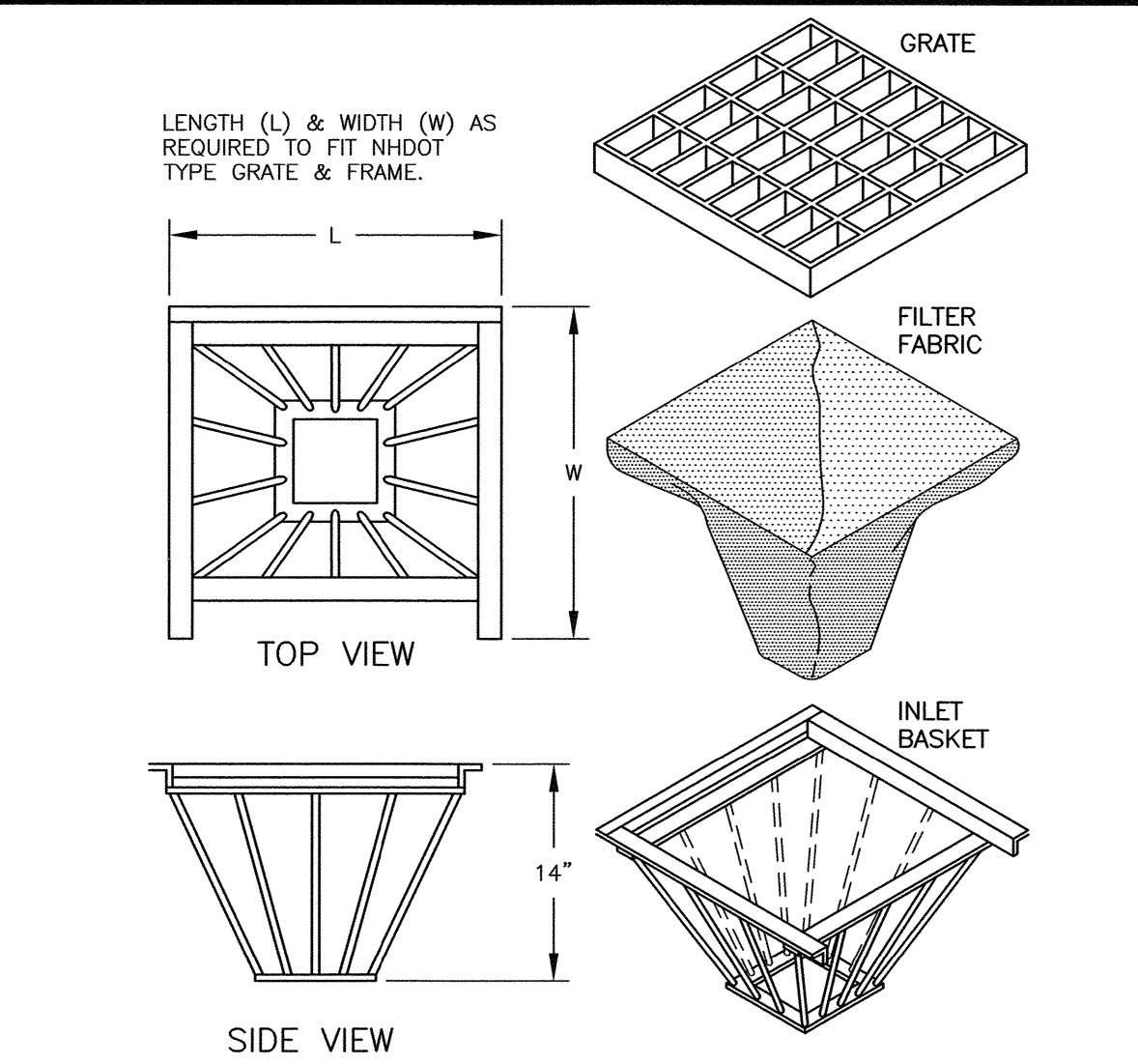
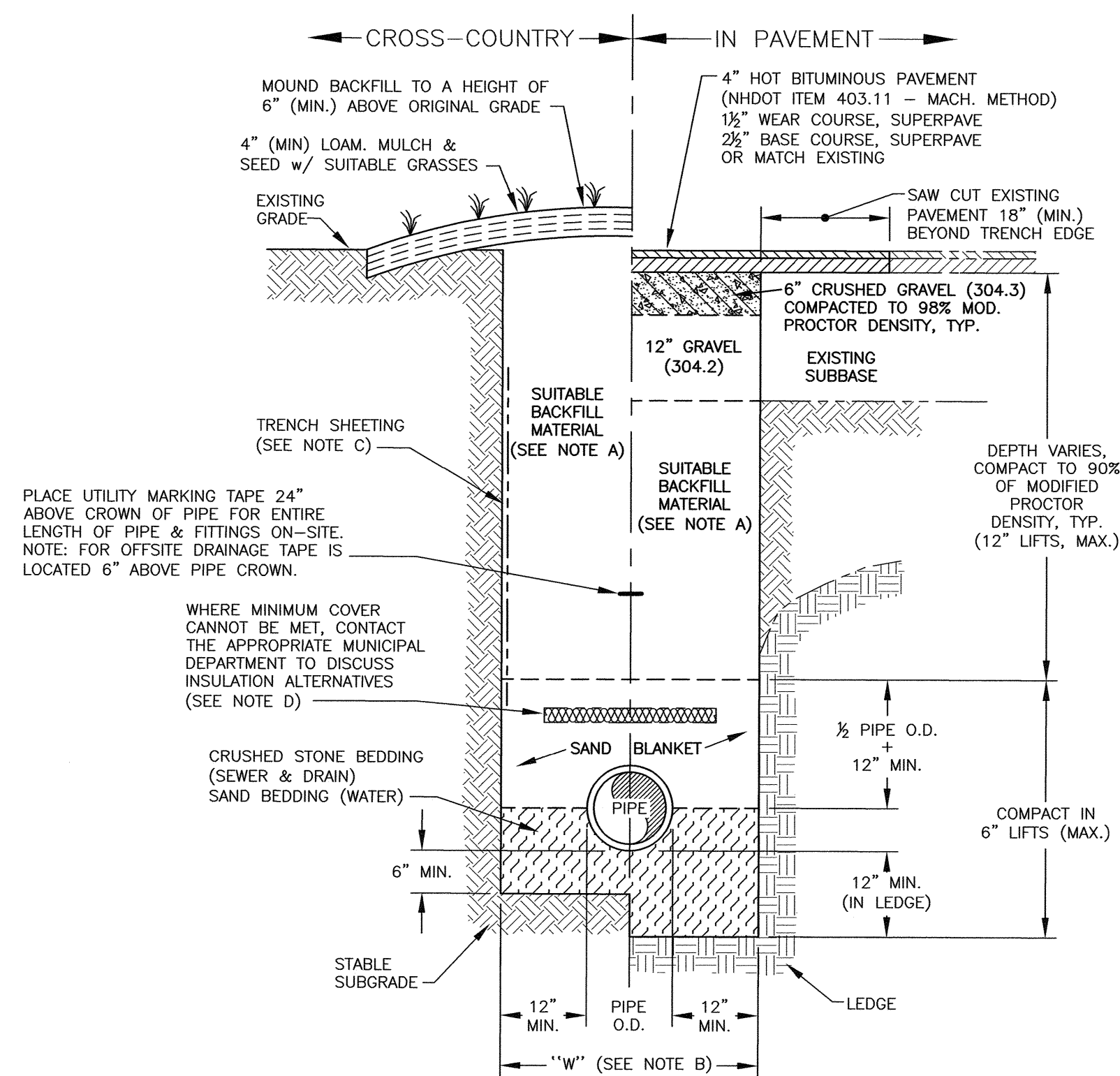
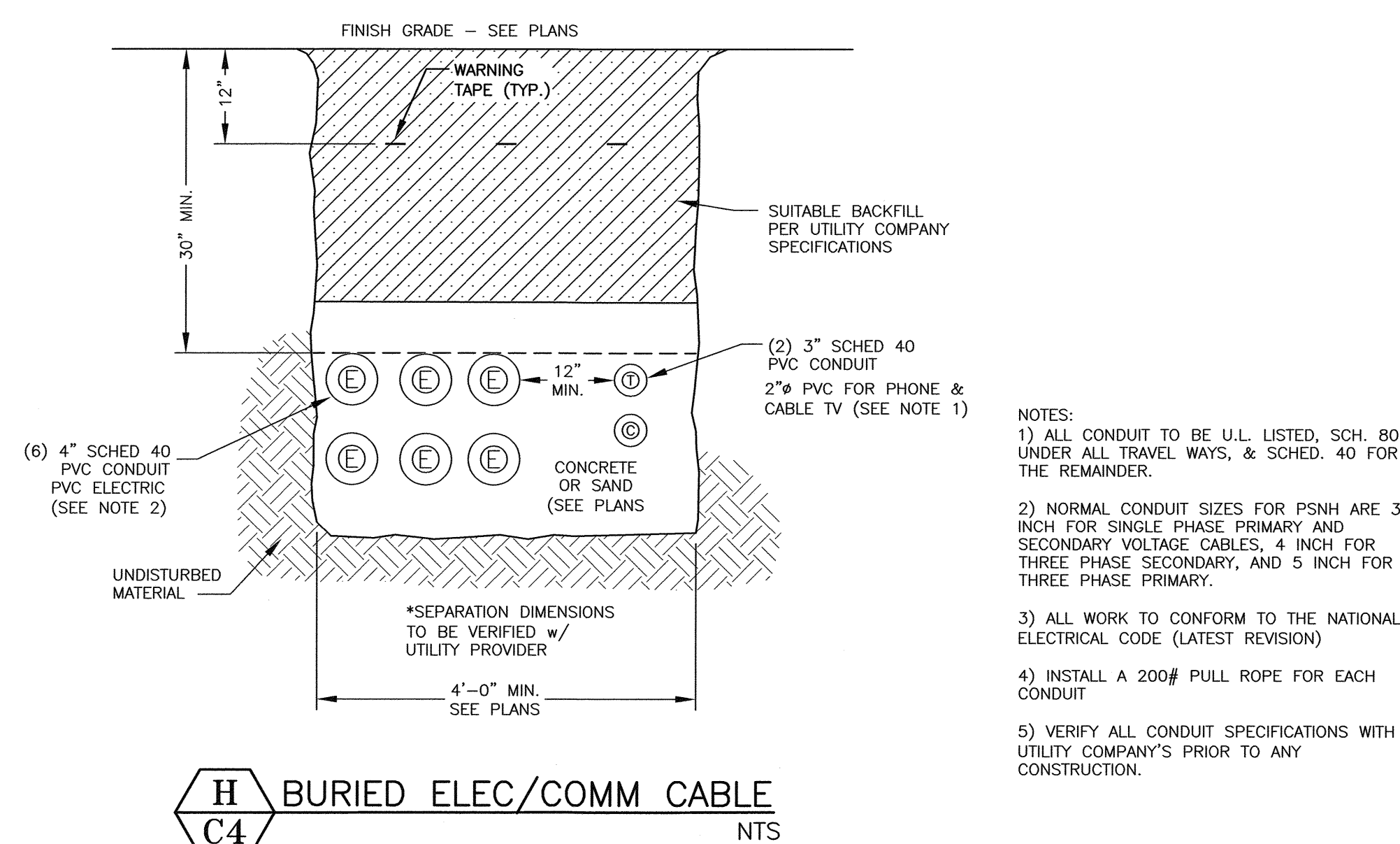
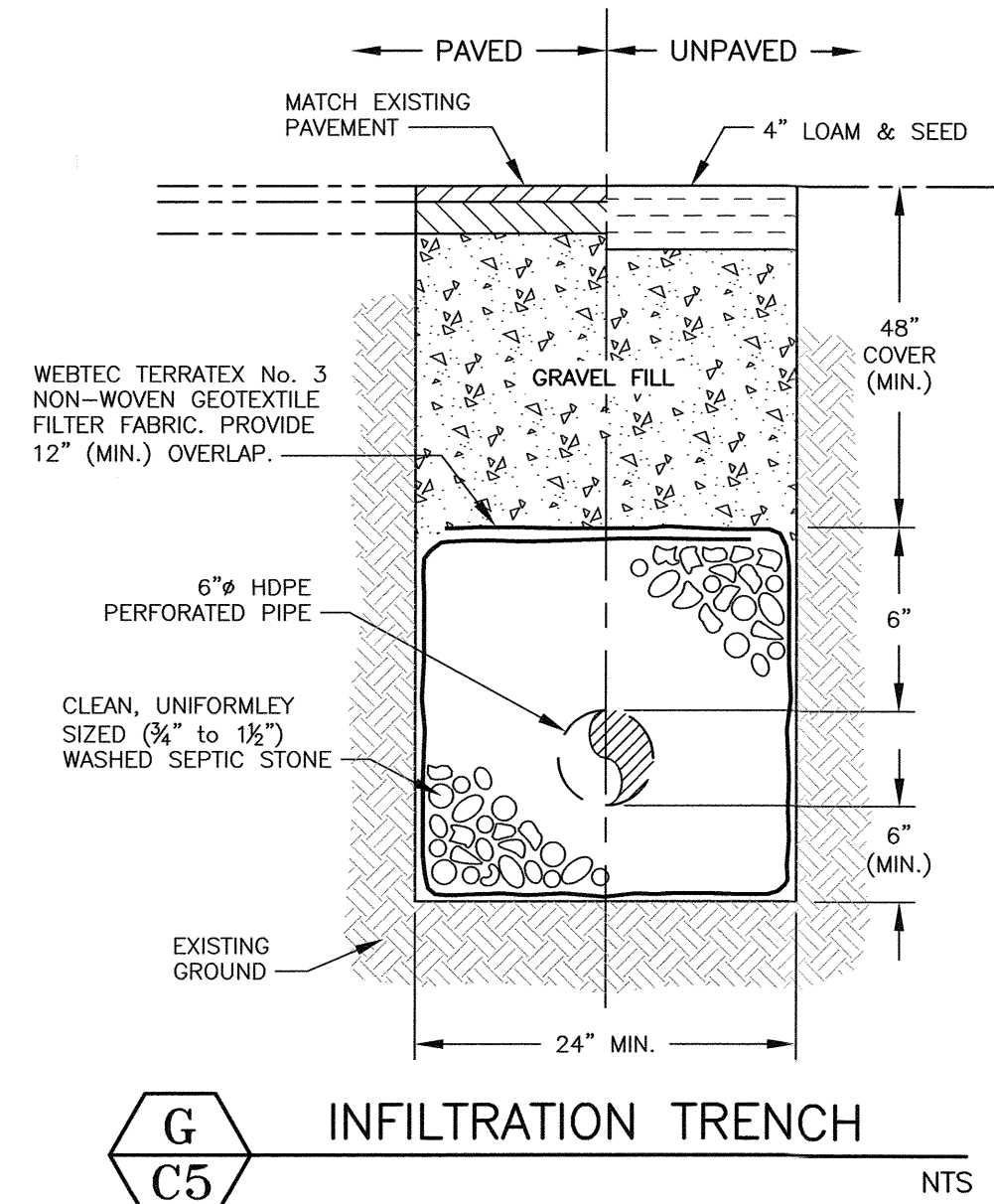
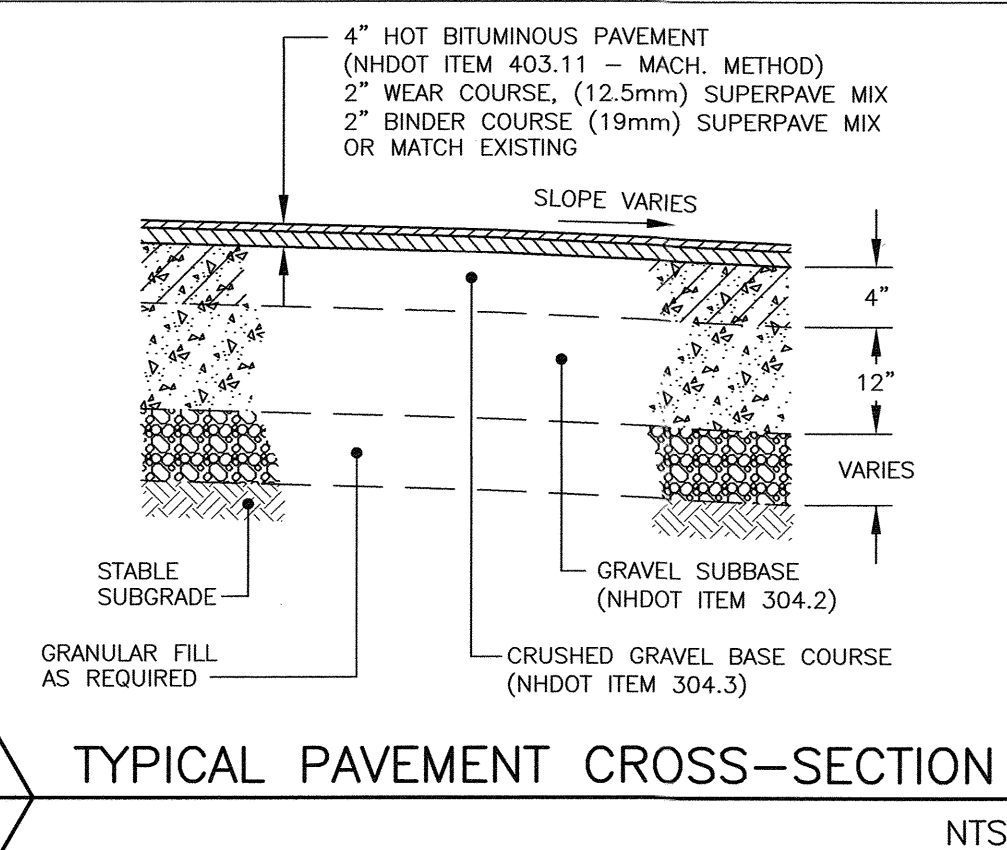
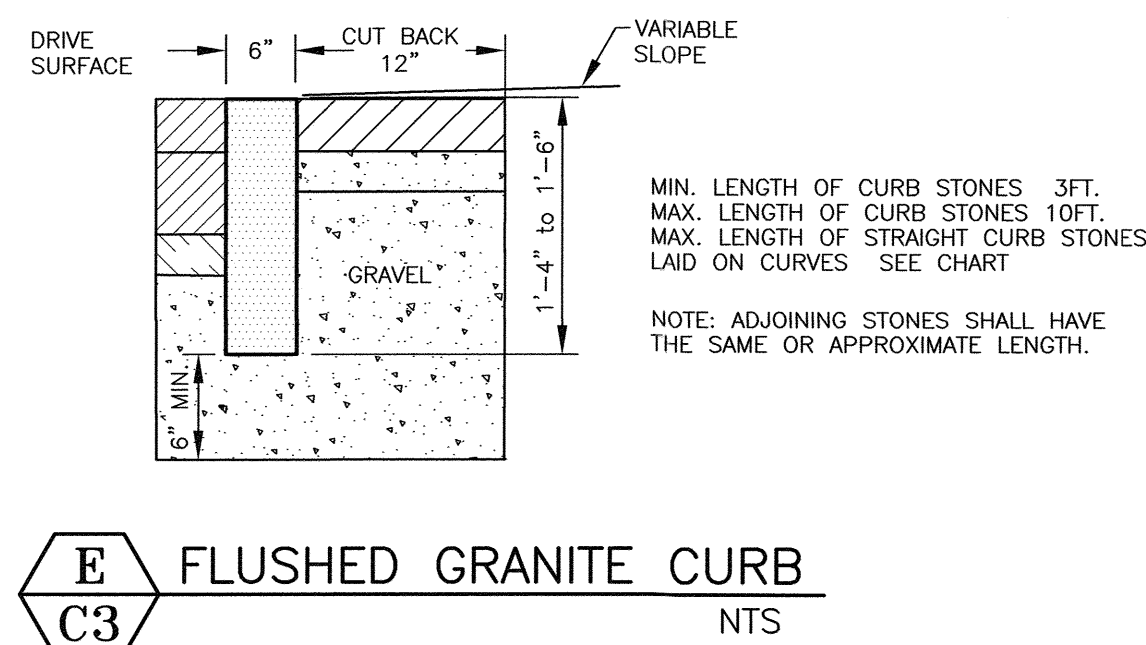
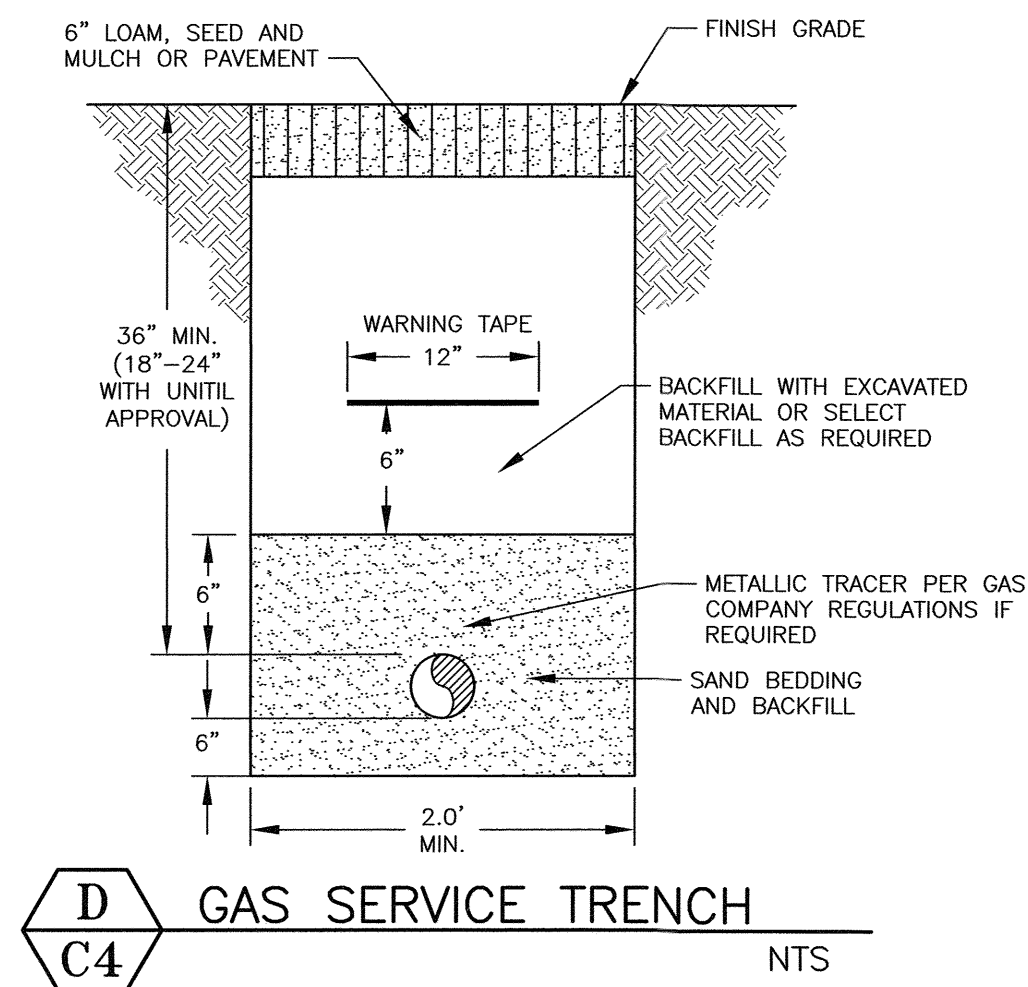
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SCALE: AS SHOWN MARCH 2025

EROSION PROTECTION  
NOTES AND DETAILS  
D1

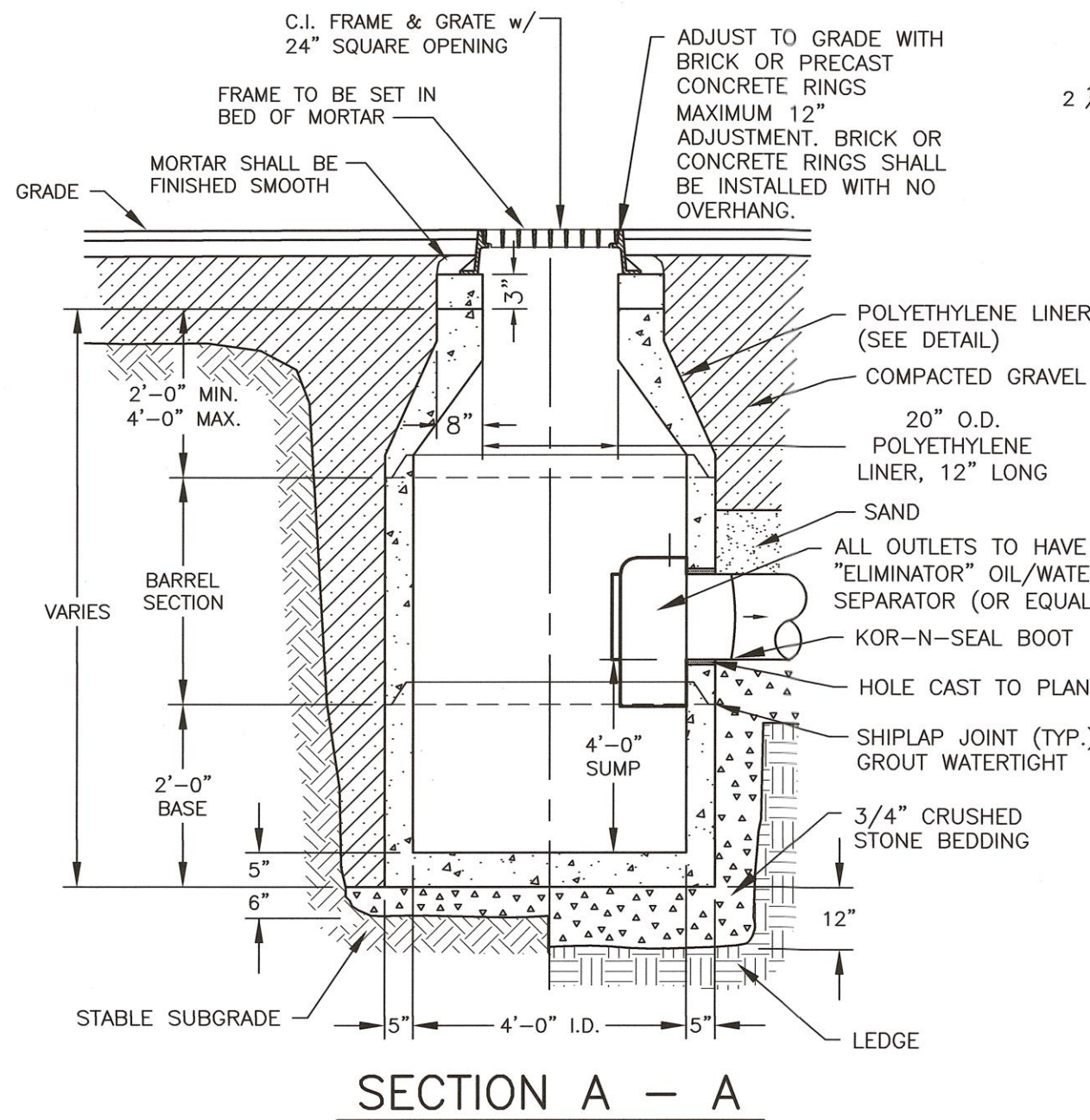




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- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

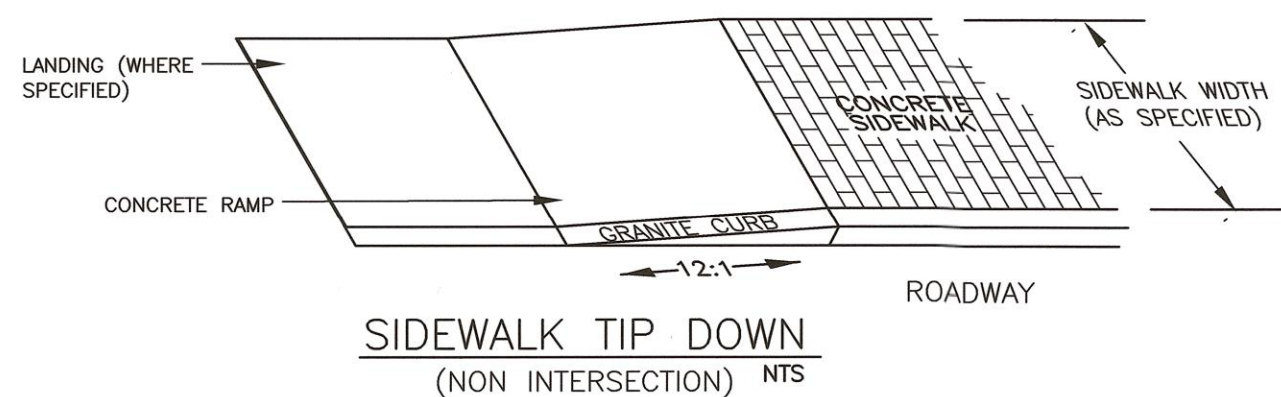




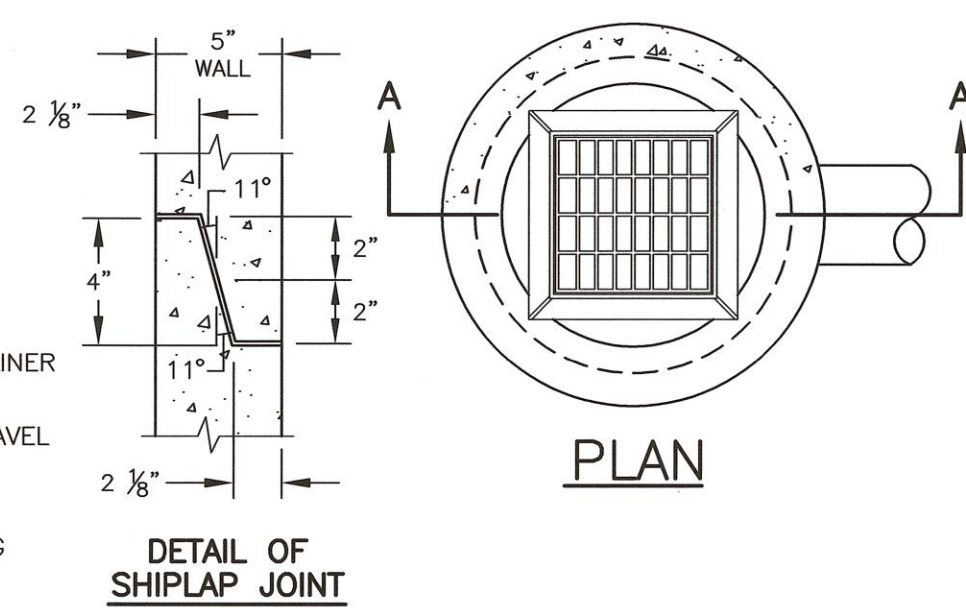
**L**  
**C5** CATCH BASIN DETAIL  
NTS

**CATCH BASIN POLYETHYLENE LINER NOTES:**

1. POLYETHYLENE LINER (ITEM 604.0007) SHALL BE FABRICATED AT THE SHOP. DOWNSPOUT SHALL BE EXTRUSION FILLET WELDED TO THE POLYETHYLENE SHEET.
2. PLACE A CONTINUOUS BEAD OF AN APPROVED SILICONE SEALANT (SUBSIDIARY TO ITEM 604.0007) BETWEEN FRAME AND POLYETHYLENE SHEET.
3. PLACE CLASS AA CONCRETE TO 2" BELOW THE TOP OF THE GRATE ELEVATION (SUBSIDIARY TO DRAINAGE STRUCTURE).
4. USE ON DRAINAGE STRUCTURES 4" MIN. DIAMETER ONLY.
5. TRIM POLYETHYLENE SHEET A MAXIMUM OF 4" OUTSIDE THE FLANGE ON THE FRAME FOR THE CATCH BASIN BEFORE PLACING CONCRETE (EXCEPT AS SHOWN WHEN USED WITH 3-FLANGE FRAME AND CURB).
6. THE CENTER OF THE GRATE & FRAME MAY BE SHIFTED A MAXIMUM OF 6" FROM THE CENTER OF THE DOWNSPOUT IN ANY DIRECTION.
7. PLACED ONLY IN DRAINAGE STRUCTURES IN PAVEMENT.
8. SEE NHDOT DR-04, DI-08, UNDERDRAIN FLUSHING BASIN AND POLYETHYLENE LINER DETAILS FOR ADDITIONAL INFORMATION.
9. CATCHBASINS WITHIN CITY RIGHT OF WAY SHALL HAVE A POLYETHYLENE LINER.



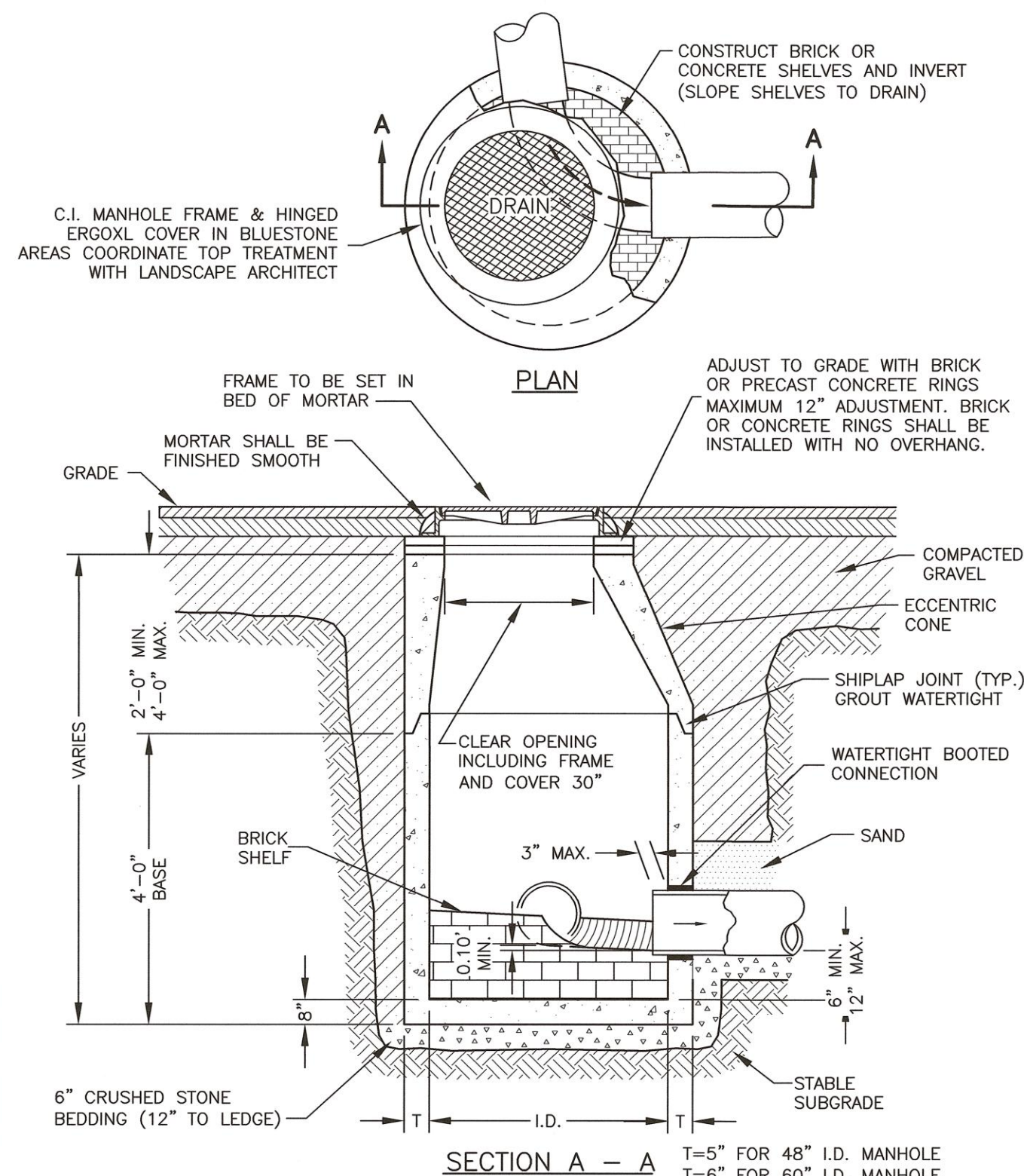
**O**  
**C3** TYPICAL SIDEWALK TIP DOWNS  
NTS



**DETAIL OF SHIPLAP JOINT**

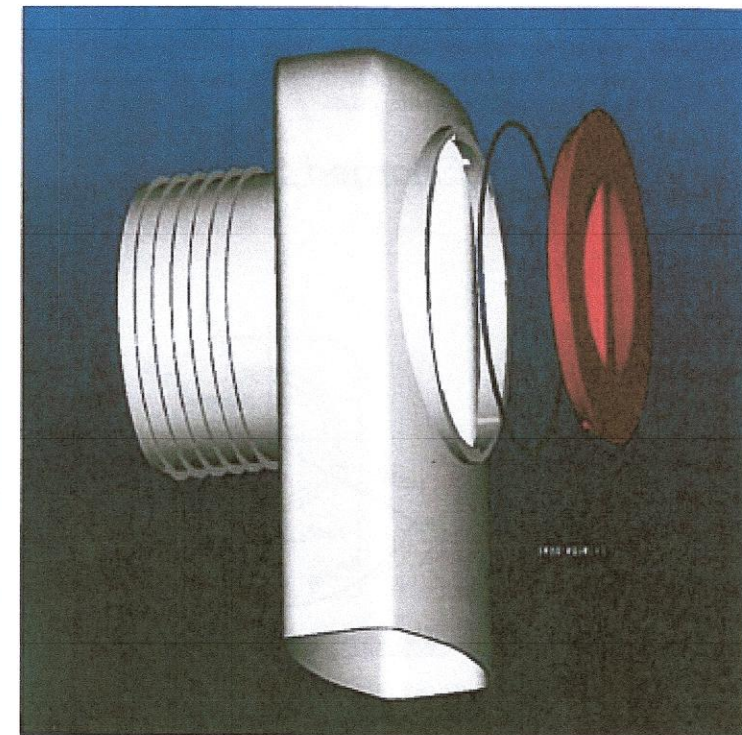
**NOTES:**

1. CONCRETE SHALL BE 4,000 P.S.I. AFTER 28 DAYS.
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FT. IN ALL SECTIONS & SHALL BE PLACED IN THE CENTER THIRD OF WALL.
3. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. EACH CASTING TO HAVE LIFTING HOLES CAST IN. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. THE STRUCTURES SHALL BE DESIGNED FOR H2O LOADING.
6. FITTING FRAME TO GRADE MAY BE DONE WITH PREFABRICATED ADJUSTMENT RINGS OR CLAY BRICKS (2 COURSES MAX.).
7. CONE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC, OR FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED.
8. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
9. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
10. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
11. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
12. "ELIMINATOR" OIL/WATER SEPARATOR SHALL BE INSTALLED TIGHT TO INSIDE OF CATCHBASIN.
13. "ELIMINATOR" OIL/WATER SEPARATOR SHALL BE INSTALLED TIGHT TO INSIDE OF CATCHBASIN.



**P**  
**C5** DRAIN MANHOLE WITH BOOT DETAIL  
NTS

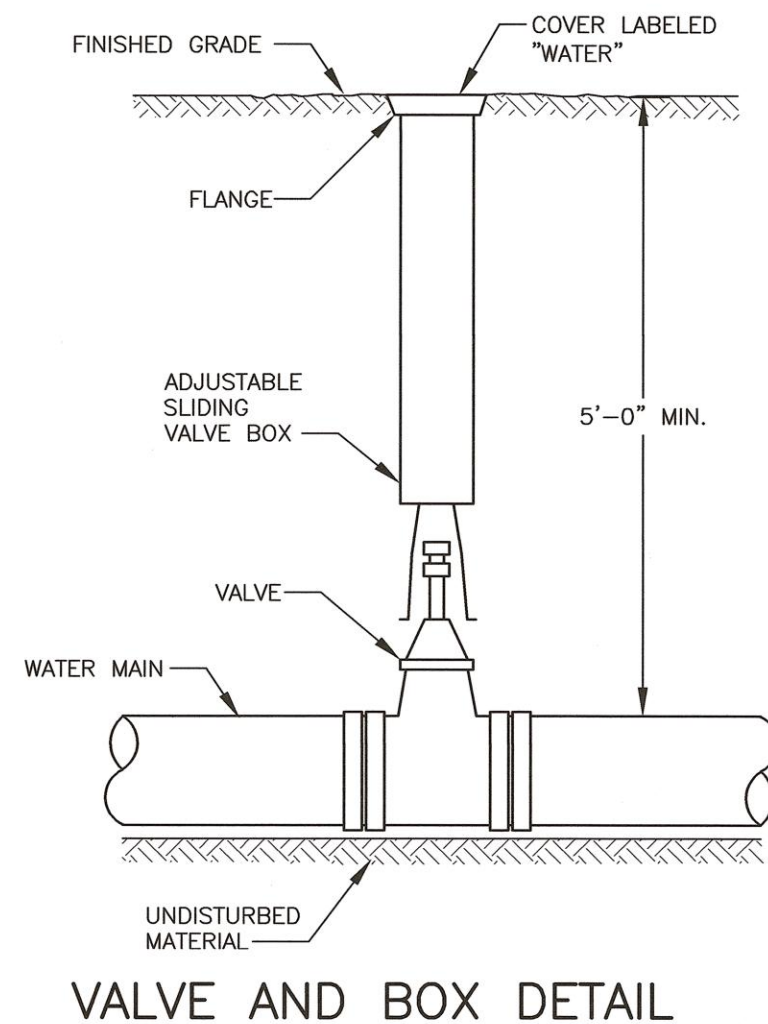
- NOTES:**
1. CONCRETE SHALL BE 4,000 P.S.I. AFTER 28 DAYS.
  2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
  3. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FOOT.
  4. EACH CASTING TO HAVE LIFTING HOLES CAST IN.
  5. ALL MANHOLES SHALL BE 48" I.D. UNLESS SPECIFIED OTHERWISE ON THE PLANS.
  6. MANHOLE SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND H-20 LOADING.
  7. PARGE SPACES BETWEEN PIPE AND MANHOLE WITH MOTAR.



**M**  
**C5** CATCH BASIN OIL TRAP  
THE "ELIMINATOR" NTS

**NOTES:**

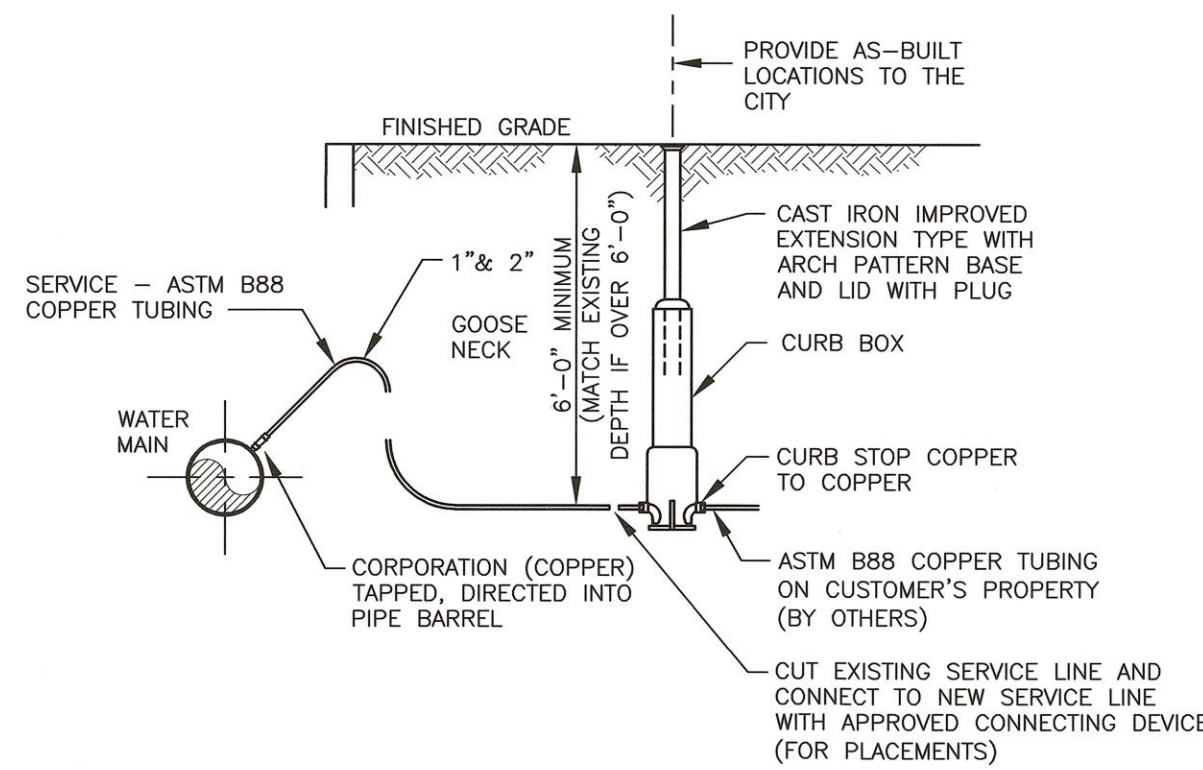
1. ALL CATCH BASIN OUTLETS TO HAVE "ELIMINATOR" OIL AND FLOATING DEBRIS TRAP MANUFACTURED BY KLEANSTREAM (NO EQUAL)
2. INSTALL DEBRIS TRAP TIGHT TO INSIDE OF STRUCTURE.
3. 1/4" HOLE SHALL BE DRILLED IN TOP OF DEBRIS TRAP.



**VALVE AND BOX DETAIL**

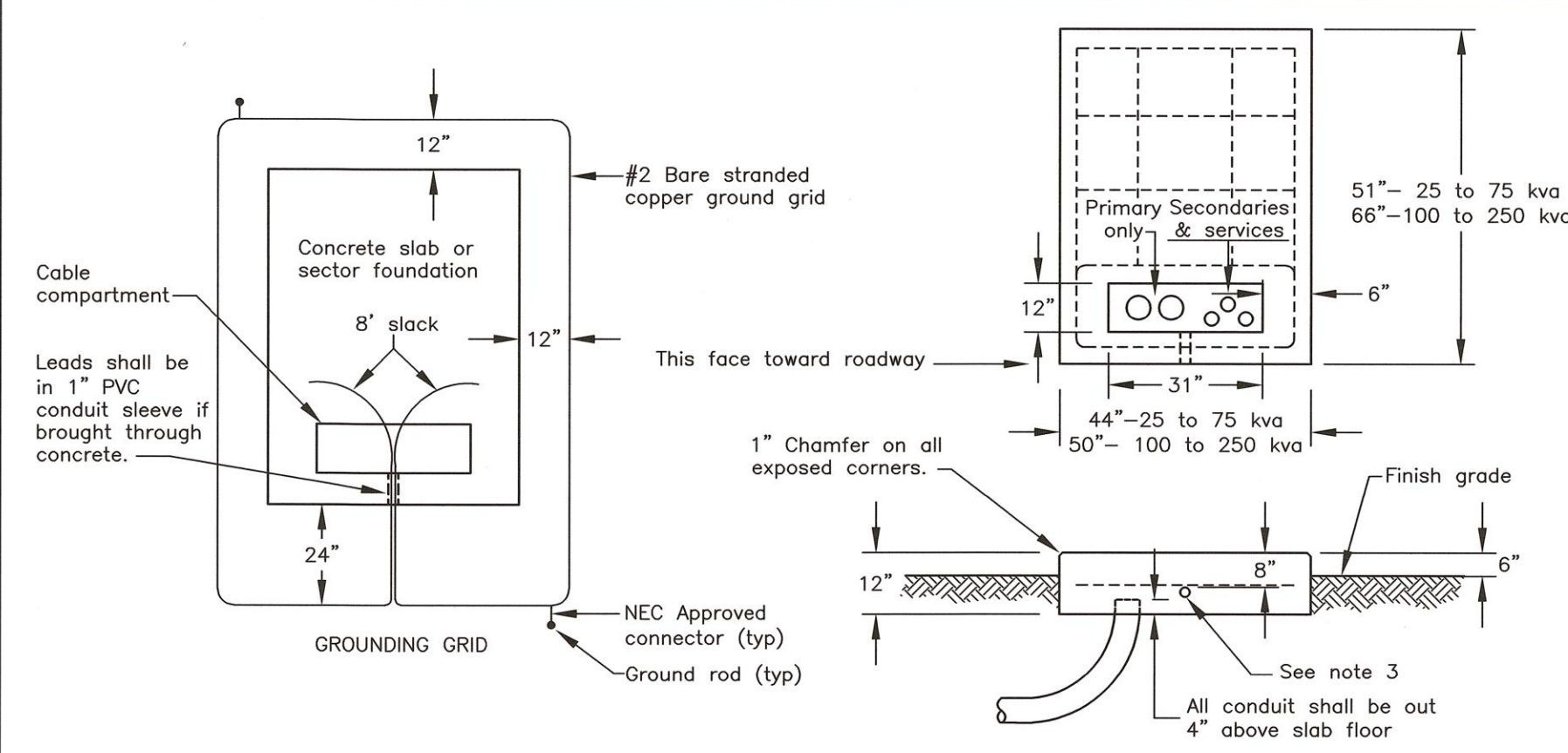
**NOTES:**

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.



**NOTE:**  
PROVIDE WATER SERVICE SHUTOFF BOXES PER CITY STANDARDS.

**Q**  
**C4** WATER MAIN & SERVICE CONNECTION  
COORDINATE WITH PORTSMOUTH DPW



**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.

**N**  
**C4** TRANSFORMER PAD  
NTS

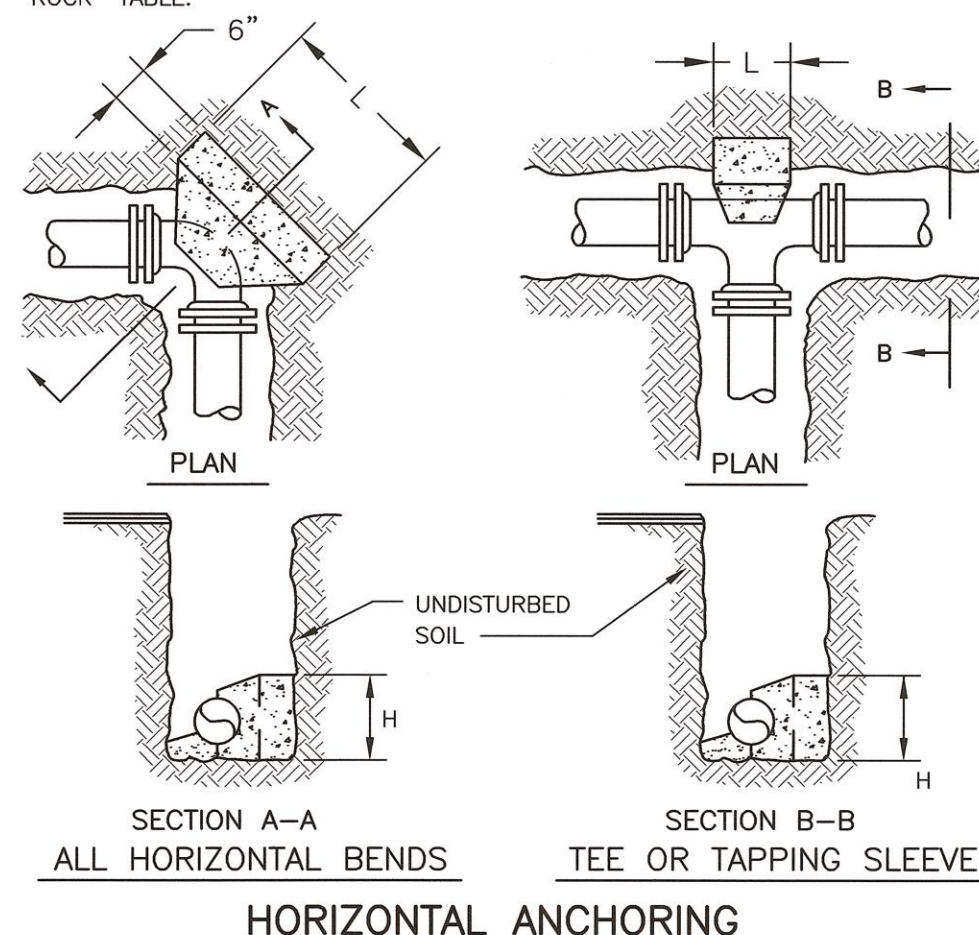
**HORIZONTAL ANCHOR DIMENSIONS FOR PIPE INSTALLATION IN ROCK**

PIPE SIZE	UP TO 150 P.S.I. WORKING PRESSURE				90° BEND				45° BEND				22 1/2° BEND				11 1/4° BEND			
	H	L	H	L	H	L	H	L	H	L	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"	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"	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'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"
10"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"
12"	1'-8"	1'-8"	1'-8"	1'-8"	1'-8"	1'-8"	1'-8"	1'-8"	1'-8"	1'-8"	1'-8"	1'-8"	1'-8"	1'-8"	1'-8"	1'-8"	1'-8"	1'-8"	1'-8"	1'-8"

**HORIZONTAL ANCHOR DIMENSIONS FOR AVERAGE SOIL CONDITIONS**

PIPE SIZE	UP TO 150 P.S.I. WORKING PRESSURE				90° BEND				45° BEND				22 1/2° BEND				11 1/4° BEND			
	H	L	H	L	H	L	H	L	H	L	H	L	H	L	H	L	H	L	H	L
4"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	2'-0"
6"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	2'-0"	1'-0"	2'-0"
8"	1'-4"	2'-8"	1'-4"	2'-8"	1'-4"	2'-8"	1'-4"	2'-8"	1'-4"	2'-8"	1'-4"	2'-8"	1'-4"	2'-8"	1'-4"	2'-8"	1'-4"	2'-8"	1'-4"	2'-8"
10"	1'-8"	3'-4"	1'-8"	3'-4"	1'-8"	3'-4"	1'-8"	3'-4"	1'-8"	3'-4"	1'-8"	3'-4"	1'-8"	3'-4"	1'-8"	3'-4"	1'-8"	3'-4"	1'-8"	3'-4"
12"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"	2'-0"	4'-0"

- 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.

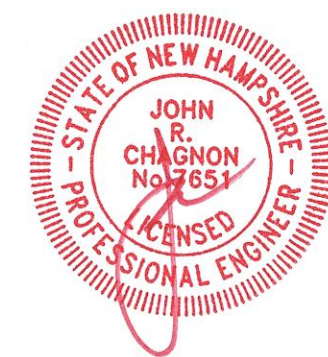


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**SITE REDEVELOPMENT**  
**361 HANOVER STREET**  
**PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	DETAIL Q	4/11/25
0	ISSUED FOR COMMENT	3/14/25
REVISIONS		



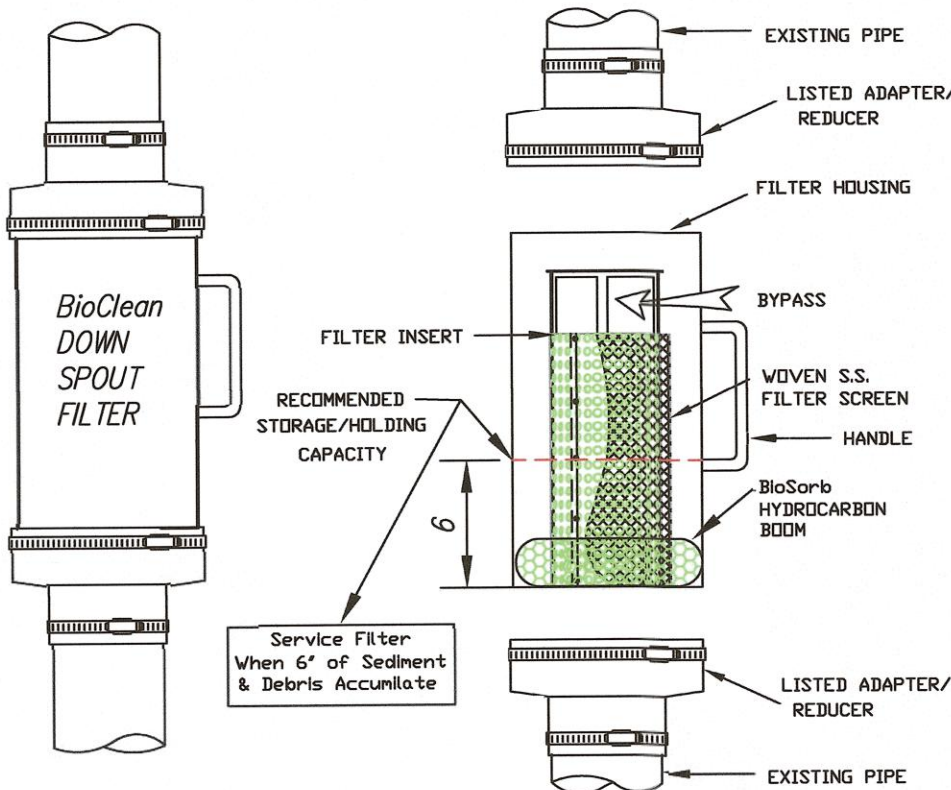
SCALE: AS SHOWN MARCH 2025

**DETAILS** **D3**



SERVICE MANUAL  
(Cleaning Procedures)

Bio Clean DOWNSPOUT FILTER  
Screen Type With Hydrocarbon Boom



TOOLS AND EQUIPMENT NEEDED:

1. Medium size flat screed 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.

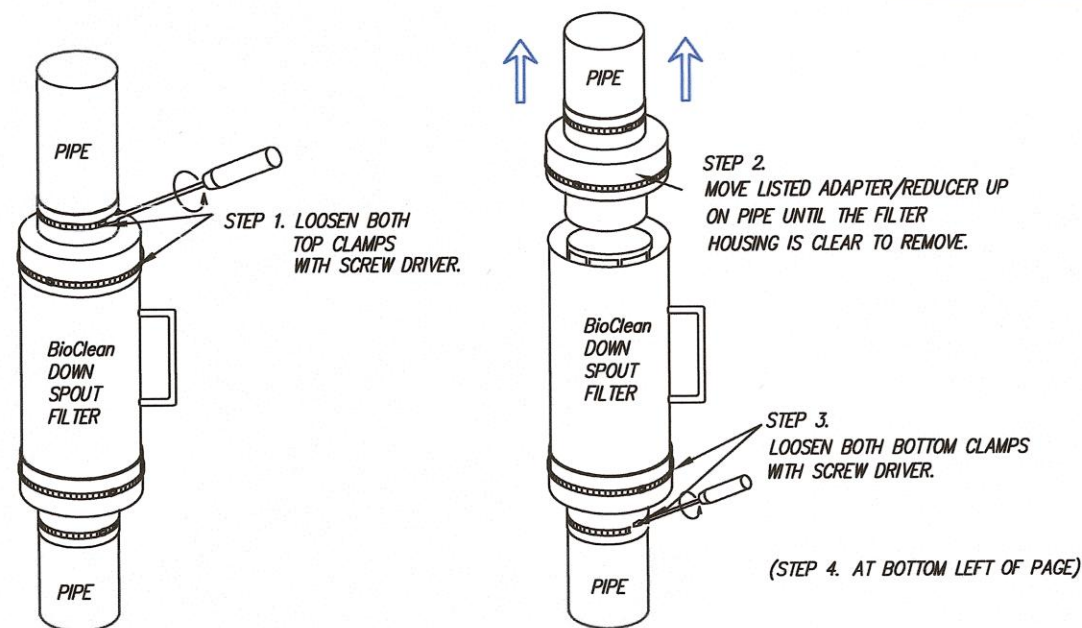
DETAIL OF PARTS



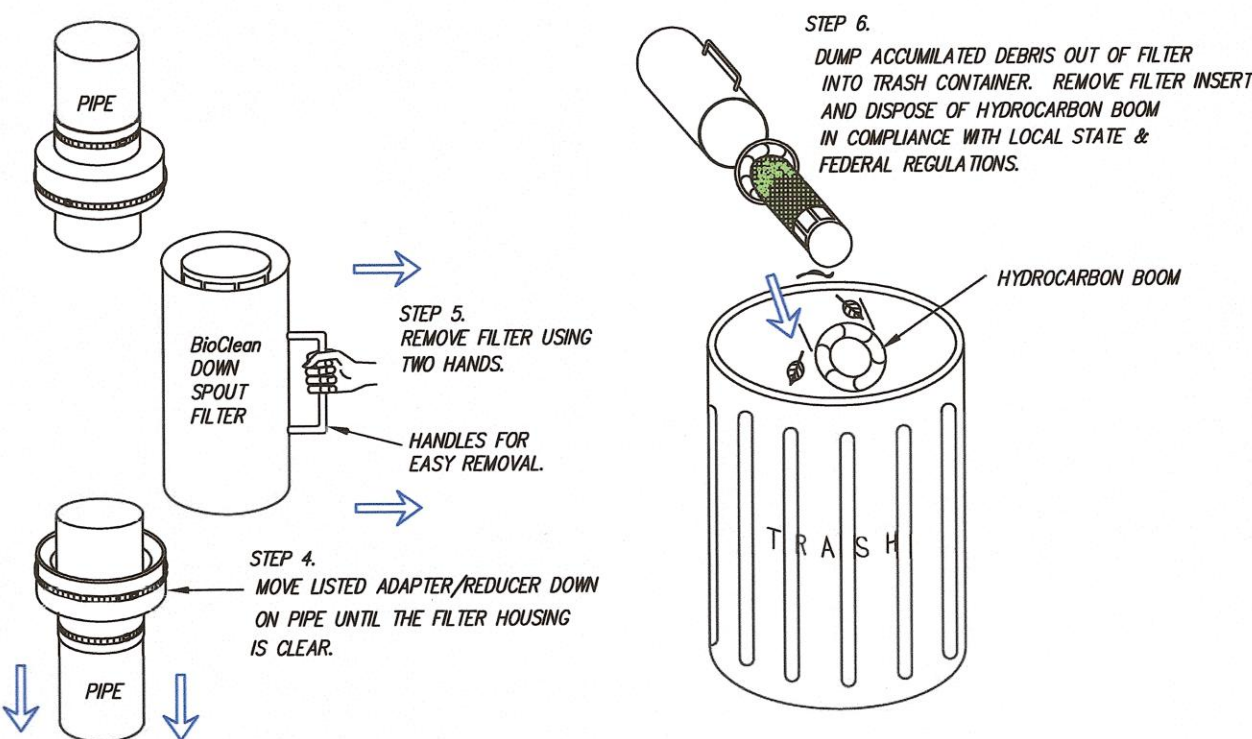
P.O. BOX 869, Oceanside, Ca. 92049  
(760) 433-7640 Fax (760) 433-3176  
www.biocleanenvironmental.net

PAGE 1 OF 5

REMOVING FILTER



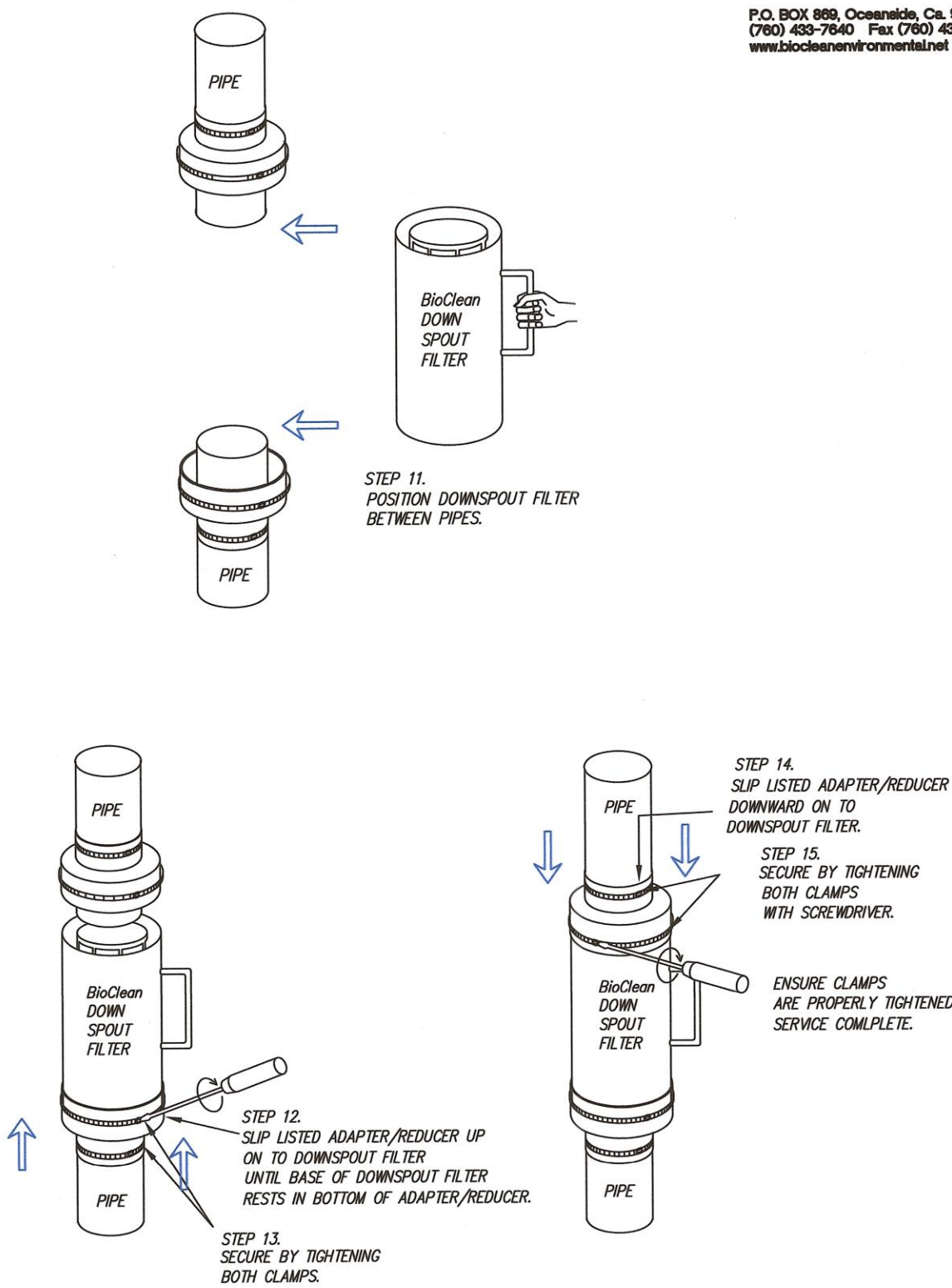
CLEANING FILTER



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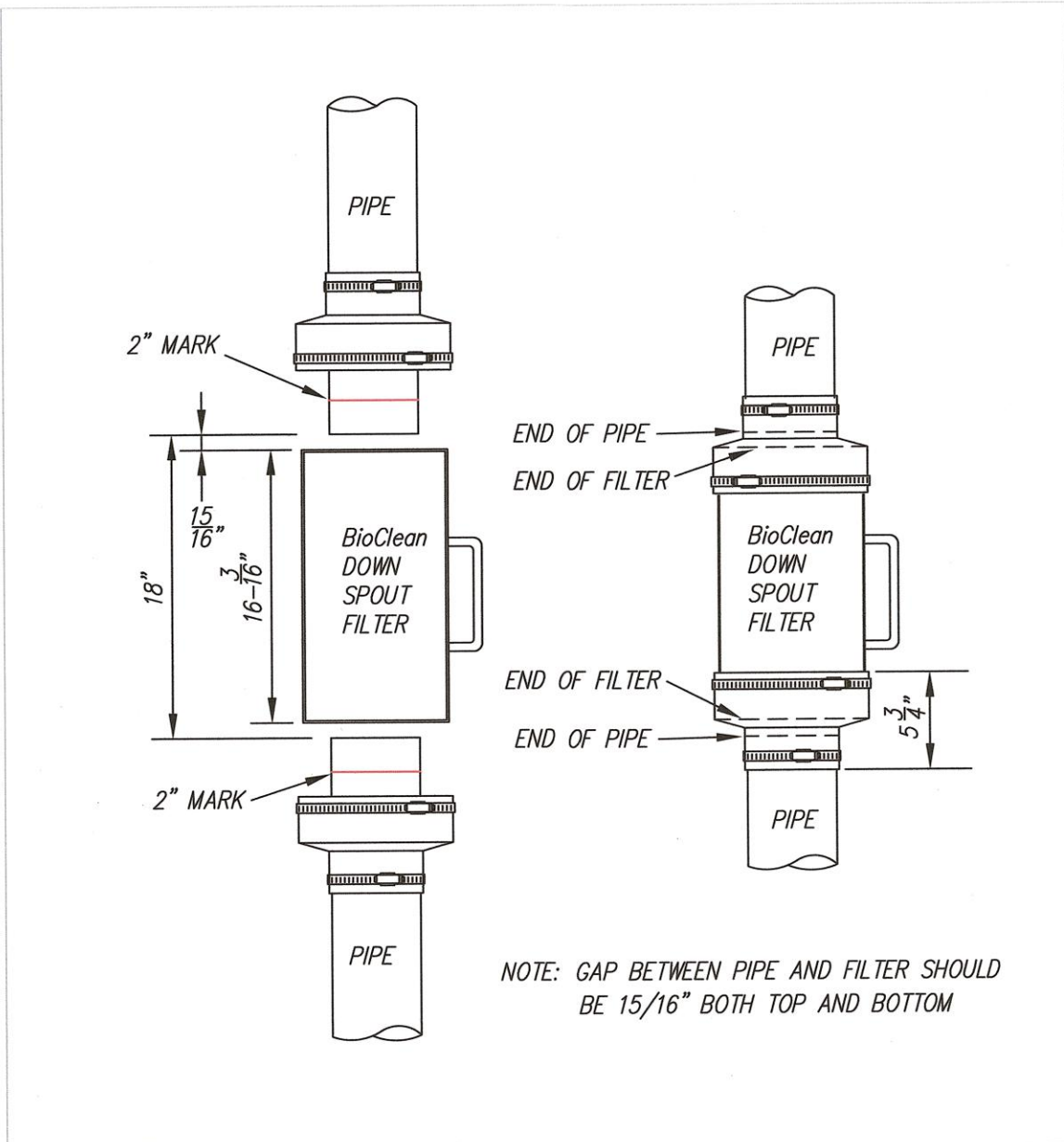
REPLACING FILTER



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APPROPRIATE INSTALLATION

FILTER CENTERED BETWEEN PIPES WITH EVEN GAPS ON TOP AND BOTTOM



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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).

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).

STORMWATER  
TREATMENT  
MAINTENANCE

SITE REDEVELOPMENT  
361 HANOVER STREET  
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/14/25

REVISIONS

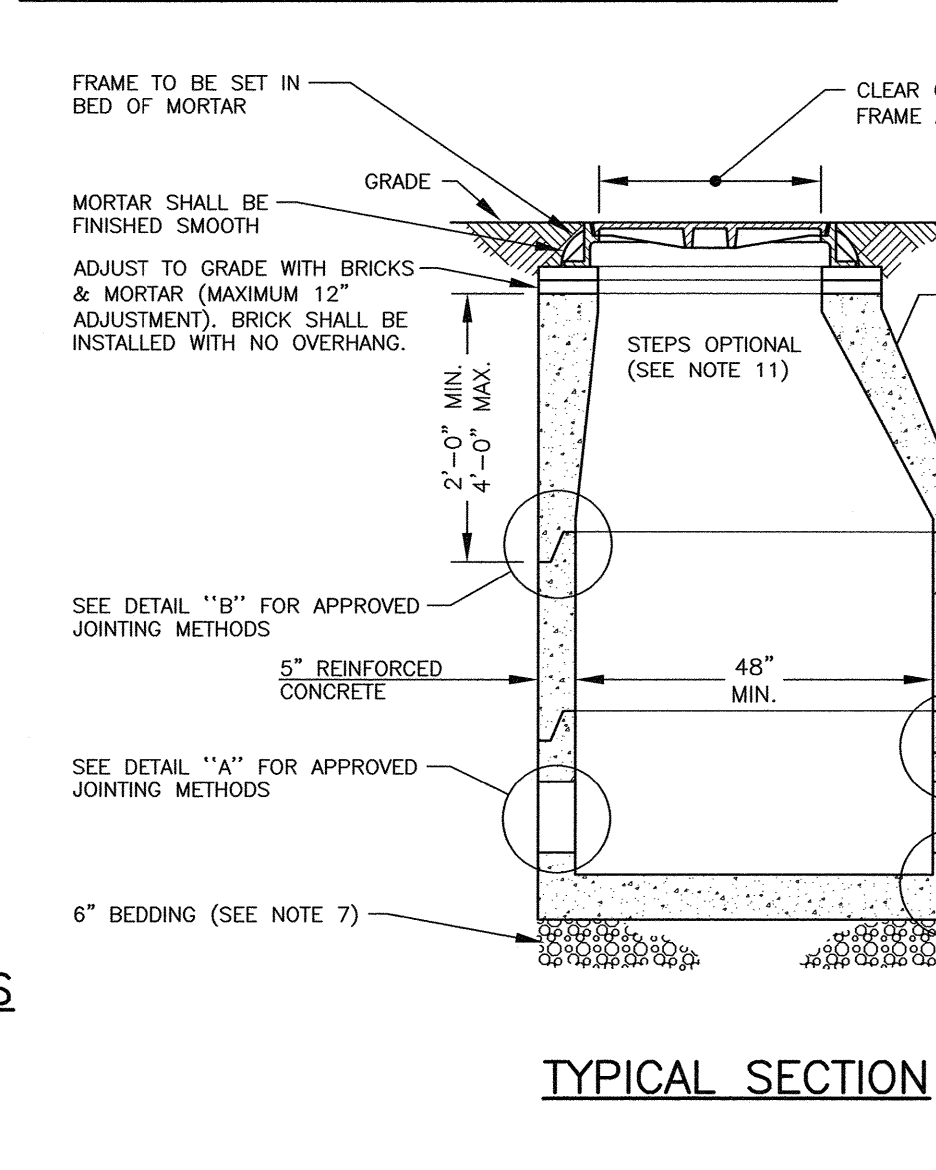
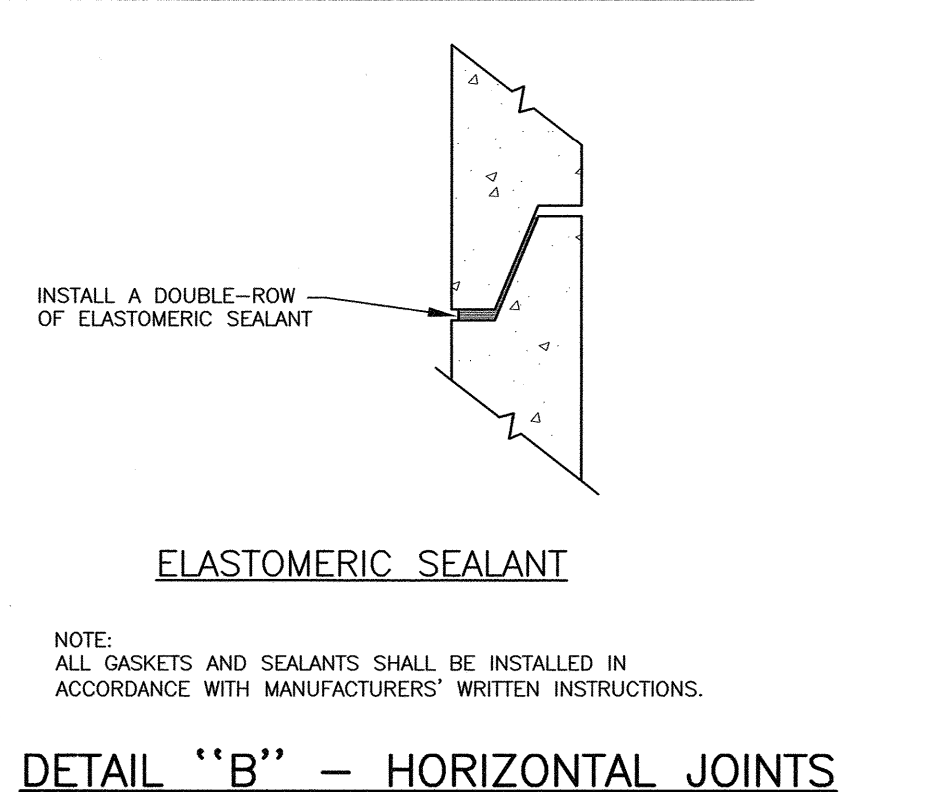
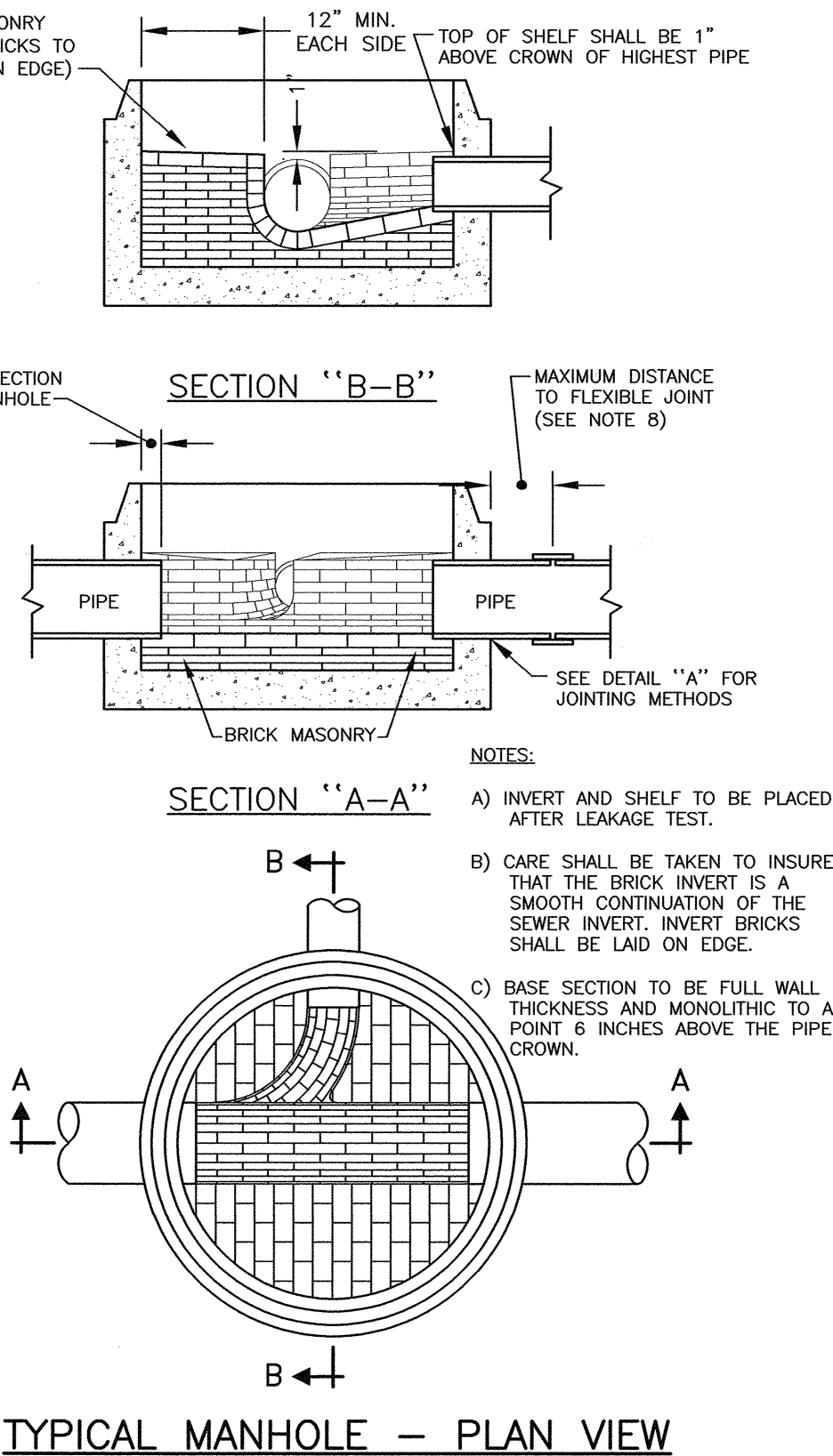
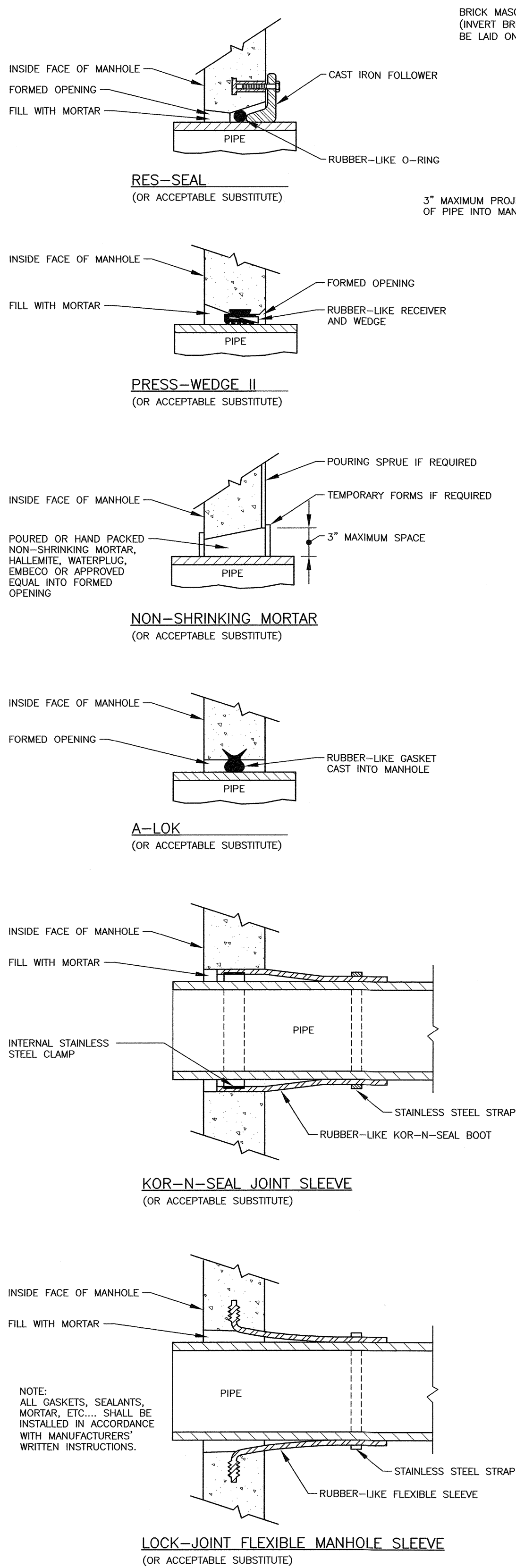


SCALE: AS SHOWN MARCH 2025

DETAILS

D4





## GENERAL NOTES

- IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAK RESISTANCE 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.
- BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE, OR POURED IN PLACE REINFORCED CONCRETE IF POURED AS A COMPLETE MANHOLE.
- PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
- LEAKAGE TEST MAY NOT BE FEASIBLE, BUT SHALL CONFORM TO ENV-WQ 704.17.
- 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.
- 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.
- 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.
- FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:

RCP & CI PIPE - ALL SIZES - 48"	
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
- 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.
- 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:
  - 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.
  - 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.
  - THE STEPS SHALL BE OF THE DROP TYPE WITH A DEPRESSED SECTION FOR HANDHOLD. APPROXIMATELY 14" x 10" IN DIMENSION.

- 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.
- PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATER TIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.
- THE PURPOSE OF THIS PLAN IS TO SHOW STANDARDS FOR SEWER CONSTRUCTION.
- ALL WORK SHALL BE IN COMPLIANCE WITH NHDES CODE OF ADMINISTRATIVE RULES PART ENV-WQ 704 DESIGN OF SEWERAGE.
- BASE SECTIONS SHALL BE OF MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE LARGEST INCOMING PIPE.

## GENERAL NOTES

- MINIMUM PIPE SIZE FOR HOUSE SERVICE SHALL BE FOUR INCHES.
- PIPE AND JOINT MATERIALS:
  - PLASTIC SEWER PIPE

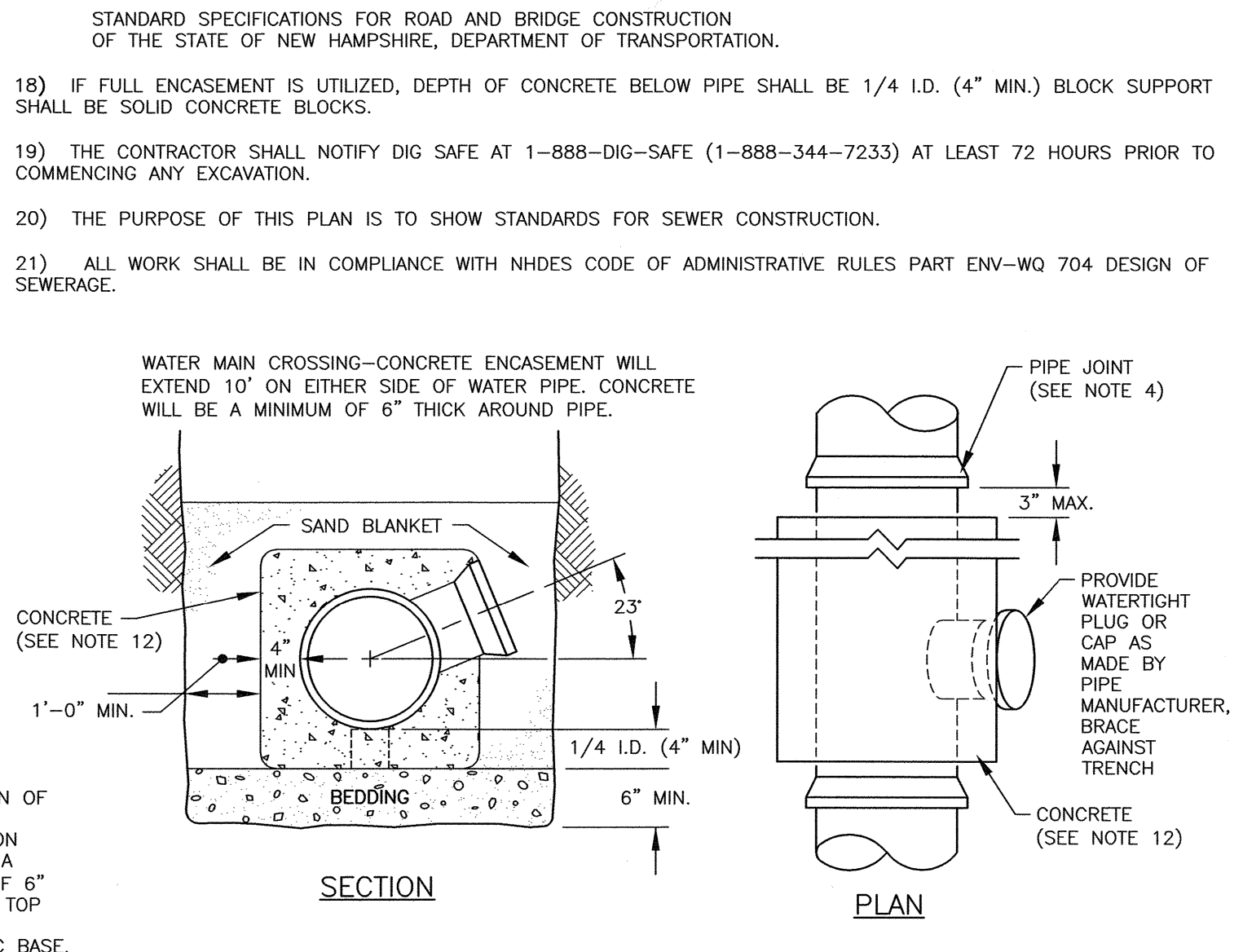
ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
AWWA C900	PVC (SOLID WALL)	8" THROUGH 18"

\*PVC: POLYVINYL CHLORIDE
  - 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.
- DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
- 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.
- 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.
- 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.
- TESTING: WHEN REQUIRED BY THE GOVERNING AUTHORITY, TESTING SHALL CONFORM TO ENV-WQ 704.09.
- 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.
- HOUSE WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE, UNLESS IT IS ON A SHELF 12" HIGHER, AND 18" APART.
- 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
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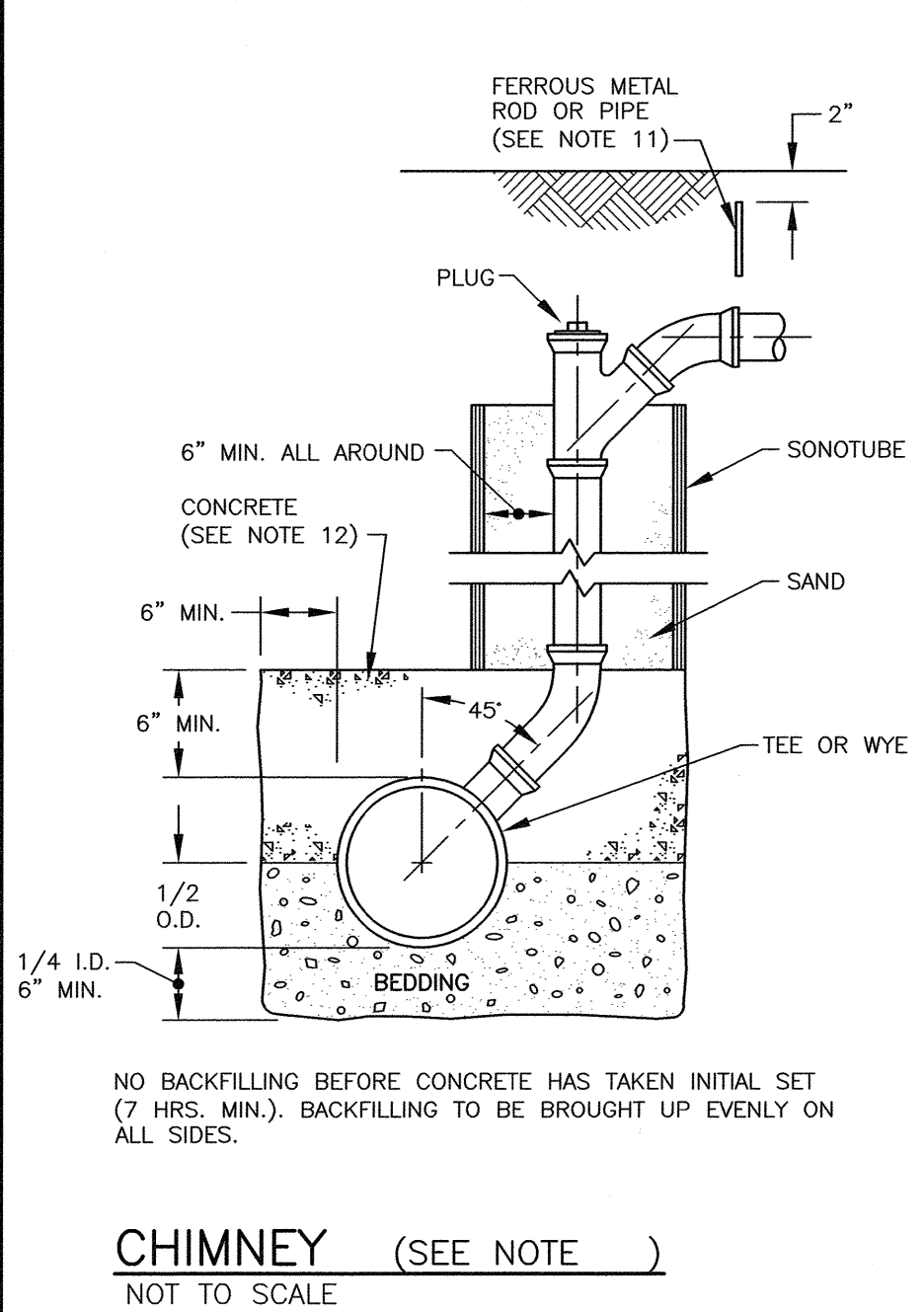
WHERE ORDERED BY THE ENGINEER, OVEREXCAVATE UNSTABLE TRENCH BOTTOM AND BACKFILL WITH CRUSHED STONE.
- LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPE FINDER.
- 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
- 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.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB-SITE SAFETY AND COMPLIANCE WITH GOVERNING REGULATIONS.
- ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. FOR TRENCH WIDTH SEE TRENCH DETAIL.
- 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.
- BASE COURSE GRAVEL, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE:



## NOTES:

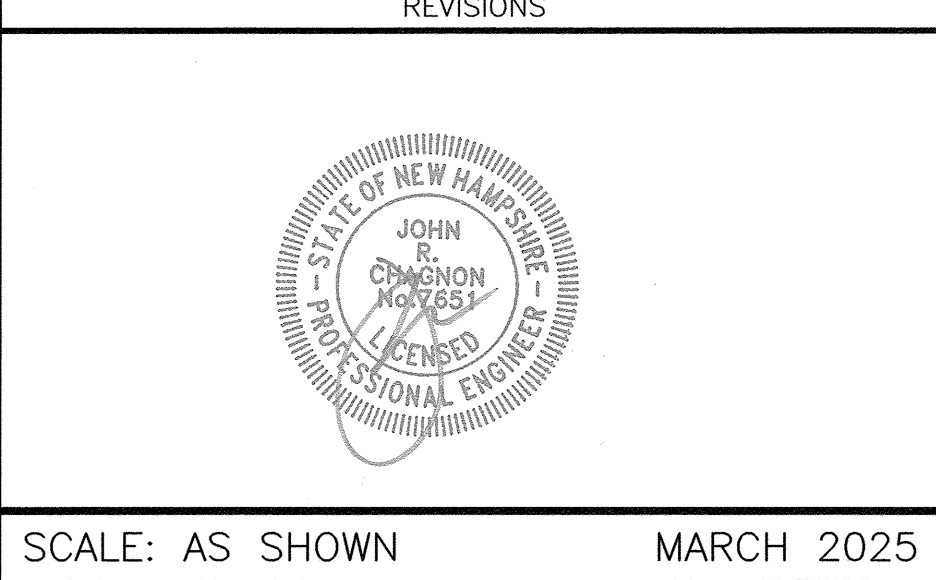
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**CHIMNEY (SEE NOTE 11)**  
NOT TO SCALE

**SITE REDEVELOPMENT**  
**361 HANOVER STREET**  
**PORTSMOUTH, N.H.**

0	ISSUED FOR COMMENT	3/14/25
NO.	DESCRIPTION	DATE
REVISIONS		



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**P C4** SEWER MANHOLE DETAILS  
INSTALL PER PORTSMOUTH REQUIREMENTS NTS

**INSIDE DROP MANHOLE**

**CONCRETE FULL ENCASEMENT**  
NOT TO SCALE