Portsmouth, NH City Council

Municipal Complex, Eileen Dondero Foley Council Chambers

1 Junkins Avenue, Portsmouth, NH

Monday, November 16, 2026, at 6:00 PM

Register to participate via Zoom. A unique meeting ID and password are provided once you register. To register, click on the link below or copy and paste into your web browser:
https://us06web.zoom.us/webinar/register/WN_PCiW59uLTAiDi6-H9uGCLw

City Council Work Session and Public Hearing

361 Hanover Street Landscape and Pole Licenses

1. **Call to Order - Deaglan McEachern, Mayor**

2. **Introduction - Karen Conard, City Manager**

3. **Presentation:** 2

   361 Hanover Street Plans.pdf

   Peter Britz & Peter Stith, Planning & Sustainability Department

   Peter Rice, Public Works Department

   Applicant - Hampshire Development Corporation

4. **Council Questions & Answers**

5. **Public Hearing**

   ***PRESENTATION (provided above)**

   ***CITY COUNCIL QUESTIONS**

   ***PUBLIC HEARING SPEAKERS**

6. **Adjournment**

SALLY KELLAR, CITY CLERK

UTILITY NOTES:

1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.

2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.

3) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.

4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.

5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.

6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.

7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH

8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.

9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.

10) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.

11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.

12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.

13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.

14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.

15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.

16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.

17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.

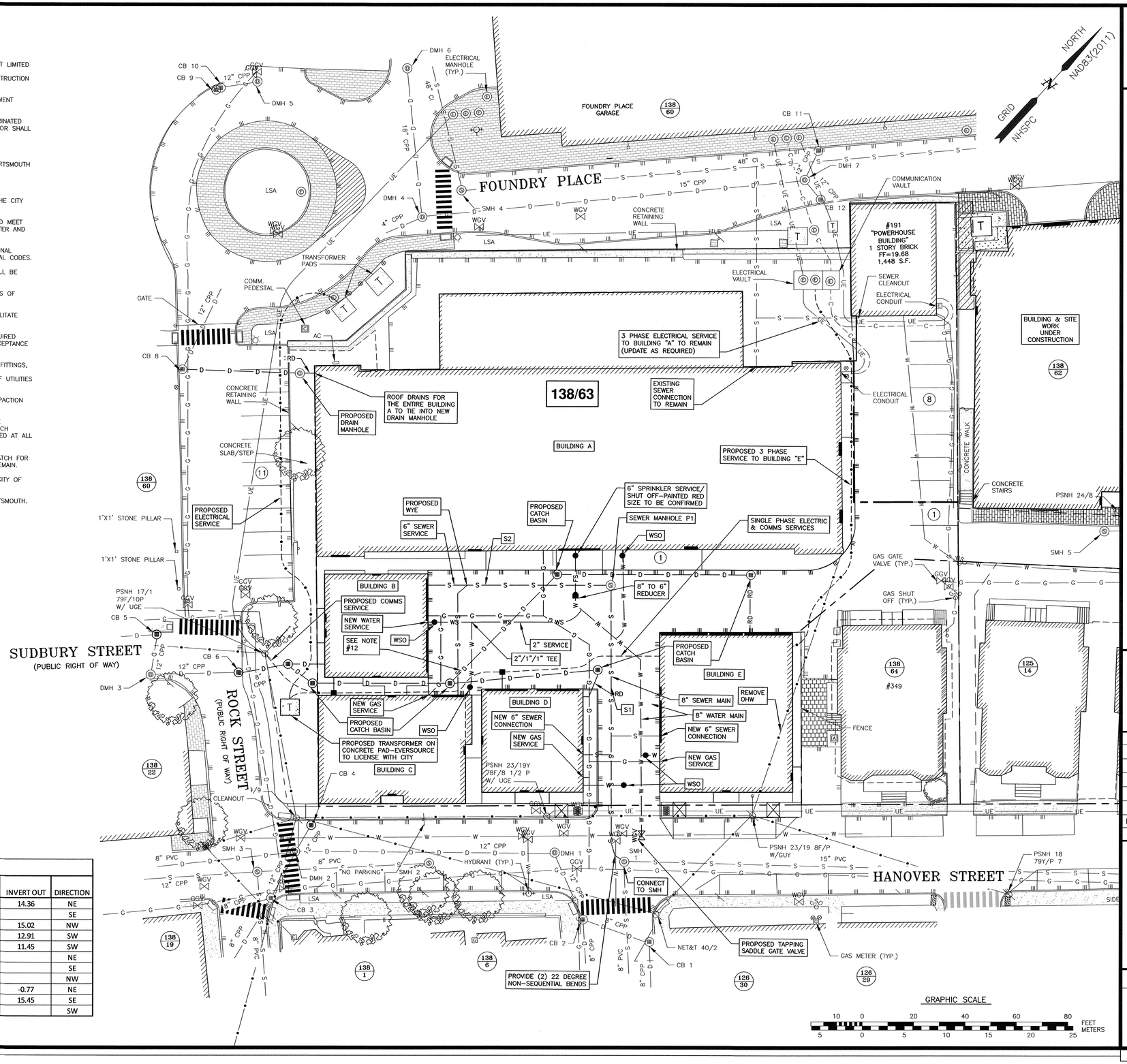
18) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.

19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.

20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.

21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.

22) ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.



SEWER PIPE SCHEDULE

PIPE	PROP/EX	PIPE SIZE/LENGTH	SLOPE
S1	PROP	8" X 108'	0.004
S2	PROP	6" X 69'	0.01

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 1	PROP	20.06	8" PVC		15.02	NW
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
SMH P1	PROP		8" PVC		15.45	SE
SMH P1	PROP		6" PVC	15.62		SW

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) 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 #21498685.

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 DRAINS FOR BUILDING C & E WILL CONNECT TO THE DRAIN LINE. SEE SHEET C6 FOR GUTTER (SLOPE ROOF) CONNECTIONS.

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	ELECTRIC UTILITY RUNS	03/12/26
2	BUILDING DIMENSIONS	07/30/25
1	WATER, FIRE, & SEWER SERVICES	06/30/25
0	ISSUED FOR COMMENT	06/13/25

REVISIONS

JOHN R. CHAGNON No. 9651 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

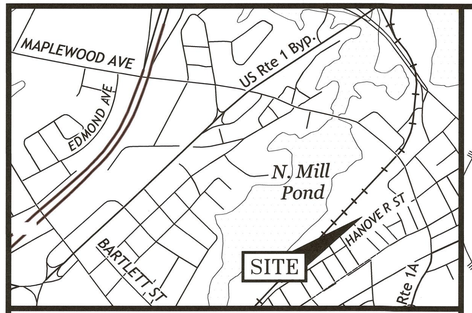
SCALE: 1"=20' JANUARY 2024

UTILITY PLAN

C4

FB 444 & PG 1

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 191B. 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.

LANDSCAPE LICENSE AREA; Maintained by 361 Hanover, Exclusive to residents of 361 Hanover

LANDSCAPE LICENSE AREA; Maintained by 361 Hanover, remains public

LICENSE AREA 7,761 S.F.

FOUNDRY PLACE GARAGE

FOUNDRY PLACE 138/60

#191-UNIT B "POWERHOUSE BUILDING" 1 STORY BRICK

138/63-1

#361-UNIT A "HEINEMANN BUILDING" 2 STORY BRICK

138/63-2

138/62

HILL STREET (PRIVATE)

138/60

SUDBURY STREET (PUBLIC RIGHT OF WAY)

138/22

ROCK STREET (PUBLIC RIGHT OF WAY)

138/64

125/14

HANOVER STREET (PUBLIC RIGHT OF WAY)

138/19

138/1

138/6

PEARL STREET (PUBLIC RIGHT OF WAY)

126/30

126/29

NORTH NAD83(2011)

GRID NHSPC

LEGEND:

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

GRAPHIC SCALE

10 0 20 40 60 80 FEET

5 0 5 10 15 20 25 METERS

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

"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."

4.6.26

JOHN R. CHAGNON, LLS DATE

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 60.

2) OWNERS OF RECORD:

LOT 60
CITY OF PORTSMOUTH
JUNKINS AVENUE
PORTSMOUTH, NH 03801

LOT 63/1
361 HANOVER STEAM FACTORY, LLC
41 INDUSTRIAL DRIVE UNIT 20
EXETER, N.H. 03833
6352/2959

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) LOT AREA: 38,528 S.F.

5) PARCEL IS LOCATED IN CHARACTER DISTRICT 5 (CD5) AND DOWNTOWN OVERLAY DISTRICT.

6) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LICENSE AREA ON TAX MAP 138, LOT 60 TO BENEFIT TAX MAP 138, LOT 63-1 IN PORTSMOUTH, NH.

NO.	DESCRIPTION	DATE
1	LICENSE AREA	4/6/26
0	ISSUED FOR COMMENT	3/21/24

REVISIONS

PROPOSED LICENSE AREA PLAN
TAX MAP 138 – LOT 63
CITY OF PORTSMOUTH
TO
361 HANOVER STEAM FACTORY, LLC
FOUNDRY PLACE & ROCK STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=20' DECEMBER 2022

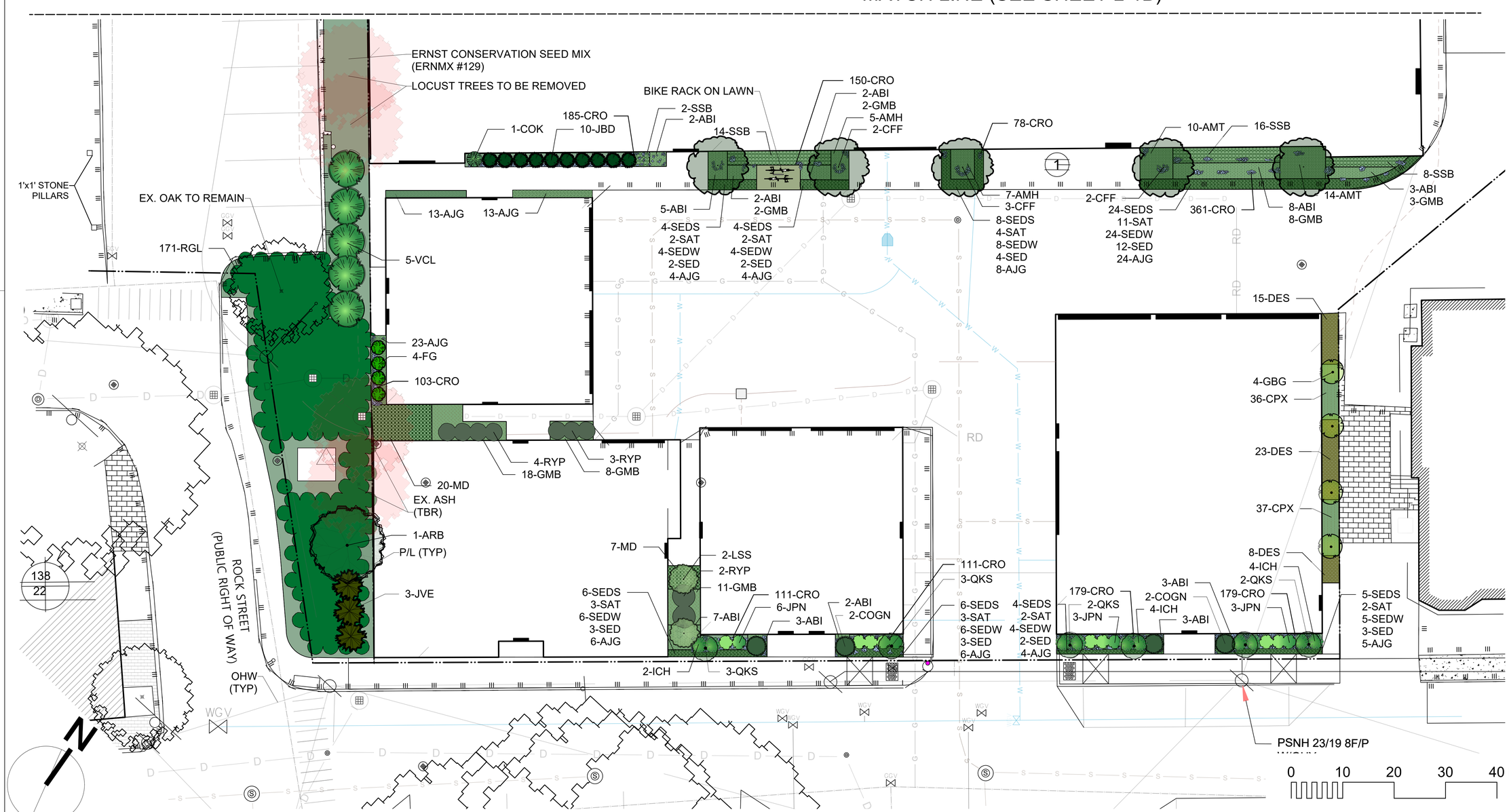
FB 444 PG 1 5010135.2977.01

Plant List - Trees and Shrubs (Sheet L-1A)

ID	Qty	Botanical Name	Common Name	Scheduled Size	Mature Height	Mature Spread	Growth Habit	Tolerances	Requirements
ARB	1	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	7	Carpinus betulus 'Frans Fountaine'	Upright European Hornbeam	1 1/2 - 2" Cal.	30-40 ft.	10-20 ft.	Oval	Urban, Drought, Disease	Full/Partial Sun, Moist Soil
COGN	4	Chamaecyparis obtusa 'Nana Gracilis'	Hinoki Cypress	3-4' Ht.	3-6 ft.	2-4 ft.	Conical	Urban	Full/Partial Sun, Moist Soil
COK	1	Chamaecyparis obtusa 'Kosteri'	Kosteri Hinoki Cypress	2 1/2-3'	6 ft.	4 ft.	Pyramidal	Urban	Full/Partial Sun, Moist Soil
FG	4	Fothergilla gardenii	Dwarf Forthergilla	5 Gal.	4-5 ft.	4-5 ft.	Rounded	Urban, Moist Soil, Disease	Full/Partial Sun, Moist Soil
GBG	4	Ginkgo biloba 'Grindstone'	Grindstone Maidenhair Tree	2" Cal.	20-30 ft.	5-6 ft.	Fastigiate	Urban, Drought, Disease, Deer	Full Sun
ICH	10	Ilex crenata 'Hetzii'	Heitz Japanese Holly	5 Gal.	3-4 ft.	3-4 ft.	Rounded	Urban	Full/Partial Sun
JBD	10	Juniperus communis 'Blueberry Delight'	Blueberry Delight Juniper	2 Gal.	18-24 in.	4-5 ft.	Spreading	Drought, Deer, Urban	Full Sun, Good Drainage
JBR	18	Juniperus horizontalis 'Blue Rug'	Blue Rug Creeping Juniper	5 Gal.	<= 12 in	4 - 7 ft	Mat	Drought; Deer, Salt	Full Sun
JPN	12	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	3 Gal.	6-12 in.	6-8 ft.	Groundcover	Drought, Deer, Urban	Full Sun, Good Drainage
JVE	3	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	2	Liquidambar sty. 'Slender Silhouette'	Slender Silouette Liquidambar	1 1/2 - 2" Cal.	40-60 ft.	6-8 ft.	Fastigiate	Moist Soil, Urban	Full Sun, Moist, Rich Acidic Soil
MD	27	Microbiota decussata	Siberian Carpet Cypress	3 Gal.	18-24 in.	4-5 ft.	Spreading	Deer, Drought, Moist Soil	Full/Partial Sun, Good Drainage
PAN	7	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	10	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	171	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
VCL	5	Viburnum dentatum 'Chicago Lustre'	Chicago Lustre Viburnum	5 Gal.	8-10 ft.	8-10 ft.	Upright	Deer, Disease	Full/Partial Sun

Plant List - Perennials (Sheet L-1A)

ID	Qty	Botanical Name	Common Name	Scheduled Size	Mature Height	Mature Spread	Tolerances	Requirements
ABI	40	Amsonia 'Blue Ice'	Blue Star Flower	2 QT	8-18 in.	24 in.	Deer, Drought, Salt, Heat	Full Sun, Dry to Normal Soil
AJG	230	Ajuga reptans 'Gaiety'	Gaiety Bugleweed	2 QT	3-6 in.	8-9 in.	Deer, Drought, Salt, Heat	Sun/Shade
AMH	12	Amsonia hubrichtii	Arkansas Amsonia	1 Gal.	18-30 in.	24 in.	Deer, Drought, Salt, Heat	Sun/Partial Shade, Dry to Normal Soil
AMT	24	Amsonia tabernaemontana	Amsonia	1 Gal.	18-30 in.	30 in.	Deer, Drought, Salt, Heat	Sun/Partial Shade, Dry to Normal Soil
CPX	73	Carex pensylvanica	Pennsylvania Sedge	1 Gal.	8-18 in.	8-18 in.	Deer, Drought, Salt	Partial/Shade, Moist to Normal Soil
CRO	1457	Crocus hybrids	Crocus	Bulb	3-6 in.	3-5 in.	Deer, Drought	Sun/Partial Shade, Good Drainage
DES	46	Deschampsia cespitosa	Tufted Hair Grass	1 Gal.	18-30 in.	36 in.	Deer, Shade, Wet Soils, Drought, Salt	Sun/Partial Shade
GMB	52	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
SAT	29	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	31	Sedum Sunsparkler 'Dazzleberry'	Dazzleberry Stonecrop	2 QT	0-8 in.	18 in.	Deer, Rabbit, Drought, Salt, Heat	Sun, Dry to Normal Soil
SEDS	61	Sedum sexangulare	Stonecrop	2 QT	0-8 in.	10-12 in.	Deer, Rabbit, Drought, Salt, Heat	Sun, Dry to Normal Soil
SEDW	61	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	40	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



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

terra *firma*
landscape architecture

165.a Court Street Portsmouth, NH 03801
603.531.9109 | terrence@terrafirmalandarch.com

Project Title

361 HANOVER

361 HANOVER STREET
PORTSMOUTH, NH

TERRENCE P. PARKER — LICENSED LANDSCAPE ARCHITECT — 041 — STATE OF NEW HAMPSHIRE

Landscape Architect

Scale
1:120

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager | Drawn By
Date 9/11/2026 | Reviewed By
Project ID 361 HANOVER ST.

Sheet Title
LANDSCAPE PLAN

Sheet No.
L-1A

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Butterfly & Hummingbird Garden Mix - ERNMX-179

	Botanical Name	Common Name
29.40%	Schizachyrium scoparium, Fort Indiantown Gap-PA	Little Bluestem, Fort Indiantown Gap-PA Ecotype
10.80%	Echinacea purpurea	Purple Coneflower
10.00%	Elymus virginicus, Madison-NY Ecotype	Virginia Wildrye, Madison-NY Ecotype
6.00%	Coreopsis lanceolata	Lanceleaf Coreopsis
5.90%	Delphinium ajacis	Rocket Larkspur
5.60%	Rudbeckia hirta	Blackeyed Susan
5.00%	Dianthus barbatus	Sweetwilliam
3.00%	Centaurea cyanus - Mixed	Bachelor's Button - Mixed
3.00%	Centaurea cyanus	Bachelor's Button - Blue
3.00%	Chrysanthemum maximum	Shasta Daisy
2.00%	Heliopsis helianthoides, PA Ecotype	Oxeye Sunflower, PA Ecotype
1.40%	Baptisia australis, Southern WV Ecotype	Blue False Indigo, Southern WV Ecotype
1.20%	Liatris spicata, PA Ecotype	Marsh Blazing Star, PA Ecotype
1.00%	Zizia aurea, PA Ecotype	Golden Alexanders, PA Ecotype
1.00%	Eschscholzia californica	California Orange Poppy
1.00%	Echinacea pallida	Pale Purple Coneflower
1.00%	Asclepias incarnata, PA Ecotype	Swamp Milkweed, PA Ecotype
0.80%	Rudbeckia triloba, WV Ecotype	Browneyed Susan, WV Ecotype
0.80%	Penstemon digitalis, PA Ecotype	Tall White Beardtongue, PA Ecotype
0.80%	Pycnanthemum tenuifolium	Narrowleaf Mountainmint
0.70%	Aster oblongifolius, PA Ecotype	Aromatic Aster, PA Ecotype
0.60%	Coreopsis tinctoria	Plains Coreopsis
0.60%	Eryngium yuccifolium, OH Ecotype	Rattlesnake Master, OH Ecotype
0.50%	Asclepias tuberosa	Butterfly Milkweed
0.50%	Agastache foeniculum	Anise (Lavender) Hyssop
0.50%	Aster lateriflorus	Calico Aster
0.50%	Penstemon hirsutus	Hairy Beardtongue
0.50%	Monarda fistulosa, Fort Indiantown Gap-PA Ecotype	Wild Bergamot, Fort Indiantown Gap-PA Ecotype
0.50%	Solidago speciosa, Southern WV Ecotype	Showy Goldenrod, Southern WV Ecotype
0.40%	Papaver rhoeas, Red	Corn Poppy, Red
0.40%	Papaver rhoeas, Shirley Mix	Corn Poppy/Shirley Mix
0.40%	Ratibida pinnata, OH Ecotype	Grey Headed Coneflower, OH Ecotype
0.40%	Eragrostis spectabilis, RI Ecotype	Purple Lovegrass, RI Ecotype
0.20%	Aster laevis, NY Ecotype	Smooth Blue Aster, NY Ecotype
0.20%	Pycnanthemum incanum, MD Ecotype	Hoary Mountainmint, MD Ecotype
0.10%	Blephilia ciliata, OH Ecotype	Downy Pagoda Plant, OH Ecotype
0.10%	Solidago juncea, PA Ecotype	Early Goldenrod, PA Ecotype
0.10%	Aster pilosus, PA Ecotype	Heath Aster, PA Ecotype
0.10%	Aster sagittifolius, PA Ecotype	Arrowleaf Aster, PA Ecotype

Seeding Rate: 8-11 lb per acre with 30 lbs/acre of a cover crop. For a cover crop use either grain oats (1 Jan to 31 Jul) or grain rye (1 Aug to 31 Dec).

Grasses & Grass-like Species, Herbaceous Flowering Species, Mixes, Pollinator Favorites, Uplands & Meadows

Designed specifically to attract hummingbirds, butterflies and other native pollinators. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Conservation Shade Mix - ERNMX-129

	Botanical Name	Common Name
30.00%	Festuca rubra	Creeping Red Fescue
30.00%	Festuca rubra ssp. commutata	Chewings Fescue
20.00%	Lolium multiflorum	Annual Ryegrass
10.00%	Poa trivialis	Rough Bluegrass
10.00%	Poa pratensis, 'Baron'	Kentucky Bluegrass, 'Baron'

100.00%

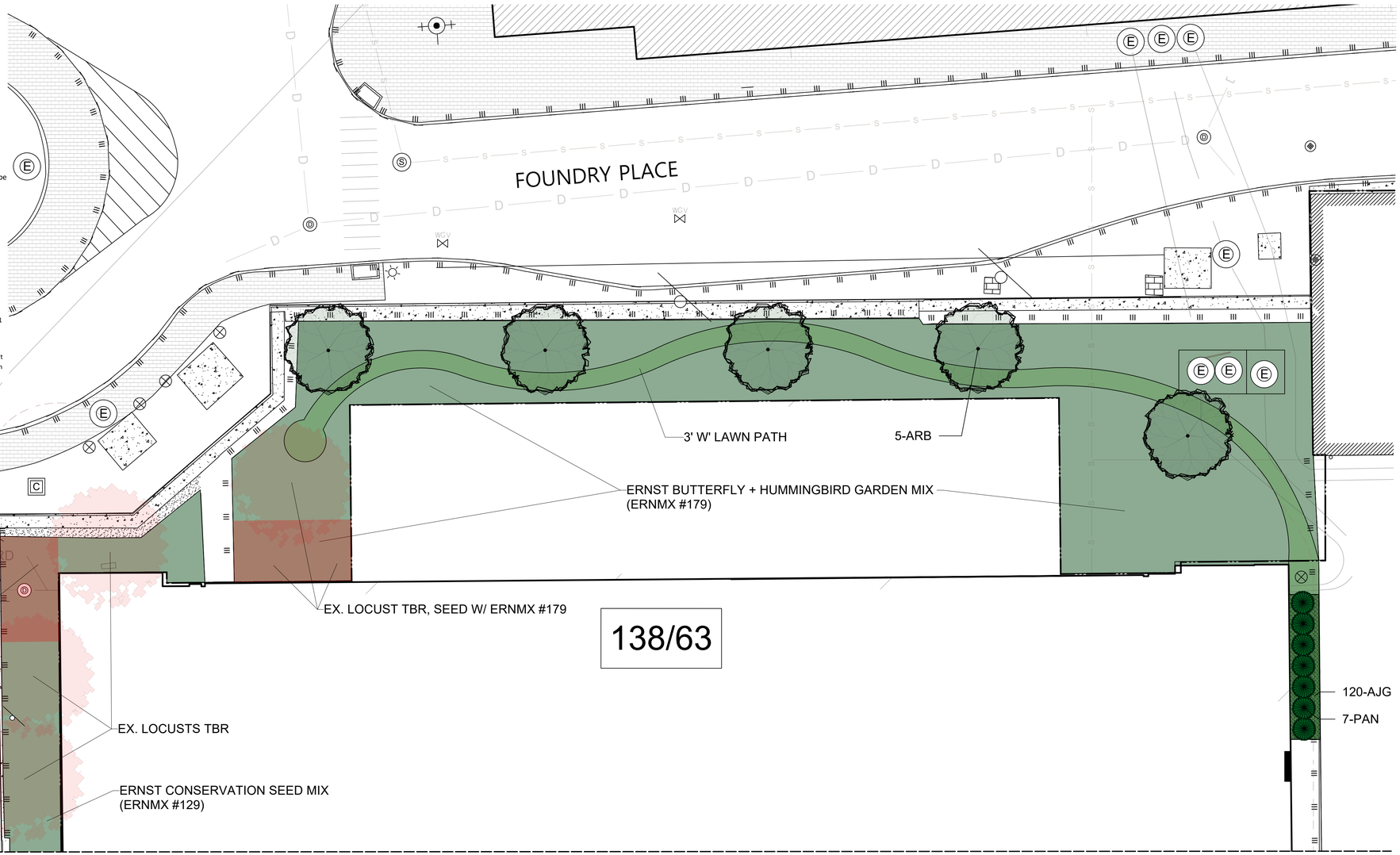
Seeding Rate: 100-200 lb per acre, or 3-5 lb per 1,000 sq ft

Grasses & Grass-like Species, Lawn & Turfgrass Sites, Mixes

While designed for deep-shaded areas, this mix requires at least 2 hours of sunlight daily. The fescues and bluegrasses are shade tolerant and blend very well together. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Plant List (Sheet L-1B)

ID	Qty	Botanical Name	Common Name	Scheduled Size	Mature Height	Mature Spread	Growth Habit	Tolerances	Requirements
ARB	5	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



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

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361 HANOVER

Project Title

361 HANOVER STREET
PORTSMOUTH, NH

TERRENCE P. PARKER
041
LICENSED LANDSCAPE ARCHITECT
STATE OF NEW HAMPSHIRE

Landscape Architect

Scale
1:120

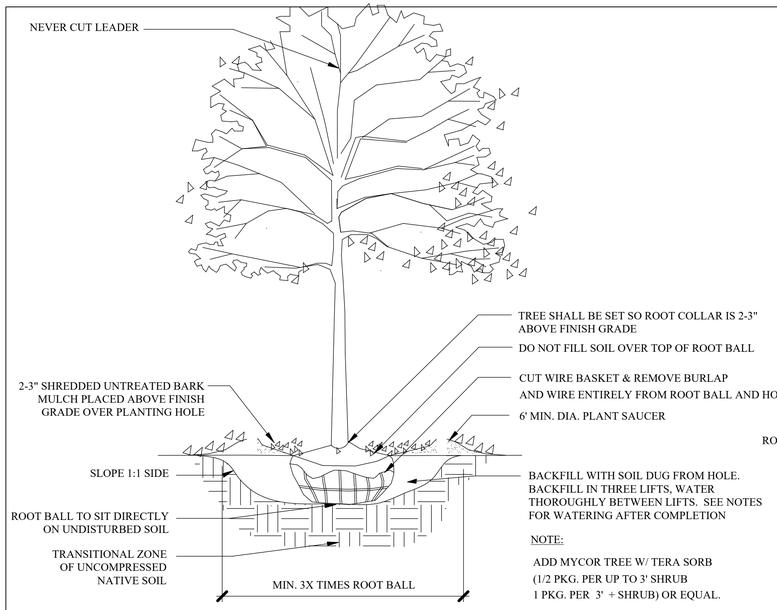
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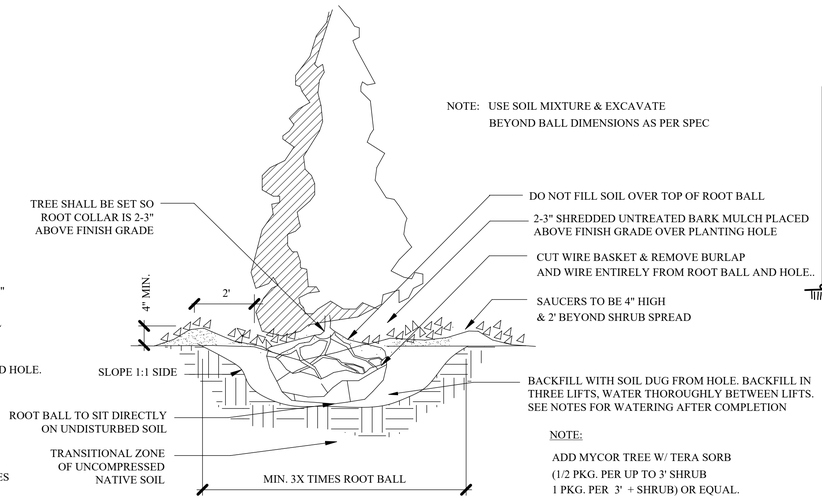
Project Manager | Drawn By
Date: 9/2/2026 | Reviewed By
Project ID: 361 HANOVER ST.

Sheet Title
LANDSCAPE PLAN

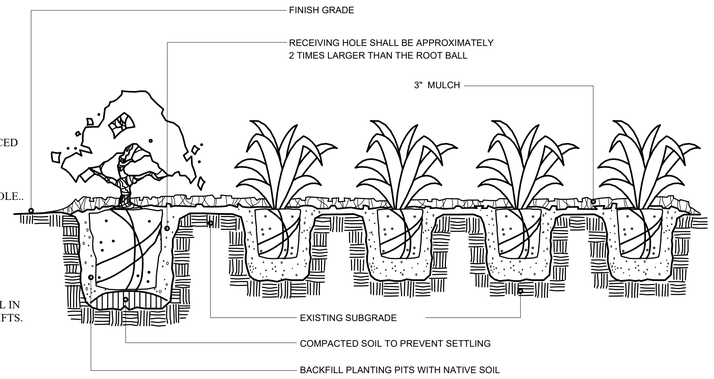
Sheet No.
L-1B



1 / L-2 TREE PLANTING - 2"+ CAL.
SCALE: NTS

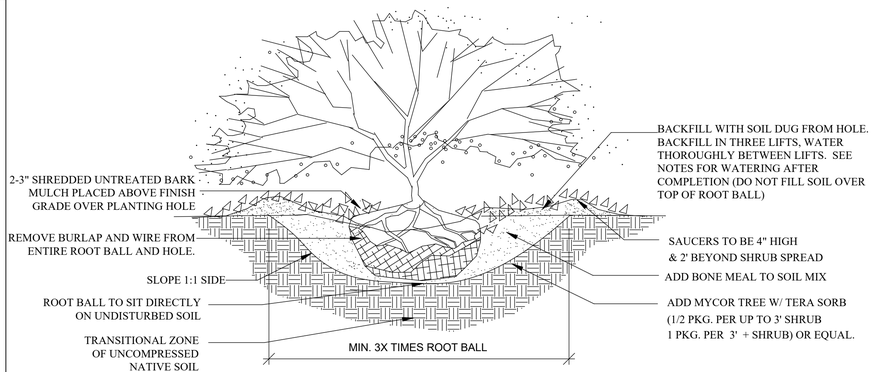


2 / L-2 PYRAMIDAL EVERGREEN TREE PLANTING
SCALE: NTS

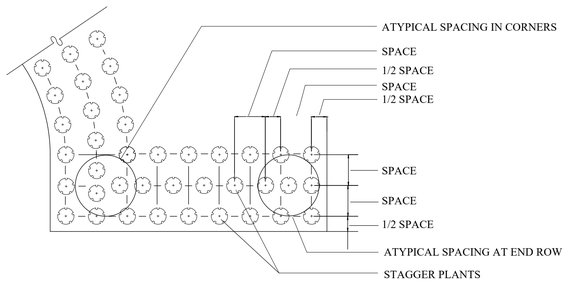


NOTE: SHRUBS SHALL BE PLANTED A MINIMUM OF 1" & NO MORE THAN 2" ABOVE FINISH GRADE, DEPENDING UPON SITE CONDITIONS.

3 / L-2 SHRUB/GROUND COVER PLANTING DETAIL
SCALE: NTS



4 / L-2 B&B SHRUB PLANTING
SCALE: NTS



NOTES:

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

5 / L-2 GROUND COVER SPACING DETAIL
SCALE: NTS

CITY OF PORTSMOUTH PLANTING REQUIREMENTS

1. All planting holes shall be dug by hand- NO MACHINES. The only exceptions are new construction where new planting pits, planting beds with granite curbing, and planting sites with Silva Cells are being created. If a machine is used to dig in any of these situations and planting depth needs to be raised the material in the bottom of the planting hole MUST be firmed with machine to prevent sinking of the root ball.
2. ALL Wire and Burlap shall be removed from the root ball AND planting hole.
3. The root ball of the tree shall be worked so that the root collar of the tree is visible and no girdling roots are present.
4. The root collar of the tree shall be 2"-3" above grade of planting hole for finished depth.
5. All plantings shall be backfilled with soil from the site and amended no more than 20% with Organic Compost. The only exceptions are new construction where engineered soil is being used in conjunction with Silva Cells and where new planting beds are being created.
6. All plantings shall be backfilled in three lifts and ALL lifts shall be watered so the planting will be set and free of air pockets- NO EXCEPTIONS.
7. An earth berm shall be placed around the perimeter of the planting hole except where curbed planting beds or pits are being used.
8. 2"-3" of mulch shall be placed over the planting area.
9. At the time the planting is complete the planting shall receive additional water to ensure complete hydration of the roots, backfill material and mulch layer.
10. Stakes and guys shall be used where appropriate and/or necessary. Guy material shall be nondamaging to the tree.
11. All planting stock shall be specimen quality, free of defects, and disease or injury. The City of Portsmouth, NH reserves the right to refuse/reject any plant material or planting action that fails to meet the standards set forth in the ANSI A300 Part 6 Standard Practices for Planting and Transplanting and/or The City of Portsmouth, NH Planting Requirements.

LANDSCAPE NOTES:

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

NOTE: 6 INCHES OF TOPSOIL WITH 25% COMPOST TO BE ADDED TO ALL PLANTING AREAS

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

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Project Title
361 HANOVER
361 HANOVER STREET
PORTSMOUTH, NH

TERRENCE P. PARKER — LICENSED LANDSCAPE ARCHITECT — 041 — STATE OF NEW HAMPSHIRE

Landscape Architect

Scale
AS NOTED

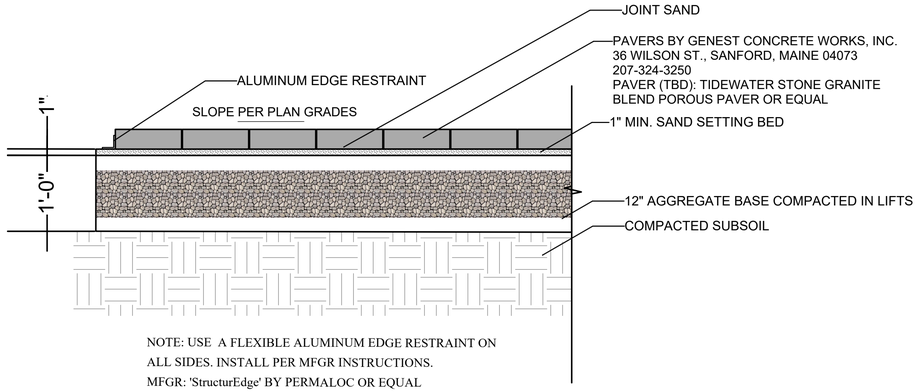
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Date 9/11/2026 | Reviewed By
Project ID 361 HANOVER ST.

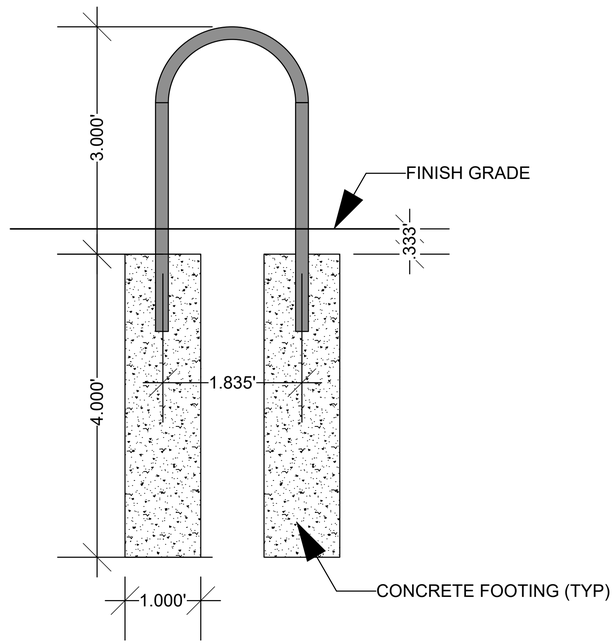
Sheet Title
LANDSCAPE DETAILS

Sheet No.
L-2



1 / L-3

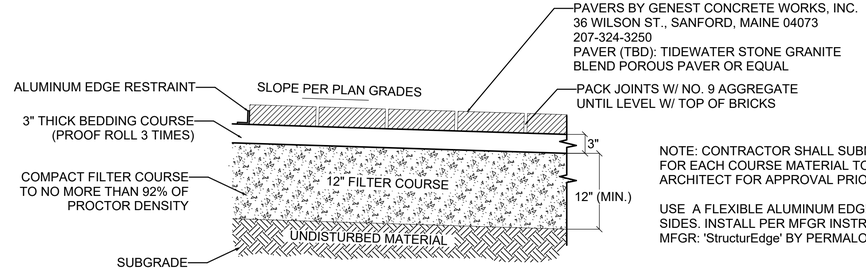
CONCRETE PAVER DETAIL
SCALE: 1"=1'-0"



PARK WAREHOUSE U BIKE RACK OR EQUAL

3 / L-3

BIKE RACK 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

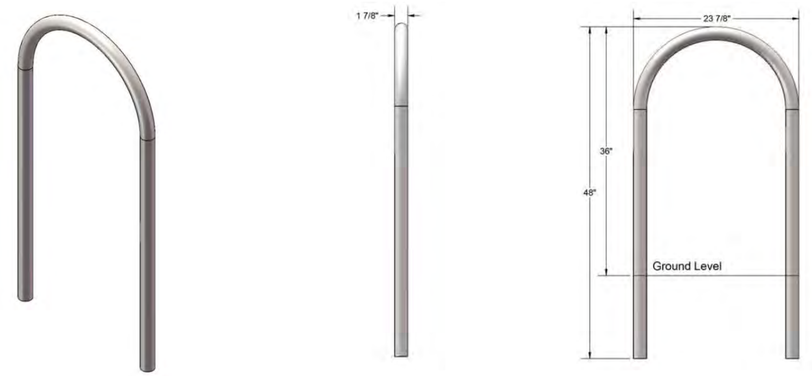
2 / L-3

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

PARK WAREHOUSE

U Bike Rack – Inground Mount

Model #: 622br205-1



Side View

Front View

PARK WAREHOUSE

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.

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TERRENCE P. PARKER 041 LICENSED LANDSCAPE ARCHITECT STATE OF NEW HAMPSHIRE

Landscape Architect

Scale

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LANDSCAPE DETAILS

Sheet No.

L-3