

DENIS O. ROBINSON

Pease International Tradeport
One New Hampshire Avenue, #350
Portsmouth, NH 03801

P 603.373.2003
F 603.433.6372
drobinson@pierceatwood.com
pierceatwood.com

Admitted in: NH

Via Email Only on September 18, 2018

Juliet T. H. Walker, AICP
Planning Director
Planning Department
1 Junkins Ave
Portsmouth, NH 03801

Re: Foundry Place, LLC – Revised Submittal Letter

Dear Juliet:

Enclosed please find a site plan review application for the above referenced property (the "Application") which I am submitting on behalf of the applicant, Foundry Place, LLC (the "Applicant"). Also enclosed is a set of Progress Print Site Permit Plans prepared by Ambit Engineering, Inc. dated July 16, 2019, and a related landscape plan from GPI (the "Plans"), which show the design of community space that is intended to be constructed on Lot 2 ("Lot 2"). The Application and the Plans are submitted in connection with the Planning Board's site plan approval of Lots 3 (165 Deer Street, Map 125, Lot 17) and 6 (181 Hill Street, Map 138, Lot 62), which awarded the Applicant incentive bonuses for height and density based upon the development of Lot 2 as community space.

The Applicant requests that the Planning Board waive all submittal and other requirements in the Site Plan Review regulations that would not be satisfied by the Application and Plans as submitted, including without limitation the requirement for a complete application. As discussed, these waivers and an approval of the Application and submitted Plans would be conditioned upon: (i) the transfer of Lot 2 to the City of Portsmouth on or before the later to issue of a certificate of occupancy for Lot 3 or Lot 6, but in any event not later than September 9, 2022; and (ii) issuance of a surety bond or letter of credit at or prior to the earlier to occur of issuance of a building permit for either of Lot 3 or Lot 6, to insure payment from the Applicant of \$145,000 at the time the City commences construction of the improvements shown on the Plans (as may be amended), \$10,000 of which will be placed in escrow by the City and used to pay for art work to be displayed on Lot 2, as mutually agreed to by the City and the Applicant. The Applicant further requests that the Planning Board approve return of the \$145,000 payment made by the Applicant if Lot 2 is not developed substantially in accordance with the Plans (as may be amended) by the City within three (3) years of the transfer of Lot 2 to the City.

Juliet T. H. Walker, AICP
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September 18, 2018

Included with the Plans are easement plans showing easements on Lot 2 approved as part of the Lot 3 approvals (the "Easements"). The transfer of Lot 2 to the City would be subject to the Easements, and by prior agreement with the City, the following:

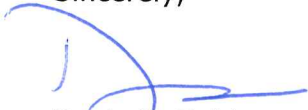
- A. Lot 2 shall not include any permanent buildings or structures within thirty (30) feet of the boundary line shared with Lot 2 and Lot 3 (other than a fence, if any, running along the northerly boundary of Lot 2 adjacent to land now or formerly of Boston and Maine Corporation), without the prior written consent of the owner of Lot 3, which consent shall not be unreasonably withheld, conditioned or delayed.
- B. Lot 2 shall be dedicated for public use, qualify as unoccupied space and otherwise have qualities sufficient for purposes of meeting the requirements of Exception 1.2 of IBC-2009, Section 705.8.1, Exception 1.2.
- C. The City shall maintain Lot 2 as an attractive, park-like public community space that generally enhances and does not cause disruption to the neighborhood.

In addition, the Applicant is requesting that the Lot 2 area on the Easement Plans marked "Community Space to Benefit Lot 4 (Tax Map 125, Lot 17-2) and/or Lot 5 (Tax Map 125, Lot 17-2)" be reserved for height, density or other incentive bonuses that may be available for Lots 4 and/or 5 at the time those lots are considered for site plan approval. As you know and as consistently shown on prior project plans, and shown on the Plans, the area being provided to the City as Community Space is greater than needed for the incentive bonuses approved for Lots 3 and 6.

Finally the Applicant requests that the required \$500 application fee be paid by applying a portion of the \$1,275.19 amount previously paid by the Applicant with respect to the site plan review application submitted for Lot 2 on July 12, 2018, which is being replaced with the enclosed Application and Plans. The Applicant also requests that the balance remaining be refunded to the Applicant in the ordinary course.

I would be happy to discuss any concerns that you or your staff may have with respect to this Application in advance of the September 20th, 2018 hearing, and appreciate the preliminary feedback already received.

Sincerely,



Denis O. Robinson

DOR/dra
Encl.

DENIS O. ROBINSON

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Portsmouth, NH 03801

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Admitted in: NH

Via Hand Delivery on August 8th, 2018

Juliet T. H. Walker, AICP
Planning Director
Planning Department
1 Junkins Ave
Portsmouth, NH 03801

Re: Foundry Place, LLC

Dear Juliet:

Enclosed please find a site plan review application for the above referenced property (the "Application") which is submitted on behalf of the applicant, Foundry Place, LLC (the "Applicant"). Also enclosed are two (2) full-sized and ten (10) half-sized copies of a set of Site Permit Plans prepared by Ambit Engineering, Inc. dated July 16, 2019, and a related landscape plan from GPI (the "Plans"), which show the design of community space that is intended to be constructed on Lot 2 ("Lot 2"). The Application and the Plans are submitted in connection with the Planning Board's site plan approval of Lots 3 (165 Deer Street, Map 125, Lot 17) and 6 (181 Hill Street, Map 138, Lot 62), which awarded the Applicant incentive bonuses for height and density based upon the development of Lot 2 as community space.

The Applicant requests that the Planning Board waive all submittal and other requirements in the Site Plan Review regulations that would not be satisfied by the Application and Plans as submitted, including without limitation the requirement for a complete application, and review by the Technical Advisory Committee and City departments. As discussed, these waivers and an approval of the Application and submitted Plans would be conditioned upon: (i) the transfer of Lot 2 to the City of Portsmouth on or before the later to issue of a certificate of occupancy for Lot 3 or Lot 6, but in any event not later than September 9, 2022; and (ii) issuance of a surety bond or letter of credit to insure payment from the Applicant of \$145,000 upon the City's completion of the improvements shown on the Plans, \$10,000 of which will be placed in escrow by the City and used to pay for art work to be displayed on Lot 2, as mutually agreed to by the City and the Applicant. The Applicant further requests that the Planning Board approve release of the payment bond or letter of credit without payment from the Applicant if Lot 2 is not developed in accordance with the Plans by the City within three (3) years of the transfer of Lot 2 to the City.

Included with the Plans are easement plans showing easements on Lot 2 approved as part of the Lot 3 approvals (the "Easements"). The transfer of Lot 2 to the City would be subject to the Easements, and by prior agreement with the City, the following:

Juliet T. H. Walker, AICP
Page 2
August 8, 2018

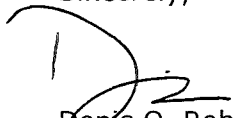
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I would be happy to discuss any concerns that you or your staff may have with respect to this Application in advance of the August 16, 2018 hearing, and appreciate the preliminary feedback already received. A cd which includes this letter, the Application, and the Plans is enclosed. The password required to open the documents on the cd is "Portsmouth".

Sincerely,



Denis O. Robinson

DOR/adm
Encl.

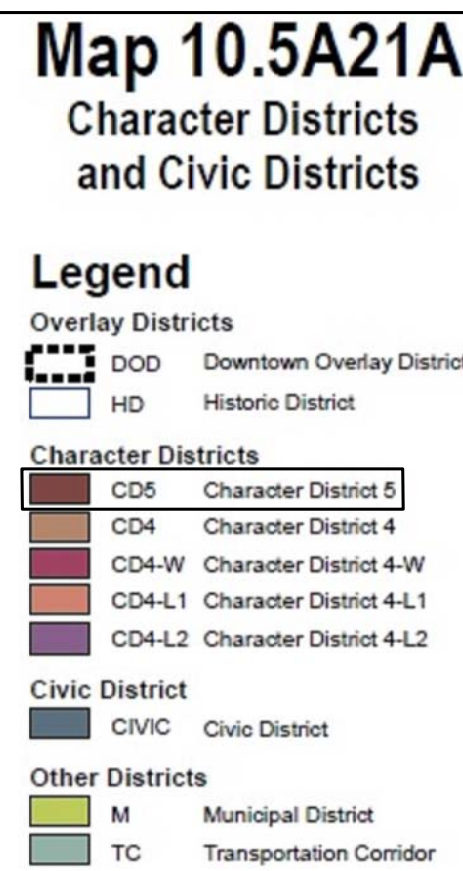
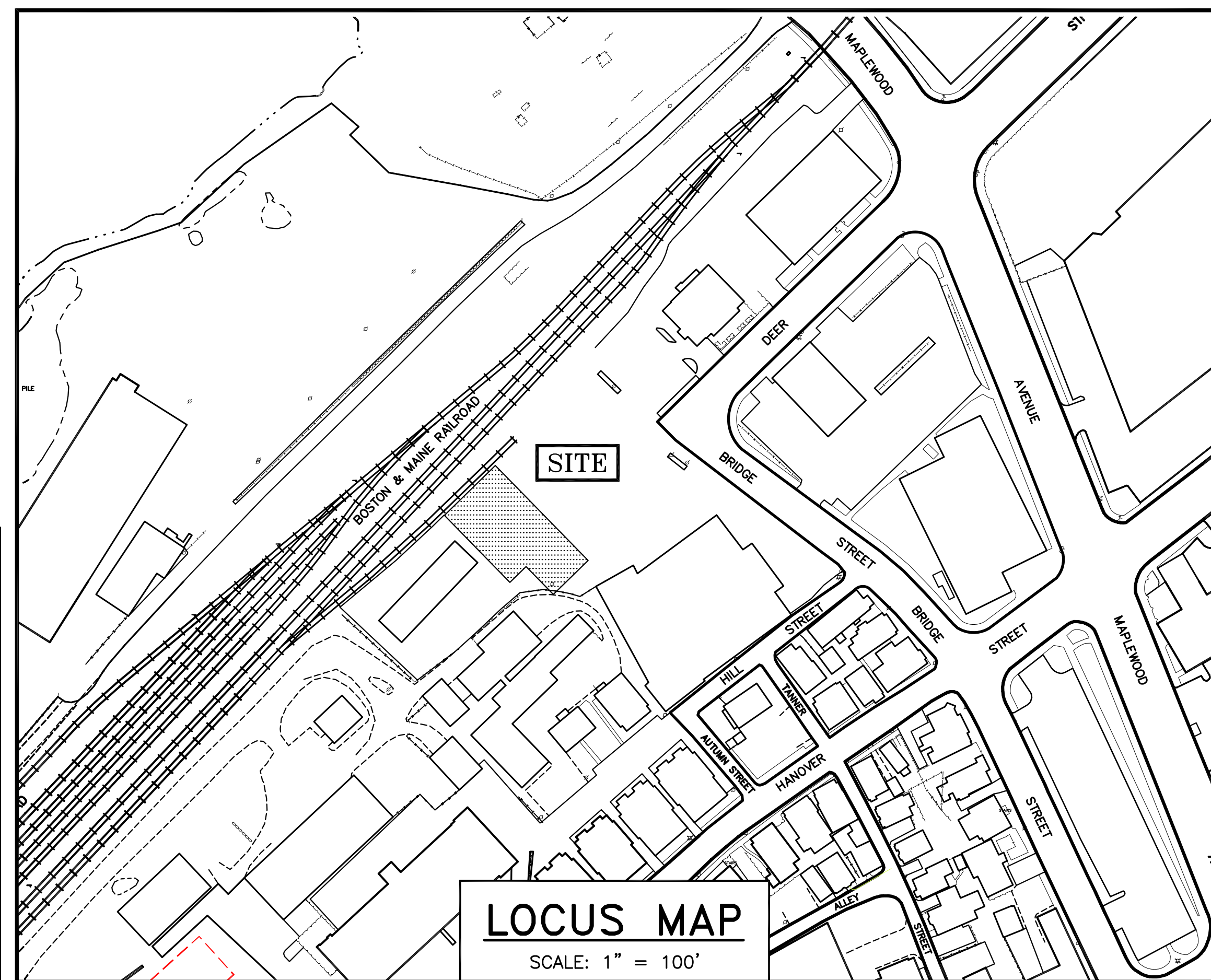
LOT 2 COMMUNITY SPACE FOUNDRY PLACE PORTSMOUTH, NEW HAMPSHIRE SITE PERMIT PLANS

OWNER:
FOUNDRY PLACE, LLC
PO BOX 100
YORK HARBOR, MAINE 03911
207-363-3540

CIVIL ENGINEER & LAND SURVEYOR:
AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

OWNERS REPRESENTATIVE:
AUGUST CONSULTING
411 WASHINGTON ROAD
RYE, NH 03870
603-475-3658

LANDSCAPE ARCHITECT:
GPI
21 DANIEL ST, SECOND FLOOR
PORTSMOUTH, NH 03801



LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
	MAP 11/LOT 21
⊙ IR FND	IRON ROD FOUND
⊙ IP FND	IRON PIPE FOUND
⊙ IR SET	IRON ROD SET
⊙ DH FND	DRILL HOLE FOUND
⊙ DH SET	DRILL HOLE SET
⊠	GRANITE BOUND w/IRON ROD FOUND

EXISTING	PROPOSED	
FM	FM	FORCE MAIN
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	PG	GAS LINE
D	D	STORM DRAIN
FD	FD	FOUNDATION DRAIN
W	W	WATER LINE
FS	FS	FIRE SERVICE LINE
UE	UGE	UNDERGROUND ELECTRIC SUPPLY
	UE	UNDERGROUND ELECTRIC SERVICE
OHW	OHW	OVERHEAD ELECTRIC/WIRES
	---	RETAINING WALL
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
⊙	⊙	UTILITY POLE
⊙	⊙	ELECTRIC METER
⊠	⊠	TRANSFORMER ON CONCRETE PAD
⊙	⊙	WATER SHUT OFF/CURB STOP
C.O.	C.O.	PIPE CLEANOUT
⊙	⊙	GATE VALVE
⊙	⊙	HYDRANT
⊙	⊙	CATCH BASIN
⊙	⊙	SEWER MANHOLE
⊙	⊙	DRAIN MANHOLE
⊙	⊙	WATER METER MANHOLE
⊙	⊙	TEST BORING
⊙	⊙	TEST PIT
LA	⊙	LANDSCAPED AREA
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
CMP	CMP	CORRUGATED METAL PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
HYD	HYD	HYDRANT
⊙	⊙	CENTERLINE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
74 OLD DOVER ROAD
ROCHESTER, N.H. 03867
Tel. (603) 332-4227, Ext. 555.5325
ATTN: MARK COLLINS
EMAIL: mark.collins@eversource.com

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 6294-5147
ATTN: SUSAN DUPLISA
dupliseas@unitil.com

CABLE:
XFINITY BY COMCAST
180 GREENLEAF AVE.
PORTSMOUTH, N.H. 03801
Tel. (603) 266-2278
ATTN: MIKE COLLINS

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427-1550
ATTN: JIM TOW (SEWER & WATER)

COMMUNICATIONS:
FAIRPOINT COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525
ATTN: JOE CONSIDINE
EMAIL: jconside@fairpoint.com

INDEX OF SHEETS

- S1 - EXISTING CONDITIONS SITE PLAN
- EASEMENT PLAN
- S2 - SITE PLAN
- L1 - LANDSCAPE PLANTING AND DETAILS

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 _____

LOT 2 COMMUNITY SPACE
FOUNDRY PLACE
PORTSMOUTH, N.H.

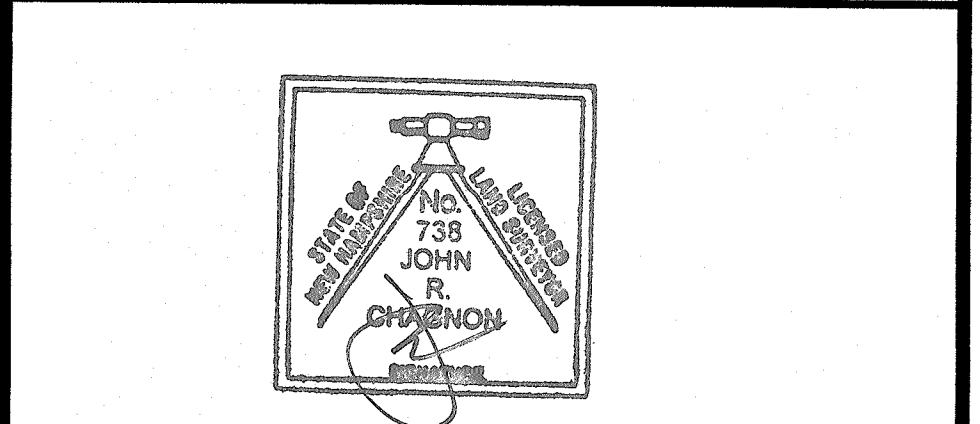
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

PLAN SET SUBMITTAL DATE: 8 AUGUST 2018

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 125 AS LOT 17-1.
 - 2) OWNERS OF RECORD:
 FOUNDRY PLACE, LLC
 PO BOX 100
 YORK HARBOR, ME
 - 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 330150295E, EFFECTIVE DATE MAY 17, 2005.
 - 4) EXISTING LOT AREAS:
 8,519 S.F.
 0.1956 ACRES
 - 5) PARCEL IS LOCATED IN THE CD5 CHARACTER BASED ZONING DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS:
 SEE ZONING ORDINANCE
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE SUBJECT PARCEL.
 - 8) HORIZONTAL DATUM AND BASIS OF BEARING IS NEW HAMPSHIRE STATE PLANE NAD83(2011). BASIS OF HORIZONTAL DATUM IS RTK GPS OBSERVATIONS.
 - 9) VERTICAL DATUM IS MEAN SEA LEVEL-NAVD88. BASIS OF VERTICAL DATUM IS NGS PID 00290 - B 2 1923, ELEVATION 19.55.
 - 10) 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.
 - 11) 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.

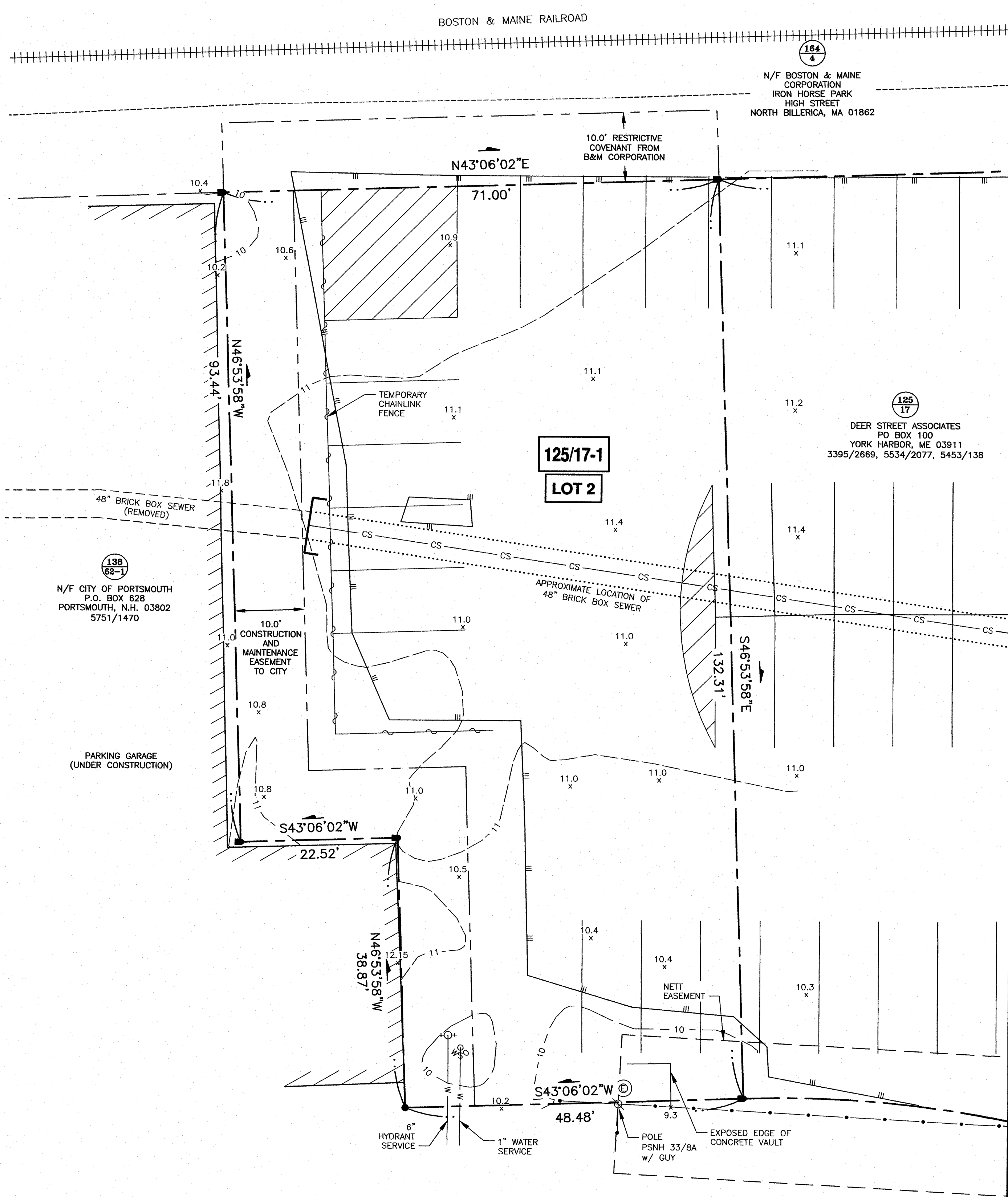
**FOUNDRY PLACE, LLC
 LOT 2 COMMUNITY
 SPACE
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
2	ISSUED FOR APPROVAL	7/16/18
1	UPDATE EXISTING CONDITIONS	7/8/18
0	ISSUED FOR COMMENT	6/5/18



SCALE: 1" = 10' JUNE 2018

EXISTING CONDITIONS SITE PLAN **S1**



Legend

Overlay Districts

- DOD Downtown Overlay District
- HD Historic District

Character Districts

- CD5 Character District 5
- CD4 Character District 4
- CD4-W Character District 4-W
- CD4-L1 Character District 4-L1
- CD4-L2 Character District 4-L2

Civic District

- CIVIC Civic District

Other Districts

- M Municipal District
- TC Transportation Corridor

Height requirement area

- 1 Story 20'
- 2 Stories 35'
- 2 Stories (short 3rd*) 35'
- 2-3 Stories 40'
- 2-3 Stories (short 4th*) 45'
- 2-4 Stories 50'
- 2-4 Stories (short 5th*) 60'
- 2-5 Stories 60'

Incentive Overlay Districts

Within the Incentive Overlay Districts, certain specified development standards, including height, density and parking, may be modified pursuant to Section 10.5A47.

- North End Incentive Overlay District

Between Maplewood Avenue and Russell Street, the boundary of the North End Incentive Overlay District is established at 100 feet from the mean high water line.

Legend

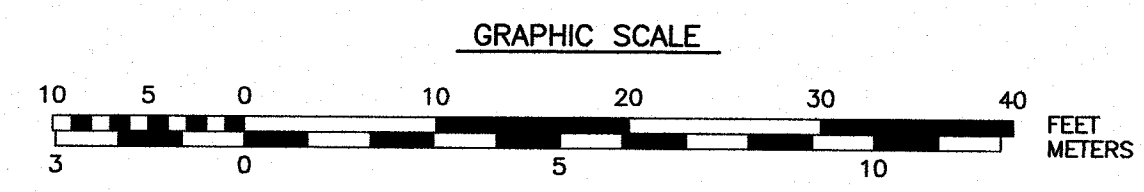
Required Façade Types

- Shopfront façade type
- Step, stoop or recessed entry façade type
- Officefront façade type

LEGEND:

N/F	NOW OR FORMERLY	+HYD	HYDRANT
RP	RECORD OF PROBATE	GWE	METER (GAS, WATER, ELECTRIC)
RCRD	ROCKINGHAM COUNTY	CB	CATCH BASIN
11/21	REGISTRY OF DEEDS	SM	SEWER MANHOLE
	MAP 11 / LOT 21	SD	SEWER MANHOLE
RR SPK FND	RAILROAD SPIKE FOUND/SET	DB-1	TEST BORING
IR FND	IRON ROD FOUND/SET	AC	AIR CONDITIONER UNIT
IP FND	IRON PIPE FOUND/SET	CI	SIGNS
DH FND	DRILL HOLE FOUND/SET	DI	ASBESTOS CEMENT PIPE
CONC BND w/DH	CONCRETE BOUND w/ DRILL HOLE	PVC	CAST IRON PIPE
ST BND w/DH	STONE BOUND w/DRILL HOLE	RCP	DUCTILE IRON PIPE
FM	FORCE MAIN	VC	POLYVINYL CHLORIDE PIPE
S	SEWER LINE	PP	REINFORCED CONCRETE PIPE
G	GAS LINE	EL	VITRIFIED CLAY PIPE
D	STORM DRAIN	EP	PLASTIC PIPE
W	WATER LINE	FF	ELEVATION
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC	INV.	EDGE OF PAVEMENT
OVERHEAD ELECTRIC/WIRES	OVERHEAD ELECTRIC/WIRES	TBM	FINISHED FLOOR
CHAIN LINK FENCE	CHAIN LINK FENCE	TYP.	INVERT
CONTOUR	CONTOUR	VGC/SGC	TEMPORARY BENCHMARK
100	SPOT ELEVATION	CCB	TYPICAL
97x3	EDGE OF PAVEMENT (EP)	AG	VERTICAL/SLOPED GRANITE CURB
	UTILITY POLE (w/ GUY)		CAPE COD BERM
	SHUT OFF (GAS / WATER)		ABOVE GRADE
	GATE VALVE		
	BOLLARD		

- EASEMENT AND RESTRICTION NOTES:**
- 1) SUBJECT PARCEL IS SUBJECT TO ALL MATTERS SET FORTH IN R.C.R.D. 5751/1470 INCLUDING, BUT NOT LIMITED TO:
 - A) AN ACCESS EASEMENT ACROSS TAX MAP 138 LOT 62-1 BENEFITING TAX MAP 125 LOT 17-1.
 - B) BENEFITING FROM AN ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM BRIDGE STREET, AS DESCRIBED IN R.C.R.D. 2602/564 AND AMENDED IN R.C.R.D. 5701/2460.
 - C) THE RIGHT TO RELOCATE ANY UNDERGROUND FACILITIES, DRAINAGE CULVERTS, WALLS, CROSSINGS AND/OR OTHER STRUCTURES ON THE SUBJECT PARCEL.
 - D) RESTRICTIONS REGARDING CLAIMS AGAINST BOSTON AND MAINE CORPORATION FOR ENVIRONMENTAL ISSUES, SEE R.C.R.D. 5453/138.
 - E) RIGHTS OF THE CITY AND PUBLIC IN AND TO EXISTING SEWER AND STORM WATER LINES.
 - F) EASEMENT TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, SEE R.C.R.D. 3017/615.
 - G) ALL STATE OF FACTS AS APPEAR ON A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, PORTION OF TAX MAP 138 LOT 62 & TAX MAP 125 LOT 17, OWNER OF RECORD: DEER STREET ASSOCIATES" DATED APRIL 2016, PREPARED BY AMBIT ENGINEERING, INC.
 - H) ALL MATTERS NOTED, DESCRIBED, OR SHOWN ON R.C.R.D. PLAN D-39699.
 - 2) SEE ALSO RELEASE DEEDS FROM BOSTON AND MAINE CORPORATION TO DEER STREET ASSOCIATES, R.C.R.D. 5751/1440, 5757/1443, 5751/1449, 5757/1451, AND 5751/1455.
 - 3) SEE ALSO AMENDMENT TO LEASE AND NOTICE OF LEASE, R.C.R.D. 5751/1466.
 - 4) SUBJECT PARCEL 17-1 SUBJECT TO A PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT FOR THE BENEFIT OF TAX MAP 138 LOT 62-1, SEE R.C.R.D. 5751/1492.
 - 5) SEE ALSO R.C.R.D. 5751/1504 FOR AGREEMENT REGARDING RELOCATION OF UNDERGROUND UTILITIES.
 - 6) PARCEL IS BEFITTED BY A DECLARATION OF RESTRICTIVE COVENANT RECORDED AT RCRD 5791/2556.

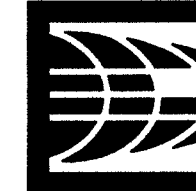


I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

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.

JRC
 JOHN R. CHAGNON, LLS 738
 DATE 7-16-18

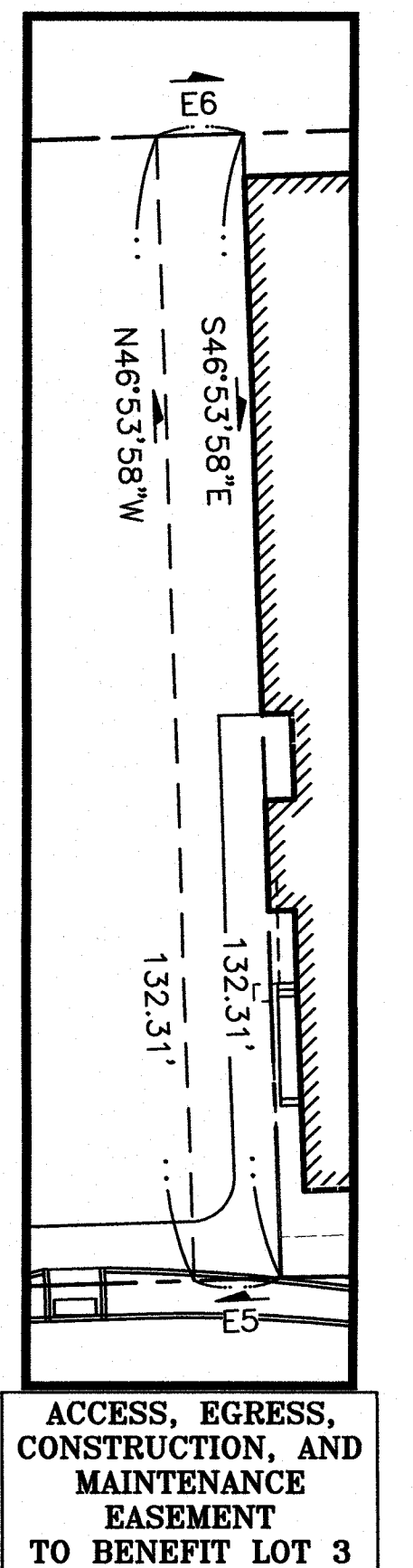
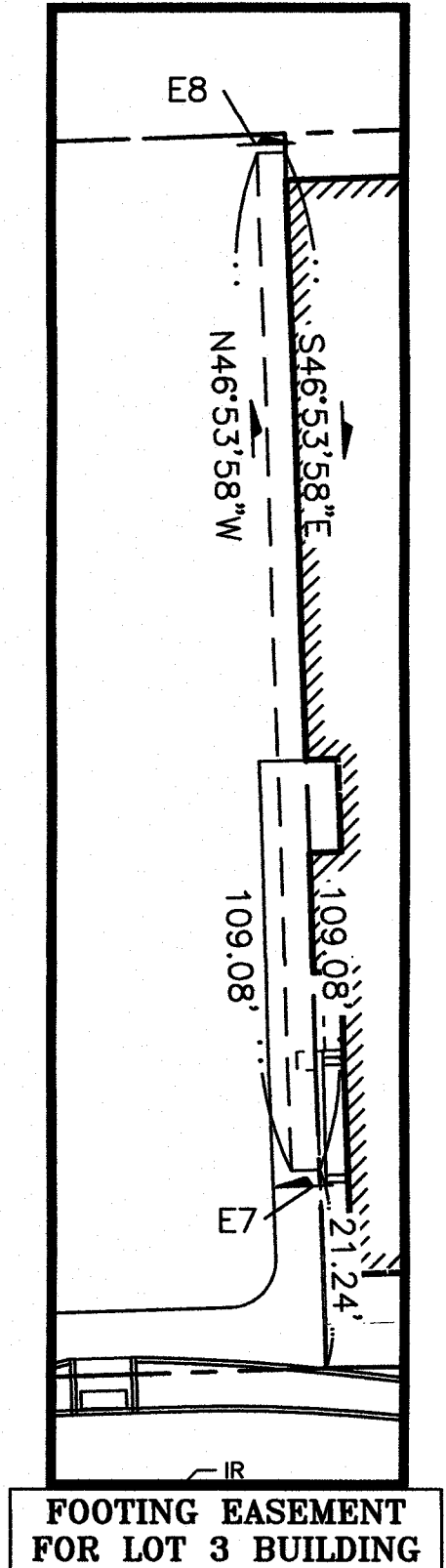
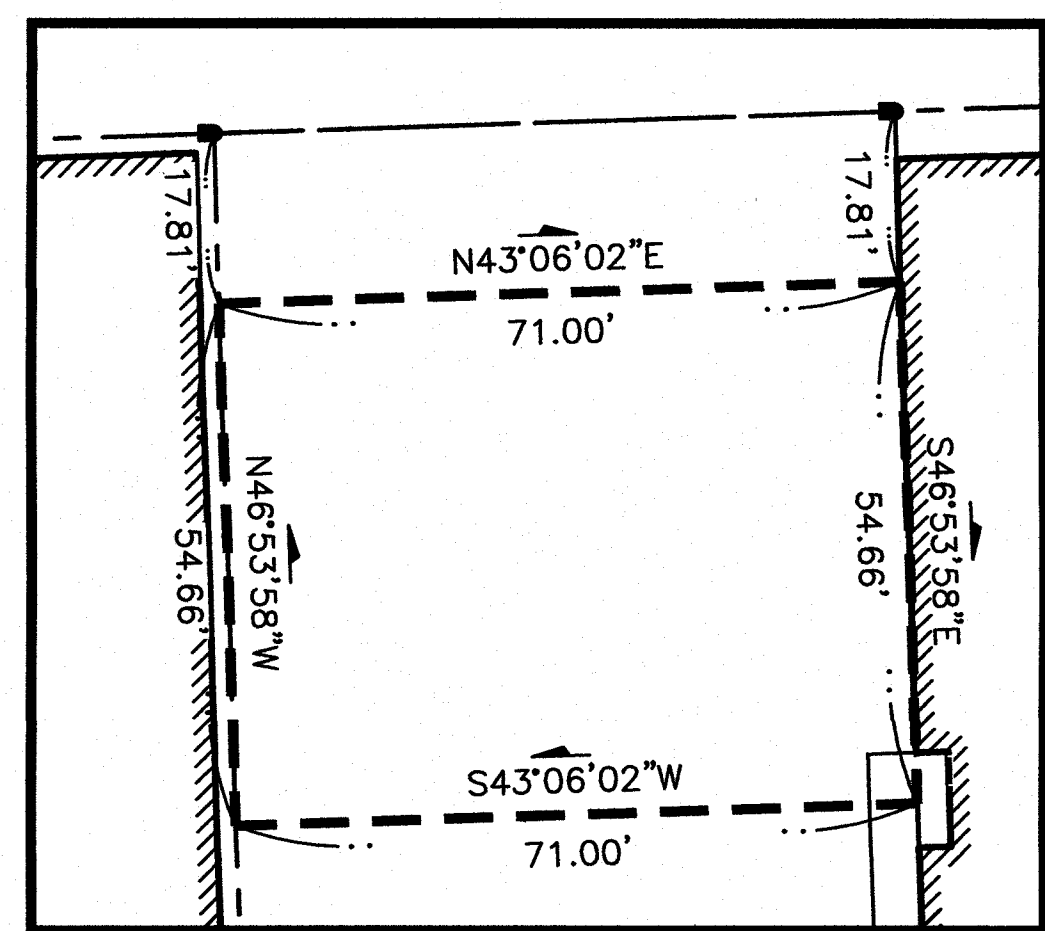
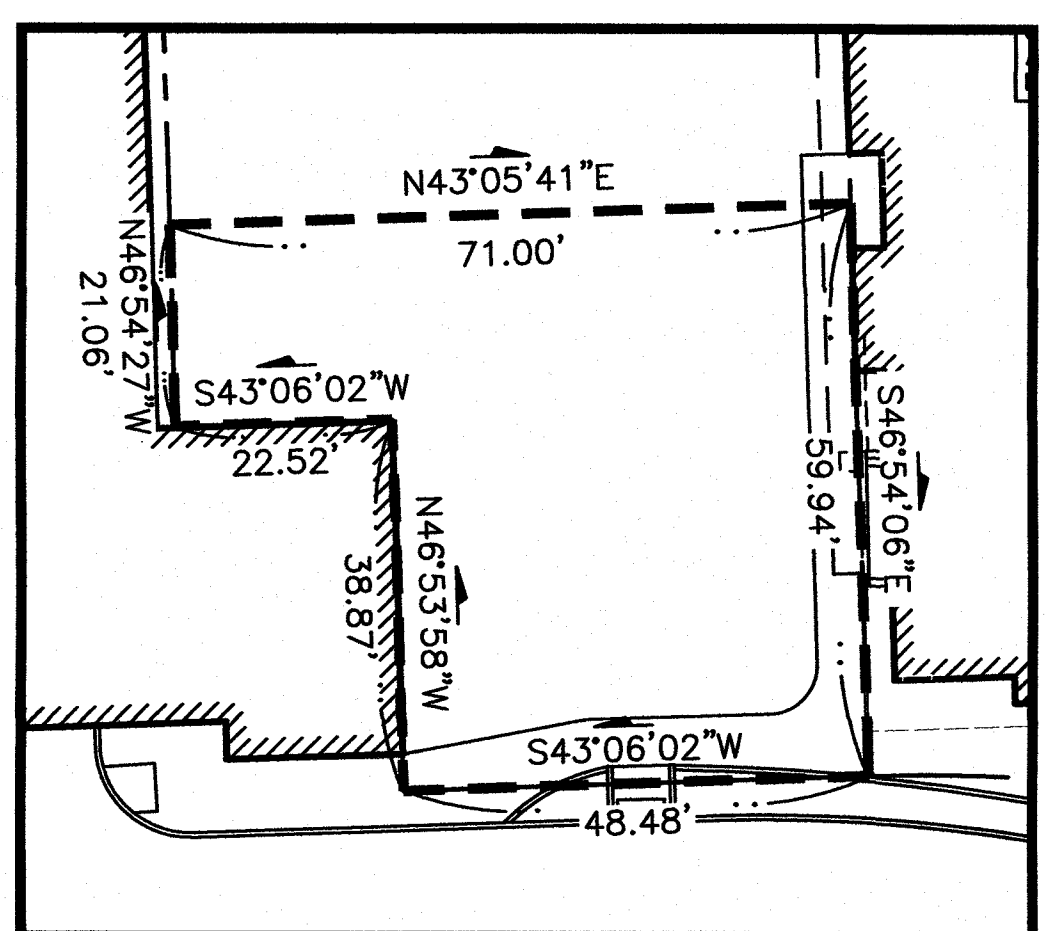
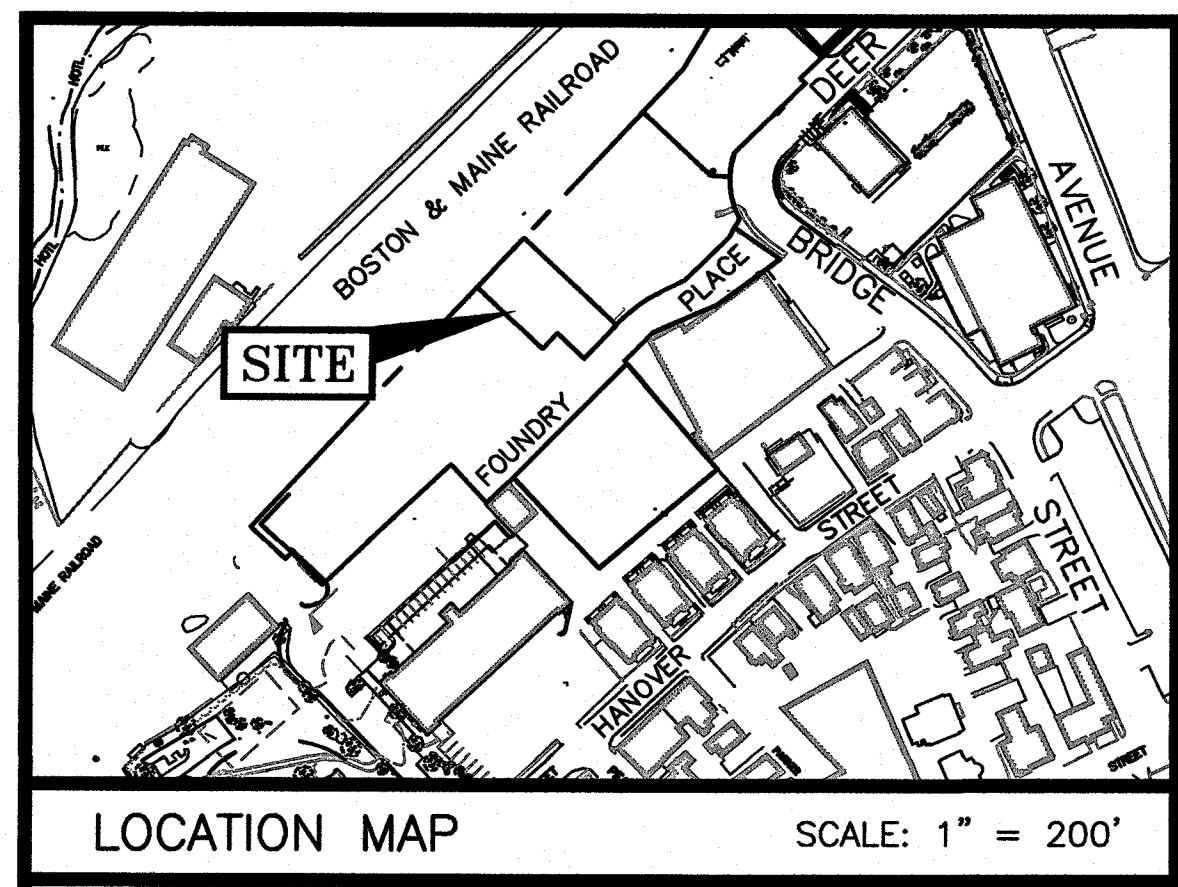
J:\JOB52\UN2205\UN2270a\UN2271\2018 Lot 2 Site Plan\Plans & Specs\Site\2271 Lot 2 SITE EXIST.DWG. EXISTING CONDITION S1



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

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAPS AS MAP 125 LOT 17-1.
- 2) **OWNER:**
FOUNDRY PLACE, LLC
PO BOX 100
YORK HARBOR, ME 03911
5878/2856
D-39699
- 3) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 4) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED EASEMENTS ENCUMBERING AND BENEFITING TAX MAP 125 LOT 17-1.

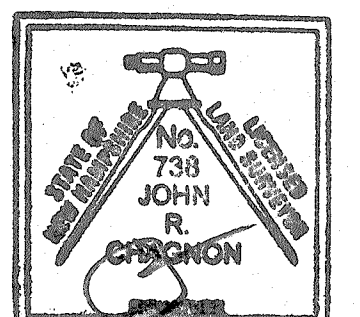
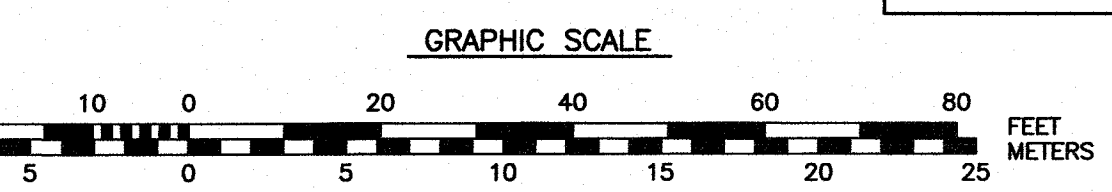
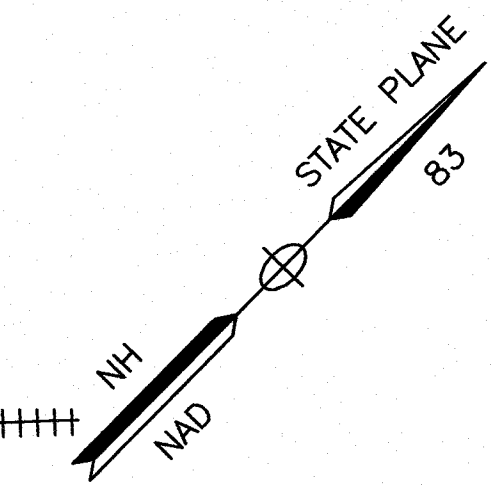
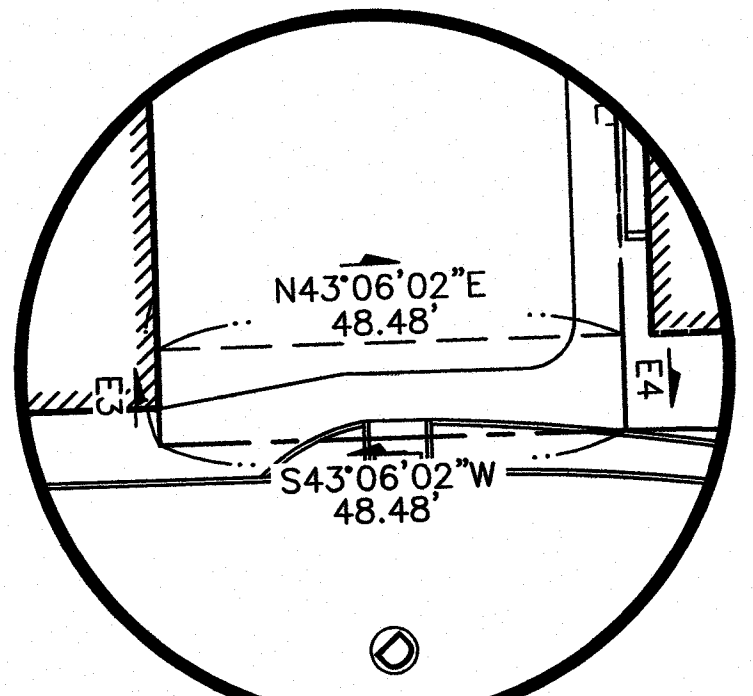
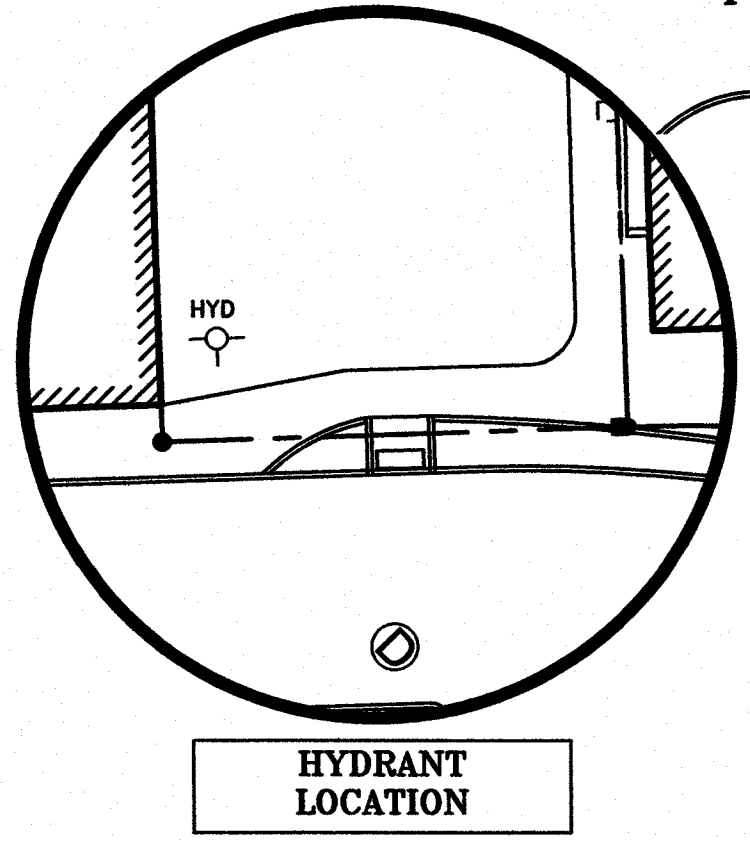
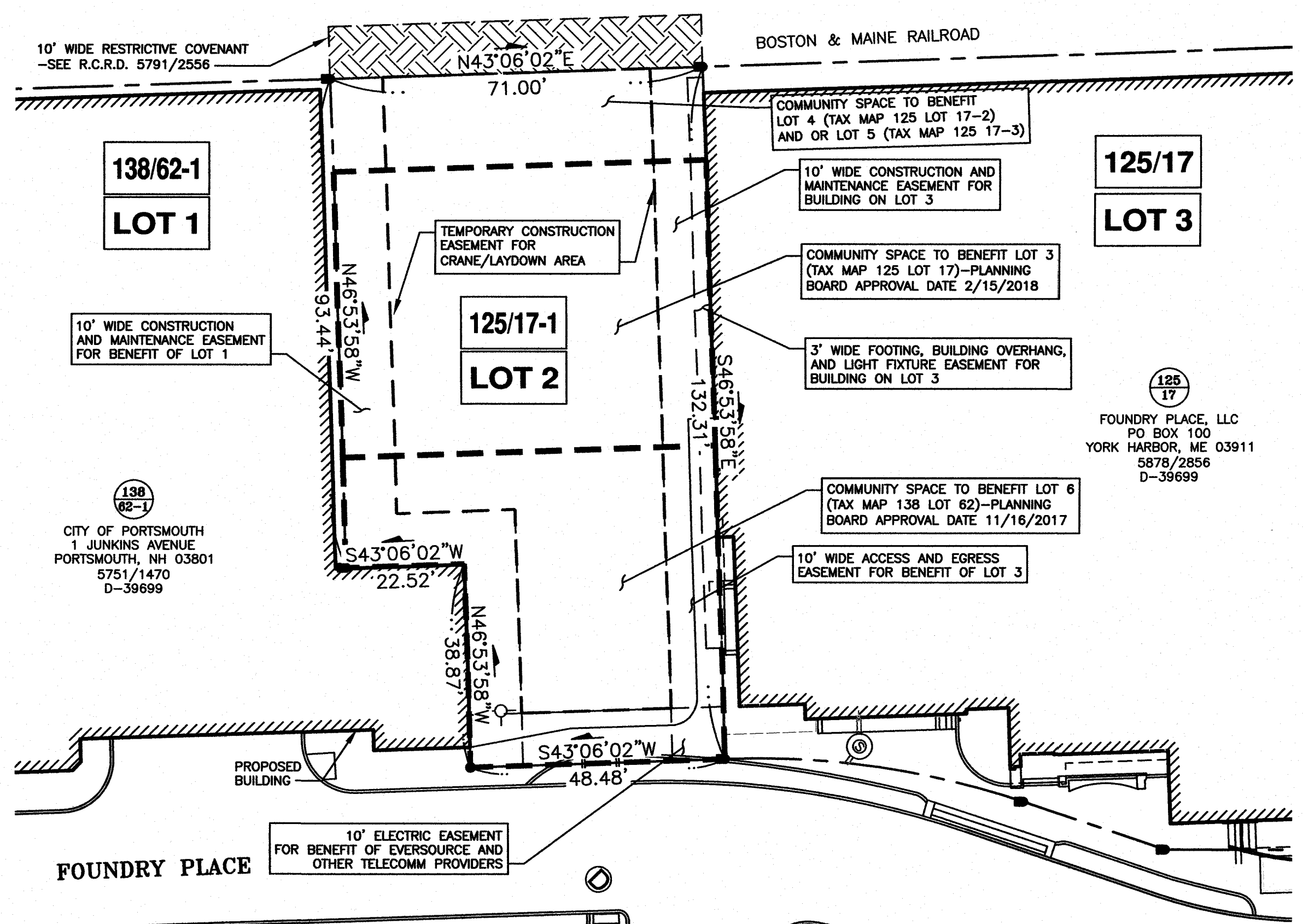
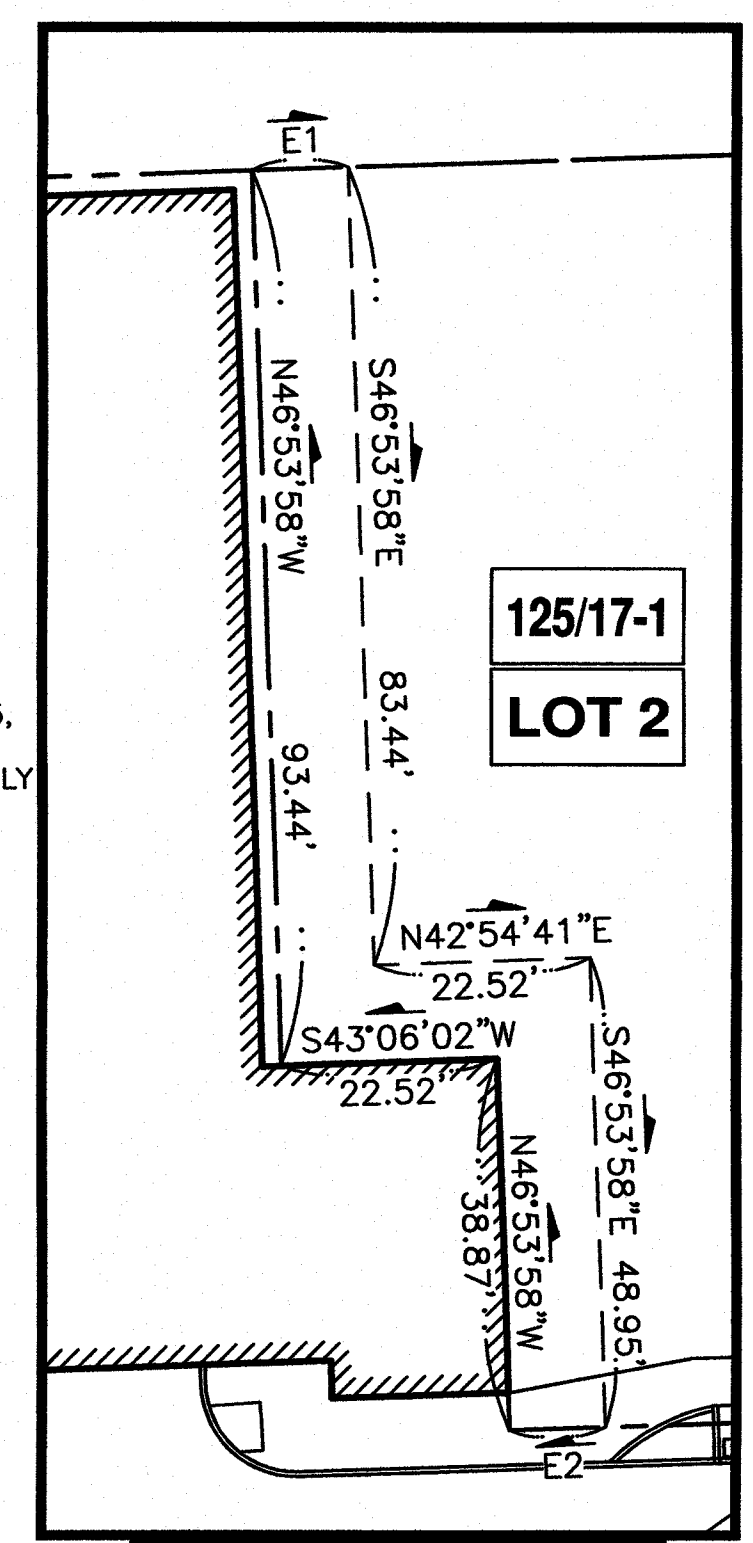


- LEGEND:**
- N/F NOW OR FORMERLY
 - RP RECORD OF PROBATE
 - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - RR SPK RAILROAD SPIKE
 - MAP 11/LOT 21
 - IR FND IRON ROD FOUND
 - IP FND IRON PIPE FOUND
 - IR SET IRON ROD SET
 - DH FND DRILL HOLE FOUND
 - DH SET DRILL HOLE SET
 - NHDB NHDOT BOUND FOUND
 - TOWN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

- PLAN REFERENCES:**
- 1) CONSOLIDATION & SUBDIVISION PLAN, TAX MAP 125, LOT 17 & TAX MAP 138, LOT 62, DEER STREET ASSOCIATES BY AMBIT ENGINEERING, INC. DATED JULY 2015, FINAL REVISION DATE MAY 18, 2016. RCRD D-39699.
 - 2) SEE REFERENCE PLAN 1 FOR ADDITIONAL PLAN REFERENCES.

EASEMENT LENGTH TABLE

LINE	BEARING	DISTANCE
E1	N43°06'02"E	10.00'
E2	S43°06'02"W	10.00'
E3	N46°53'58"W	10.00'
E4	S46°53'58"E	10.00'
E5	S43°06'02"W	10.00'
E6	N43°06'02"E	10.00'
E7	S43°06'02"W	3.00'
E8	N43°06'02"E	3.00'

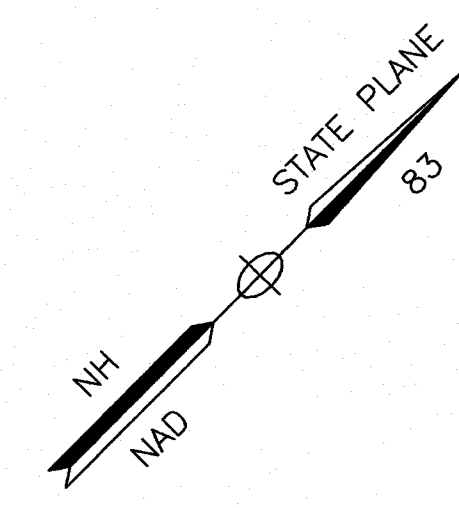
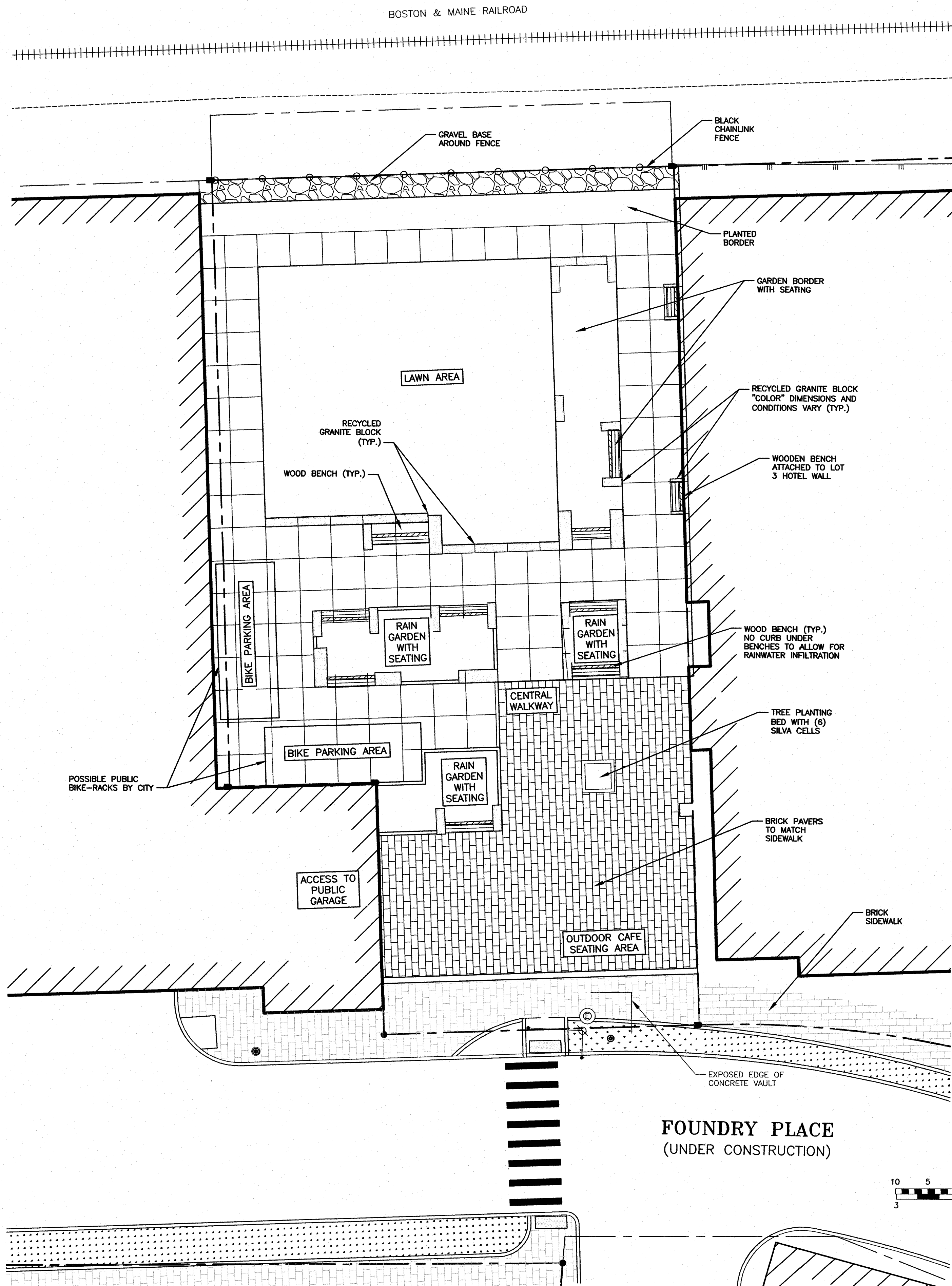


I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

John R. Chagnon
JOHN R. CHAGNON, LLS #738
8-6-18
DATE

NO.	DESCRIPTION	DATE
1	COMMUNITY SPACE	8/8/18
0	ISSUED FOR COMMENT	7/27/18

EASEMENT PLAN
TAX MAP 125 -
LOT 17-1
OWNER:
FOUNDRY PLACE, LLC
FOUNDRY PLACE
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE



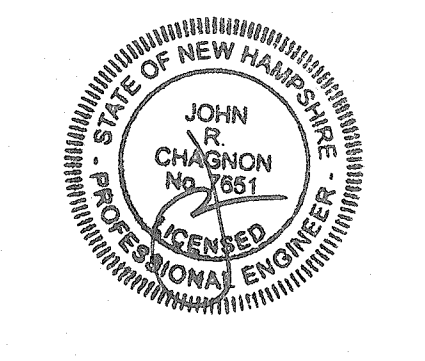
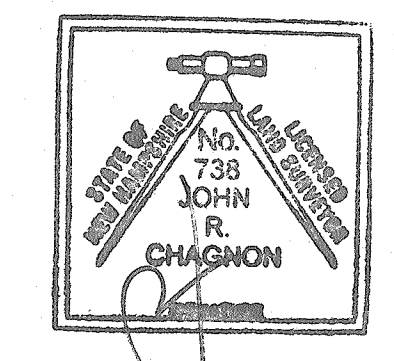
AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - 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) SEE LANDSCAPE DESIGN ON SHEET L1.



**FOUNDRY PLACE, LLC
 LOT 2 COMMUNITY
 SPACE
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	8/8/18
0	ISSUED FOR COMMENT	7/16/18
REVISIONS		

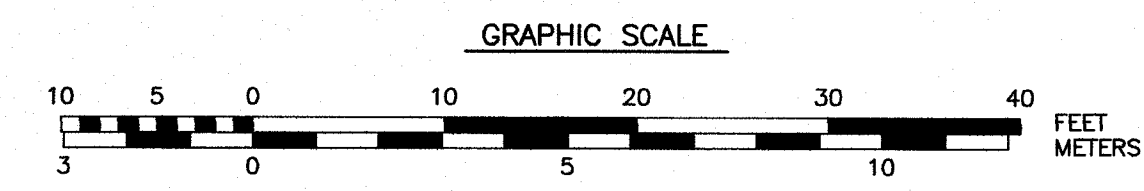


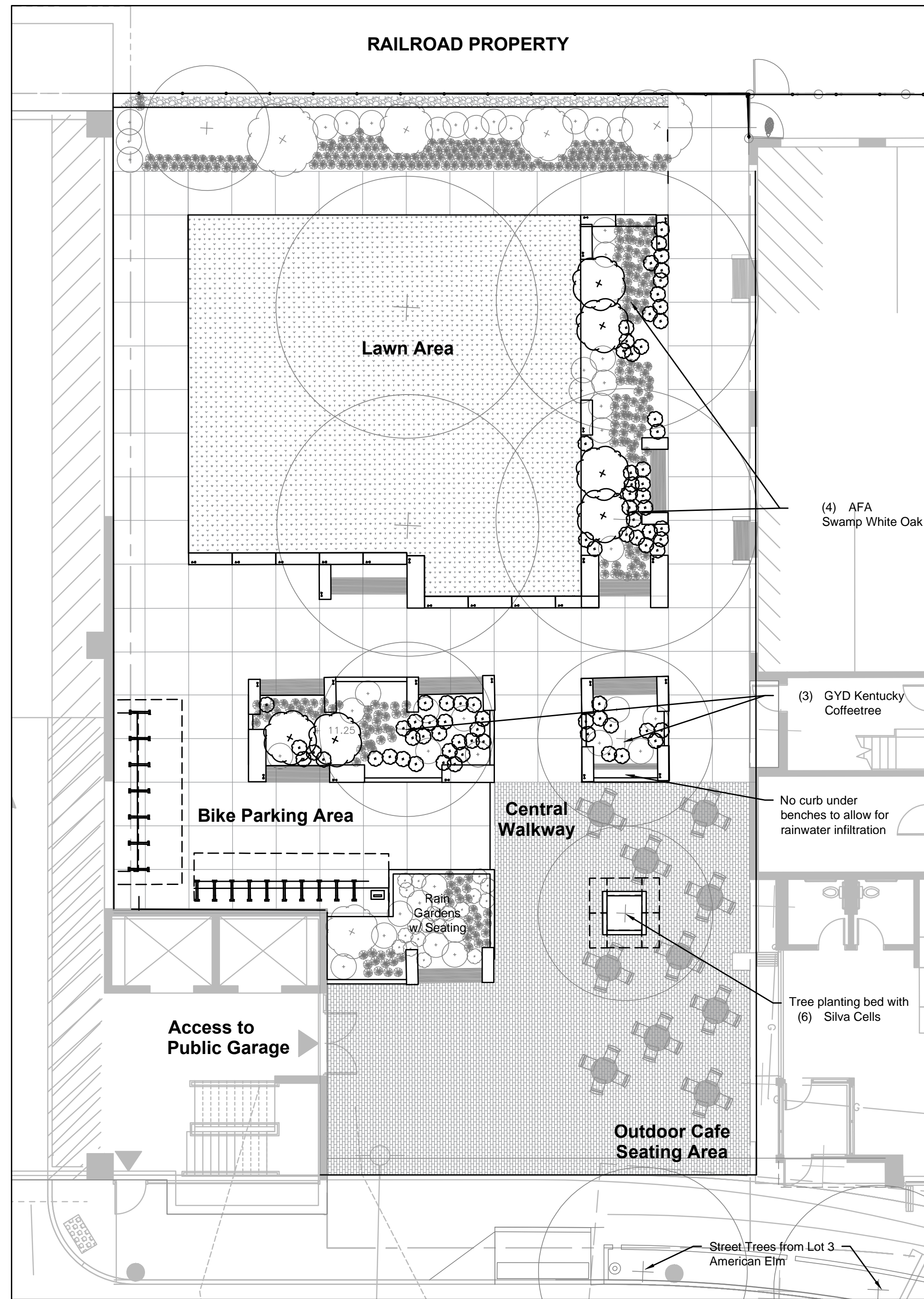
SCALE: 1" = 10' JUNE 2018

SITE PLAN **S2**

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

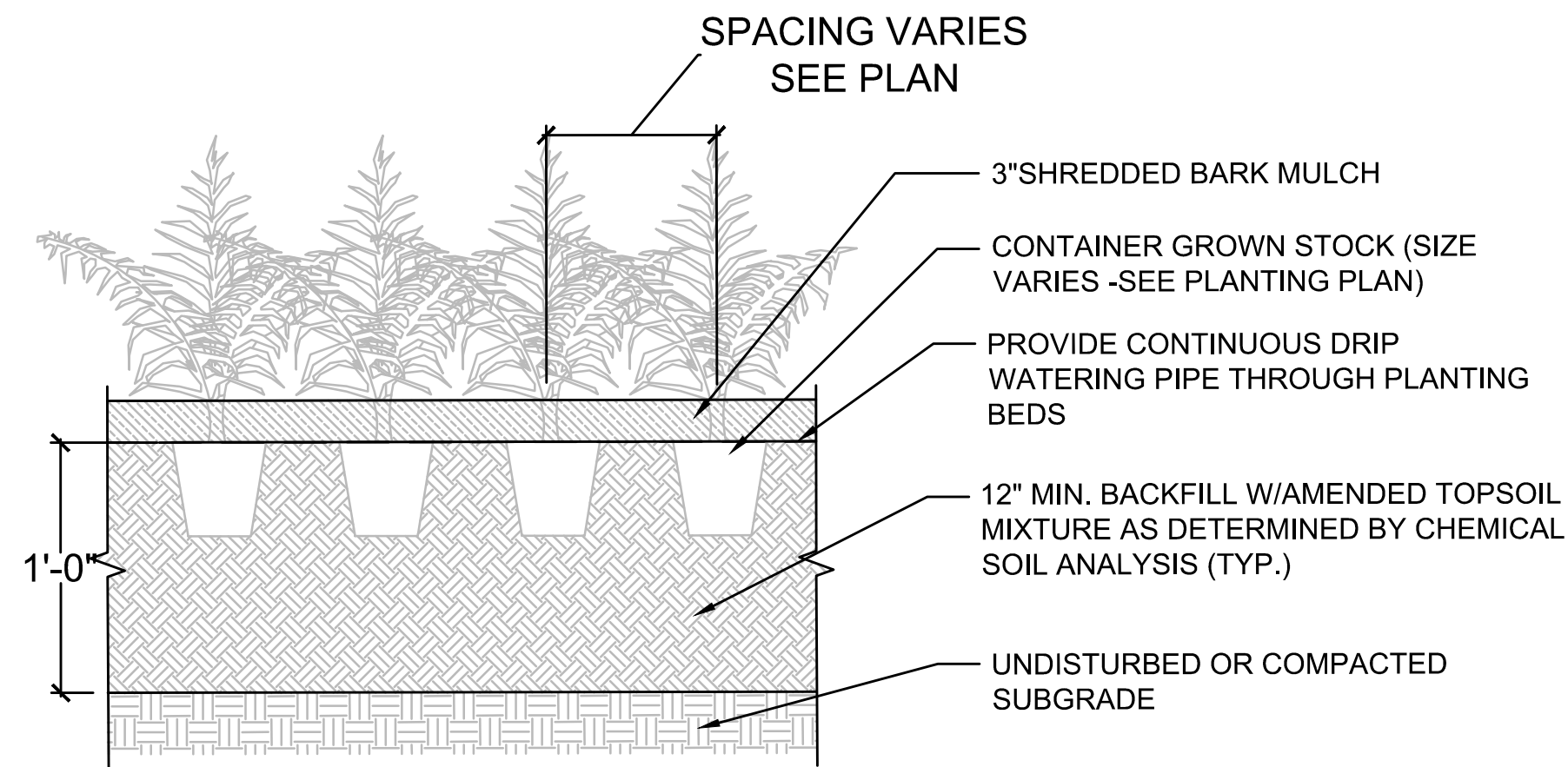




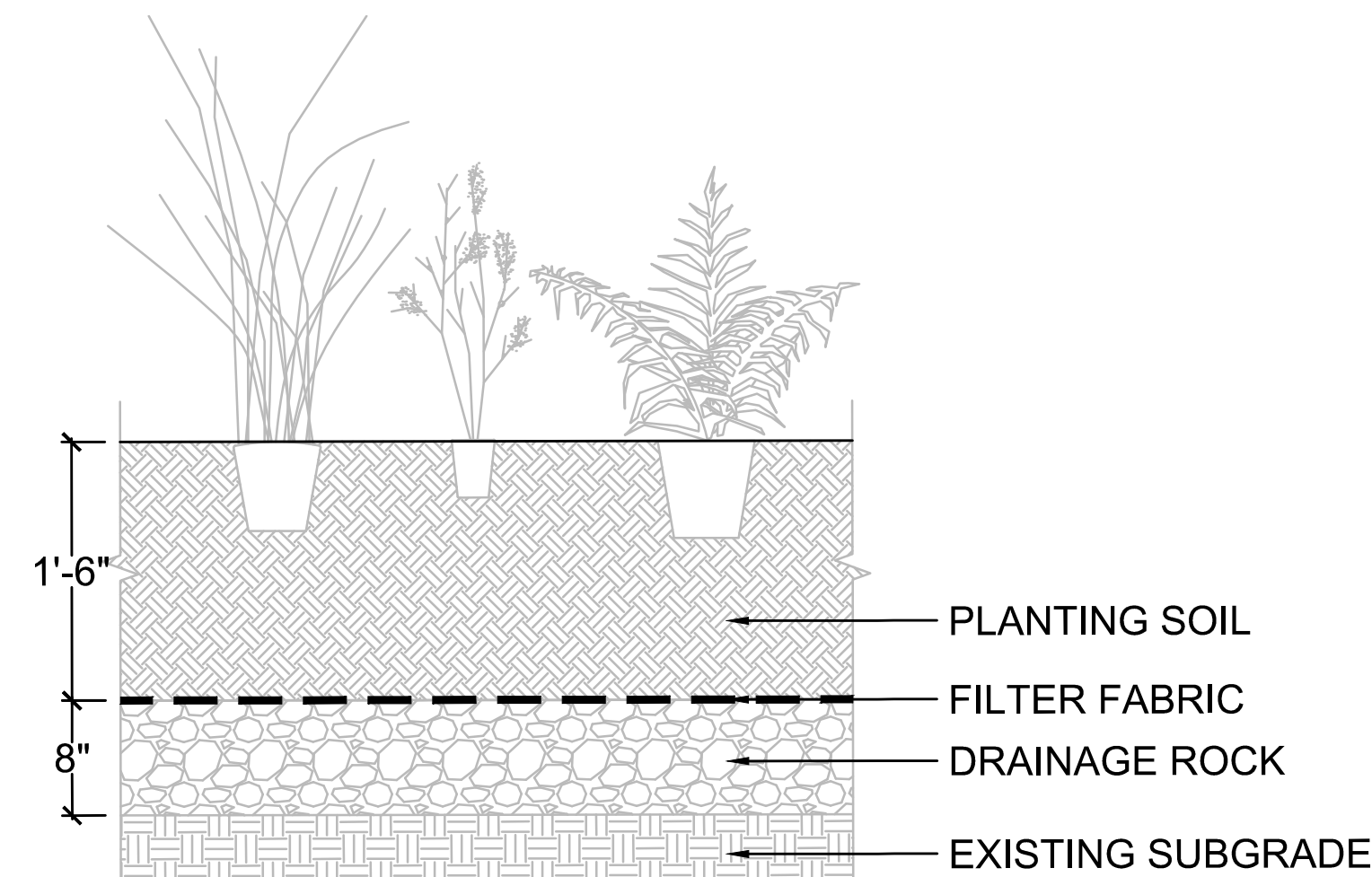
PLANTING PLAN Scale: 1"=10'

LANDSCAPE NOTES

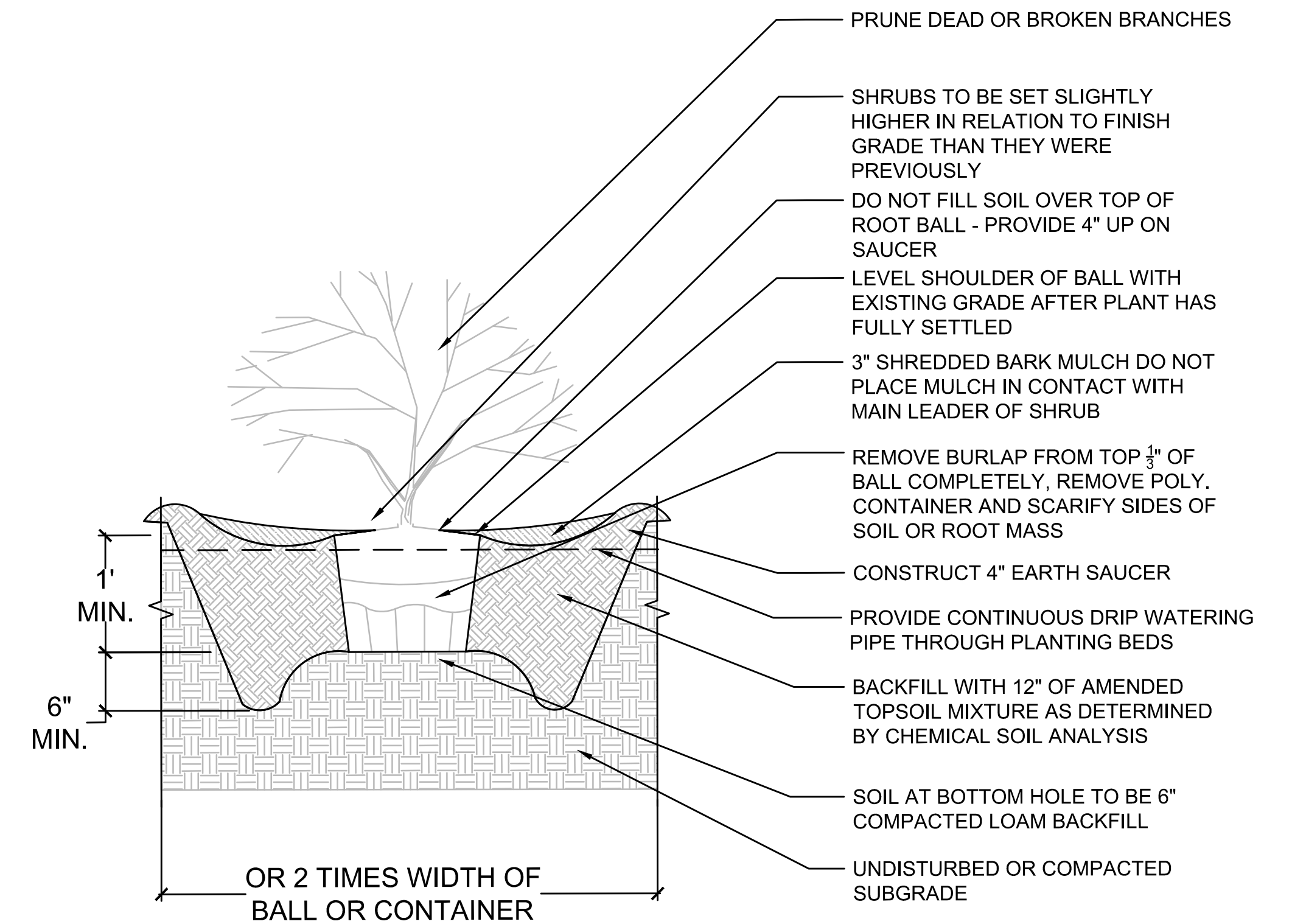
- The property owner and all future property owners shall be responsible for the maintenance, repair and replacement of all required screening and landscape materials.
- All required plant materials shall be tended and maintained in a healthy growing condition, replaced when necessary, and kept free of refuse and debris. All required fences and walls shall be maintained in good repair.
- The property owner shall be responsible to remove and replace dead or diseased plant materials immediately with the same type, size and quantity of plant materials as originally installed, unless alternative plantings are requested, justified and approved by the Planning Board or Planning Director.
- Continuous "Silva cell" system placed on top of concrete duct bank and adjacent area for planting and stormwater retention soil. Silva cell structures to be placed by the general contractor in coordination with the landscape architect, engineer and technical representative from silva cell. The planting soil's in their installation or to be completed by landscape contractor to meet manufactures project Specifications.
- Continuous bed of shredded bark landscape mulch for the entire length of landscape beds around shrubs and trees.
- Landscape contractor to provide 36 inches of planting soil to project specifications in all planting beds on each side of the sidewalk.



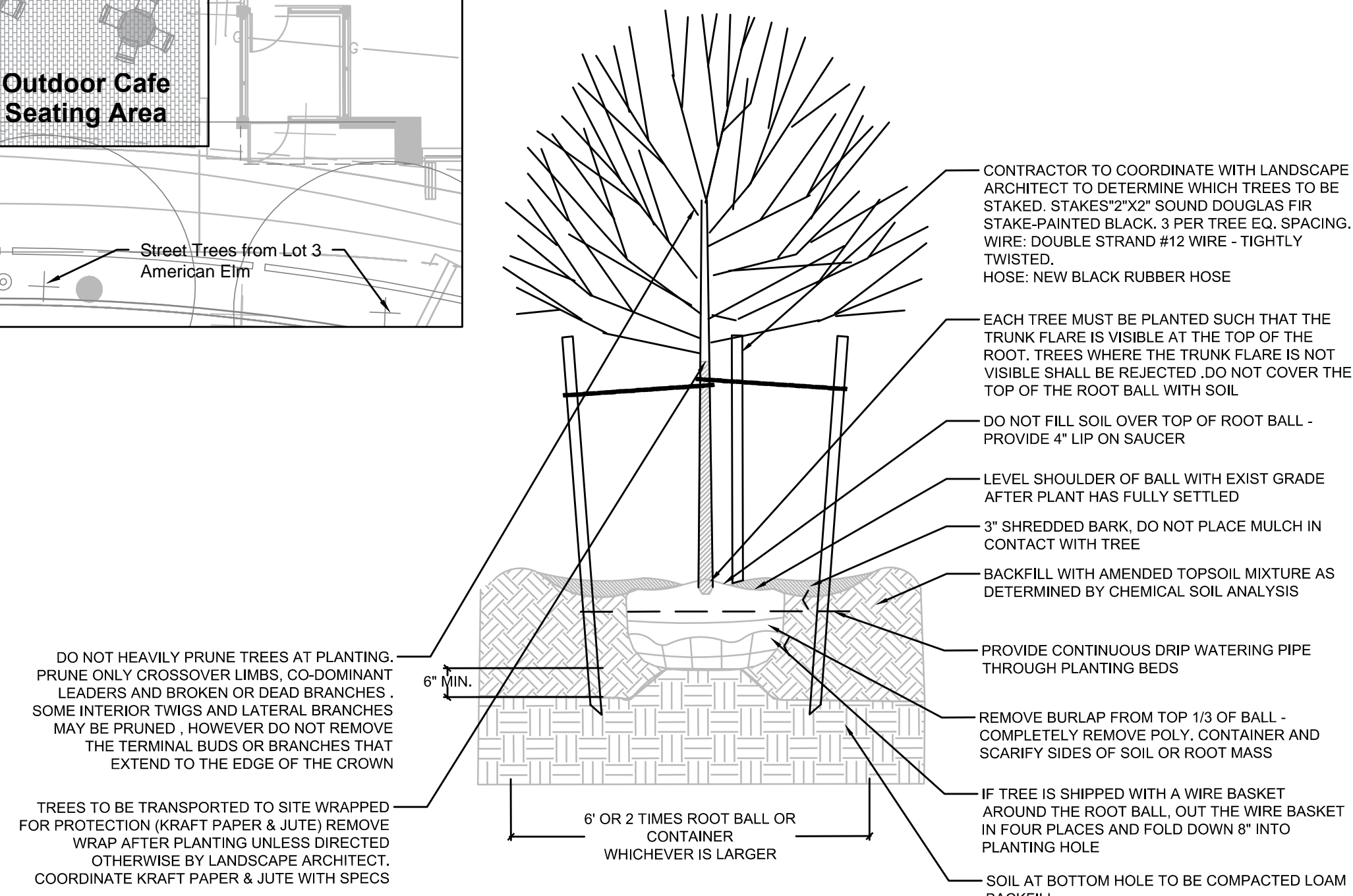
2 Perennial Planting Detail
SCALE 1" = 1'-0"



3 Rain-Garden Planting Detail
SCALE 1" = 1'-0"



4 Shrub Planting Detail
SCALE 1" = 1'-0"



1 Typ. Tree Planting Detail
SCALE 1/2" = 1'-0"

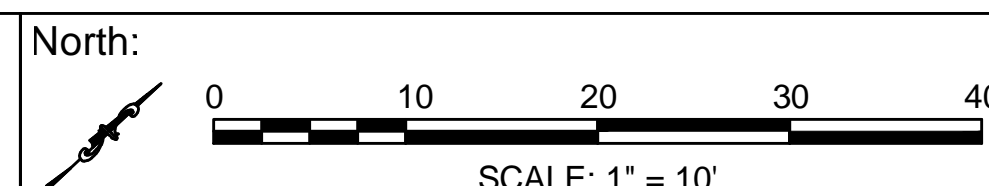
**DEER ST, PORTSMOUTH NH
LOT 2 - POCKET PARK**

Symbol	Scientific Name	Common Name	Size	Spacing	Mature Height	Crown Spread	Growth Habit	Notes
Trees								
AFA	QUERCUS bicolor	Swamp White Oak	2-2.5' cal.	see plan	50'	50'	Broad, Round	Tolerant of salt, drought and heat. attractive peeling bark Fall color is an orange-gold
AAO	AMELANCHIER alnifolia 'Obelisk'	Standing Ovation™ Serviceberry	#2 cont.	see plan	15'	4'	Narrow	Three-season interest, Its upright, perfectly oval form is attractive even during winter
CCU	CARPINUS caroliniana 'J.N. Upright'	Firespire™ American hornbeam	#2 cont.	see plan	20'	10'	narrow	A narrow, upright cultivar with improved red-orange fall color
GVD	GYMNOCLADUS dioicus	Kentucky Coffeetree	2-2.5' cal.	see plan	60'	40'	spreading	Drought-resistant. Tolerant of pollution. Adaptable to a variety of soils.
Shrubs								
AM	AMELANCHIER Canadensis multi-stem	Serviceberry, Shadblow	8-10' ht.	see plan	16-24'	8'	Oval	Deciduous with white flowers in early spring
AZ	AZALEA x 'Karen' (Gable Hybrid)	Karen Azalea	3-4' ht	see plan	3-4'	3-4'	Oval	Evergreen spring blooming with lavender flowers in May, very hardy
COS	CORNUS sericea 'Artic Fire'	Dogwood, Artic-Fire Red-Osier	3-4' ht	see plan	3-4'	3-4'	Rounded	Compact, dense form growing wider than tall. Bright red bark
COC	CORNUS sericea 'Cardinal'	Dogwood, Cardinal Red-Osier	3-4' ht	see plan	8-10'	8-10'	Rounded	Red stem color with a hint of pink. Improve Native
ILV	ILEX verticillata 'Red Sprite' (female)	Winterberry 'Red Sprite'	3-4' ht	see plan	3-4'	3-4'	Rounded	Very dense and compact. Long-lasting fruit
ILM	ILEX verticillata 'Jim Dandy' (male)	Winterberry	3-4' ht	see plan	4-5'	5-6'	Rounded	Male pollinator. Long bloom time insures good pollination.
VA	Viburnum acerifolium	maple leaf vibernum	#2 cont.	see plan	6'	6'	clump	Native to eastern North America. Very shade tolerant, exquisite fall color
Ornamental Grasses								
CAL	CALAMAGROSTIS acutiflora 'Karl Foerster'	Feather Reed Grass	#2 cont.	18" o.c.	3-5'	1.5-2'	Upright	Strong upright habit with showy flowers
PAV	PANICUM virgatum 'Shenandoah'	Switch Grass	#2 cont.	18" o.c.	3-4'	2-3'	Upright	Green leaves in early summer turning to dark red
SCS	SCHIZACHYRIUM scoparium	Little bluestem	#2 cont.	18" o.c.	1-2'	1-2'	Clump	Finely textured clumping grass with a blue-green summer color
SPH	SPOROBOLUS heterolepis	Prairie Dropseed	#2 cont.	18" o.c.	2-3'	2-3'	Clump	Foliage turns golden with orange hues in fall
Ferns								
FAD	FERN Adiantum ped	Maidenhair fern	1 gal.	18" o.c.				Finely foliaged, evergreen plants
FAF	FERN Athyrium f.f.	Lady Fern	1 gal.	18" o.c.				Easily grown in rich, well-drained soil in part shade to full shade
FAT	FERN Athyrium	Lady in Red fern	1 gal.	18" o.c.				Easily grown in rich, well-drained soil in part shade to full shade
FEM	FERN Matte.struth.	Ostrich fern	1 gal.	18" o.c.				Best in rich soils with constant moisture
FEP	FERN Polyst.acro.	Christmas fern	1 gal.	18" o.c.				Fountain-like clump with lance-shaped, evergreen fronds
Perennials								
ASC	ASTILBE chinenses	Astilbe visions in pink	#2 cont.	18" o.c.	1'	1'	Clump	Light pink flower plumes against a coarsely textured, blue-green foliage
DIE	DICENTRA eximia 'Luxuriant'	Bleeding Heart	#2 cont.	18" o.c.	12-18"	12-18"	Clump	Pink flowers on 12-15" spikes, cutleaf blue-green foliage
COM	COREOPSIS verticillata 'Moonbeam'	Tickseed, Moonbeam	#2 cont.	18" o.c.	1.5-2'	1.5-2'	Clump	Creamy yellow flowers from summer to fall on threadleaf foliage
RUH	RUDBECKIA hirta	Black-eyed Susan	#2 cont.	18" o.c.	2-3'	1-2'	Clump	A showy wildflower
SAS	SALVIA x silvestris 'Mainacht'	Salvia May Night	#2 cont.	18" o.c.	1.5-2'	1-1.5'	Clump	Long bloomer with deep dark violet-blue flowers

Project: **FOUNDRY PLACE :
POCKET PARK**

Client:
Foundry Place LLC

GPI Design, Planning, Engineering
and Construction Services
21 Daniel Street, Second Floor
Portsmouth, NH 03801



SCALE
ISSUED 07/13/2018
DRAWN BY SS
CHECKED BY RAW
REVISION: 00/00/00

Drawing Title: **LANDSCAPE
PLANTING PLAN AND DETAILS**

Dwg #: **L1**

CITY OF PORTSMOUTH NEW HAMPSHIRE

SITE REVIEW APPLICATION

Building Permit Application Number _____

Case Number _____

Fee _____

Map 125 Lot 17-1 Zone CD5 Wetlands: Inland _____ Coastal _____ Lot Area 8,519 sf

Date of Approvals (Indicate if Pending)		
Conservation Commission _____	Conditional Use _____	Board of Adjustment _____
Historic District Commission _____	Subdivision _____	Other _____

Street Address Lot 2, Foundry Place

Description of Project including all use(s) Construction of a new community space for use by the public and as an outdoor seating area for lot 3 hotel guests, as incentive height/density bonus for Lot 3 (Tax Map 125, Lot 17) and

Lot 6 (Tax Map 138, Lot 62) and Lot 4 (Tax Map 125, Lot 17-2) and/or Lot 5 (Tax Map 125, Lot 17-3)

Building(s) Footprint NA Gross Floor Area NA #of Stories NA



of Dwelling Units NA Number of Parking Spaces: Existing NA Proposed NA

Print Information Below			
Property Owner's Name <u>Foundry Place LLC (c/o Kim and Ania Rogers)</u>			
Street Address <u>P.O. Box 100</u>		City/Town <u>York Harbor</u>	State <u>Maine</u> Zip <u>03911</u>
<u>207-363-3540</u>	<u>603-809-2138</u>	<u>207-363-1904</u>	<u>ania@glrogers.com</u>
Telephone #	Cell Phone #	Fax #	Email Address

Print Information Below			
Applicant's / Developer's Name <u>Foundry Place LLC (c/o Kim and Ania Rogers)</u>			
Street Address <u>P.O. Box 100</u>		City/Town <u>York Harbor</u>	State <u>Maine</u> Zip <u>03911</u>
<u>207-363-3540</u>	<u>603-809-2138</u>	<u>207-363-1904</u>	<u>ania@glrogers.com</u>
Telephone #	Cell Phone #	Fax #	Email Address

Print Information Below (Include Additional Contact Information on Next Page)			
Check One: Owner's Attorney <input type="checkbox"/> Applicant's Attorney <input type="checkbox"/> Engineer <input type="checkbox"/> Surveyor <input type="checkbox"/> Other <input checked="" type="checkbox"/> If other, state relationship <u>Owner's Rep</u>			
Representative's Name <u>Gregg Mikolaities, August Consulting, PLLC</u>			
Street Address <u>411 Washington Road</u>		City/Town <u>Rye</u>	State <u>NH</u> Zip <u>03870</u>
<u>603-475-3658</u>	<u>603-475-3658</u>	<u>Gregg@augustplc.com</u>	
Telephone #	Cell Phone #	Fax #	Email Address

I hereby apply for Site Review and acknowledge that I will comply with all the ordinances and any stipulations of the Site Review Committee of the City of Portsmouth in the development and construction of this project.

	<u>Foundry Place, LLC, Kim Rogers, President</u>	<u>8/8/18</u>
Owner's Signature	Print Owner's Name	Date
	<u>Foundry Place, LLC, Kim Rogers, President</u>	<u>8/8/18</u>
Applicant's/Developer's Signature	Print Applicant's/Developer's Name	Date

Print Information Below

Check One: Owner's Attorney Applicant's Attorney Engineer Surveyor Other If other, state relationship _____

Representative's Name Denis Robinson/Pierce Atwood LLP

Street Address 1 New Hampshire Ave., Ste 350 City/Town Portsmouth State NH Zip 03801

603-373-2003

drobinson@pierceatwood.com

Telephone #

Cell Phone #

Fax #

Email Address

Print Information Below

Check One: Owner's Attorney Applicant's Attorney Engineer Surveyor Other If other, state relationship _____

Representative's Name R. Timothy Phoenix/Hoefle, Phoenix, Gormley & Roberts P.A.

Street Address 127 Parrott Avenue City/Town Portsmouth State NH Zip 03801

603-766-9102

Tphoenix@hpgrlaw.com

Telephone #

Cell Phone #

Fax #

Email Address

Print Information Below

Check One: Owner's Attorney Applicant's Attorney Engineer Surveyor Other If other, state relationship _____

Representative's Name John Chagnon/Ambit Engineering, Inc.

Street Address 200 Griffin Road, Unit 3 City/Town Portsmouth State NH Zip 03801

603-430-9282

jrc@ambitengineering.com

Telephone #

Cell Phone #

Fax #

Email Address

Attachments

The following materials must be submitted to the Planning Department along with the completed Application Form:

- Site Plan Application Checklist
- Ten (10) stamped and folded copies of the site plan – four (4) full-size (22" x 34") and six (6) reduced (11" x 17")
- Digital copy of any plans and/or exhibits (in PDF format)
- Application Fee
- Any required State or Federal Permits