

**LANDSCAPE CALCULATIONS**

**(ZONING ORDINANCE)**  
**PARKING LOT LANDSCAPING (10.544.40) ZONING ORDINANCE:**  
 PARKING LOTS THAT CONTAIN 10 OR MORE SPACES.  
**LANDSCAPE ISLANDS (10.544.41(a)) ZONING ORDINANCE:**  
 REQUIRED:  
 PARKING LOTS SHALL CONTAIN ONE LANDSCAPE ISLAND FOR EVERY 10 PARKING SPACES.  
 PROPOSED:  
 ONE LANDSCAPE ISLAND FOR EVERY 10 PARKING SPACES THAT IS NOT UNDER A BUILDING.  
**LANDSCAPE ISLANDS (10.544.41(b)) ZONING ORDINANCE:**  
 REQUIRED:  
 NO PARKING SPACE SHALL BE MORE THAN 75' AWAY FROM A TREE.  
 PROPOSED:  
 ALL PARKING SPACES NOT UNDER A BUILDING ARE WITHIN 75' FROM A TREE.  
**LANDSCAPE ISLANDS (10.544.41(c)) ZONING ORDINANCE:**  
 REQUIRED:  
 16 PARKING SPACES X 1 LANDSCAPE ISLAND/10 SPACES=1.6 LANDSCAPE ISLAND  
 1.6 LANDSCAPE ISLANDS X 352'-S.F./ISLAND=520'-S.F.  
 PROPOSED:  
 57'-S.F. + 80'-S.F.=637'-S.F.  
**TREES (10.544.42(a)) ZONING ORDINANCE:**  
 REQUIRED:  
 PARKING LOTS SHALL CONTAIN ONE TREE FOR EVERY 7 PARKING SPACES.  
 16 SPACES/7 = 2 TREES  
 PROPOSED: 3 TREES (1 EXISTING & 2 PROPOSED)  
**TREES (10.544.42(b)) ZONING ORDINANCE:**  
 REQUIRED:  
 NO PARKING SPACE SHALL BE MORE THAN 75' FROM A TREE.  
 PROPOSED: ALL SPACES ARE WITHIN 75' FROM A TREE.

**LANDSCAPE LEGEND**

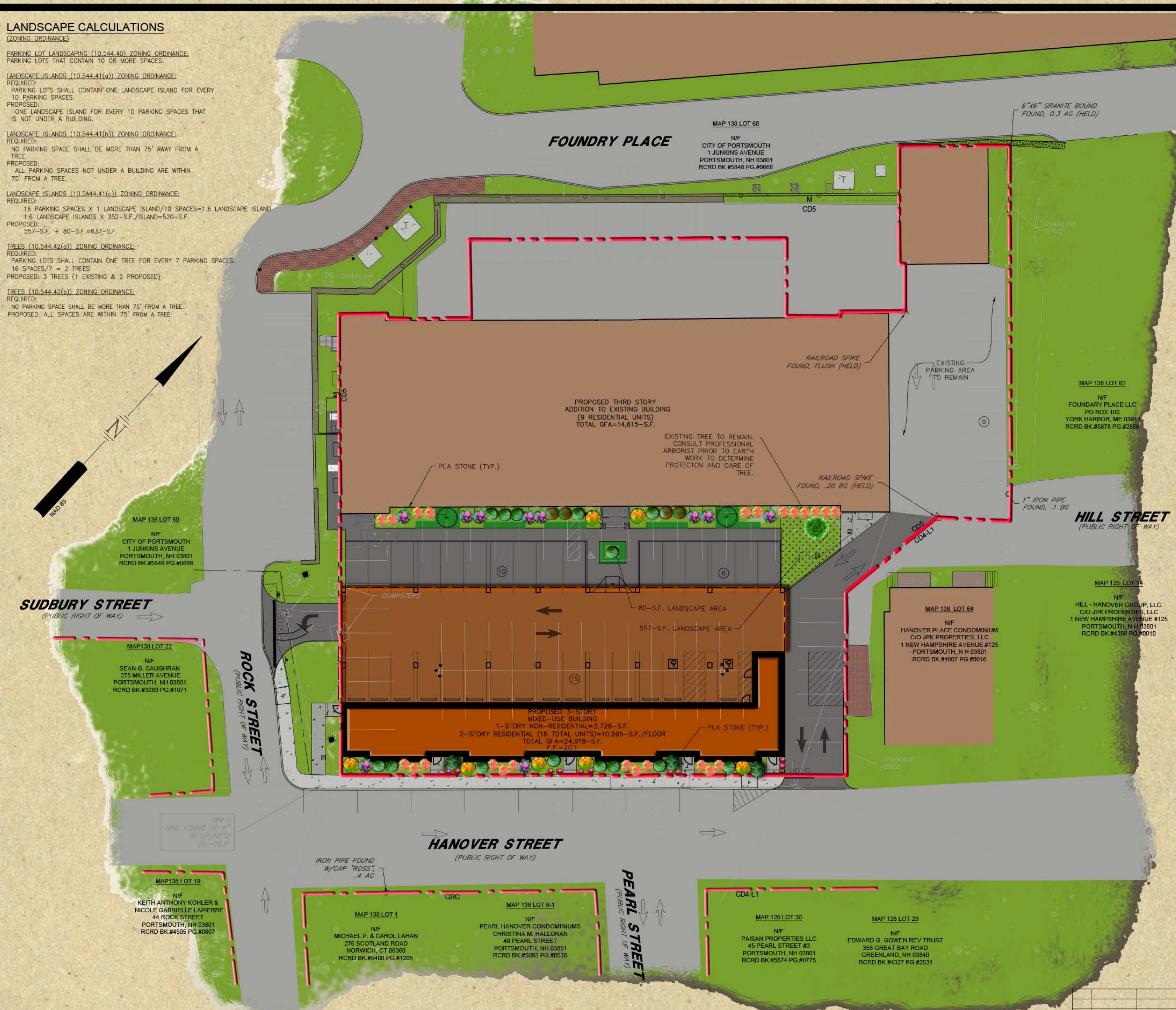
SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS	MATURE SIZE (HEIGHT/SPREAD)	GROWTH HABIT
(+)	2	QUERCUS P. 'GREEN PILLAR' GREEN PILLAR PIN OAK	3" TO 3 1/2" CAL.	B&B	40'-60'/10'-15'	FASTIGIATE
(*)	3	PINUS M. 'MOPS' MOPS MUGO PINE	3 GAL.	CONT.	2'-3'/2'-3'	MOUNDED
(*)	11	RHOODODENDRON 'PJM ELITE' PJM ELITE RHOODODENDRON	5 GAL.	CONT.	4'-5'/4'-5'	UPRIGHT
(+)	15	TAXUS M. 'GREENWAVE' GREENWAVE YEW	18" TO 24"	B&B	3'-4'/6'	MOUNDED
(+)	5	TAXUS M. 'HICKSII' HICKS YEW	2 1/2' TO 3'	B&B	10'-4'/5'-6'	UPRIGHT
(*)	25	SPIRAEA J. 'GOLDMOUND' GOLDMOUND SPIREA	3 GAL.	CONT.	2'-3'/3'-4'	MOUNDED
(*)	11	SPIRAEA J. 'GOLDEN ELF' GOLDEN ELF SPIREA	2 GAL.	CONT.	6'-12'/12"-24"	MOUNDED
(*)	8	VIBURNUM D. 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM	3' TO 4'	B&B	6'-8'/4'-5'	UPRIGHT COMPACT
(*)	340 SF	VINCA MINOR MYRTLE	8" O.C.	PLUGS	6"-8" TALL	GROUNDCOVER

\* ALL PLANTS CONTAINED IN LEGEND HAVE BEEN SELECTED FOR URBAN GROWING CONDITIONS.

**LANDSCAPE NOTES**

(SEE DETAILS FOR ADDITIONAL NOTES)

- CONTRACTOR WILL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWNWORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES WILL IMMEDIATELY BE REPORTED TO THE LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE, SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
- CONTRACTOR WILL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. IN CASES OF DISCREPANCY BETWEEN PLAN AND LIST CLARIFY WITH LANDSCAPE ARCHITECT PRIOR TO PLACING PURCHASE ORDER AND AGAIN PRIOR TO PLANTING.
- SEE PLANTING DETAILS AND IF INCLUDED, SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE THE APPROPRIATE ARRANGEMENTS TO PROVIDE ALL PLANTS AND MATERIALS TO ACCOMMODATE PLANTING WITHIN THE TIME ALLOWED BY THE CONSTRUCTION SCHEDULE.
- PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 15TH UNLESS OTHERWISE NOTED IN SPECIFICATIONS. THERE WILL BE NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT BY PROVIDING ADDITIONAL WATERING.
- ALL PLANTS WILL BE NURSERY GROWN.
- PLANTS WILL BE IN ACCORDANCE, AT A MINIMUM, WITH CURRENT EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION.
- TREES WILL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 PART 1, "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE STANDARD PRACTICES".
- PLANTS MATERIAL IS SUBJECT TO APPROVAL / REJECTION BY THE LANDSCAPE ARCHITECT AT THE SITE AND AT THE NURSERY.
- ALL PLANTS WILL BE MOVED WITH ROOT SYSTEMS AS SOLID UNITS AND WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. NO PLANT WILL BE ACCEPTED WHEN BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN BEFORE PLANTING. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE WILL BE HEEL-ED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL AND THEN WATERING. DURING TRANSPORT, ALL PLANT MATERIALS WILL BE WRAPPED WITH WIND PROOF COVERING.
- NEWLY PLANTED MATERIAL WILL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL GRADE OF THE PLANT PRIOR TO DIGGING.
- PROPOSED TREES OVERHANGING SIDEWALKS, ROADS OR PARKING WILL BEGIN BRANCHING NATURALLY (NOT PRUNED) AT 6' HEIGHT.
- MULCH FOR PLANTED AREAS (NOT INCLUDING RAIN GARDENS) WILL BE AGED SHREDDED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS UNLESS OTHERWISE SHOWN.
- PLANT MATERIAL WILL BE LOCATED OUTSIDE BUILDING DRIPLINES AND ROOF VALLEY POINTS OF CONCENTRATION TO PREVENT DAMAGE TO PLANTS. CLARIFY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, WILL RECEIVE SIX (6) INCH LOAM AND SEED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- TREE STAKES AND WRAP WILL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR. CONTRACTOR WILL REMOVE.
- ALL PLANT GROUPINGS WILL BE IN MULCH BEDS UNLESS OTHERWISE SPECIFIED OR NOTED ON PLANS. WHERE MULCHED PLANT BED ADJUTS LAWN, PROVIDE TURF CUT EDGE.
- ALL PLANT BEDS WILL INTERSECT WITH PAVEMENT AT 90 DEGREES UNLESS OTHERWISE NOTED ON PLANS.
- ALL PLANT BED EDGES WILL BE SMOOTH AND CONSISTENT IN LAYOUT OF RADII AND TANGENTS. IRREGULAR, WAVY EDGES WILL NOT BE ACCEPTED.



**SITE DEVELOPMENT PLANS**

TAX MAP 138 LOT 63  
**LANDSCAPE PLAN**  
**PROPOSED MIXED-USE DEVELOPMENT**  
**361 HANOVER STREET**  
**PORTSMOUTH, NEW HAMPSHIRE**  
 OWNED BY  
**KEARSARGE MILLS CONDOMINIUM ASSOCIATION**  
 PREPARED FOR  
**361 HANOVER STREET, LLC. C/O MADBURY CAPITAL, LLC.**  
**1"=40' (11"X17")**  
**SCALE: 1"=20' (22"X34")** **DECEMBER 23, 2019**



Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists

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REV	DATE	DESCRIPTION	DR	CK
2	1/31/2020	SITE LAYOUT REVISIONS	DKE	CRR
1	1/9/2020	LANDSCAPE AND SITE LAYOUT REVISIONS	DKE	CRR

HORIZONTAL SCALE 1"=20'  
 20 10 0 20

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Feb 18, 2020 - 10:42am F:\MISC Projects\47161-30 - Madbury Capital - Hanover Street - Portsmouth\47161-30 - Landscape for Color R2.dwg

**LEGEND:**

MAP 137 LOT 11	ASSESSORS MAP AND LOT NUMBER
AC	ABOVE GRADE
BC	BELOW GRADE
BK, PG.	BOOK / PAGE
CB	CATCH BASIN
CD4-L1	CHARACTER DISTRICT 4-L1
CD5	CHARACTER DISTRICT 5
CONC.	CONCRETE
DMH	DRAINAGE MANHOLE
EL	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
HDPE	HIGH DENSITY POLYETHYLENE PIPE
GEN	GENERATOR
GREG	GAS REGULATOR
INV.	INVERT
L	LINE LENGTH
M	MUNICIPAL DISTRICT
NET	NEW ENGLAND TELEPHONE
N/F	NOW OR FORMERLY
PSNH	PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
PVC	POLYVINYL CHLORIDE
RET.	RETAINING
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
ROW	RIGHT OF WAY
S.F.	SQUARE FEET
SMH	SEWER MANHOLE
SYL	SINGLE YELLOW LINE
SWL	SINGLE WHITE LINE
T	TRANSFORMER
TBM	TEMPORARY BENCH MARK
VCC	VERTICAL GRANITE CURB
	SPIKE/NAIL FOUND
	IRON PIPE/ROD FOUND
	BOUND FOUND
	AIR CONDENSOR
	CATCH BASIN
	GRANITE POST
	QUY WIRE
	SMH #1121
	RIM EL.=19.1'
	(#1121) 8" PVC INV.=12.6'
	SMH #1121
	RIM EL.=18.9'
	(#1120) 8" PVC INV.=11.5'
	(A) 8" PVC INV.=13.8'
	(B) 8" PVC INV.=11.4'
	SMH #1481
	RIM EL.=12.0'
	(#1565) 48" PVC INV.=1.3'
	(A) 48" PVC INV.=1.1'
	SMH #1565
	RIM EL.=11.8'
	(#1481) 48" PVC INV.=1.3'
	(A) 48" PVC INV.=1.3'
	EXISTING CONTOUR
	CHAINLINK FENCE
	WOOD GAUGE RAIL
	BOUNDARY LINE
	SETBACK LINE
	CONCRETE
	GRANITE WALK
	PARKING AREA
	OPEN SPACE
	PAVEMENT
	LANDSCAPE AREA
	RIGHT OF WAY
	WOODEN DECK
	BRICK WALK
	GRANITE COBBLES

**SEWER TABLE**

SMH #1113	RIM EL.=19.8'
(A) 15" PVC INV.=14.3'	(B) 8" PVC INV.=14.3'
SMH #1120	RIM EL.=19.1'
(#1121) 8" PVC INV.=12.6'	
SMH #1121	RIM EL.=18.9'
(#1120) 8" PVC INV.=11.5'	(A) 8" PVC INV.=13.8'
(B) 8" PVC INV.=11.4'	
SMH #1481	RIM EL.=12.0'
(#1565) 48" PVC INV.=1.3'	(A) 48" PVC INV.=1.1'
SMH #1565	RIM EL.=11.8'
(#1481) 48" PVC INV.=1.3'	(A) 48" PVC INV.=1.3'

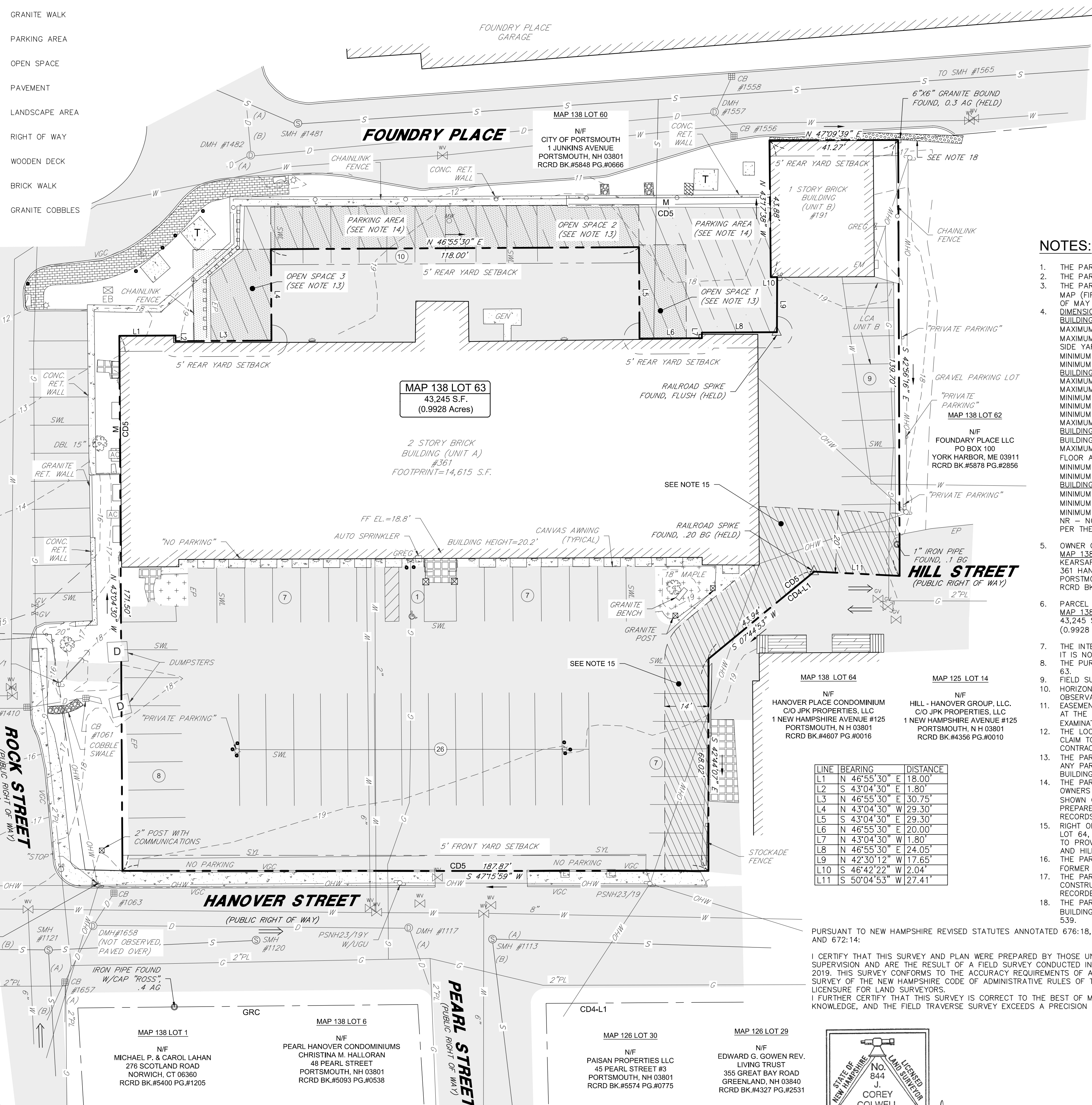
**PLAN REFERENCES:**

- "PLAN OF LAND IN PORTSMOUTH, N.H. PORTSMOUTH MFG & POWER CO. TO FRANKIE BROOKS" BY JOHN W. DURGIN, DATED FEBRUARY 1918. RCRD PLAN 078.
- "SUBDIVISION OF LAND OF PORTSMOUTH MFG. & POWER CO. PORTSMOUTH, N.H." BY JOHN W. DURGIN, DATED NOVEMBER 1925. RCRD PLAN #368.
- "LAND IN PORTSMOUTH, N.H. PORTS. MFG. & POWER CO. TO HAROLD S. WOODS" BY JOHN W. DURGIN, DATED NOVEMBER 1926. RCRD PLAN #389.
- "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.
- "CONSOLIDATION & SUBDIVISION PLAN TAX MAP 125, LOT 17 & TAX MAP 138, LOT 62 DEER STREET ASSOCIATES BRIDGE, DEER & HILL STREETS CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE" BY AMBIT ENGINEERING, INC. DATED JULY 2015. RCRD PLAN D-39699.
- "KEARSARGE MILLS CONDOMINIUM PLANS" BY KIMBALL CHASE COMPANY, INC. DATED APRIL 15, 1986. RCRD PLAN D-14855.
- "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.
- "AMENDED SITE PLAN, KEARSARGE MILL CONDOMINIUMS, HANOVER STREET PORTSMOUTH, NH" BY KIMBALL CHASE CONSULTING ENGINEERS DATED 04-14-06 AND LAST REVISED 02-16-07. RCRD PLAN D-34716.

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**MAP 138 LOT 63**  
 43,245 S.F.  
 (0.9928 Acres)

2 STORY BRICK BUILDING (UNIT A)  
 #361  
 FOOTPRINT=14,615 S.F.

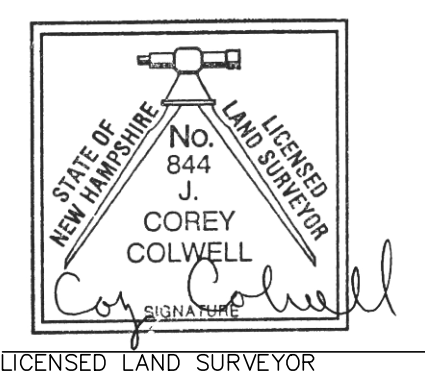
**LINE BEARING DISTANCE**

L1	N 46°55'30" E	18.00'
L2	S 43°04'30" E	1.80'
L3	N 46°55'30" E	30.75'
L4	N 43°04'30" W	29.30'
L5	S 43°04'30" E	29.30'
L6	N 46°55'30" E	20.00'
L7	N 43°04'30" W	1.80'
L8	N 46°55'30" E	24.05'
L9	N 42°30'12" W	17.65'
L10	S 46°42'22" W	2.04'
L11	S 50°04'53" W	27.41'

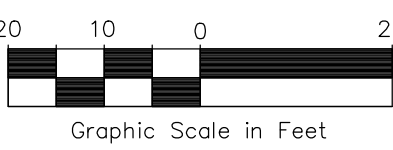
PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II, III AND IV AND 672:14:

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED ON FEBRUARY 2019. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



02-11-2020  
 DATE



REV.	DATE	DESCRIPTION	DR	CK

**NOTES:**

- THE PARCEL IS LOCATED IN THE CHARACTER DISTRICT 5 (CD5) ZONING DISTRICT AND THE DOWNTOWN OVERLAY DISTRICT.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 63.
- THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 3301500259E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- DIMENSIONAL REQUIREMENTS:**  

BUILDING PLACEMENT:	REQUIRED:
MAXIMUM PRINCIPAL FRONT YARD:	5'
MAXIMUM SECONDARY FRONT YARD:	5'
SIDE YARD:	NR
MINIMUM REAR YARD:	5'
MINIMUM FRONT LOT LINE BUILDOUT:	80%
<b>BUILDING AND LOT OCCUPATION:</b>	
MAXIMUM BUILDING COVERAGE:	95%
MAXIMUM BUILDING FOOTPRINT:	20,000 S.F.
MINIMUM LOT AREA:	NR
MINIMUM LOT AREA PER DWELLING UNIT:	NR
MINIMUM OPEN SPACE:	5%
MAXIMUM GROUND FLOOD GFA PER USE:	15,000 S.F.
<b>BUILDING FORM - PRINCIPAL BUILDING:</b>	
BUILDING HEIGHT:	60'
FLOOR ABOVE SIDEWALK GRADE:	36"
MINIMUM GROUND STORY HEIGHT:	12'
MINIMUM SECOND STORY HEIGHT:	10'
<b>BUILDING PLACEMENT - OUTBUILDING:</b>	
MINIMUM FRONT YARD:	20' BEHIND A FACADE OF A PRINCIPAL BUILDING
MINIMUM SIDE YARD:	0'
MINIMUM REAR YARD:	3'
NR - NO REQUIREMENT	
- OWNER OF RECORD:  
 MAP 138 LOT 63:  
 KEARSARGE MILLS CONDOMINIUMS  
 361 HANOVER STREET  
 PORTSMOUTH, NH 03801  
 RCRD BK.#2596 PG.#1583
- PARCEL AREA:  
 MAP 138 LOT 63:  
 43,245 S.F.  
 (0.9928 ACRES)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP 138 LOT 63.
- FIELD SURVEY COMPLETED BY TCE IN DECEMBER 2019 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
- HORIZONTAL DATUM IS NAVD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FOOT.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- THE PARCEL HAS THE BENEFIT OF THE COVENANT AND AGREEMENT FOR 3 "OPEN SPACE" AREAS THAT SHALL NOT, NOR SHALL ANY PART OF SAID THREE AREAS BE BUILT UPON BY ANY BUILDING WHATEVER WHICH MAY OBSTRUCT THE LIGHT OR AIR OF THE BUILDINGS AS RECORDED IN RCRD BOOK 2267 PAGE 1105. SEE ALSO PLAN REFERENCE 2.
- THE PARCEL HAS THE BENEFIT OF A REVOCABLE LICENSE BETWEEN THE CITY OF PORTSMOUTH AND THE KEARSARGE MILL UNIT OWNERS ASSOCIATION DATED OCTOBER 30, 2006 TO PERMIT PARKING ON 18 PARKING SPACES SITUATED ON CITY PROPERTY AS SHOWN 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 8.
- RIGHT OF WAY EASEMENT REFERENCED AS "EXISTING 14" AND 20" ROW" ON PLAN REFERENCE 6 WHICH BENEFITS TAX MAP 138 LOT 64, HAS BEEN RELEASED BY HANOVER PLACE CONDOMINIUM ASSOCIATION, IN CONSIDERATION, A GENERAL ACCESS EASEMENT TO PROVIDE VEHICULAR ACCESS ACROSS THE FRONT PARKING AREA OF KEARSARGE MILL CONDOMINIUM FROM HANOVER STREET AND HILL STREET, AS RECORDED IN RCRD BOOK 4798 PAGE 712. SEE ALSO PLAN REFERENCE 8.
- THE PARCEL IS SUBJECT AN ACCESS EASEMENT FOR THE BENEFIT OF THE CITY OF PORTSMOUTH FROM HILL STREET TO THE FORMER ROCK STREET GARAGE (MAP 138 LOT 60), AS RECORDED IN RCRD BOOK 4735 PAGE 2971.
- THE PARCEL IS SUBJECT TO AN EASEMENT FOR THE BENEFIT OF NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY TO ERECT, CONSTRUCT, AND MAINTAIN LINES FOR THE TRANSMISSION OF INTELLIGENCE OVER AND UNDER THE SUBJECT PARCEL AS RECORDED IN RCRD BOOK 2646 PAGE 2371.
- THE PARCEL HAS THE RIGHT TO SUPPORT THE BUILDING NOW STANDING (UNIT B) UPON THE NORTHEASTERLY WALL OF THE BUILDING ON LAND FORMERLY OF DIAMOND MATCH COMPANY (NOW THE CITY OF PORTSMOUTH). SEE RCRD BOOK 2535 PAGE 539.

**TAX MAP 138 LOT 63**  
**EXISTING CONDITIONS PLAN**

**361 HANOVER STREET**  
**PORTSMOUTH, NEW HAMPSHIRE**  
**COUNTY OF ROCKINGHAM**  
 OWNED BY  
**KEARSARGE MILLS CONDOMINIUM ASSOCIATION**

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

JANUARY 2, 2020



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 Scientists www.tfmoran.com

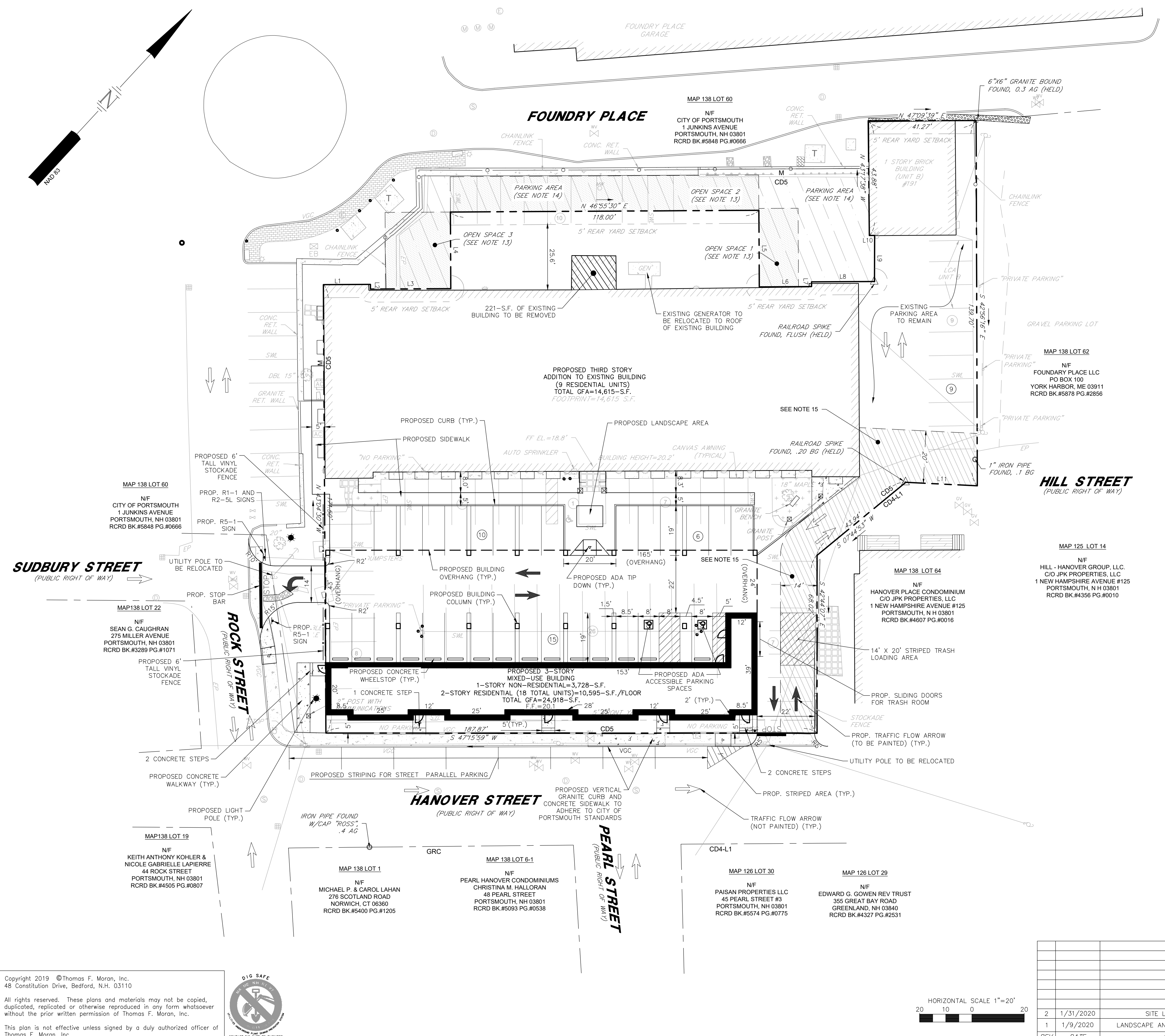
47161-30

DR	EJS	FB	567
CK	BMK	CADFILE	

C-1



Feb 11, 2020 - 8:28am F:\MISC Projects\47161-30 - Hanover Street - Portsmouth\47161-30 - MADBURY CAPITAL - 361 Hanover Street - Portsmouth\47161-30 - Site Layout.dwg



**SITE DATA**

OWNER OF RECORD OF MAP 138 LOT 63: KEARSARGE MILLS CONDOMINIUM ASSOCIATION, 361 HANOVER STREET, PORTSMOUTH, NH 03801  
 DEED REFERENCE TO PARCEL IS BK 2535 PG 539  
 AREA OF PARCEL = 43,245± SF OR 0.99± ACRES

ZONED: CHARACTER DISTRICT 5 (CD5) AND DOWNTOWN OVERLAY DISTRICT  
 EXISTING USE: OFFICE  
 PROPOSED USE: MIXED

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 14,615-S.F. THIRD STORY ADDITION TO THE EXISTING OFFICE BUILDING AND A 3-STORY MIXED USE BUILDING CONSISTING OF A GROUND FLOOR NON RESIDENTIAL USE AND 2-STORIES OF RESIDENTIAL USE.

TYPICAL HOURS OF OPERATION: 7 AM TO 8 PM.

**DIMENSIONAL REQUIREMENTS (CURRENT ZONING)**

	REQUIRED:	PROVIDED:
MINIMUM LOT DIMENSIONS:		
LOT AREA	NR	43,245 SF (0.99± AC)
OPEN SPACE	5%	11.8%
MINIMUM YARD DIMENSIONS:		
FRONT	5 FT	5 FT
SIDE	NR	N/A
REAR	5 FT	7.3 FT
MAXIMUM STRUCTURE DIMENSIONS:		
STRUCTURE HEIGHT	40 FT	≤ 40 FT
STRUCTURE STORIES	3 STORIES	3 STORIES
BUILDING COVERAGE	95%	64%
<b>PARKING REQUIREMENTS</b>		
PARKING SPACES (SEE CALCULATION)	36 SPACES	40 SPACES
ACCESSIBLE SPACES (REQ'D BY ADA)	2 SPACES	2 SPACES
PARKING SPACE SIZE	8.5 FT X 19 FT	8.5 FT X 19 FT
aisle WIDTH	22 FT	22 FT
NR = NO REQUIREMENT		
<b>PARKING CALCULATIONS</b>		
REQUIRED PARKING RATIO:		
RESIDENTIAL: 1.3 SPACES PER RESIDENTIAL UNIT (RESIDENTIAL UNITS WITH FLOOR AREA OVER 750 SQ. FT.)		
1.0 SPACES PER RESIDENTIAL UNIT (RESIDENTIAL UNITS WITH FLOOR AREA FROM 500-750 SQ. FT.)		
IN ADDITION, 1 SPACE PER 5 DWELLING UNITS IS REQUIRED FOR VISITORS		
* PER 20-10.1115.23: IN DOWNTOWN OVERLAY DISTRICT, OFF-STREET PARKING CAN BE REDUCED BY 4 SPACES.		
TOTAL REQUIRED =		
1.3 SPACES/UNIT * 22 UNITS	=	29 SPACES +
1.0 SPACE/UNIT * 5 UNITS	=	5 SPACES +
1 SPACE/5 UNITS * 27 UNITS	=	6 SPACES +
10.1115.23 SUBTRACTION	=	-4 SPACES
TOTAL	=	36 SPACES
		50 SPACES PROVIDED

**NOTES**

- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- EXCESS SNOW SHALL BE TRANSPORTED OFF SITE.

**SITE DEVELOPMENT PLANS**

TAX MAP 138 LOT 63

**SITE LAYOUT PLAN**

**PROPOSED MIXED-USE DEVELOPMENT**

**361 HANOVER STREET**

**PORTSMOUTH, NEW HAMPSHIRE**

OWNED BY

**KEARSARGE MILLS CONDOMINIUM ASSOCIATION**

PREPARED FOR

**361 HANOVER STREET, LLC. C/O MADBURY CAPITAL, LLC.**

**1"=40' (11"X17')**

**SCALE: 1"=20' (22"X34')** **DECEMBER 23, 2019**

48 Constitution Drive  
Bedford, NH 03110  
Phone (603) 472-4488  
Fax (603) 472-9747  
www.tfmoran.com

Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

REV	DATE	DESCRIPTION	DR	CK
2	1/31/2020	SITE LAYOUT REVISIONS	DKE	CRR
1	1/9/2020	LANDSCAPE AND SITE LAYOUT REVISIONS	DKE	CRR

47161.30

DR DKE FB  
CK CRR CADFILE

47161-30 - SITE LAYOUT

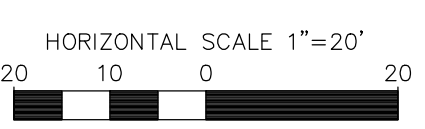
C-2

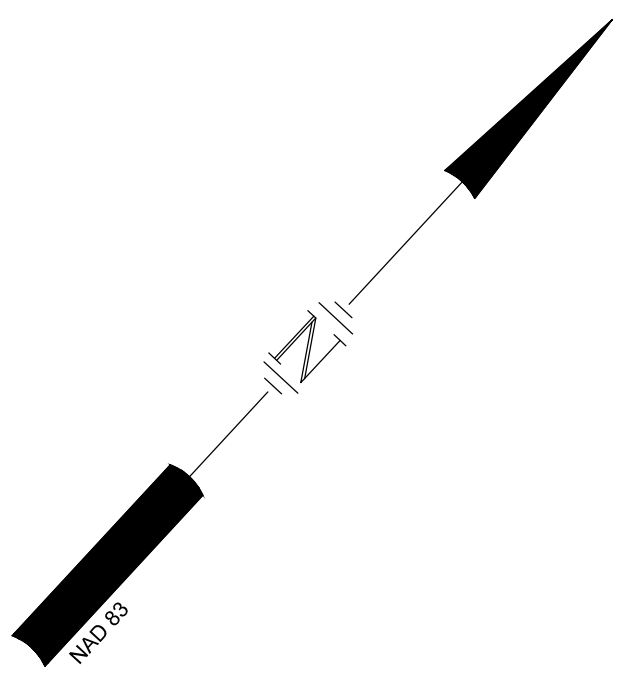
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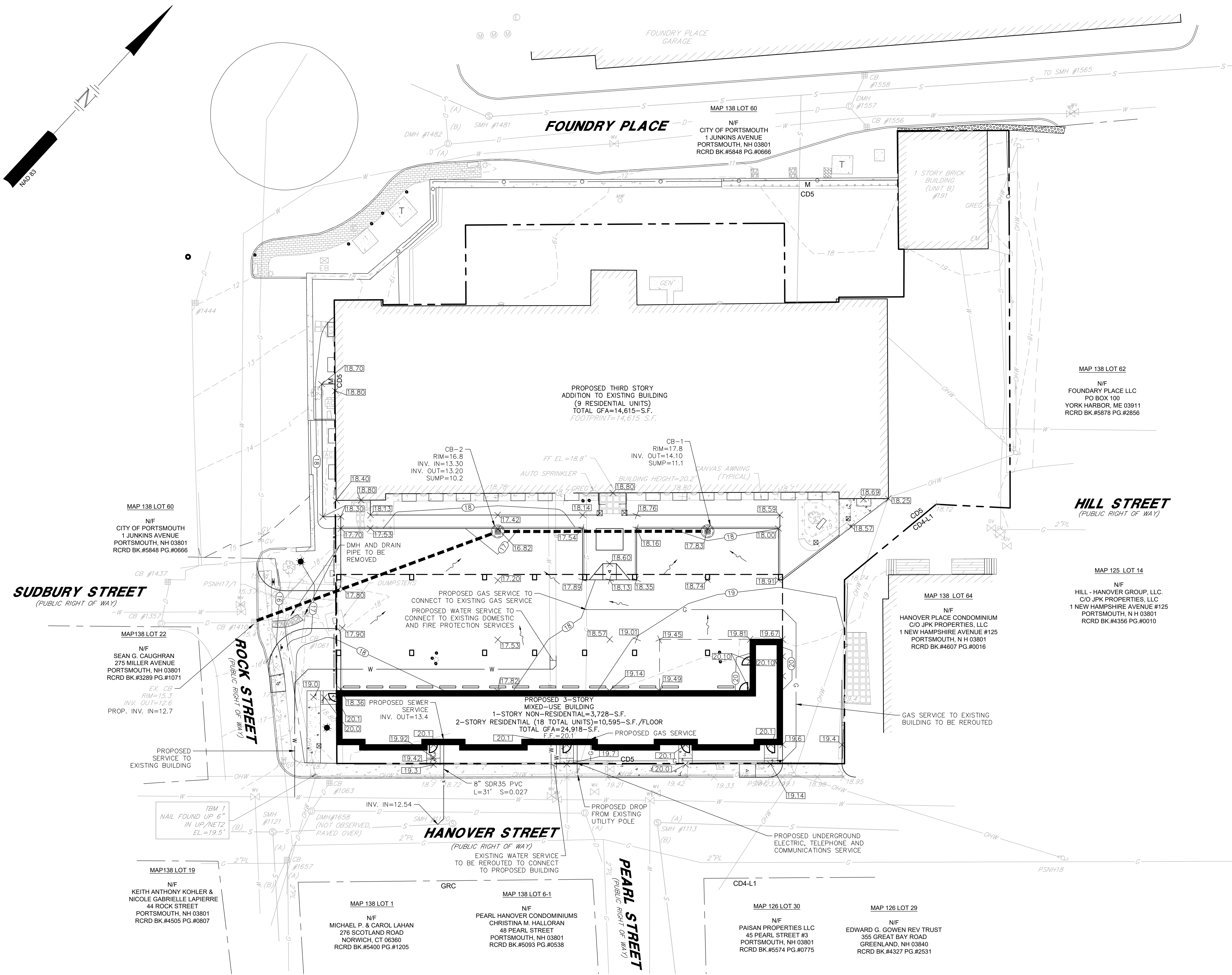
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**NOTES**

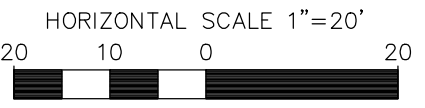
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:  
 DRAINAGE PRIVATE  
 SEWER MUNICIPAL  
 WATER MUNICIPAL  
 GAS UNILIT  
 ELECTRIC EVERSOURCE  
 TELEPHONE CONSOLIDATED COMMUNICATIONS AKA FAIRPOINT COMMUNICATIONS  
 CABLE COMCAST



**SITE DEVELOPMENT PLANS**


TAX MAP 138 LOT 63  
**GRADING, DRAINAGE & UTILITY PLAN**  
**PROPOSED MIXED-USE DEVELOPMENT**  
**361 HANOVER STREET**  
**PORTSMOUTH, NEW HAMPSHIRE**  
 OWNED BY  
**KEARSARGE MILLS CONDOMINIUM ASSOCIATION**  
 PREPARED FOR  
**361 HANOVER STREET, LLC. C/O MADBURY CAPITAL, LLC.**  
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1	1/9/2020	LANDSCAPE AND SITE LAYOUT REVISIONS	DKE	CRR

FILE	47161.30	DR	DKE	FB	-	C-3
	CK	CRR	CADFILE	47161-30 - GRADING & UTILITY		


 Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists

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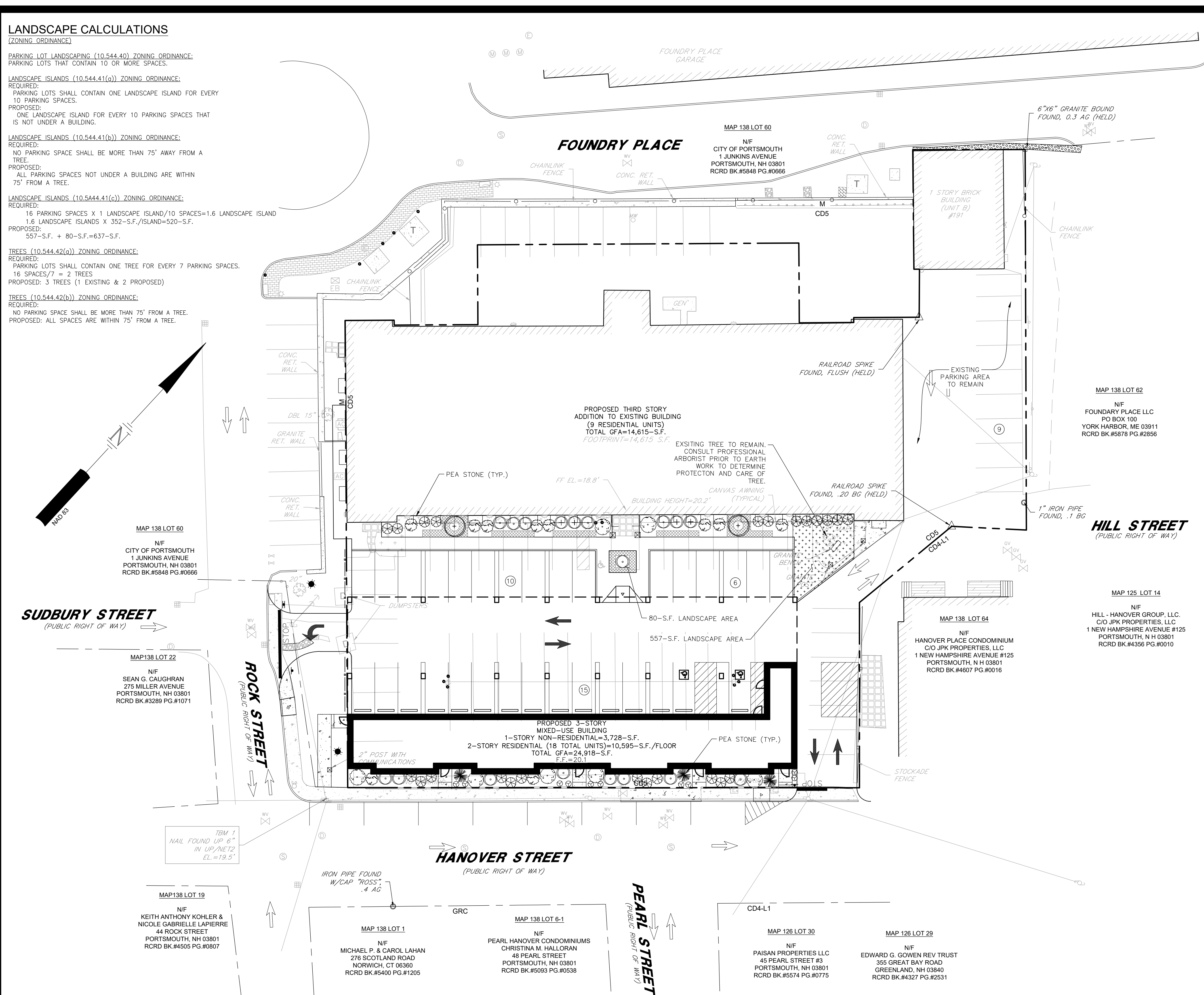
Feb 11, 2020 - 8:32am F:\MISC Projects\47161 - Hanover Street - Portsmouth\47161-30 - MADBURY CAPITAL - 361 Hanover Street\Production Drawings\47161-30 - Grading & Utility.dwg

**LANDSCAPE CALCULATIONS**

**ZONING ORDINANCE**  
**PARKING LOT LANDSCAPING (10.544.40) ZONING ORDINANCE:**  
 PARKING LOTS THAT CONTAIN 10 OR MORE SPACES.  
**LANDSCAPE ISLANDS (10.544.41(c)) ZONING ORDINANCE:**  
**REQUIRED:**  
 PARKING LOTS SHALL CONTAIN ONE LANDSCAPE ISLAND FOR EVERY 10 PARKING SPACES.  
**PROPOSED:**  
 ONE LANDSCAPE ISLAND FOR EVERY 10 PARKING SPACES THAT IS NOT UNDER A BUILDING.  
**LANDSCAPE ISLANDS (10.544.41(b)) ZONING ORDINANCE:**  
**REQUIRED:**  
 NO PARKING SPACE SHALL BE MORE THAN 75' AWAY FROM A TREE.  
**PROPOSED:**  
 ALL PARKING SPACES NOT UNDER A BUILDING ARE WITHIN 75' FROM A TREE.  
**LANDSCAPE ISLANDS (10.544.41(c)) ZONING ORDINANCE:**  
**REQUIRED:**  
 16 PARKING SPACES X 1 LANDSCAPE ISLAND/10 SPACES=1.6 LANDSCAPE ISLAND  
 1.6 LANDSCAPE ISLANDS X 352-S.F./ISLAND=520-S.F.  
**PROPOSED:**  
 557-S.F. + 80-S.F.=637-S.F.

**TREES (10.544.42(a)) ZONING ORDINANCE:**  
**REQUIRED:**  
 PARKING LOTS SHALL CONTAIN ONE TREE FOR EVERY 7 PARKING SPACES.  
 16 SPACES/7 = 2 TREES  
**PROPOSED:** 3 TREES (1 EXISTING & 2 PROPOSED)

**TREES (10.544.42(b)) ZONING ORDINANCE:**  
**REQUIRED:**  
 NO PARKING SPACE SHALL BE MORE THAN 75' FROM A TREE.  
**PROPOSED:** ALL SPACES ARE WITHIN 75' FROM A TREE.



**LANDSCAPE LEGEND**

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS	MATURE SIZE (HEIGHT/SPREAD)	GROWTH HABIT
(Symbol)	2	QUERCUS P. 'GREEN PILLAR' GREEN PILLAR PIN OAK	3" TO 3 1/2" CAL.	B&B	40'-60'/10'-15'	FASTIGIATE
(Symbol)	3	PINUS M. 'MOP'S' MOP'S MUGO PINE	3 GAL.	CONT.	2'-3'/2'-3'	MOUNDED
(Symbol)	11	RHOODENDRON 'PJM ELITE' PJM ELITE RHODODENDRON	5 GAL.	CONT.	4'-5'/4'-5'	UPRIGHT
(Symbol)	15	TAXUS M. 'GREENWAVE' GREENWAVE YEW	18" TO 24"	B&B	3'-4'/6'	MOUNDED
(Symbol)	5	TAXUS M. 'HICKSII' HICKS YEW	2 1/2' TO 3'	B&B	10'+/5'-6'	UPRIGHT
(Symbol)	25	SPIRAEA J. 'GOLDMOUND' GOLDMOUND SPIREA	3 GAL.	CONT.	2'-3'/3'-4'	MOUNDED
(Symbol)	11	SPIRAEA J. 'GOLDEN ELF' GOLDEN ELF SPIREA	2 GAL.	CONT.	6'-12'/12"-24"	MOUNDED
(Symbol)	8	VIBURNUM D. 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM	3' TO 4'	B&B	6'-8'/4'-5'	UPRIGHT COMPACT
(Symbol)	340 SF	VINCA MINOR MYRTLE	8" O.C.	PLUGS	6"-8" TALL	GROUNDCOVER

\* ALL PLANTS CONTAINED IN LEGEND HAVE BEEN SELECTED FOR URBAN GROWING CONDITIONS.

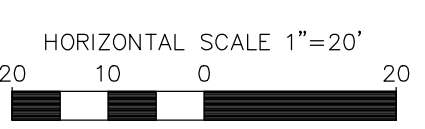
**LANDSCAPE NOTES**

- (SEE DETAILS FOR ADDITIONAL NOTES)
- CONTRACTOR WILL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWNWORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES WILL IMMEDIATELY BE REPORTED TO THE LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE, SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
  - CONTRACTOR WILL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. IN CASES OF DISCREPANCY BETWEEN PLAN AND LIST CLARIFY WITH LANDSCAPE ARCHITECT PRIOR TO PLACING PURCHASE ORDER AND AGAIN PRIOR TO PLANTING.
  - SEE PLANTING DETAILS AND IF INCLUDED, SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE THE APPROPRIATE ARRANGEMENTS TO PROVIDE ALL PLANTS AND MATERIALS TO ACCOMMODATE PLANTING WITHIN THE TIME ALLOWED BY THE CONSTRUCTION SCHEDULE.
  - PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 15TH UNLESS OTHERWISE NOTED IN SPECIFICATIONS. THERE WILL BE NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT BY PROVIDING ADDITIONAL WATERING.
  - ALL PLANTS WILL BE NURSERY GROWN.
  - PLANTS WILL BE IN ACCORDANCE, AT A MINIMUM, WITH CURRENT EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION.
  - TREES WILL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 PART 1, "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE STANDARD PRACTICES".
  - PLANTS MATERIAL IS SUBJECT TO APPROVAL / REJECTION BY THE LANDSCAPE ARCHITECT AT THE SITE AND AT THE NURSERY.
  - ALL PLANTS WILL BE MOVED WITH ROOT SYSTEMS AS SOLID UNITS AND WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. NO PLANT WILL BE ACCEPTED WHEN BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN BEFORE PLANTING. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE WILL BE HELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL AND THEN WATERING. DURING TRANSPORT, ALL PLANT MATERIALS WILL BE WRAPPED WITH WIND PROOF COVERING.
  - NEWLY PLANTED MATERIAL WILL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL GRADE OF THE PLANT PRIOR TO DIGGING.
  - PROPOSED TREES OVERHANGING SIDEWALKS, ROADS OR PARKING WILL BEGIN BRANCHING NATURALLY (NOT PRUNED) AT 6' HEIGHT.
  - MULCH FOR PLANTED AREAS (NOT INCLUDING RAIN GARDENS) WILL BE AGED SHREDDED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS UNLESS OTHERWISE SHOWN.
  - PLANT MATERIAL WILL BE LOCATED OUTSIDE BUILDING DRIP LINES AND ROOF VALLEY POINTS OF CONCENTRATION TO PREVENT DAMAGE TO PLANTS. CLARIFY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, WILL RECEIVE SIX (6) INCH LOAM AND SEED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
  - TREE STAKES AND WRAP WILL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR. CONTRACTOR WILL REMOVE.
  - ALL PLANT GROUPINGS WILL BE IN MULCH BEDS UNLESS OTHERWISE SPECIFIED OR NOTED ON PLANS. WHERE MULCHED PLANT BED ABUTS LAWN, PROVIDE TURF CUT EDGE.
  - ALL PLANT BEDS WILL INTERSECT WITH PAVEMENT AT 90 DEGREES UNLESS OTHERWISE NOTED ON PLANS.
  - ALL PLANT BED EDGES WILL BE SMOOTH AND CONSISTENT IN LAYOUT OF RADI AND TANGENTS. IRREGULAR, WAVY EDGES WILL NOT BE ACCEPTED.

**SITE DEVELOPMENT PLANS**

TAX MAP 138 LOT 63  
**LANDSCAPE PLAN**  
**PROPOSED MIXED-USE DEVELOPMENT**  
**361 HANOVER STREET**  
**PORTSMOUTH, NEW HAMPSHIRE**  
 OWNED BY  
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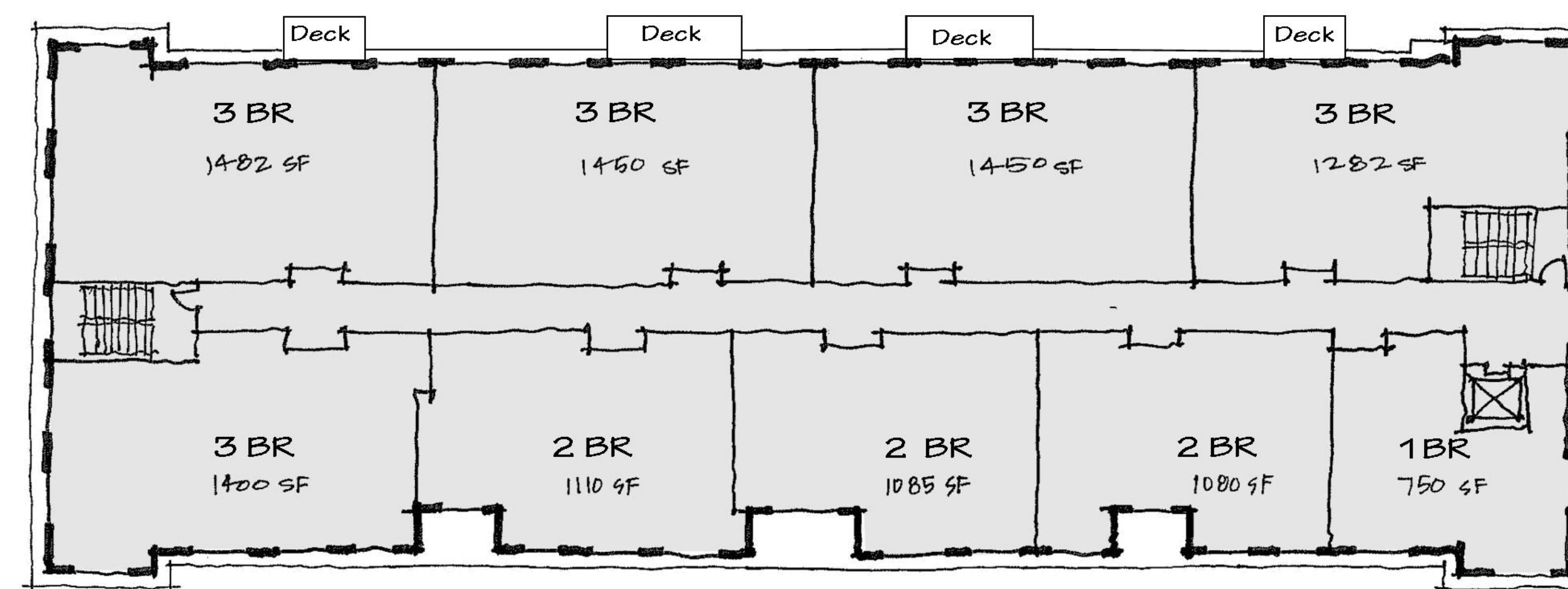
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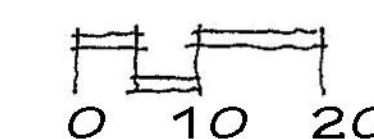
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1	1/9/2020	LANDSCAPE AND SITE LAYOUT REVISIONS	DKE	CRR

FILE	47161.30	DR	DKE	FB			
		CK	CRR	CADFILE	47161-30 - LANDSCAPE		C-4

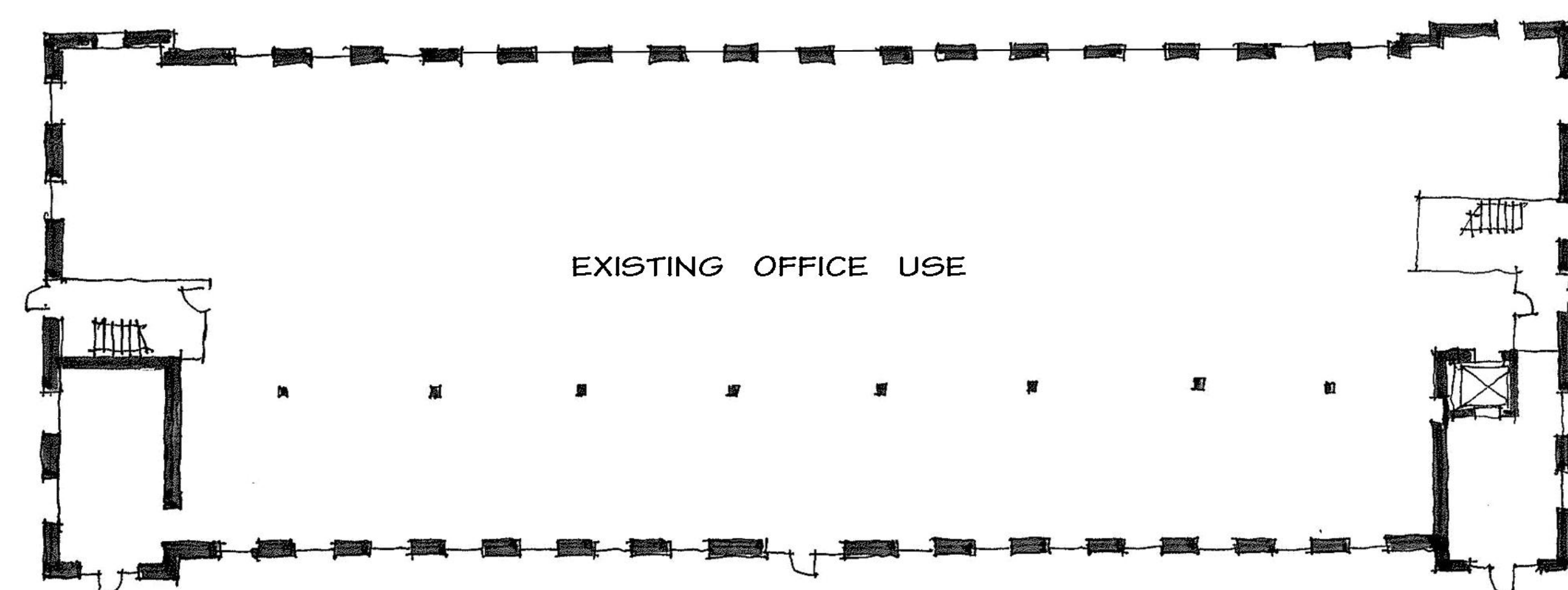
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**THIRD FLOOR PLAN (NEW CONSTRUCTION)**  
Residential Units-9 units



361 HANOVER  
361 Hanover Street  
Portsmouth NH 03801



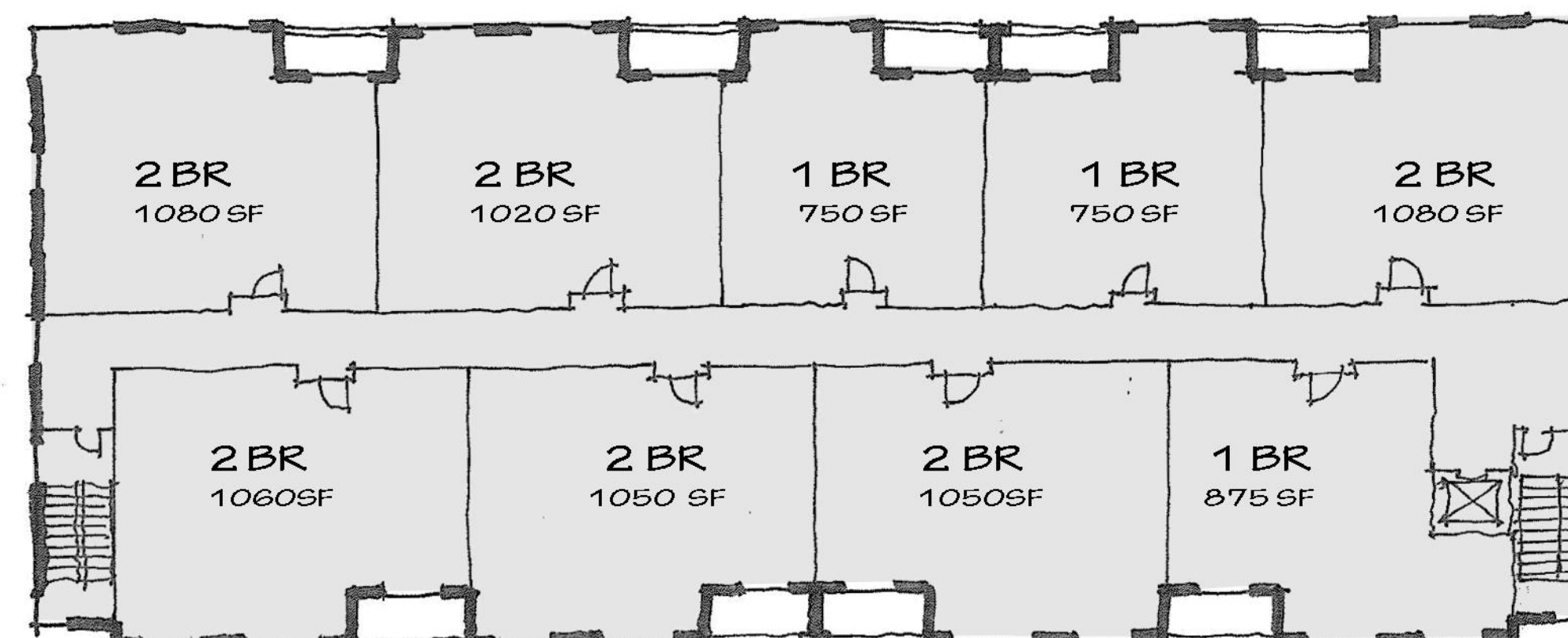
**GROUND/SECOND FLOOR**

Scale:  
Date: 1.1.2020  
Project Number: 19125

REVISIONS		
NO.	DESCRIPTION	DATE

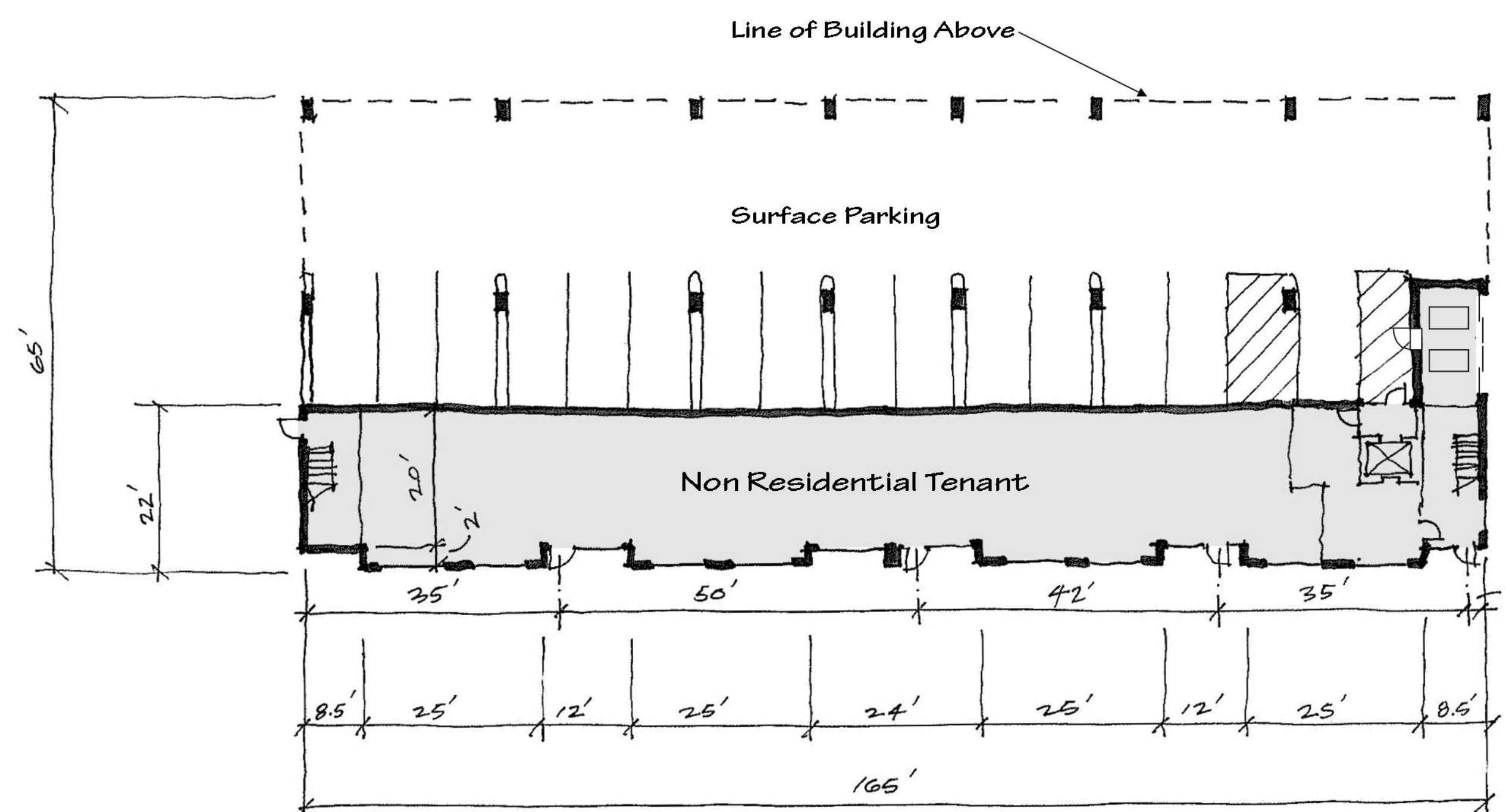
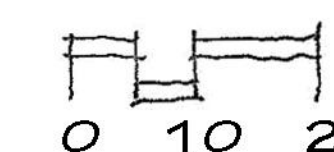
Rev 1 02/06/20

Proposed Additions  
to Existing Building



**SECOND AND THIRD FLOOR PLAN**

Residential Units-9 Units/Flr



**GROUND FLOOR PLAN**

361 HANOVER

361 Hanover Street  
Portsmouth NH 03801



Scale:  
Date: 1.1.2020  
Project Number: 19125

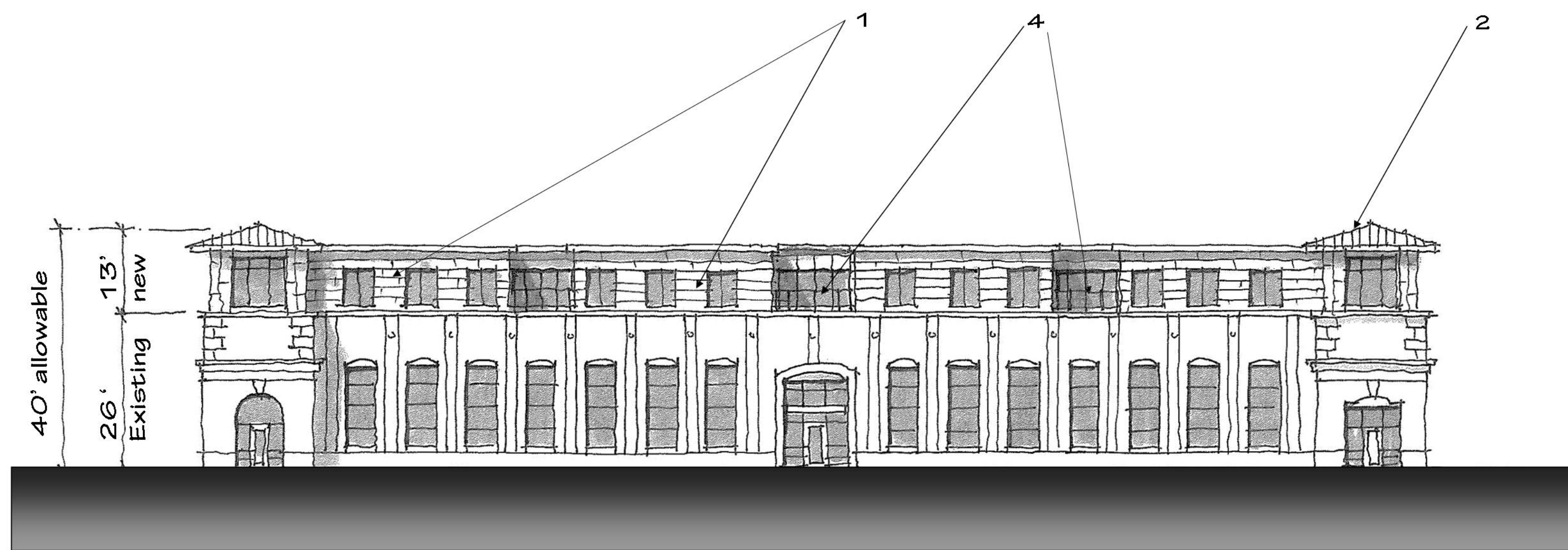
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NO.	DESCRIPTION	DATE

Rev 1 02/06/20

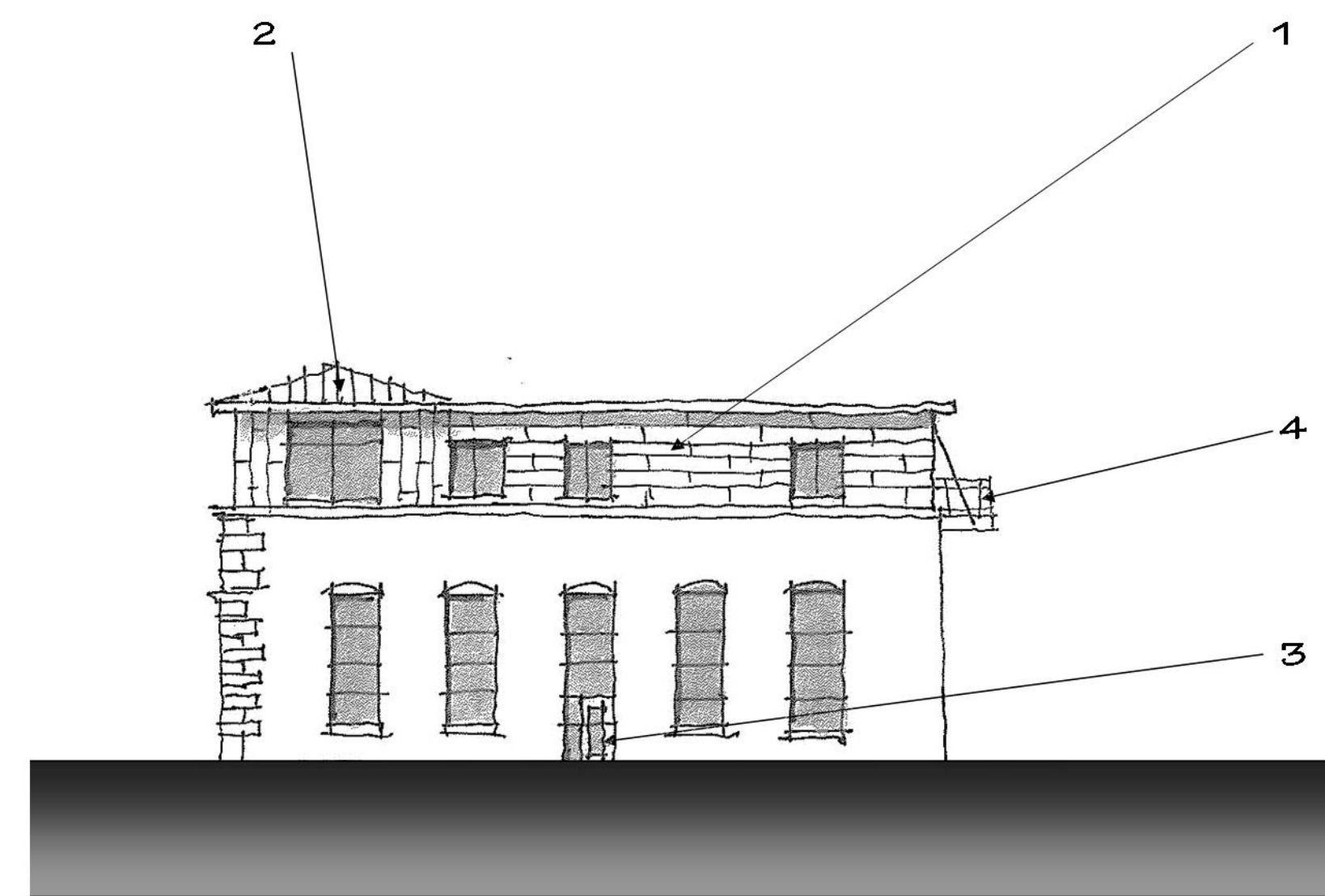
Proposed 3 Story  
Mixed Use Building

New Construction

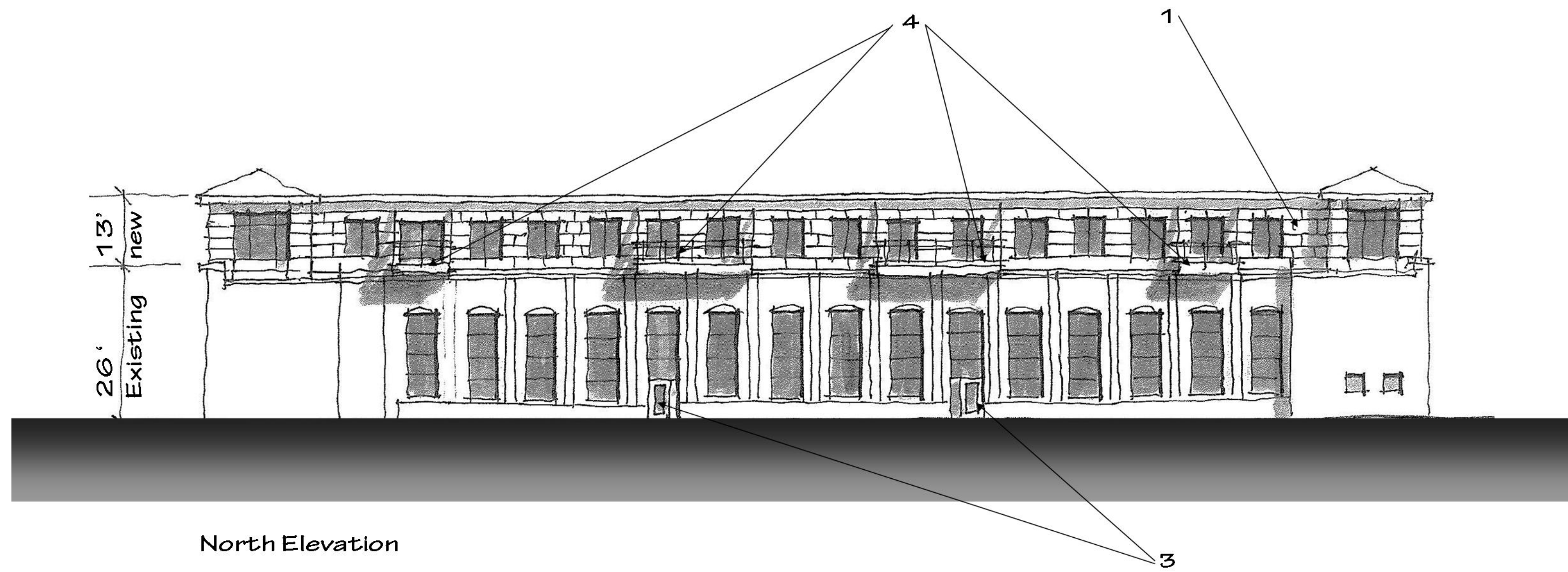
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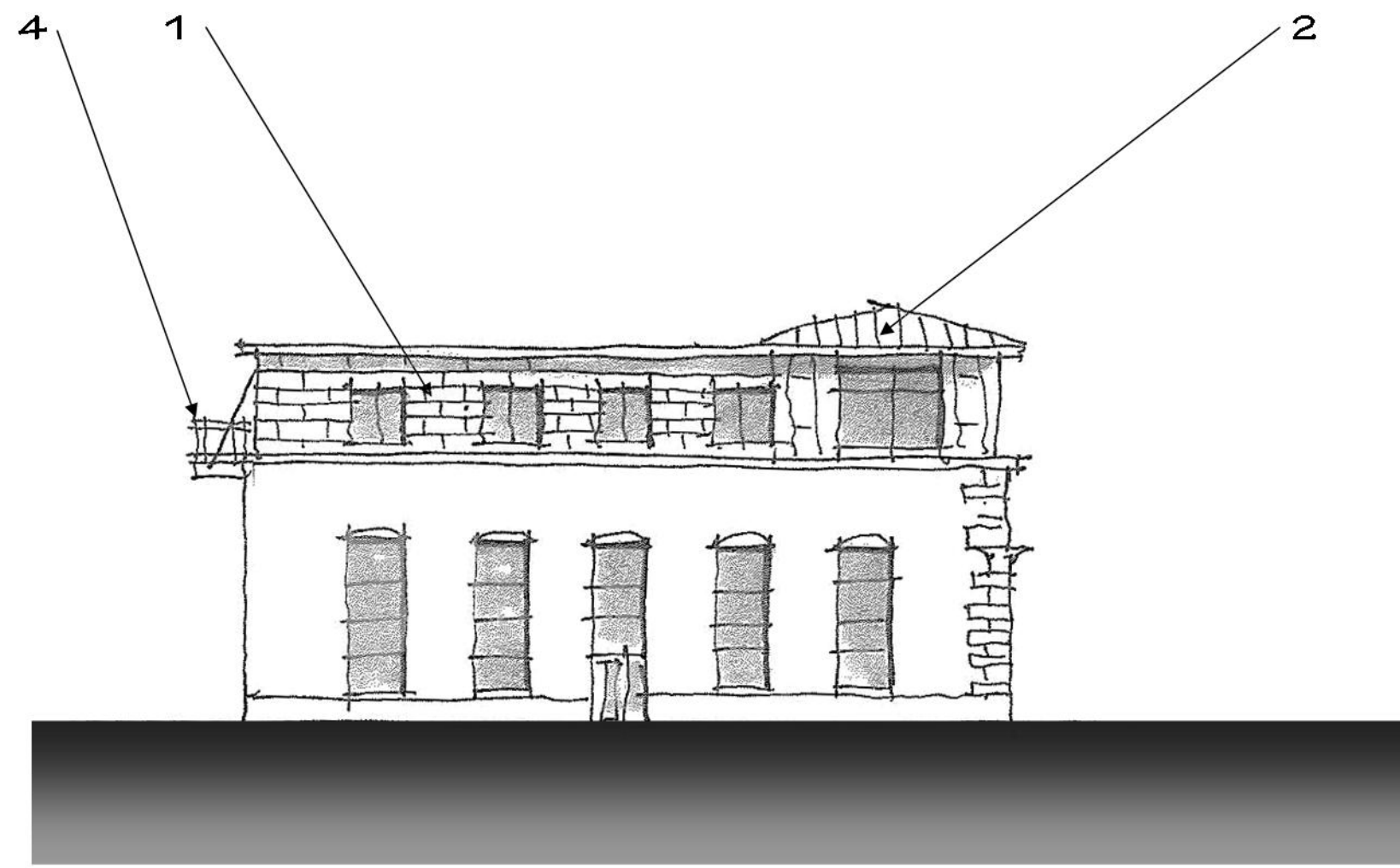
South Elevation



East Elevation



North Elevation



West Elevation

**Façade Material Notes**

1. Vertical and Horizontal Cementitious Siding
2. Standing seam aluminum roofing
3. New Door in existing masonry wall
4. Glass/Aluminum railing system

**Additions to Existing Building**

361 HANOVER

361 Hanover Street  
Portsmouth NH 03801



Scale:  
Date: 1.1.2020  
Project Number: 19125

REVISIONS		
NO.	DESCRIPTION	DATE
Rev 1		02/06/20

Proposed Additions  
to Existing Building

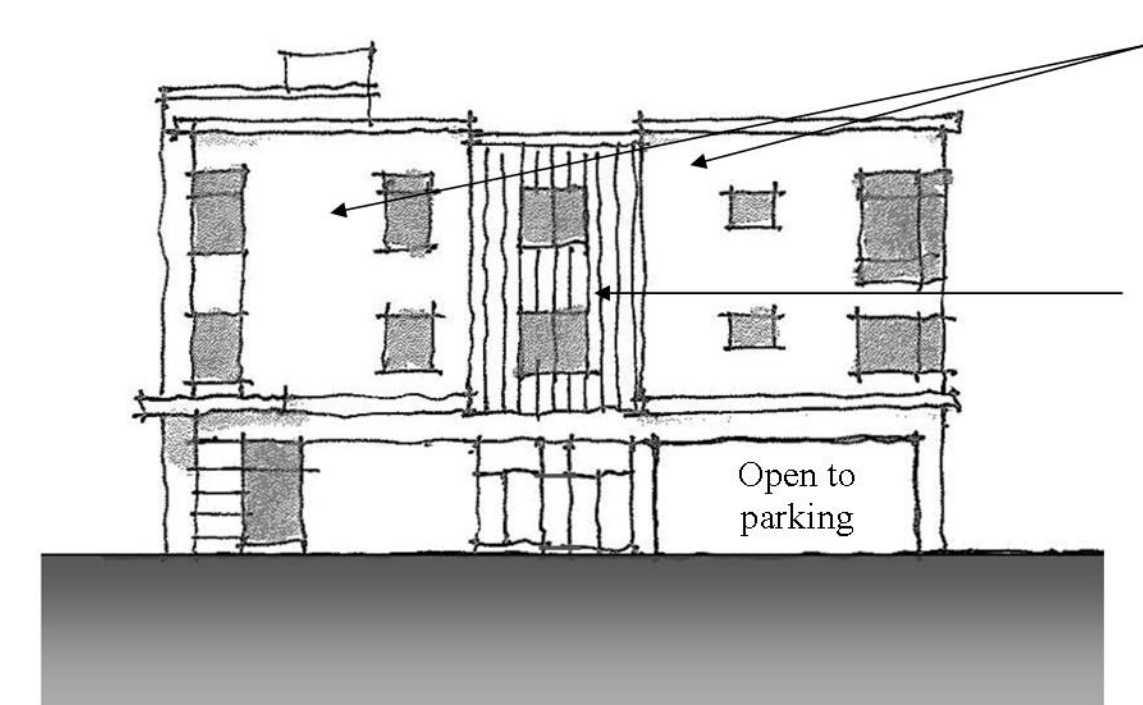
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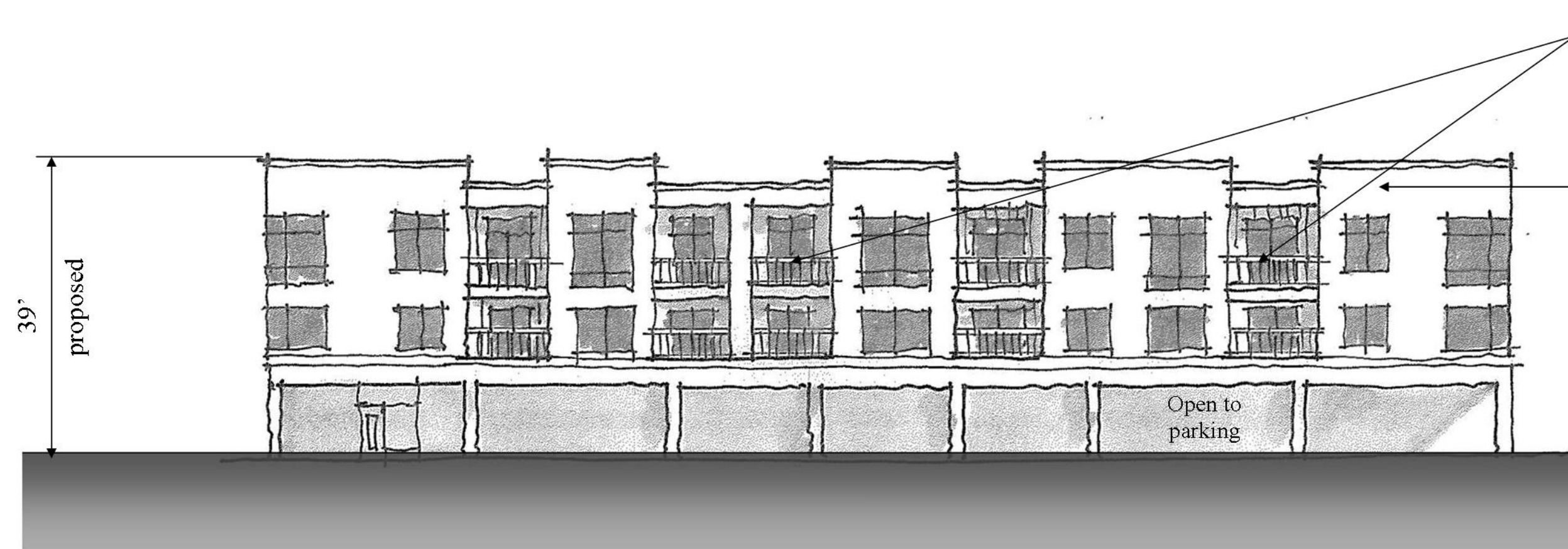




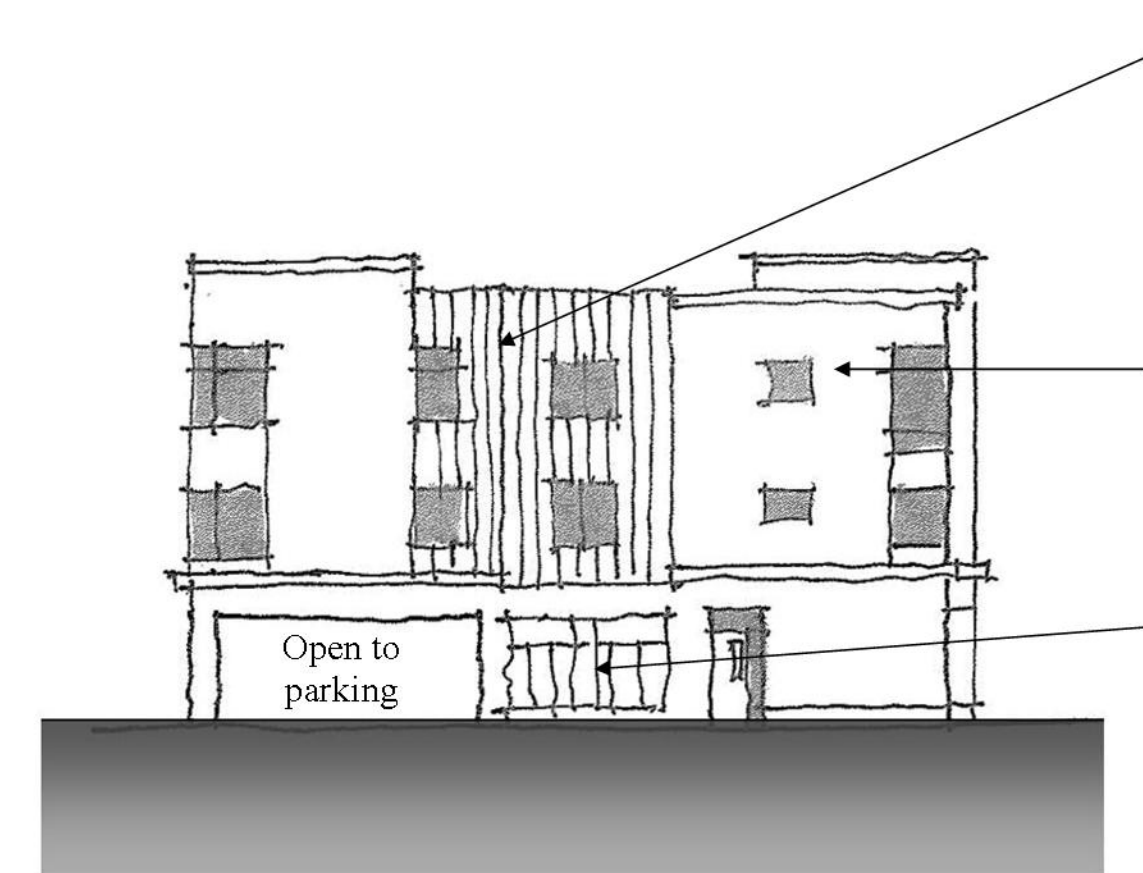
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

**CD 5 Development Standards-Proposed**  
Building Type: Mixed Use

1. Building Block Length: 165' (225' allowed)
2. Façade modulation: 25' (100' allowed)
3. Maximum entrance spacing: 50' (50' allowed)
4. Maximum building coverage: 64% (95% allowed)
5. Maximum footprint: 10,595sf (20,000 sf allowed)
6. Maximum Ground Floor GFA per Use: 3,728 sf (15,000 allowed)
7. Building Height: 3 stories, 39' (3 stories, 40' allowed)
8. Minimum Ground Story height: 13' (12' min. allowed)
9. Minimum Second Story height: 10' (10' allowed)

**Façade Material Notes**

1. Fiber Cement Lap Siding
2. Fiber Cement Board/Batten
3. Masonry
4. Aluminum railing system
5. Sliding Steel Doors (trash)

**New Construction**

361 HANOVER

361 Hanover Street  
Portsmouth NH 03801

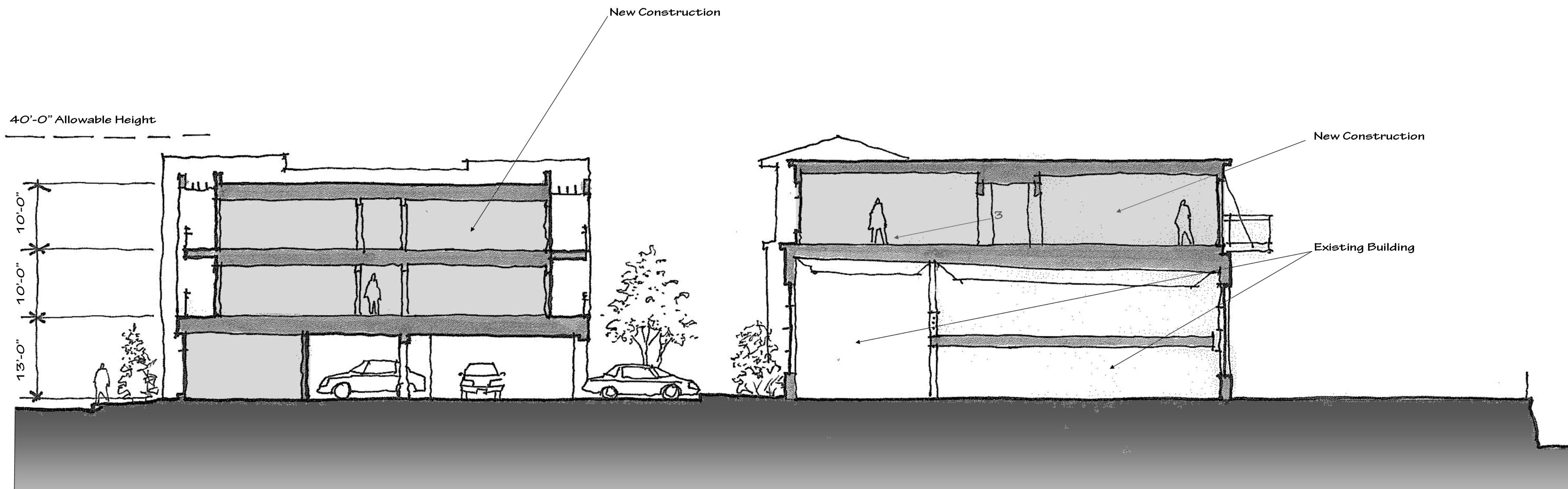


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Project Number: 19125

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NO.	DESCRIPTION	DATE

Proposed 3 Story  
Mixed Use Building

**A 2.1**



Composite Building Section

361 HANOVER

361 Hanover Street  
Portsmouth NH 03801



Scale:  
Date: 1.1.2020  
Project Number: 19125

REVISIONS		
NO.	DESCRIPTION	DATE

Proposed 3 Story  
Mixed Use Building

A 2.2

**25 MAPLEWOOD AVENUE – MIXED-USE BUILDING (RESIDENTIAL & COMMERCIAL)**



**46 MAPLEWOOD AVENUE – MIXED-USE BUILDING (RESIDENTIAL & COMMERCIAL)**



**46 MAPLEWOOD AVENUE – MIXED-USE BUILDING (RESIDENTIAL & COMMERCIAL)**



**PORTER STREET – RESIDENTIAL BUILDING**



**PORTER STREET – RESIDENTIAL BUILDING**



**PORTWALK – MIXED-USE BUILDING (RESIDENTIAL & COMMERCIAL)**

