CITY OF PORTSMOUTH
NEW HAMPSHIRE

SITE REVIEW APPLICATION

Building Permit Application Number_____

Case Number_____

Fee_____

Map 273 Lot 3 Zone GW/GPD Wetlands: Inland N/A Coastal N/A Lot Area ±814,896 SF

Date of Approvals (Indicate if Pending)

Conservation Commission_____ Conditional Use April 21, 2016 Board of Adjustment _____

Historic District Commission_____ Subdivision_____ Other _____

Street Address 2454 Lafayette Road

Description of Project including all use(s) Construction of three (3) restaurant buildings and green space and associated site improvements within the existing plaza parking area.

Building(s) Footprint 5,000 SF, 1,600 SF & 2,310 SF Gross Floor Area ±Bldg Footprint #of Stories 1

# of Dwelling Units 0 Number of Parking Spaces: Existing 848 Proposed 760

Print Information Below

Property Owner's Name 2422 Lafayette Road Associates, LLC c/o Waterstone Retail Development

Street Address 322 Reservoir Street, 2nd Floor City/Town Needham State MA Zip 02494

781.559.3301	617.447.4027	781.559.3307	LChin@Waterstonepg.com
Telephone #	Cell Phone #	Fax #	Email Address

Print Information Below

Applicant's / Developer's Name Same as owner

Street Address_____ City/Town_____ State_____ Zip _____

Telephone #	Cell Phone #	Fax #	Email Address

Print Information Below (Include Additional Contact Information on Next Page)

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

Representative's Name Tighe & Bond, Inc. (Patrick Crimmins, P.E.)

Street Address 177 Corporate Drive City/Town Portsmouth State NH Zip _____

603.433.8818	603.988.8066	N/A	PMCrimmins@TigheBond.comm.com
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.

See letter of Authorization

Owner's Signature	Print Owner's Name	Date
	Patrick M. Crimmins	11/19/18
Applicant's/Developer's Signature	Print Applicant's/Developer's Name	Date

Print Information Below

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

Representative's Name____

Street Address______________________________City/Town____________State__________Zip ________

____

Telephone # Cell Phone # Fax # Email Address

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Representative's Name____

Street Address______________________________City/Town____________State__________Zip ________

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

Representative's Name____

Street Address______________________________City/Town____________State__________Zip ________

____

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

WATERSTONE
RETAIL

January 13, 2016

Josh Levy
Manager
2422 Lafayette Road Associates, LLC
322 Reservoir Street
Needham, MA 02494

Re: Letter of Authorization
Southgate Plaza
2454 Lafayette Road
Portsmouth, NH 03801

To Whom It May Concern:

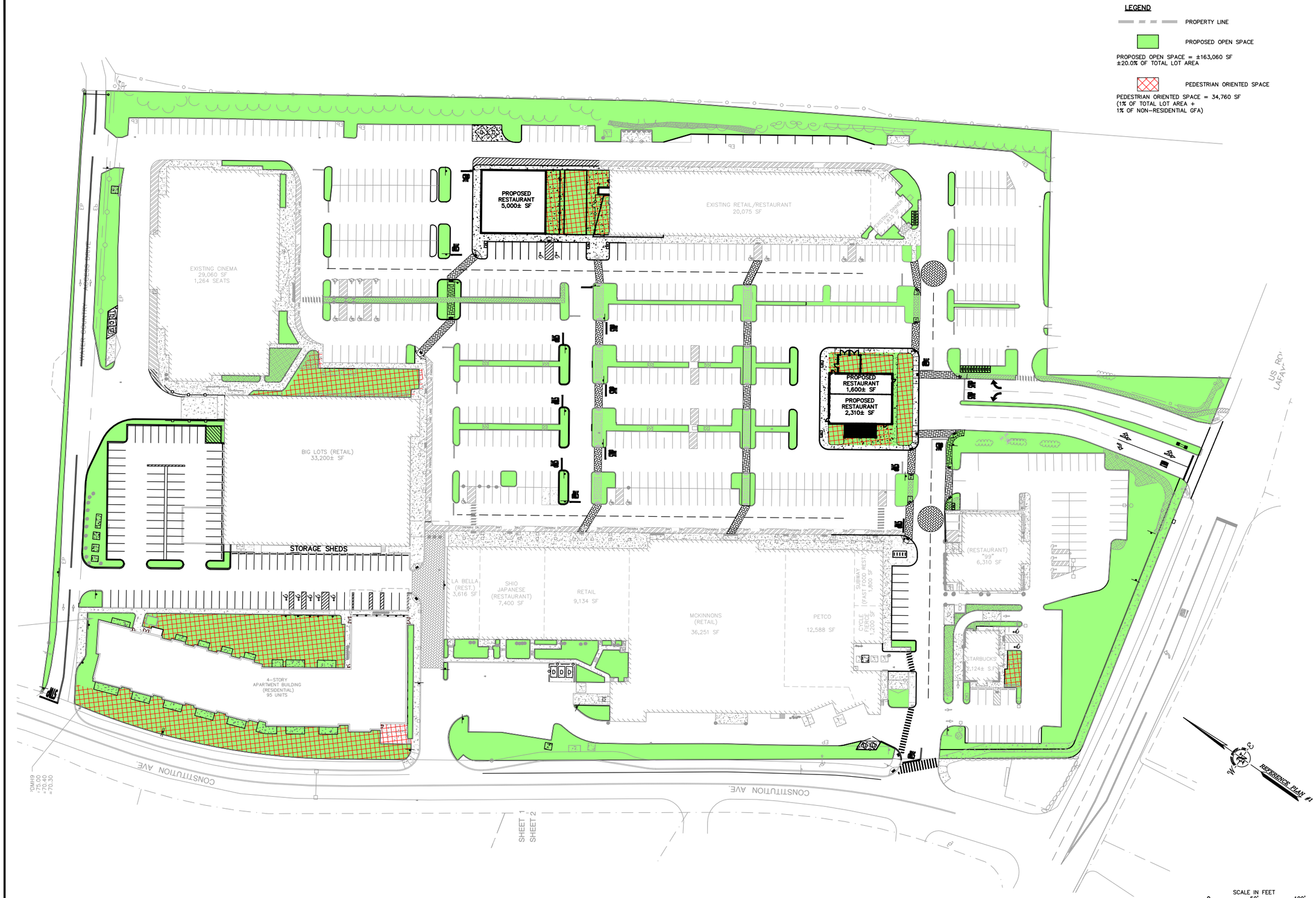
This letter is to authorize Tighe & Bond Engineering Inc. of 177 Corporate Drive, Portsmouth, New Hampshire 03801 to represent and submit on my behalf applications and materials for the proposed Renovation and Expansion of Southgate Plaza, 2422 Lafayette Road, Portsmouth, New Hampshire.

This authorization shall relate to those activities that are required for local, state and federal permitting for the above project.

With Regards,

Josh Levy
Manager

322 RESERVOIR STREET, 2ND FL, NEEDHAM, MA 02494
TEL. 781-559-3301 - FAX 781-559-3307



FILENAME: J:\W\W1725 WATERSTONE PORTSMOUTH, NH\ SOUTHGATE PLAZA\DWG-CAD\DESIGN\W-1725-4-DSGN.DWG
SAVE DATE: 11/19/2018 11:06 AM
PLOT DATE: 11/19/2018 11:17 AM

Tighe&Bond
Consulting Engineers
www.tighebond.com

STATE OF NEW HAMPSHIRE — BRADLEY M. COMEAU — No. 00[illegible] — LICENSED PROFESSIONAL ENGINEER — 11-19-18

STATE OF NEW HAMPSHIRE — PATRICK M. CROMWELL — No. 12276 — LICENSED PROFESSIONAL ENGINEER — 11-19-18

Waterstone Retail Development

Southgate Plaza Redevelopment

Portsmouth,
New Hampshire

Mark	Date	Description
3	11/19/18	TAC Submission for Amended Approval
2	3/30/17	Revised Per TAC Comments
1	1/19/16	Initial Submission to TAC

PROJECT NO:	W1725
FILE:	W-1725-4-DSGN.dwg
DRAWN BY:	NAH/CML
CHECKED:	PMC
APPROVED BY:	BLM/PMC

OPEN SPACE EXHIBIT

SCALE: AS SHOWN

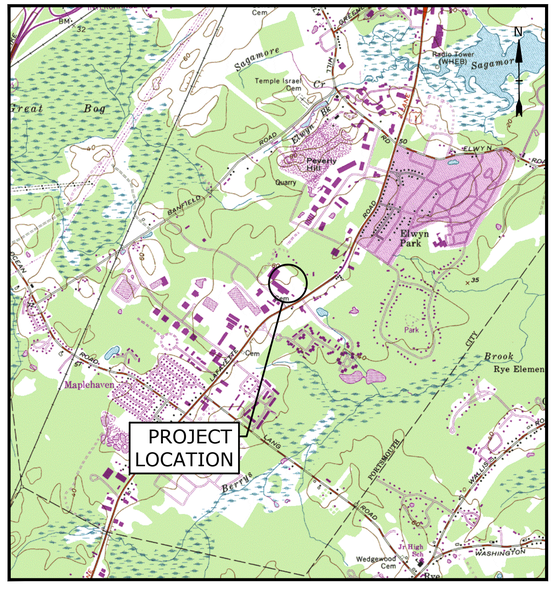
1 OF 1

SOUTHGATE PLAZA REDEVELOPMENT

2454 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
PERMIT DRAWINGS
NOVEMBER 19, 2018

LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
	COVER SHEET	11/19/2018
C-1	PLAZA GENERAL NOTES SHEET	11/19/2018
C-2	PLAZA EXISTING CONDITIONS / DEMOLITION PLAN	11/19/2018
C-3	PLAZA OVERALL SITE PLAN	11/19/2018
C-3A	PLAZA SITE PLAN	11/19/2018
C-4	PLAZA GRADING, DRAINAGE & EROSION CONTROL PLAN	11/19/2018
C-5	PLAZA UTILITY PLAN	11/19/2018
C-6	PLAZA LANDSCAPE PLAN	11/19/2018
C-7	PLAZA PHOTOMETRICS PLAN	11/19/2018
C-8	EROSION CONTROL NOTES & DETAILS SHEET	11/19/2018
C-9	DETAILS SHEET	11/19/2018
C-10	DETAILS SHEET	11/19/2018
C-11	DETAILS SHEET	11/19/2018
C-12	DETAILS SHEET	11/19/2018
C-14	PLAZA TRUCK TURNING PLAN	11/19/2018
A101	FLOOR PLAN	10/04/2018
A200	EXTERIOR ELEVATIONS	10/04/2018
A201	EXTERIOR RENDERINGS	10/04/2018

LIST OF PERMITS & APPROVALS		
STATE	STATUS	DATE
NHDES ALTERATION OF TERRAIN	APPROVED	06/21/2016
NHDES SEWER CONNECTION PERMIT	APPROVED	08/16/2016
NHDOT DRIVEWAY PERMIT	APPROVED	12/22/2017
LOCAL		
SITE PLAN REVIEW	APPROVED	12/08/2017



LOCATION MAP
SCALE: 1" = 2,000'

CONSTRUCTION NOTES:
1. THE CONTRACTOR SHALL NOT RELY ON SCALED DIMENSIONS AND SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A REQUIRED DIMENSION IS NOT PROVIDED ON THE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND FOR SITE CONDITIONS THROUGHOUT CONSTRUCTION. NEITHER THE PLANS NOR THE SEAL OF THE ENGINEER AFFIXED HEREON EXTEND TO OR INCLUDE SYSTEMS REQUIRED FOR THE SAFETY OF THE CONTRACTOR, THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND IMPLEMENTING SAFETY PROCEDURES AND SYSTEMS AS REQUIRED BY THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND ANY STATE OR LOCAL SAFETY REGULATIONS.
3. TIGHE & BOND. ASSUMES NO RESPONSIBILITY FOR ANY ISSUES LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION OF TIGHE & BOND.

PREPARED BY:
Tighe&Bond
Engineers | Environmental Specialists

PATRICK M. CRIMMINS P.E.
BRAD MEZQUITA P.E.

APPLICANT:
2422 Lafayette Road Associates, LLC
c/o Waterstone Retail Development
322 Reservoir Street, 2nd Floor
Needham, Massachusetts 02494

SURVEY CONSULTANT:
Doucet Survey, Inc.
102 Kent Place
Newmarket, NH 03110

ARCHITECH:
JD LaGrasse & Associates, Inc
One Elm Square
Andover, Massachusetts 01801

LANDSCAPE ARCHITECT:
Site Solutions, LLC
3715 Northside Parkway
300 Northcreek, Suite 720
Atlanta, Georgia 30327

COMPLETE SET 18 SHEETS

DEMOLITION NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
2. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
3. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
4. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
6. SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
8. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
10. UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK. CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
11. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
12. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, CATCH BASINS, UNDERGROUND PIPING, POLES, STAIRS, SIGNS, FENCES, RAMPS, WALLS, BOLLARDS, TREES AND LANDSCAPING.
13. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTSMOUTH AND NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
14. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
15. CONTRACTOR SHALL CONDUCT CONSTRUCTION ACTIVITIES SO AS NOT TO DISTURB EXISTING BOUNDS OR OTHER PROPERTY LINE MONUMENTATION. SHOULD ANY PROPERTY LINE MONUMENTATION BE ACCIDENTALLY DISTURBED BY THE CONTRACTOR, HE SHALL EMPLOY A LICENSED LAND SURVEYOR TO RESET THE MONUMENT TO ITS ORIGINAL LOCATION, AND TO PREPARE A RECORDABLE PLAN CERTIFYING THE LOCATION OF THE RESET MONUMENT.
16. CONTRACTOR SHALL PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION ALONG ROUTE ONE SHALL BE PROVIDED IF DETERMINED NECESSARY BY THE NHDOT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SILT SACK" BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED. INLET PROTECTION ALONG ROUTE ONE SHALL BE COORDINATED WITH THE NHDOT.
17. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
18. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
19. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
20. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
21. THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB FOR REUSE.
22. A CONSTRUCTION MANAGEMENT PLAN SHALL BE APPROVED PRIOR TO THE START OF DEMOLITION. DEMOLITION PLANS SHALL BE INCLUDED IN THE CONSTRUCTION MANAGEMENT PLAN DOCUMENT.
23. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK. CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
24. TREE PROTECTION SHALL BE CONSTRUCTED AROUND LANDSCAPING TO REMAIN. SEE LANDSCAPE PLAN FOR LANDSCAPING TO REMAIN.
25. ALL PAVEMENT SHALL BE RECLAIMED, REGRADED, AND REMOVED AS NECESSARY.
26. DEMOLITION LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF REMOVAL PRIOR TO SUBMITTING BID AND APPROVAL OF CMMP. ANY CHANGES SHALL BE PROVIDED TO THE CITY OF PORTSMOUTH.
27. CONTRACTOR SHALL NOTIFY CITY OF PORTSMOUTH PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES.

SITE NOTES:

1. STRIPE PARKING AREA AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, HANDICAP SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES. STOP BARS, HANDICAP SYMBOLS, CROSS WALKS, ARROWS AND LEGENDS SHALL BE THERMOPLASTIC MATERIAL. PARKING SPACES AND PAINTED ISLANDS SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT. CENTERLINES AND MEDIAN ISLANDS SHALL BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F".
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, HANDICAP SYMBOLS, SIGNS AND SIGN POSTS.
4. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
6. THE CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES. DESIGN ENGINEER TO PROVIDE COORDINATES FOR EDGE OF PAVEMENT, PC'S & PT'S.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR CITY CODES & SPECIFICATIONS.
9. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
10. SEE BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDINGS.
11. ALL WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF PORTSMOUTH CONSTRUCTION STANDARDS.
12. ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
13. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
14. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
15. CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT WHICH IS COMPATIBLE WITH THE CITY'S GIS FORMAT ON A DISK TO THE PORTSMOUTH DPW UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
16. PROPERTY MANAGER WILL BE RESPONSIBLE FOR TIMELY SNOW REMOVAL FROM ALL PRIVATE SIDEWALKS, DRIVEWAYS, AND PARKING AREAS. SNOW REMOVAL WILL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF WHEN SNOW STORAGE AREAS HAVE REACHED CAPACITY.
17. BIKE STORAGE WILL BE PROVIDED IN THE DEDICATED STORAGE UNITS PROPOSED ON THE SECOND STORY OF THE RESIDENTIAL BUILDING.
18. PROPERTY MANAGEMENT SHALL BE RESPONSIBLE FOR TIMELY SNOW REMOVAL FROM ALL PRIVATE SIDEWALKS, DRIVEWAYS, AND PARKING AREAS. SNOW SHALL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF WHEN NECESSARY TO MAINTAIN ADEQUATE SNOW STORAGE AREAS.
19. THE MULTI-USE PATH SHALL BE COMPLETED WITHIN TWO MONTHS OF THE COMPLETION OF THE RESIDENTIAL DEVELOPMENT.
20. BASED ON THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES ONESTOP GIS MAPPING SERVICE THE PROPOSED DEVELOPMENT IS NOT LOCATED WITH A WELLHEAD PROTECTION AREA.
21. MEASURES USED TO MINIMIZE THE IMPERVIOUS SURFACES ON SITE HAVE BEEN IMPLEMENTED THROUGH THE USE OF PERVIOUS PAVER SIDEWALKS.

GRADING AND DRAINAGE NOTES:

1. COMPACTION REQUIREMENTS

BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREAS	90%

   *ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. ALL STORM DRAIN SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR "HIQ", ADS N-12, OR APPROVED EQUAL) UNLESS OTHERWISE NOTED.
3. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORTSMOUTH STANDARDS.
4. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
5. SEE UTILITIES PLAN FOR ALL SITE UTILITY INFORMATION.
6. ADJUST ALL MANHOLES, CATCHBASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
8. THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL DRAINAGE STRUCTURES FREE OF SEDIMENT AND DEBRIS IMMEDIATELY UPON THE COMPLETION OF CONSTRUCTION. THESE DRAINAGE STRUCTURES SHALL INCLUDE ALL STRUCTURES THAT ARE WITHIN THE LIMIT OF WORK AND MUNICIPAL STRUCTURES THAT ARE DOWNSTREAM FROM THE PROJECT TIE-INS.
9. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
10. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" LOAM, SEED FERTILIZER AND MULCH.
11. ALL PROPOSED CATCHBASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.
12. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS, LATEST REVISIONS.
13. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
14. SEE EXISTING CONDITIONS PLAN FOR BENCH MARK INFORMATION.
15. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF PORTSMOUTH APPROVED CONSTRUCTION MANAGEMENT PLAN PRIOR TO THE START OF CONSTRUCTION.
16. PROJECT SURVEY TO PROVIDE PERMANENT PROJECT BENCHMARKS.
17. TREE BOX FILTERS SHOULD NOT BE PLACED INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN STABILIZED.

EROSION CONTROL NOTES:

1. INSTALL EROSION CONTROL BARRIERS AS SHOWN AS FIRST ORDER OF WORK.
2. SEE GENERAL EROSION CONTROL NOTES ON EROSION CONTROL NOTES AND DETAIL SHEETS.
3. PROVIDE INLET PROTECTION AROUND ALL EXISTING AND PROPOSED CATCHBASIN INLETS WITHIN THE WORK LIMITS AND ON CITY MAINTAINED ROADS. INLET PROTECTION ON ROUTE ONE SHALL BE PROVIDED PER THE REQUIREMENTS OF THE NHDOT. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED.
4. TEMPORARY STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED AS REQUIRED FOR EACH PHASE OF CONSTRUCTION. EXACT LOCATIONS OF TEMPORARY STABILIZED CONSTRUCTION ENTRANCES SHALL BE COORDINATED WITH THE ENGINEER AND THE CITY OF PORTSMOUTH PRIOR TO THE START OF CONSTRUCTION.
5. INSPECT INLET PROTECTION AND SILT FENCES DAILY AND AFTER EACH RAIN STORM OF 0.5 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
6. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" LOAM, SEED, FERTILIZER AND MULCH.
7. CONSTRUCT EXCELSIOR MAT ON ALL SLOPES STEEPER THAN 3:1.
8. PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY, INCLUDING MOVING OF EARTH, THE APPLICANT SHALL INSTALL ALL EROSION AND SILTATION MITIGATION AND CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL PERMITS AND APPROVALS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, SPRINKLING WATER ON UNSTABLE SOILS SUBJECT TO ARID CONDITIONS.
10. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
11. ALL CATCHBASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN PAVED.
12. SAFETY FENCING SHALL BE PROVIDED AROUND STOCKPILES OVER 10 FT.
13. CONCRETE TRUCKS WILL BE REQUIRED TO WASH OUT (IF NECESSARY) SHOOTS ONLY WITHIN AREAS WHERE CONCRETE HAS BEEN PLACED. NO OTHER WASH OUT WILL BE ALLOWED.
14. SILT CONTROL MEASURES SHALL BE PROVIDED FOR CONSTRUCTION DEWATERING DISCHARGED TO EXISTING DRAINAGE STRUCTURES. A DEWATERING PLAN SHALL BE INCLUDED WITH THE CONSTRUCTION MANAGEMENT AND MITIGATION PLAN THAT IS TO BE APPROVED BY THE CITY OF PORTSMOUTH PRIOR TO THE START OF CONSTRUCTION.

UTILITIES NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
2. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
   NATURAL GAS -UNITIL
   WATER -CITY OF PORTSMOUTH DPW WATER DIVISION
   SEWER -CITY OF PORTSMOUTH DPW SEWER DIVISION
   ELECTRIC -EVERSOURCE
   TELEPHONE -FAIRPOINT COMMUNICATIONS
3. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
4. SEE GRADING, DRAINAGE & EROSION CONTROL PLANS FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
5. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
6. ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF PORTSMOUTH DPW WATER DIVISION. ALL LEAKAGE TESTING SHALL CONFORM TO AWWA STANDARDS AND REPAIRED TO MEET STANDARDS AS NECESSARY.
7. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
8. ALL WORK WITHIN THE CITY ROW SHALL BE COORDINATED WITH CITY OF PORTSMOUTH. ALL WORK WITHIN THE STATE ROW SHALL BE COORDINATED WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
9. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO EXISTING BUSINESSES AND ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
10. CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED TO CITY OF PORTSMOUTH CONSTRUCTION STANDARDS.
11. 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.
12. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
13. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES.
14. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
15. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
16. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
17. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
18. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS AND ELECTRIC SERVICES.
19. 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.
20. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON SITE AT ALL TIMES.
21. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN
22. HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH DPW WATER DIVISION.
23. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
24. 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.
25. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO EXISTING BUSINESSES AND ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO EXISTING BUSINESSES AND ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
26. CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT WHICH IS COMPATIBLE WITH THE CITY'S GIS FORMAT ON A DISK TO THE PORTSMOUTH DPW, OWNER, AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
27. COORDINATE ALL GREASE TRAP INSTALLATIONS/RELOCATIONS WITH CITY OF PORTSMOUTH WATER/SEWER ENGINEER.
28. THE APPLICANT SHALL HAVE A SITE SURVEY CONDUCTED BY A RADIO COMMUNICATIONS CARRIER APPROVED BY THE CITY'S COMMUNICATION DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE POLICE AND FIRE RADIO CONFIGURATION. IF THE SITE SURVEY INDICATES 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 OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR THE CITY.
29. EACH OF THE NEW BUILDINGS SHALL INCLUDE A SEPARATE KNOX BOX. EACH NEW TENANT SHALL HAVE A SEPARATE FIRE ALARM SYSTEM AND SHALL COMPLY WITH ANY APPLICABLE NFPA CODES AND STANDARDS. KNOX BOX LOCATIONS AND FIRE ALARM SYSTEMS SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH FIRE DEPARTMENT.
30. ALL WATER MAIN PIPE AND FITTINGS SHALL BE POLYWRAPPED AND THREE (3) BRASS WEDGES SHALL BE INSTALLED AT ALL NON-CONDUCTIVE PIPE JOINTS.
31. SHOP DRAWINGS SUBMITTALS SHALL BE SENT TO ENGINEER OF RECORD AND TO 3RD PARTY INSPECTOR AND PORTSMOUTH DPW FOR REVIEW/APPROVAL. ENGINEER OF RECORD SHALL INDICATE CONFORMANCE TO PLANS OR NOTE THE DEVIATION PRIOR TO SENDING TO 3RD PARTY INSPECTOR AND DPW.

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE PERMITTED UNLESS APPROVED BY OWNER AND CITY. ALL PLANTS SHALL BE NURSERY GROWN.
2. ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS INCLUDING BUT NOT LIMITED TO SIZE, HEALTH, SHAPE, ETC., AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO ARRIVAL ON-SITE AND AFTER PLANTING.
3. PLANT STOCK SHALL BE GROWN WITHIN THE HARDINESS ZONES 4 THRU 7 ESTABLISHED BY THE PLANT HARDINESS ZONE MAP, MISCELLANEOUS PUBLICATIONS NO. 814, AGRICULTURAL RESEARCH SERVICE, UNITED STATES DEPARTMENT AGRICULTURE, LATEST REVISION.
4. ALL PLANTS MUST BE MOVED WITH THE ROOT SYSTEMS AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN BEFORE PLANTING. ALL PLANTS SHALL BE FRESHLY DUG. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND, AND COVERING THE BALLS WITH SOIL AND THEN WATERING. DURING TRANSPORT, ALL PLANT MATERIALS SHALL BE WRAPPED WITH WIND PROOF COVERING.
5. PLANT MATERIAL SHALL BARE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGING.
6. THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE PROVIDED IN THE PLANT LIST OR ON THE PLAN IS FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LABEL AND THE NUMBER OF SYMBOLS SHOWN ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.
7. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL IMMEDIATELY BE REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
9. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, SHALL RECEIVE FOUR (4) INCHES OF LOAM AND SEED. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
10. THREE (3) INCH BARK MULCH IS TO BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN THE DETAILS. WHERE BARK MULCH IS TO BE USED IN A CURBED ISLAND THE BARK MULCH SHALL MEET THE TOP INSIDE EDGE OF THE CURB. ALL OTHER AREAS SHALL RECEIVE FOUR (4) INCHES OF LOAM AND SEED.
11. SEE PLANTING DETAILS FOR WEED BARRIER INFORMATION.
12. SEE PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
13. TREE STAKES SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.
14. PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 1ST. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT.
15. PARKING AREA PLANTED ISLANDS TO HAVE MINIMUM OF 1'-0" TOPSOIL PLACED TO THE TOP OF CURB ELEVATION. REMOVE ALL CONSTRUCTION DEBRIS BEFORE PLACING TOPSOIL.
16. TREES SHALL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 'TREES, SHRUBS AND OTHER WOOD PLANT MAINTENANCE STANDARD PRACTICES.
17. 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.
18. EXISTING TREES SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE SHOWN TO REMAIN, WHICH IS REMOVED DURING CONSTRUCTION, SHALL BE REPLACED BY A COMPARABLE SIZE AND SPECIES TREE.
19. THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT, SHOW LESS THAN 80% HEALTHY GROWTH AT THE END OF (1) YEAR PERIOD SHALL BE REPLACED IN KIND BY THE CONTRACTOR. AFTER THE (1) YEAR GUARANTEED PERIOD, SHOULD ANY TREES ON SITE DIE, THEY SHALL BE REPLACED IN KIND BY THE OWNER.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF ALL THE PLANTINGS.
21. PRE-PURCHASE PLANT MATERIAL AND ARRANGE FOR DELIVERY TO MEET PROJECT SCHEDULE AS REQUIRED IT MAY BE NECESSARY TO PRE-DIG CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DATES.
22. BENCHES TO BE VICTOR STANLEY CLASSIC SERIES MODEL C-10 (6' LONG WITH MAHOGANY WOOD SLATS) OR APPROVED EQUAL. BOLT BENCH TO SIDEWALK WITH STAINLESS STEEL HARDWARE.

REFERENCE PLANS:

1. "STANDARD BOUNDARY SURVEY MAP 273 – LOT 3 FOR LAYFAYETTE PLAZA, LLC" DATED FEBRUARY 2004 BY AMBIT ENGINEERING, INC. R.C.R.D. PLAN D-34306.
2. "CONDOMINIUM SITE PLAN OF PORTSMOUTH GREEN CONDOMINIUM FOR 2422 LAFAYETTE ROAD ASSOCIATES, LLC C/O WATERSTONE RETAIL, TAX MAP 273 LOT 3, 2454 LAFAYETTE ROAD (US TOUTE 1) PORTSMOUTH, NEW HAMPSHIRE" DATED OCTOBER XX, 2016 BY DOUCET SURVEY, INC. TO BE RECORDED IN THE R.C.R.D.
3. "SOUTHGATE PLAZA RESIDENTIAL DEVELOPMENT, 2454 LAFAYETTE ROAD PORTSMOUTH NEW HAMPSHIRE SITE PLANS" DATED JANUARY 19, 2016 (REVISED SEPTEMBER 26, 2016) BY TIGHE & BOND CONSULTING ENGINEERS.
4. "PROPOSED EASEMENT PLAN" FOR 2422 LAFAYETTE ROAD ASSOCIATES, LLC C/O WATERSTONE RETAIL. DATED OCTOBER 26, 2016 BY DOUCET SURVEY, INC.

ABUTTERS

TAX MAP 273 LOT 5
BELLWOOD ASSOCIATES LTD PARTNERSHIP
C/O FESTIVAL FUN PARK
PO BOX 543185
DALLAS, TX 75354
R.C.R.D. 3471/2972

TAX MAP 273 LOT 2-1
MCLAUGHLIN MOVING CO INC
75 CONSTITUTION AVE
PORTSMOUTH, NH 03801
R.C.R.D. 2387/132

TAX MAP 273 LOT 2-2
MCLAUGHLIN MOVING CO INC
75 CONSTITUTION AVE
PORTSMOUTH, NH 03801
R.C.R.D. 2387/132

TAX MAP 273 LOT 2-4
MCLAUGHLIN MOVING CO INC
75 CONSTITUTION AVE
PORTSMOUTH, NH 03801
R.C.R.D. 2404/1899

TAX MAP 273 LOT 2-5000
O ICE LLC
ATTN: PM DEPT #2422
11995 EL CAMINO REAL
SAN DIEGO, CA 92130
R.C.R.D. 4847/2169

TAX MAP 273
LOT 0

TAX MAP 272
LOT 9-6

TAX MAP 272 LOT 8-2
GAIL NEILSON
47 STONEWALL RD
ALTON, NH 03809
R.C.R.D. 5231/1684

TAX MAP 272 LOT 7
ALISSA C BOURNIVAL
REV LIVING TRUST
PO BOX 855
NORTH HAMPTON, NH 03862
R.C.R.D. 5572/1895

TAX MAP 272 LOT 6-27
STEVE LOUIE
204 SPRINGBROOK CIR
PORTSMOUTH, NH 03801
R.C.R.D. 5719/1628

TAX MAP 272 LOT 10
RYE PORT PROPERTIES LLC
PO BOX 345
STRATHAM, NH 03885
R.C.R.D. 5083/763

TAX MAP 273 LOT 6
FIRST COLEBROOK BANK
ATTN: FINANCE DEPARTMENT
132 MAIN ST
COLEBROOK, NH 03576
R.C.R.D. 5364/192

TAX MAP 273 LOT 5
BELLWOOD ASSOCIATES LTD PARTNERSHIP
C/O FESTIVAL FUN PARK
PO BOX 543185
DALLAS, TX 75354
R.C.R.D. 3471/2972

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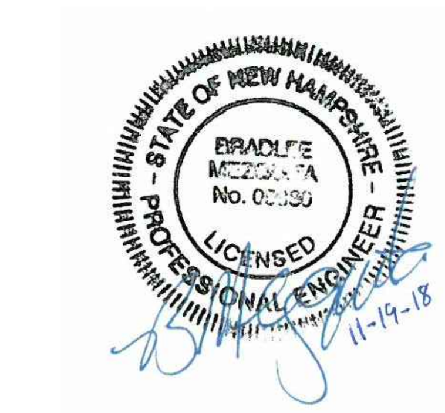


Waterstone Retail Development

Southgate Plaza Redevelopment

Portsmouth, New Hampshire

Mark	Date	Description
A	11/19/18	TAC Submission

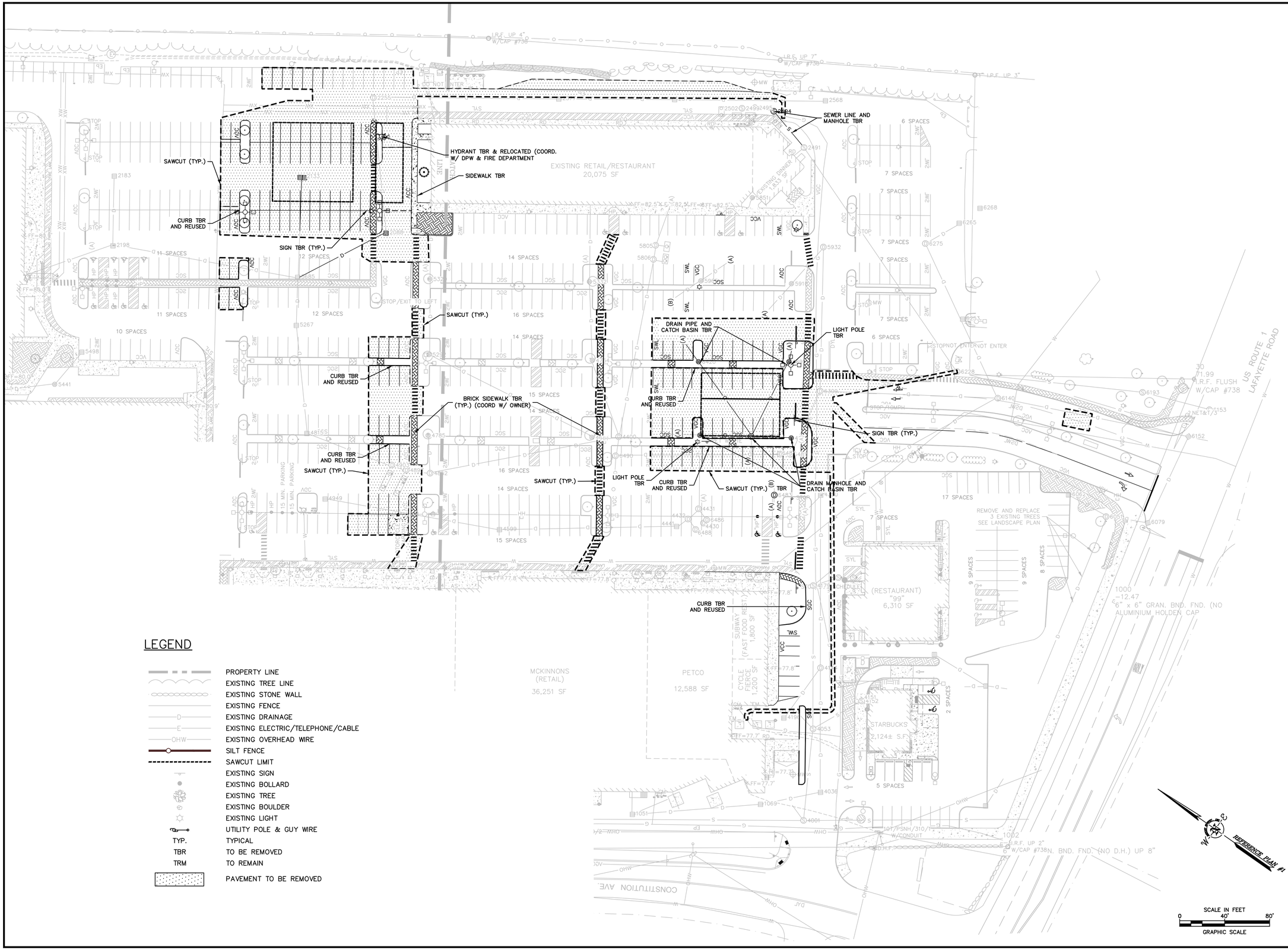
PROJECT NO:	W1725
FILE:	W-1725-4-DSGN.dwg
DRAWN BY:	NAH/CML
CHECKED:	PMC
APPROVED BY:	BLM/PMC

PLAZA GENERAL NOTES SHEET

SCALE: AS SHOWN

C-1

FILENAME: J:\W\W1725 WATERSTONE PORTSMOUTH, NH SOUTHGATE PLAZA\DWG-CAD\DESIGN\W-1725-4-DSGN.DWG
SAVE DATE: 11/19/2018 11:06 AM
PLOT DATE: 11/19/2018 11:11 AM



LEGEND

	PROPERTY LINE
	EXISTING TREE LINE
	EXISTING STONE WALL
	EXISTING FENCE
D	EXISTING DRAINAGE
E	EXISTING ELECTRIC/TELEPHONE/CABLE
OHW	EXISTING OVERHEAD WIRE
	SILT FENCE
	SAWCUT LIMIT
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING TREE
	EXISTING BOULDER
	EXISTING LIGHT
	UTILITY POLE & GUY WIRE
TYP.	TYPICAL
TBR	TO BE REMOVED
TRM	TO REMAIN
	PAVEMENT TO BE REMOVED

SCALE IN FEET
0 40' 80'
GRAPHIC SCALE

FILENAME: J:\W\W1725 WATERSTONE PORTSMOUTH, NH SOUTHGATE PLAZA\DWG-CAD\DESIGN\W-1725-4-DSGN.DWG
SAVE DATE: 11/19/2018 11:06 AM
PLOT DATE: 11/19/2018 11:12 AM

Tighe&Bond
Consulting Engineers
www.tighebond.com

STATE OF NEW HAMPSHIRE – BRADLEY M. CERRUTTI No. 00000 LICENSED PROFESSIONAL ENGINEER 11-19-18

STATE OF NEW HAMPSHIRE – PATRICK M. CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER 11-19-18

Waterstone Retail Development

Southgate Plaza Redevelopment

Portsmouth, New Hampshire

Mark	Date	Description
A	11/19/18	TAC Submission

PROJECT NO:	W1725
FILE:	W-1725-4-DSGN.dwg
DRAWN BY:	NAH/CML
CHECKED:	PMC
APPROVED BY:	BLM/PMC

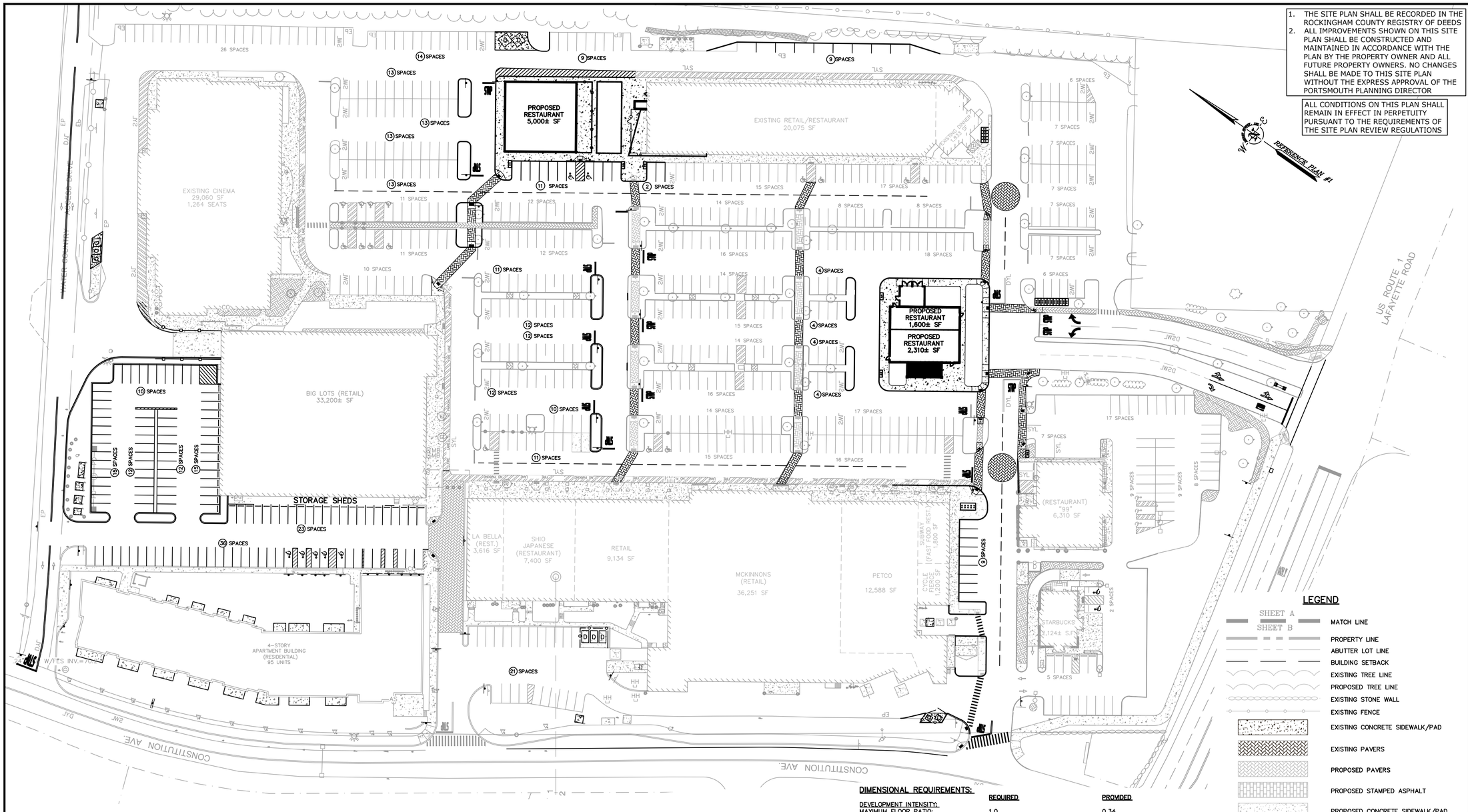
PLAZA EXISTING CONDITIONS / DEMOLITION PLAN

SCALE: AS SHOWN

C-2

1. THE SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS
2. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR

ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS



PARKING CALCULATIONS:

SHOPPING CENTER: MIN.=1 SPACE PER 350 SF GFA
MAX.=1 SPACE PER 250 SF GFA

RESIDENTIAL: MIN.=1.3 SPACE PER DWELLING UNIT
MAX.=1.8 SPACE PER DWELLING UNIT

LOADING CALCULATIONS:

RETAIL: 0 SPACES FOR 0 – 10,000 SF
1 SPACE FOR 10,001 – 25,000 SF
2 SPACES FOR 25,001 – 60,000 SF

OTHER NON–RESIDENTIAL: 0 SPACES FOR 0 – 10,000 SF
1 SPACE FOR 10,001 SF – 40,000 SF

SHOPPING CENTER: TENANT:	AREA (SF):	MIN REQ.'D	PARKING SPACES: MAX. ALLOWED	PARKING SPACES: PROVIDED	LOADING SPACES: MIN REQ'D	LOADING SPACES: PROVIDED
PETCO	±12,588				1	1
CYCLE FIERCE	±1,200				0	1
EXISTING RETAIL/RESTAURANT	±20,075				0	1
LA BELLA	±3,616				0	1
SHIO JAPANESE	±7,400				0	1
BIG LOTS	±33,200				2	2
SUBWAY	±1,800				0	0
THE 99	±6,310				0	1
McKINNON'S	±36,251				2	3
RETAIL	±9,134				0	1
DINER	±1,833				0	1
CINEMA	±29,060				1	1
PROPOSED RESTAURANT	±5,000				2	1
PROPOSED RESTAURANT	±1,600				1	0
PROPOSED RESTAURANT	±2,310				0	0
STARBUCKS	±2,124				0	1
TOTAL SHOPPING CENTER	±173,501	496	694		9	15
RESIDENTIAL:						
PROPOSED RESIDENTIAL (LOBBY)	±2,413	N/A	N/A			
DWELLING UNITS–FLOORS 1–4	95 UNITS	124	171			
TOTAL PARKING		620	865	760		

SITE DATA

LOCATION: 2454 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
MAP 273 LOT 3

ZONING DISTRICT: GATEWAY PLANNED DEVELOPMENT (GPD) IN GATEWAY DISTRICT (GW)

PERMITTED USE: SHOPPING CENTER/RESIDENTIAL

PARKING REQUIREMENTS:

	REQUIRED	MAX. ALLOWED	PROVIDED
TOTAL PARKING SPACES:	617	861	760*
ACCESSIBLE SPACES (2% OF TOTAL):	14		23
VAN ACCESSIBLE SPACES (1 PER 8 ACCESSIBLE SPACES):	3		16
PARKING STALL SIZE:	8.5 FT X 19 FT		9.0 FT X 19 FT
DRIVE AISLE:	24 FT		24 FT, 26 FT

* VARIANCE GRANTED BY BOARD OF ADJUSTMENT ON JULY 24, 2012 FOR UP TO 848 SPACES

LOADING REQUIREMENTS:

	REQUIRED	PROVIDED
TOTAL LOADING SPACES:	9	16
LOADING BERTH SIZE:		
FIRST REQUIRED BERTH:	12 FT X 20 FT	12 FT X 20 FT
ADDITIONAL REQUIRED BERTH:	12 FT X 45 FT	12 FT X 45 FT

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
DEVELOPMENT INTENSITY:		
MAXIMUM FLOOR RATIO:	1.0	0.34 RESIDENTIAL = 104,528 SF NON–RESIDENTIAL = 173,501 SF (RATIO = 278,029 SF/ 814,896 SF)
MINIMUM LOT AREA PER DWELLING UNIT:	237,500 SF (95 UNITS X 2,500 SF/UNIT)	814,896 SF
RESIDENTIAL AREA RATIO:	30% –70%	38%
LOT REQUIREMENTS:		
MINIMUM CONTINUOUS STREET FRONTAGE:	100 FT	±450 FT
MAXIMUM BUILDING COVERAGE	75%	±22.6%
MINIMUM OPEN SPACE:	20%	±20.0%
MINIMUM PERCENT OF LOT FRONTAGE OPEN SPACE OR BUILDING:	60%	±84%
MINIMUM FRONT YARD FROM CENTERLINE OF LAFAYETTE:	70 FT	±151 FT
MAXIMUM FRONT YARD FROM CENTERLINE OF LAFAYETTE:	90 FT	±151 FT(1)
MAXIMUM BUILDING HEIGHT:	45 FT (1.5 x 30FT)	51'–7"(2)
SITE DESIGN STANDARDS:		
PEDESTRIAN ORIENTED SPACE:	9,874 SF (1% OF TOTAL LOT AREA + 1% OF NON–RESIDENTIAL GFA)	34,760 SF
PARKING SETBACKS:	50 FT	±21.9 FT(1)(2)
BICYCLE PARKING:	15% OF OFF–STREET PARKING 678 SPACES*0.15=102 SPACES	108 SPACES
PEDESTRIAN WALKWAY THROUGHOUT SITE:	8 FT	8 FT
WALKWAYS:	150 FT APART IN PARKING LOTS	

(1) EXISTING NON–CONFORMING
(2) WAIVER GRANTED ON APRIL 21, 2016

LEGEND

- MATCH LINE (SHEET A / SHEET B)
- PROPERTY LINE
- ABUTTER LOT LINE
- BUILDING SETBACK
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING STONE WALL
- EXISTING FENCE
- EXISTING CONCRETE SIDEWALK/PAD
- EXISTING PAVERS
- PROPOSED PAVERS
- PROPOSED STAMPED ASPHALT
- PROPOSED CONCRETE SIDEWALK/PAD
- PROPOSED BITUMINOUS CONCRETE
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING LIGHT
- LIGHT POLE BASE
- EXISTING BOLLARD
- PROPOSED BOLLARD
- EXISTING TRAFFIC SIGNAL
- PROPOSED EDGE OF PAVEMENT
- VGC — VERTICAL GRANITE CURBING
- SGC — SLOPED GRANITE CURBING
- MCC — MONOLITHIC CONCRETE CURB
- CCB — CAPE COD BERM
- 3'R — RADIUS
- DYCL — DOUBLE YELLOW CENTERLINE
- SSWL — SINGLE SOLID WHITE LINE
- SDWL — SINGLE DASHED WHITE LINE
- (15) SPACES — PROPOSED PARKING SPACES
- 15 SPACES — EXISTING PARKING SPACES

STATE OF NEW HAMPSHIRE – BRADLEY M. CZERWIN No. 00390 – LICENSED PROFESSIONAL ENGINEER – 11-19-18

STATE OF NEW HAMPSHIRE – PATRICK M. CRIMMINS No. 12378 – LICENSED PROFESSIONAL ENGINEER – 11-19-18

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Waterstone Retail Development

Southgate Plaza Redevelopment

Portsmouth,
New Hampshire

Mark	Date	Description
A	11/19/18	TAC Submission

PROJECT NO:	W1725
FILE:	W-1725-4-DSGN.dwg
DRAWN BY:	NAH/CML
CHECKED:	PMC
APPROVED BY:	BLM/PMC

PLAZA OVERALL SITE PLAN

SCALE: AS SHOWN

C-3

FILENAME: J:\W\W1725 WATERSTONE PORTSMOUTH, NH\ SOUTHGATE PLAZA\DWG–CAD\DESIGN\W–1725–4–DSGN.DWG
SAVE DATE: 11/19/2018 11:06 AM
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CONST. DUMPSTER PAD AND CHAIN LINK FENCE ENCLOSURE

PROPOSED RESTAURANT 5,000± SF

GREEN SPACE

CONST. TIP DOWN RAMP AND DETECTABLE WARNING PANEL

BEGIN VGC (MEET EXISTING)

CONST. COOLER

CONST. PATIO (TYP.)

CONST. R7-8 "RESERVED" AND R7-8A "VAN ACCESSIBLE SIGNS (TYP. OF 2)

CONST. RESIDENTIAL DIRECTIONAL SIGN (S-1R)

CONST. STOP SIGN (R1-1), STOP BAR AND LEGEND

CONST. CONCRETE SIDEWALK

EXISTING RETAIL/RESTAURANT 20,075 SF

CONST. BIKE RACK (TYP. OF 5)

CONST. CANOPY (COORD. W/BUILDING DRAWINGS)

END VGC (MEET EXISTING)

PROPOSED 8' WIDE BRICK CROSSWALK (TYP.)

CONST. RESIDENTIAL DIRECTIONAL SIGNS (S-1L)

CONST. TIP DOWN RAMP AND DETECTABLE WARNING PANEL (TYP.)

EXISTING BRICK SIDEWALKS AND/OR TIP DOWNS TO BE RECONSTRUCTED AS NEEDED (TYPICAL) (CONTRACTOR TO VIF WITH OWNER)

CONST. BRICK PAVER DESIGN (TYP.)

CONST. STOP SIGN (R1-1), STOP BAR AND LEGEND

CONST BRICK PAVER SIDEWALK WITH TIP DOWN RAMPS (TYP)

END SGC MEET/MATCH EXISTING

BEGIN SGC MEET/MATCH EXISTING

END VGC MEET/MATCH EXISTING

BEGIN VGC MEET/MATCH EXISTING

CONST. TIP DOWN RAMP

PROPOSED 8' WIDE BRICK CROSSWALK (TYP.)

PROPOSED BRICK PAVERS (TYP.)

PROPOSED RESTAURANT 1,600± SF

PROPOSED RESTAURANT 2,310± SF

GREEN SPACE

CONST. TIP DOWN RAMP AND DETECTABLE WARNING PANEL

CONST. STOP SIGN (R1-1), STOP BAR AND LEGEND

MEET/MATCH EXISTING CURB

PROPOSED PATIO

CONST. 8FT BRICK PAVER SIDEWALK (TYP.)

CONST. STOP SIGN (R1-1), STOP BAR AND LEGEND

EXISTING BRICK PAVER SIDEWALK TO BE RECONSTRUCTED AS NECESSARY (TYPICAL)

CONST. BRICK PAVER DESIGN (TYP.)

CONST. TIP DOWN RAMP AND DETECTABLE WARNING PANEL (TYP.)

EXISTING BIKE RACK (TYP. OF 3)

CONST. BIKE RACK (TYP. OF 2)

CONST. "LOADING ZONE, NO PARKING 6AM-9AM BETWEEN SIGNS" (LEFT ARROW) SIGN

MCKINNONS (RETAIL) 36,251 SF

PETCO 12,588 SF

SUBWAY (FAST FOOD RES) 1,800 SF

CYCLE FIERCE 1,200 SF

STARBUCKS 2,124± S.F.

CONST. CONCRETE TIP DOWN RAMP AND DETECTABLE WARNING PANEL

CONST. STRIPED CROSSWALK (TYP.)

CONSTITUTION AVE.

US ROUTE 1 LAFAYETTE ROAD

REFERENCE PLAN #1

SCALE IN FEET
0 40' 80'
GRAPHIC SCALE

LEGEND

SHEET A / SHEET B	MATCH LINE
	PROPERTY LINE
	ABUTTER LOT LINE
	BUILDING SETBACK
	EXISTING TREE LINE
	PROPOSED TREE LINE
	EXISTING STONE WALL
	EXISTING FENCE
	EXISTING CONCRETE SIDEWALK/PAD
	EXISTING PAVERS
	PROPOSED PAVERS
	PROPOSED STAMPED ASPHALT
	PROPOSED CONCRETE SIDEWALK/PAD
	PROPOSED BITUMINOUS CONCRETE
	EXISTING SIGN
	PROPOSED SIGN
	EXISTING LIGHT
	LIGHT POLE BASE
	EXISTING BOLLARD
	PROPOSED BOLLARD
	EXISTING TRAFFIC SIGNAL
	PROPOSED EDGE OF PAVEMENT
VGC	VERTICAL GRANITE CURBING
SGC	SLOPED GRANITE CURBING
MCC	MONOLITHIC CONCRETE CURB
CCB	CAPE COD BERM
3'R	RADIUS
DYCL	DOUBLE YELLOW CENTERLINE
SSWL	SINGLE SOLID WHITE LINE
SDWL	SINGLE DASHED WHITE LINE
(15) SPACES	PROPOSED PARKING SPACES
15 SPACES	EXISTING PARKING SPACES

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STATE OF NEW HAMPSHIRE - BRADLEE M. CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER 11-19-18

STATE OF NEW HAMPSHIRE - PATRICK M. CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER 11-19-18

Waterstone Retail Development

Southgate Plaza Redevelopment

Portsmouth, New Hampshire

Mark	Date	Description
A	11/19/18	TAC Submission

PROJECT NO:	W1725
FILE:	W-1725-4-DSGN.dwg
DRAWN BY:	NAH/CML
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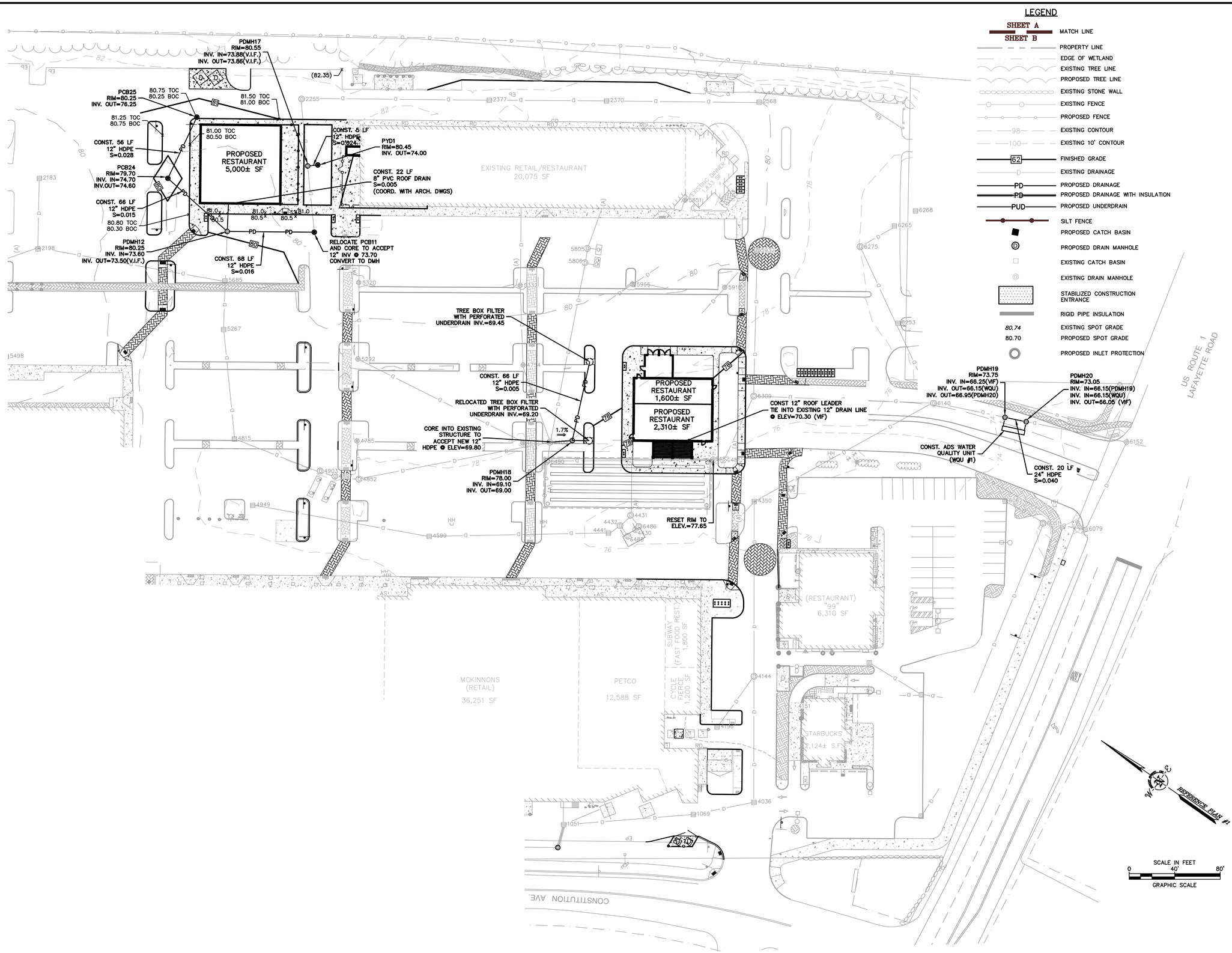
APPROVED BY:	BLM/PMC

PLAZA SITE PLAN

SCALE: AS SHOWN

C-3A



LEGEND

- MATCH LINE (SHEET A / SHEET B)
- PROPERTY LINE
- EDGE OF WETLAND
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING STONE WALL
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING CONTOUR (98)
- EXISTING 10' CONTOUR (100)
- FINISHED GRADE (62)
- EXISTING DRAINAGE
- PROPOSED DRAINAGE (PD)
- PROPOSED DRAINAGE WITH INSULATION (PD)
- PROPOSED UNDERDRAIN (PUD)
- SILT FENCE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- STABILIZED CONSTRUCTION ENTRANCE
- RIGID PIPE INSULATION
- 80.74 EXISTING SPOT GRADE
- 80.70 PROPOSED SPOT GRADE
- PROPOSED INLET PROTECTION

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STATE OF NEW HAMPSHIRE – BRADLEY M. CEDARVA – No. 00000 – LICENSED PROFESSIONAL ENGINEER – 11-19-18

STATE OF NEW HAMPSHIRE – PATRICK M. CRIMMINS – No. 12378 – LICENSED PROFESSIONAL ENGINEER – 11-19-18

Waterstone Retail Development

Southgate Plaza Redevelopment

Portsmouth,
New Hampshire

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PLAZA GRADING, DRAINAGE, AND EROSION CONTROL PLAN

SCALE: AS SHOWN

C-4

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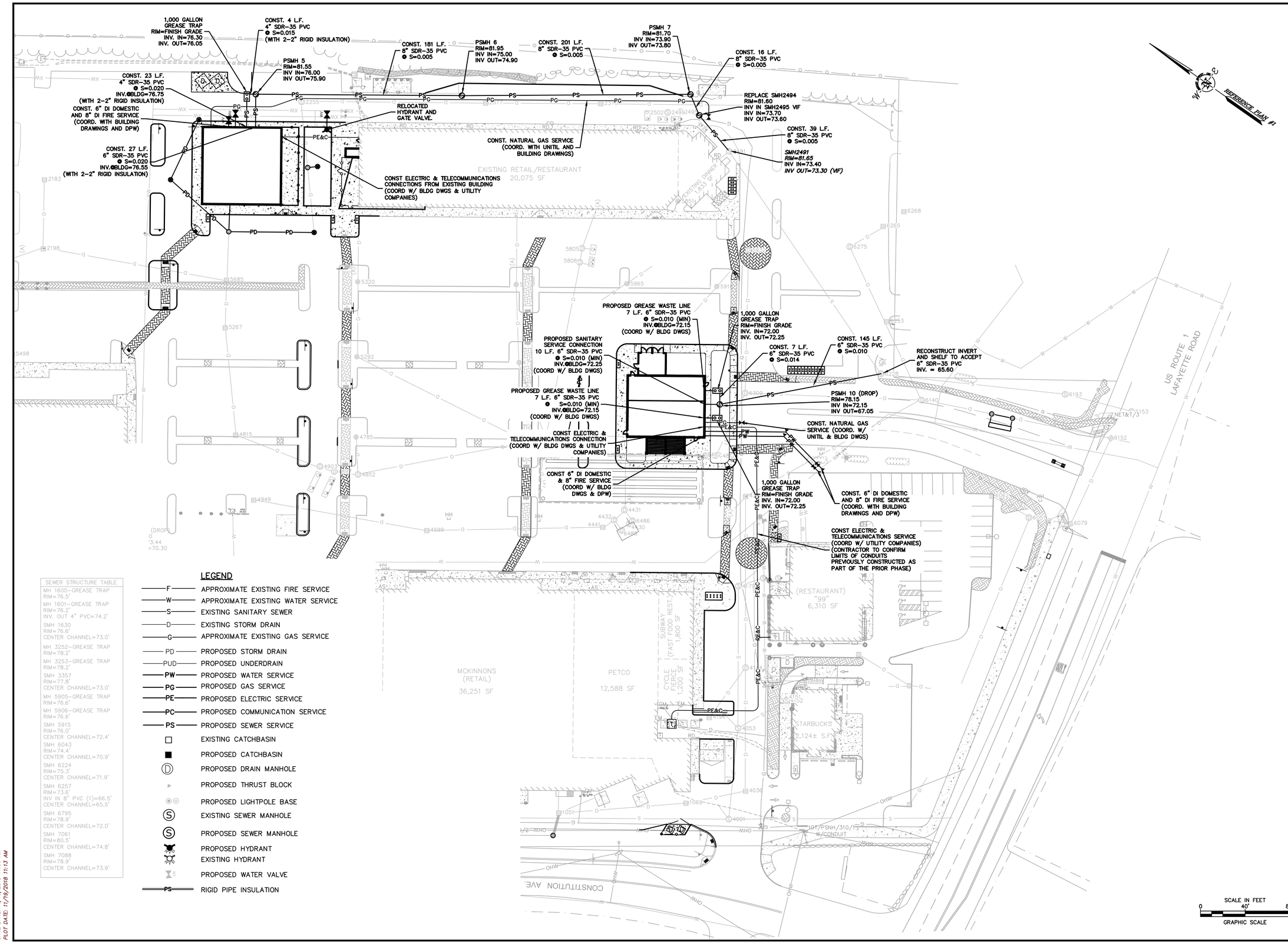

SEWER STRUCTURE TABLE
MH 1600–GREASE TRAP RIM=76.5'
MH 1601–GREASE TRAP RIM=76.2' INV. OUT 4" PVC=74.2'
SMH 1630 RIM=76.6' CENTER CHANNEL=73.0'
MH 3252–GREASE TRAP RIM=78.2'
MH 3253–GREASE TRAP RIM=78.2'
SMH 3357 RIM=77.8' CENTER CHANNEL=73.0'
MH 5905–GREASE TRAP RIM=76.6'
MH 5906–GREASE TRAP RIM=76.6'
SMH 5915 RIM=76.0' CENTER CHANNEL=72.4'
SMH 6043 RIM=74.4' CENTER CHANNEL=70.9'
SMH 6224 RIM=75.3' CENTER CHANNEL=71.9'
SMH 6257 RIM=73.6' INV IN 8" PVC (1)=66.5' CENTER CHANNEL=65.5'
SMH 6795 RIM=78.9' CENTER CHANNEL=72.0'
SMH 7061 RIM=80.5' CENTER CHANNEL=74.8'
SMH 7088 RIM=78.9' CENTER CHANNEL=73.9'

LEGEND

- F — APPROXIMATE EXISTING FIRE SERVICE
- W — APPROXIMATE EXISTING WATER SERVICE
- S — EXISTING SANITARY SEWER
- D — EXISTING STORM DRAIN
- G — APPROXIMATE EXISTING GAS SERVICE
- PD — PROPOSED STORM DRAIN
- PUD — PROPOSED UNDERDRAIN
- PW — PROPOSED WATER SERVICE
- PG — PROPOSED GAS SERVICE
- PE — PROPOSED ELECTRIC SERVICE
- PC — PROPOSED COMMUNICATION SERVICE
- PS — PROPOSED SEWER SERVICE
- □ EXISTING CATCHBASIN
- ■ PROPOSED CATCHBASIN
- Ⓓ PROPOSED DRAIN MANHOLE
- ▸ PROPOSED THRUST BLOCK
- PROPOSED LIGHTPOLE BASE
- Ⓢ EXISTING SEWER MANHOLE
- Ⓢ PROPOSED SEWER MANHOLE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- PS — RIGID PIPE INSULATION

SCALE IN FEET 0 40' 80'
GRAPHIC SCALE

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STATE OF NEW HAMPSHIRE – BRADLEY M. CZERWIN No. 00190 LICENSED PROFESSIONAL ENGINEER 11-19-18

STATE OF NEW HAMPSHIRE – PATRICK M. CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER 11-19-18

Waterstone Retail Development

Southgate Plaza Redevelopment

Portsmouth, New Hampshire

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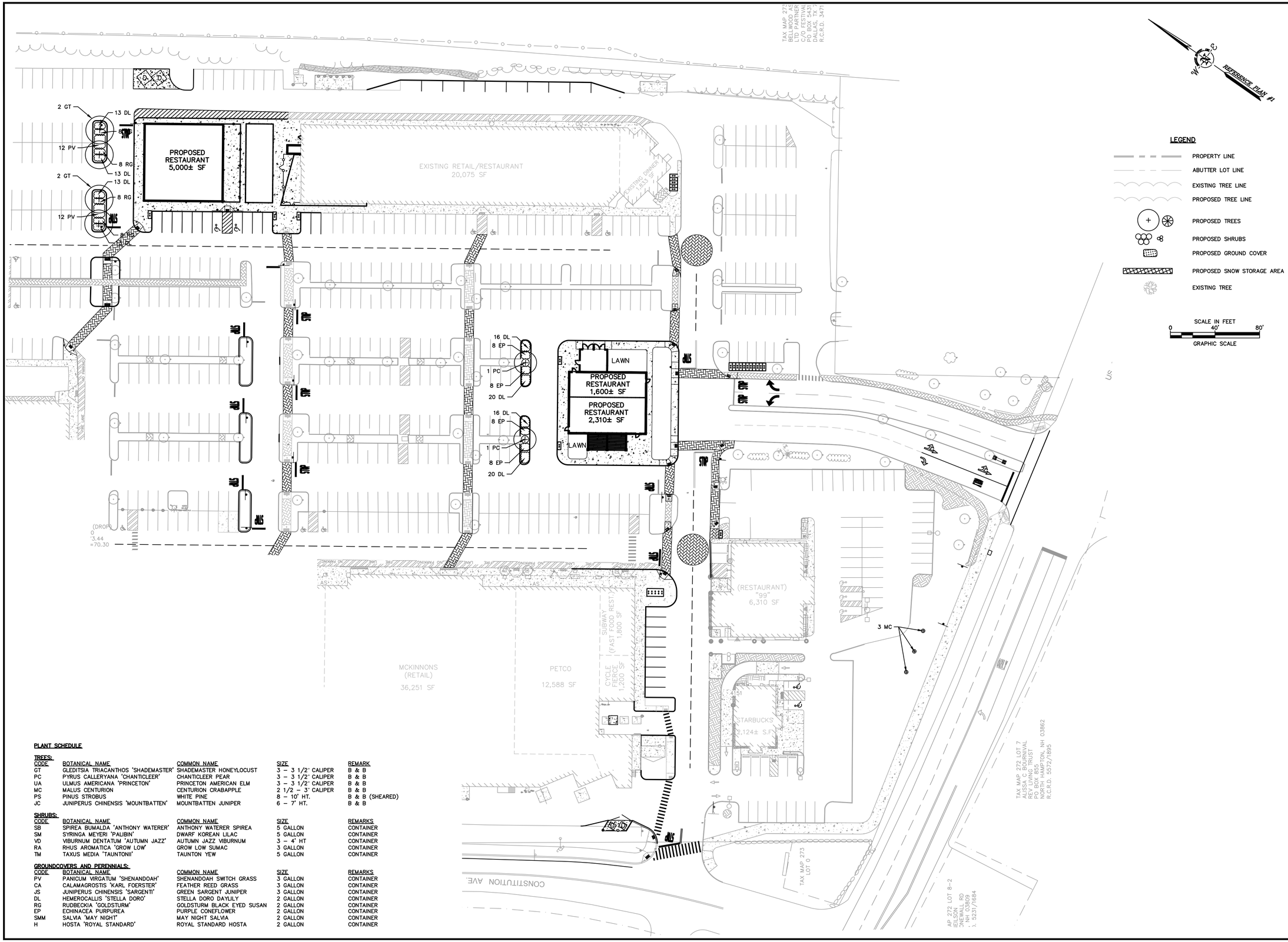
PLAZA UTILITIES PLAN

SCALE: AS SHOWN

C-5



PLANT SCHEDULE

TREES:

CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
GT	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3 – 3 1/2" CALIPER	B & B
PC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	3 – 3 1/2" CALIPER	B & B
UA	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3 – 3 1/2" CALIPER	B & B
MC	MALUS CENTURION	CENTURION CRABAPPLE	2 1/2 – 3" CALIPER	B & B
PS	PINUS STROBUS	WHITE PINE	8 – 10' HT.	B & B (SHEARED)
JC	JUNIPERUS CHINENSIS 'MOUNTBATTEN'	MOUNTBATTEN JUNIPER	6 – 7' HT.	B & B

SHRUBS:

CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SB	SPIREA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	5 GALLON	CONTAINER
SM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GALLON	CONTAINER
VD	VIBURNUM DENTATUM 'AUTUMN JAZZ'	AUTUMN JAZZ VIBURNUM	3 – 4' HT	CONTAINER
RA	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	3 GALLON	CONTAINER
TM	TAXUS MEDIA 'TAUNTONII'	TAUNTON YEW	5 GALLON	CONTAINER

GROUNDCOVERS AND PERENNIALS:

CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
PV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	3 GALLON	CONTAINER
CA	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	3 GALLON	CONTAINER
JS	JUNIPERUS CHINENSIS 'SARGENTI'	GREEN SARGENT JUNIPER	3 GALLON	CONTAINER
DL	HEMEROCALLIS 'STELLA DORO'	STELLA DORO DAYLILY	2 GALLON	CONTAINER
RG	RUDBECKIA 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN	2 GALLON	CONTAINER
EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2 GALLON	CONTAINER
SMM	SALVIA 'MAY NIGHT'	MAY NIGHT SALVIA	2 GALLON	CONTAINER
H	HOSTA 'ROYAL STANDARD'	ROYAL STANDARD HOSTA	2 GALLON	CONTAINER

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STATE OF NEW HAMPSHIRE – BRADLEY MCGRATH No. 00130 LICENSED PROFESSIONAL ENGINEER – 11-19-18

STATE OF NEW HAMPSHIRE – PATRICK M. CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER – 11-19-18

Waterstone Retail Development

Southgate Plaza Redevelopment

Portsmouth, New Hampshire

Mark	Date	Description
A	11/19/18	TAC Submission

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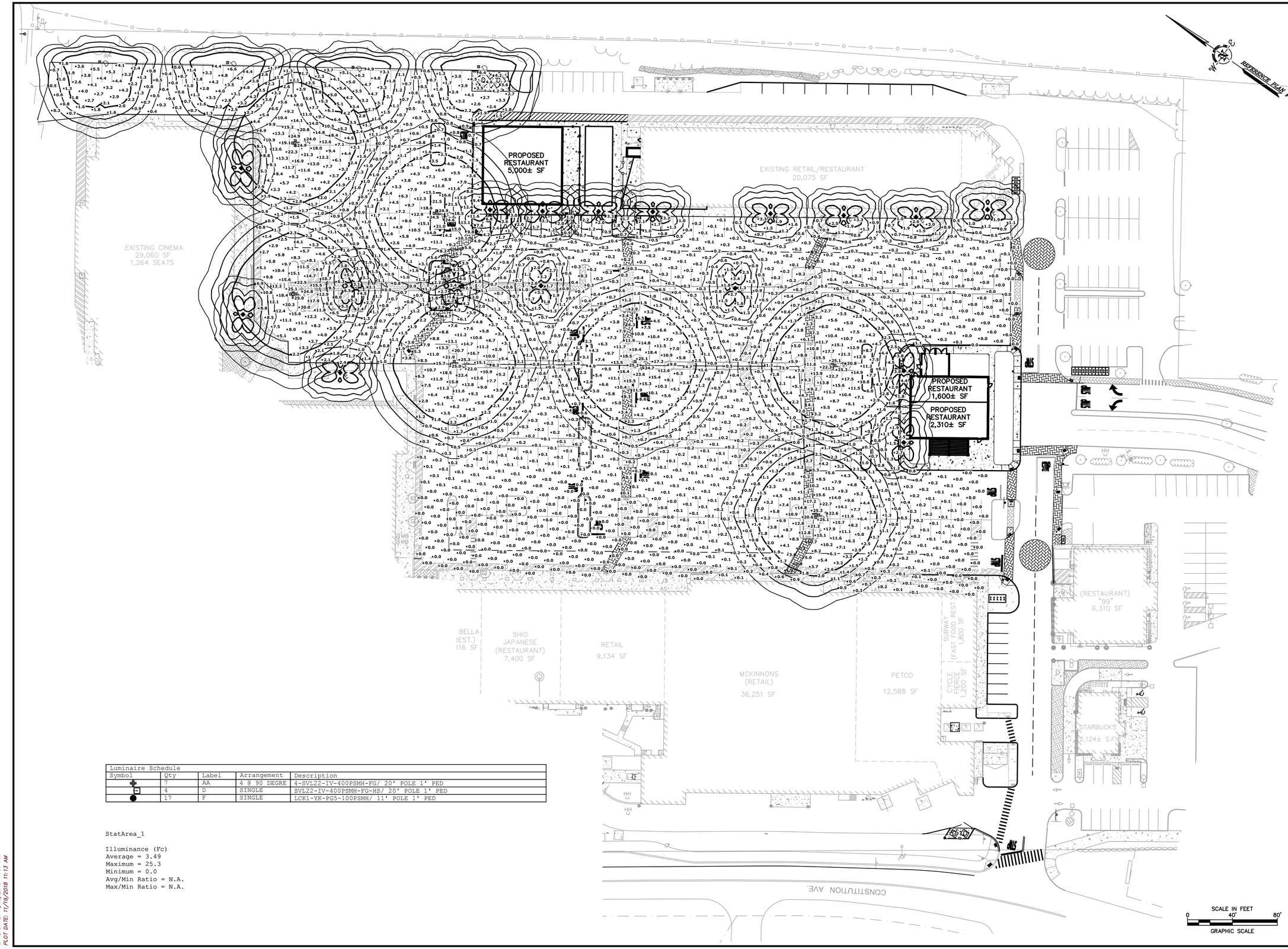
PLAZA LANDSCAPE PLAN

SCALE: AS SHOWN

C-6



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	7	AA	4 @ 90 DEGRE	4-SVL22-IV-400PSMH-FG/ 20' POLE 1' PED
	4	D	SINGLE	SVL22-IV-400PSMH-FG-HS/ 20' POLE 1' PED
	17	F	SINGLE	LCK1-YK-PG5-100PSMH/ 11' POLE 1' PED

StatArea_1

Illuminance (Fc)
Average = 3.49
Maximum = 25.3
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

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BRADLEY M. GOUGH No. 00390 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE 11-19-18

PATRICK M. CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE 11-19-18

Waterstone Retail Development

Southgate Plaza Redevelopment

Portsmouth,
New Hampshire

Mark	Date	Description
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APPROVED BY:	BLM/PMC

PLAZA PHOTOMETRICS PLAN

SCALE: AS SHOWN

C-7

PROJECT NAME AND LOCATION
SOUTHGATE PLAZA
2454 LAFAYETTE ROAD
PORTSMOUTH, NH 03801

LATITUDE: 43°-02'-06"N
LONGITUDE: 70°-47'-06"W

DESCRIPTION
THE PROJECT CONSISTS OF THE REDEVELOPMENT OF AN EXISTING SHOPPING CENTER WITH ASSOCIATED PARKING, GRADING, UTILITIES, AND LANDSCAPING. THE WORK IS ANTICIPATED TO START IN SPRING 2016, AND BE COMPLETED BY SPRING 2017.

DISTURBED AREA
THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY ±12.4 ACRES.

SOIL CHARACTERISTICS
BASED ON THE NRCS SOIL SURVEY FOR ROCKINGHAM COUNTY THE SOILS CONSIST OF PREVIOUSLY DEVELOPED URBAN SOILS WHICH HAVE UNKNOWN DRAINAGE PROPERTIES.

SEQUENCE OF MAJOR ACTIVITIES
1. CUT AND CLEAR TREES.
2. CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS THAT WILL INFLUENCE STORMWATER RUNOFF SUCH AS
   - NEW CONSTRUCTION
   - DEVELOPMENT OF BORROW PIT AREAS
   - DISPOSAL OF SEDIMENT SPOIL, STUMP AND OTHER SOLID WASTE
   - STREAM CHANNEL MODIFICATIONS
   - CONTROL OF DUST
   - CONSTRUCTION OF ACCESS AND HAUL ROAD
   - NEARNESS OF CONSTRUCTION SITE TO RECEIVING WATERS
   - CONSTRUCTION DURING LATE WINTER AND EARLY SPRING
3. ALL PERMANENT DITCHES, SWALES, DETENTION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPS PRIOR TO DIRECTING RUNOFF TO THEM.
4. CLEAR AND DISPOSE OF DEBRIS.
5. CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS AS REQUIRED.
6. GRADE AND GRAVEL ROADWAYS AND PARKING AREAS – ALL ROADS AND PARKING AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
7. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
8. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.
9. FINISH PAVING ALL ROADWAYS AND PARKING LOTS.
10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
12. REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS APPROPRIATE AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

NAME OF RECEIVING WATERS
THE STORM WATER RUNOFF WILL BE COLLECTED IN A CLOSED DRAINAGE SYSTEM WHICH ULTIMATELY DISCHARGES INTO THE LITTLE HARBOR.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES
A. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN TWENTY ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL CUT AND FILL SLOPES AND ROADWAYS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. STABILIZATION MEASURES TO BE USED INCLUDE:
   1. TEMPORARY SEEDING
   2. MULCHING
   3. STONE RIP RAP
   4. JUTE MATTING
B. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH HAYBALE BARRIERS AND SILT FENCES. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY NOVEMBER 15.
C. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
   1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
   2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
   3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED.
   4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

WINTER CONSTRUCTION STABILIZATION PRACTICES
A. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
B. ALL DITCHES AND SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR DESIGN FLOW CONDITIONS; AND
C. AFTER NOVEMBER 15TH, INCOMPLETE ROAD WORK OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVER PER NHDOT ITEM 304.3.

OFF SITE VEHICLE TRACKING
THE CONTRACTOR SHALL CONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS
A. GENERAL
THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.
   1. ALL SWALES SHALL BE STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
   2. THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDED AT ONE TIME. UNDER NO CIRCUMSTANCES SHALL MORE THAN 5.0 ACRES OF THE PROJECT SITE BE UNSTABILIZED AT ONE TIME.
   3. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 1/2 INCH OR GREATER.
   4. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
   5. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE OR HAYBALE BARRIERS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE OR BALE.
   6. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
   7. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
   8. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
   9. A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), WILL BE RESPONSIBLE FOR INSPECTIONS AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES.
   10. THE EROSION CONTROL PROCEDURES SHALL CONFORM TO THE "NEW HAMPSHIRE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION" PREPARED BY THE ROCKINGHAM COUNTY SOIL AND WATER CONSERVATION DISTRICT.
      A. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE, OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL CODES OR SPECIFICATIONS.
      B. THE USE OF SAND FOR THE PURPOSE OF PEDESTRIAN SAFETY AND SAFE DRIVING CONDITION SHALL BE MINIMIZED.
      C. THE OWNER SHALL CLEAN ALL CATCH BASINS, DRAIN MANHOLES AND SWEEP THE PARKING LOT ON AN ANNUAL BASIS.

B. FILTERS
   1. SILT FENCE
      A. SYNTHETIC FILTER FABRIC SHALL BE A PREVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS:

PHYSICAL PROPERTY	TEST	REQUIREMENTS
FILTERING EFFICIENCY	VTM-51	75% MINIMUM
TENSILE STRENGTH AT	VTM-52	EXTRA STRENGTH
20% MAXIMUM ELONGATION*		50 LB/LINEAR IN (MIN.)
		STANDARD STRENGTH
		30 LB/LINEAR IN (MIN.)
FLOW RATE	VTM-51	0.3 GAL/SF/MIN (MIN.)

* REQUIREMENTS REDUCED BY 50 PERCENT AFTER SIX (6) MONTHS OF INSTALLATION.

      B. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX (6) MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES F TO 120 DEGREES F.
      C. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED THIRTY-SIX (36) INCHES.
      D. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST, WITH A MINIMUM SIX (6) INCH OVERLAP, AND SECURELY SEALED.
      E. POSTS SHALL BE SPACED A MAXIMUM OF TEN (10) FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 16 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
      F. POSTS FOR SILT FENCES SHALL BE EITHER 4-INCH DIAMETER WOOD OR 1.33 POUNDS PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE A MAXIMUM MESH SPACING OF 6 INCHES.
      G. WIRE FENCE REINFORCEMENT FOR SILT FENCES USING STANDARD STRENGTH FILTER CLOTH SHALL BE A MINIMUM OF 42 INCHES IN HEIGHT, A MINIMUM OF 14 GAUGE AND SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
      H. A TRENCH SHALL BE EXCAVATED APPROXIMATELY FOUR (4) INCHES WIDE AND FOUR (4) INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
      I. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST ONE (1) INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND NO MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACES.
      J. THE "STANDARD STRENGTH" FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND EIGHT (8) INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
      K. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM (I) APPLYING.
      L. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
      M. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAS BEEN PERMANENTLY STABILIZED.
   2. SEQUENCE OF INSTALLATION
   SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
   3. MAINTENANCE
      A. STRAW/HAY BALE BARRIER AND SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.
      B. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
      C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD (1/3) THE HEIGHT OF THE BARRIER.
      D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

C. MULCHING
   1. TIMING
   IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS:
      A. APPLY MULCH PRIOR T O ANY STORM EVENT. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE IN CONCORD, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
      B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD. THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON A AREA, THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOILERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
   2. APPLICATION RATE
   MULCH SHALL BE APPLIED AT A RATE OF BETWEEN 1.5 TO 2 TONS PER ACRE, OR 90 TO 100 POUNDS PER 1000 SQUARE FEET. THE MINIMUM MULCH REQUIREMENT, REGARDLESS OF APPLICATION RATE IS THAT SOIL MUST NOT BE VISIBLE.
   3. GUIDELINES FOR WINTER MULCH APPLICATION.
   WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH. NO MULCH IS TO BE APPLIED OVER MORE THAN TWO (2) INCHES OF SNOW. IF SNOW DEPTH IS GREATER THAN TWO (2) INCHES IT SHALL BE REMOVED BEFORE MULCHING.
   4. MAINTENANCE
   ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.
   5. EXCELSIOR MATTING
   EXCELSIOR MATTING SHALL BE USED IN PLACE OF MULCH ON ALL SLOPES STEEPER THAN 3:1.
   6. SLOPES
   ALL SLOPES GREATER THAN 15% DURING THE REGULAR CONSTRUCTION SEASON ARE TO HAVE NETTING OVER MULCH OR COMBINATION EROSION CONTROL MAT USED (MULCH AND NET). THIS APPLIES TO ALL SLOPES GREATER THAN 8% AFTER OCTOBER 1. MULCHING IS REQUIRED OVER HYDROSEEDING.

D. TEMPORARY GRASS COVER
   1. SEED BED PREPARATION
   APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE.
   2. SEEDING
      A. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE.
      B. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
      C. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH,MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING.
   3. MAINTENANCE
   TEMPORARY SEEDINGS SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).

E. PERMANENT MULCHING
   1. TIMING
      A. APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS THAT RESIST DECOMPOSITION SUCH AS WOOD CHIPS OR CRUSHED STONE TO THE SOIL SURFACE WHERE VEGETATION STABILIZATION IS EITHER IMPRACTICAL OR DIFFICULT TO ESTABLISH.
      B. WINTER STABILIZATION SHALL MEET OR EXCEED THE FOLLOWING REQUIREMENTS.
   2. CONSIDERATIONS
      A. PERMANENT MULCHING SHALL BE USED TO STABILIZE CHRONIC EROSION AREAS WHICH RECEIVE HEAVY FOOT OR VEHICLE TRAFFIC. NOT INTENDED FOR AREAS OF CONCENTRATED FLOWS.
      B. IF WOOD CHIPS ARE USED IN LANDSCAPED AREAS (TREES & SHRUBS), A SUPPLEMENTAL APPLICATION OF CHEMICAL FERTILIZER SHOULD BE APPLIED AT A RATE OF TWO POUNDS OF 5-10-5 PER 100 SQUARE FEET OF MULCH.
      C. IF CRUSHED STONE IS USED, A PLASTIC FILTER CLOTH SHALL BE PLACED BETWEEN THE GROUND AND THE STONE.
   3. SPECIFICATIONS
      A. WOOD CHIPS OR AGGREGATE SHALL BE USED ON SLOPES NO STEEPER THAN 3 HORIZONTALLY ON 1 VERTICALLY.
      B. PERMANENT MULCH SHALL BE 3 INCHES OR MORE IN DEPTH.
      C. WOOD CHIPS SHALL BE APPLIED AT A RATE OF 500-900 POUNDS PER 1,000 SQUARE FEET OR 10-20 TONS PER ACRE. WOOD CHIPS SHALL BE GREEN OR AIR-DRIED AND FREE OF OBJECTIONABLE COARSE MATERIALS.
      D. AGGREGATE COVER (GRAVEL, CRUSHED STONE OR SLAG) SHALL BE WASHED, 1/4 INCH TO 2 $\frac{1}{2}$ INCHES AND APPLIED AT A RATE OF 9 CUBIC YARDS PER 1,000 SQUARE FEET.
   4. MAINTENANCE
      A. WOOD CHIPS SHALL BE MONITORED FOR DECOMPOSITION AND NEW APPLICATIONS MADE.
      B. CRUSHED STONE SHALL BE MONITORED FOR WASH OUT AND SLIPPING DOWN SLOPE. IF EITHER OCCUR, NEW MATERIAL SHALL BE PROVIDED ON THE BARREN AREAS.

F. VEGETATIVE PRACTICE
   1. FOR PERMANENT MEASURES AND PLANTINGS.
      A. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 3 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.
      B. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER.
      C. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH.
      D. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.
      E. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE.
      F. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.
      G. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED.
      H. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

SLOPE SEED	
CREEPING RED FESCUE	80 LBS/ACRE
TALL FESCUE	80 LBS/ACRE
REDTOP	8 LBS/ACRE

GENERAL COVER	
CREEPING RED FESCUE	50 LBS/ACRE
KENTUCKY BLUEGRASS	100 LBS/ACRE
PERRENIAL RYE GRASS	50 LBS/ACRE

IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.

G. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL)
FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

H. STORM DRAIN INLET PROTECTION
   1. SILT SACK
      A. SACK SHALL BE INSTALLED WITHIN CATCHBASIN, MAKING SURE EMPTY STRAPS ARE LAID FLAT OUTSIDE THE BASIN.
      B. SACK SHALL FIT TIGHTLY WITHIN THE BASIN TO PREVENT SEDIMENT FROM GOING THROUGH ANY GAPS.
      C. ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAINSTORM AND REPAIRS MADE AS NECESSARY.
      D. SEDIMENT SHOULD BE REMOVED FROM THE DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE-THIRD THE DEPTH OF THE TRAP.
      E. SILT SACK SHALL BE REMOVED UPON THE COMPLETION OF PROJECT.

I. STABILIZED CONSTRUCTION ENTRANCE
   1. SPECIFICATIONS
      A. AGGREGATE SIZE: USE TWO (2) INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
      B. AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.
      C. WIDTH: TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS.
      D. LENGTH: AS REQUIRED, BUT NOT LESS THAN FIFTY (50) FEET
      E. GEOTEXTILE: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED.
      F. CRITERIA FOR GEOTEXTILE: THE FABRICS SHALL BE TREVIA SPUNBOND 1135, MIRAFI 600X OR EQUAL.
   2. MAINTENANCE
   THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES OR WATERWAYS.

TIMING OF CONTROLS/MEASURES
THE MAXIMUM AREA TO BE DISTURBED AT ONE TIME SHALL BE KEPT UNDER FIVE (5) ACRES. A PHASING PLAN DESCRIBING THE AREAS TO BE DISTURBED SHALL BE SUBMITTED TO THE DESIGN ENGINEER AND NHDES. AN INDEPENDENT MONITORING COMPANY SHALL BE HIRED BY THE CONTRACTOR TO MONITOR ALL EROSION CONTROL DEVICES.

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF ANY WETLAND OR STREAM, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND HAYBALE BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

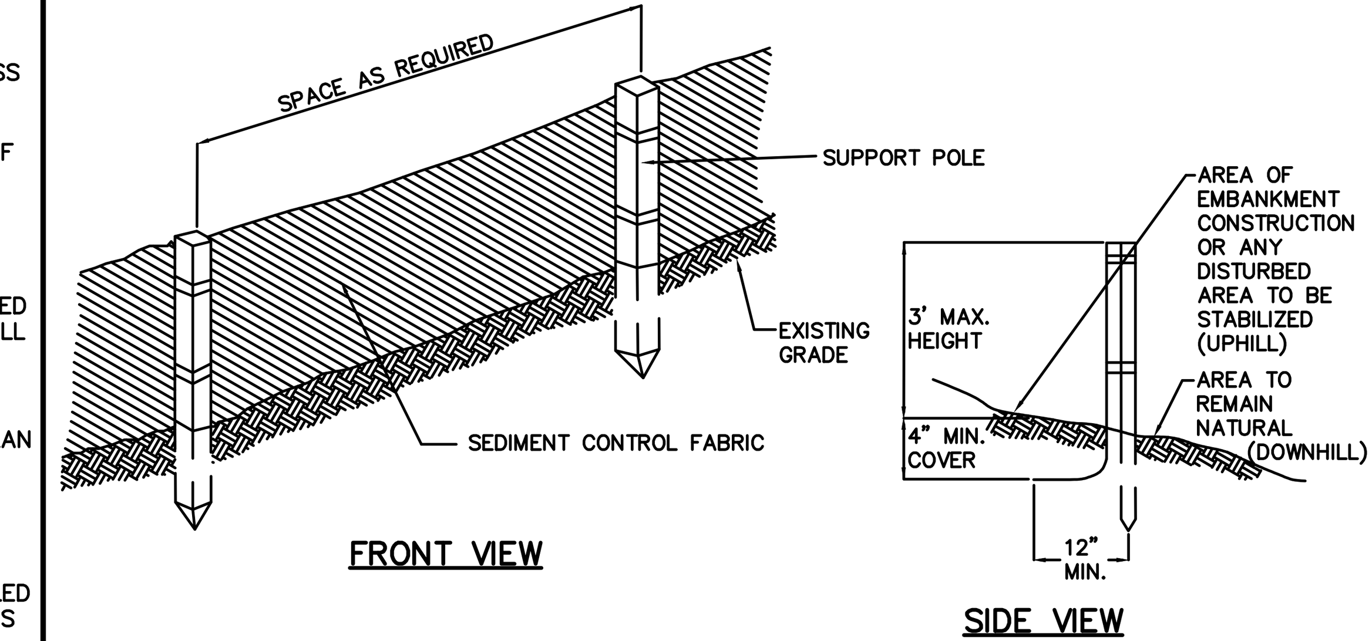
WASTE DISPOSAL
A. WASTE MATERIALS
ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
B. HAZARDOUS WASTE
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
C. SANITARY WASTE
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION
A. MATERIAL MANAGEMENT PRACTICES
THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
   1. GOOD HOUSEKEEPING:
   THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:
      A. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
      B. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
      C. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
      D. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
      E. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
      F. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
   2. HAZARDOUS PRODUCTS:
   THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
      A. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
      B. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
      C. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
B. PRODUCT SPECIFICATION PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:
   1. PETROLEUM PRODUCTS:
   ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
   2. FERTILIZERS:
   FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
   3. PAINTS:
   ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
C. SPILL CONTROL PRACTICES
IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
   1. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
   2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
   3. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
   4. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
   5. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
   6. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT RECURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
   7. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
D. VEHICLE FUELING AND MAINTENANCE PRACTICE:
   1. EFFORTS SHOULD BE MADE TO PERFORM EQUIPTMENT/VEHICAL FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY.
   2. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY.
   3. IF POSSIBLE KEEP AREA COVERED.
   4. KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA.
   5. VEHICLES SHALL BE INSPECTED REGULARLY FOR LEAKS AND DAMAGE.
   6. USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

DUST CONTROL:
THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

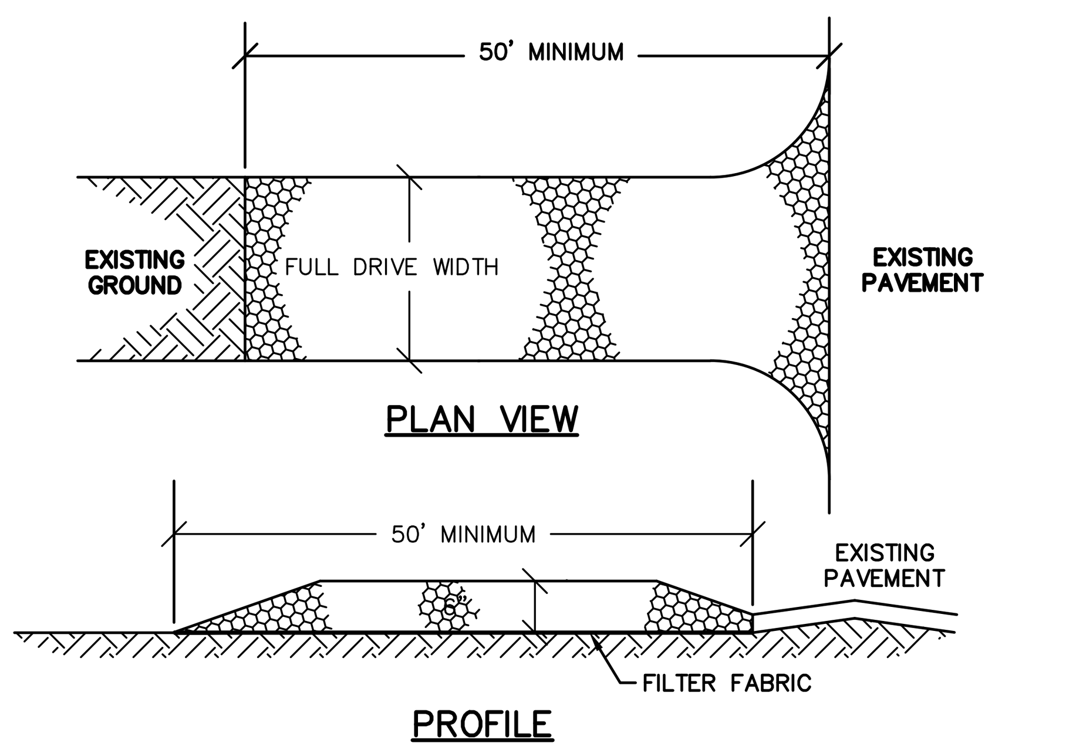
CONCRETE WASHOUT AREA:
1. THE CONCRETE CONTRACTOR SHOULD BE ENCURAGED WHERE POSSIBLE, TO USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY.
2. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER.
3. WASHOUT AREAS SHOULD ALSO BE PROVIDED FOR PAINT AND STUCCO OPERATIONS.
4. ATTEMPTS SHOULD BE MADE TO LOCATE WASHOUT AREA A LEAST 50 YARDS AWAY FROM STORM DRAINS AND WATER WAYS WHENEVER POSSIBLE.
5. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES:
1. DISCHARGES FROM FIRE-FIGHTING ACTIVITIES
2. FIRE HYDRANT FLUSHINGS
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED
4. WATER USED TO CONTROL DUST
5. POTABLE WATER INC. UNCONTAMINATED WATER LINE FLUSHINGS
6. ROUTINE EXTERNAL BUILDING WASH DOWN -NO DETERGENTS
7. PAVEMENT WASH WATERS -NO SPILLS OR DETERGENTS
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATE
9. UNCONTAMINATED GROUND WATER OR SPRING WATER
10. FOUNDATION OR FOOTING DRAINS -NOT CONTAMINATED
11. UNCONTAMINATED EXCAVATION DEWATERING
12. LANDSCAPE IRRIGATION



NOTES:
1. SEE EROSION CONTROL NOTES FOR MATERIAL, INSTALLATION AND MAINTENANCE REQUIREMENTS.

SILT FENCE
NOT TO SCALE



NOTE:
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STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

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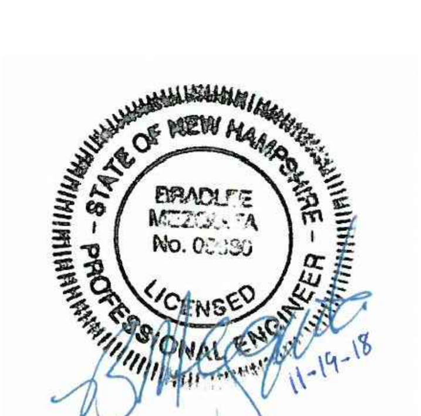
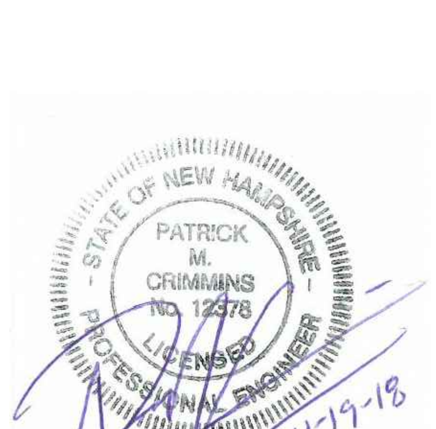




Waterstone Retail Development

Southgate Plaza Redevelopment

Portsmouth,
New Hampshire

Mark	Date	Description
A	11/19/18	TAC Submission

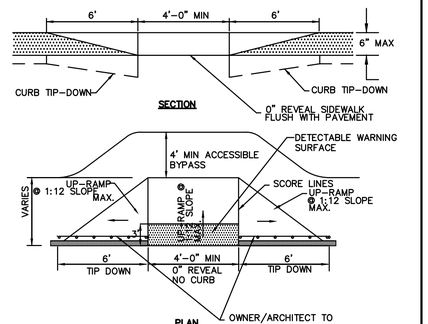
PROJECT NO:	W1725
FILE:	W-1725-4-DETAILS.dwg
DRAWN BY:	NAH/CML
CHECKED:	PMC
APPROVED BY:	BLM/PMC

EROSION CONTROL NOTES AND DETAILS SHEET

SCALE: AS SHOWN

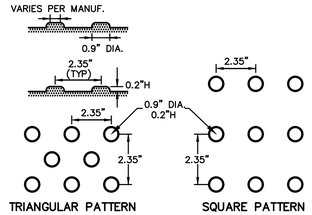
C-8

FILENAME: J:\W\W1725 WATERSTONE PORTSMOUTH, NH SOUTHGATE PLAZA\DWG-CAD\DESIGN\W-1725-4-DETAILS.DWG
SAVE DATE: 11/19/2018 11:07 AM
PLOT DATE: 11/19/2018 11:14 AM



NOTES:
1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS
2. RAMPS SHALL BE 6" THICK WITH WWF OR FIBER REINFORCED CONCRETE (4,000 PSI)
3. PROVIDE 6" COMPACTED CRUSHED GRAVEL BASE BENEATH RAMPS.
4. DETECTABLE WARNING STRIP SHALL BE CAST IRON. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

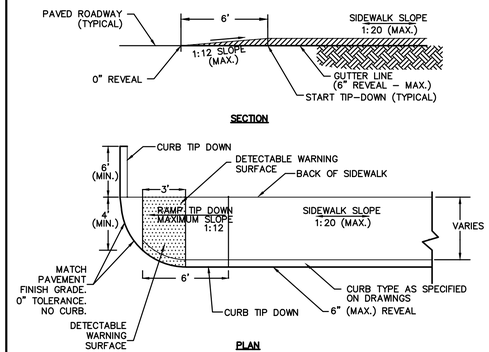
HANDICAP ACCESSIBLE RAMP
NOT TO SCALE



(EITHER PATTERN IS ACCEPTABLE)

NOTE:
CURB RAMPS MUST HAVE A DETECTABLE WARNING FEATURE EXTENDING THE FULL WIDTH AND DEPTH OF THE RAMP (MID-WALK "IN-LINE" RAMPS ONLY NEED DETECTABLE WARNINGS AT WALK/PARKING TRANSITION). THE DETECTABLE SURFACE MUST CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES. THE TEXTURE OF THE DETECTABLE WARNING FEATURE MUST CONTRAST WITH THE SURROUNDING SURFACES (EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT).

DETECTABLE WARNING SURFACE
NOT TO SCALE



NOTES:
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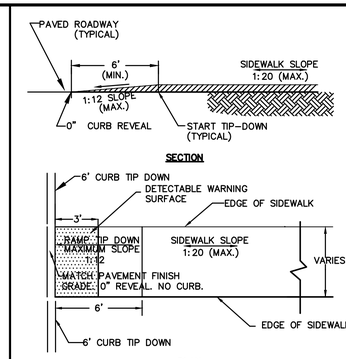
4. DETECTABLE WARNING STRIP SHALL BE CAST IRON. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

CORNER TIP DOWN RAMP
NOT TO SCALE



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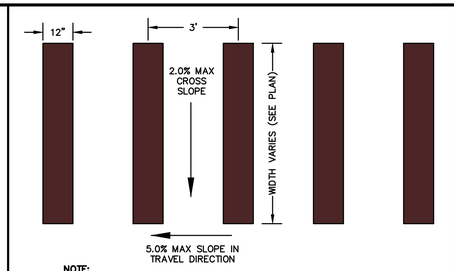
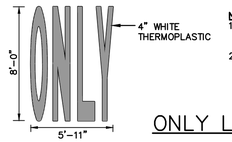
SIDEWALK TIP-DOWN RAMP
NOT TO SCALE



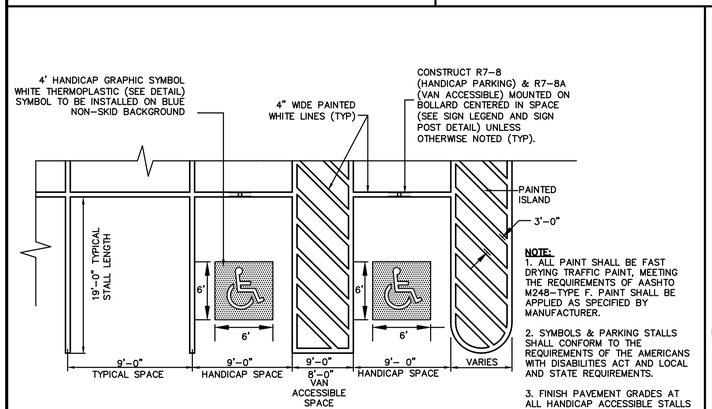
NOTE:
STRIPING SHALL BE CONSTRUCTED USING WHITE THERMO PLASTIC, REFLECTERIZED PAVEMENT MARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505

CROSSWALK STRIPING
NOT TO SCALE



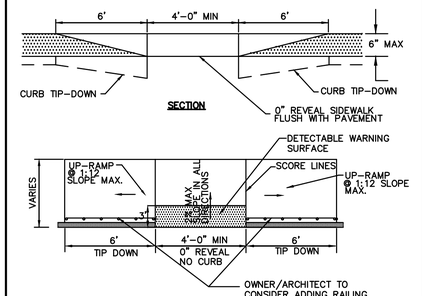
NOTE:
1. PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS AS SHOWN ON SITE PLAN.
2. STRIPING SHALL BE CONSTRUCTED USING WHITE THERMO PLASTIC, REFLECTERIZED PAVEMENT MARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505

ONLY LEGEND



NOTE:
1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
3. FINISH PAVEMENT GRADES AT ALL HANDICAP ACCESSIBLE STALLS AND PAINTED ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

STALL STRIPING-SINGLE STRIPE
NOT TO SCALE



NOTES:
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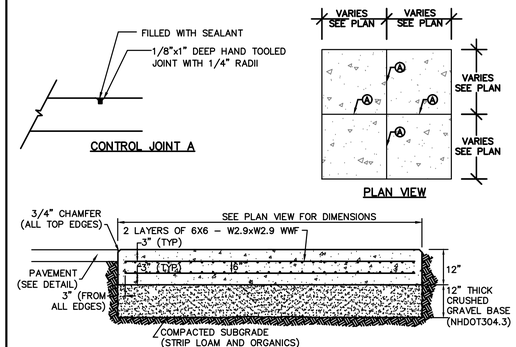
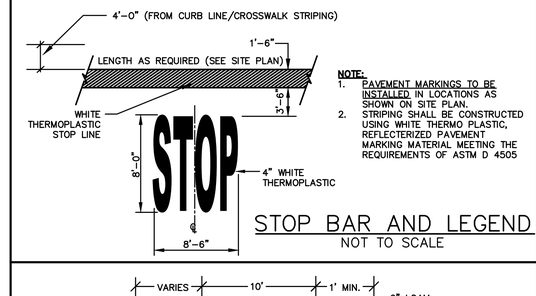
2. RAMPS SHALL BE 6" THICK WITH WWF OR FIBER REINFORCED CONCRETE (4,000 PSI)
3. PROVIDE 6" COMPACTED CRUSHED GRAVEL BASE BENEATH RAMPS.
4. DETECTABLE WARNING STRIP SHALL BE CAST IRON. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

HANDICAP TIP DOWN RAMP
NOT TO SCALE



NOTES:
1. CONCRETE TO BE 4000 PSI, 7% AIR ENTRAINED
2. STANDARD BROOM FINISH.

DUMPSTER PAD
NOT TO SCALE

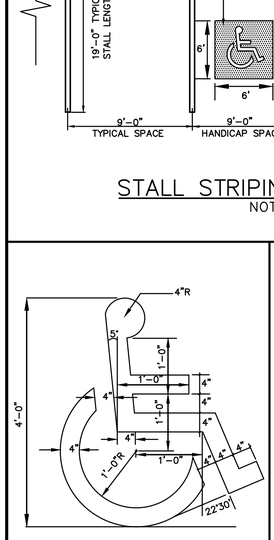


NOTE:
1. PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS AS SHOWN ON SITE PLAN.
2. STRIPING SHALL BE CONSTRUCTED USING WHITE THERMO PLASTIC, REFLECTERIZED PAVEMENT MARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505

STOP BAR AND LEGEND
NOT TO SCALE

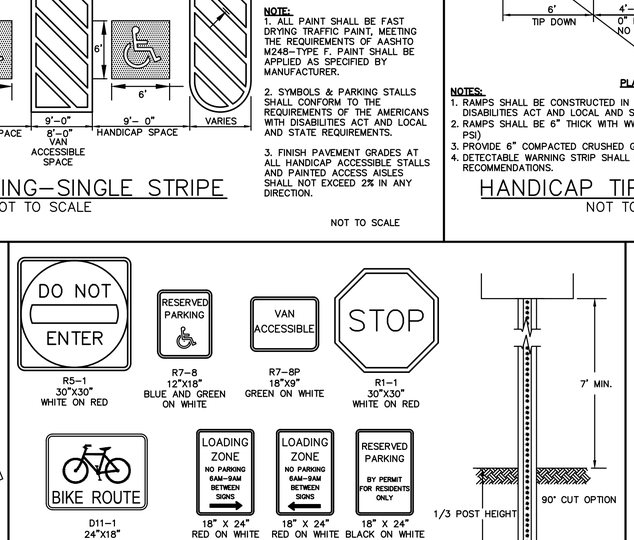
CROSS-SECTION

MULTI-USE PATH
NOT TO SCALE



NOTES:
1. SYMBOL SHALL BE CONSTRUCTED IN ALL ACCESSIBLE SPACES USING WHITE THERMOPLASTIC, REFLECTORIZED PAVEMENT PARKING MATERAL MEETING THE REQUIREMENTS OF ASTM D 4505.
2. SYMBOL SHALL BE CONSTRUCTED TO THE LATEST ADA, STATE AND LOCAL REQUIREMENTS.

ACCESSIBLE SYMBOL
NOT TO SCALE

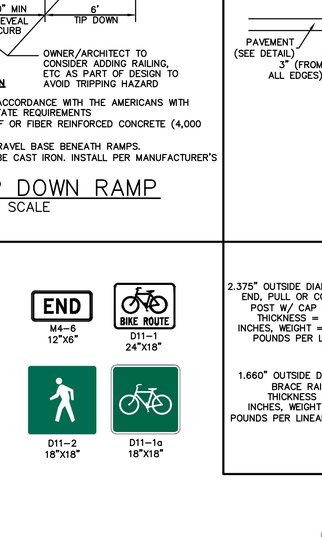


LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASSTM A-576 (GRADE 1070 - 1080)

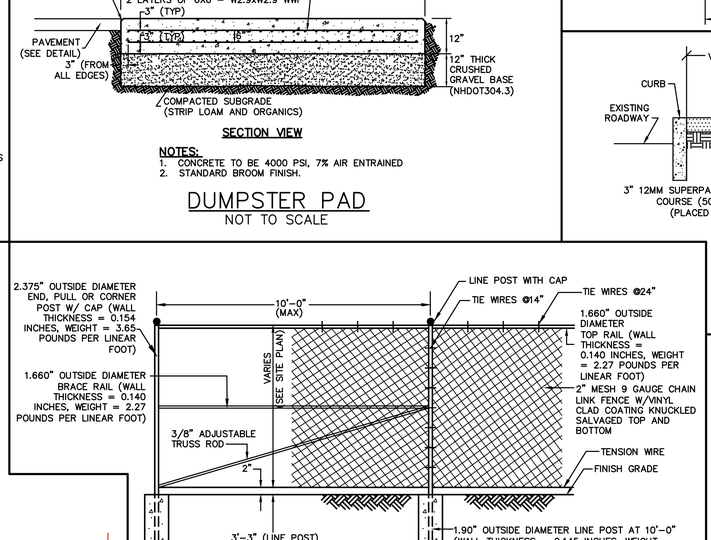
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN BAKED ON OR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

NOTE:
ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

SIGN LEGEND & SIGN POST
NOT TO SCALE



MULTI-USE PATH SIGNS
NOT TO SCALE



NOTES:
1. CORNER POSTS SHALL BE USED AT SHARP BREAKS IN GRADE AND CHANGES IN HORIZONTAL ALIGNMENT OF 15° OR MORE.
2. POSTS, RAILS & BRACES SHALL BE TYPE I, SCHEDULE 40 BLACK VINYL COATED PIPE.
3. FABRIC TO BE BLACK VINYL COATED.
4. TIE WIRES SHALL BE 9 GAUGE GALVANIZED STEEL WIRE FOR ATTACHMENT OF FABRIC TO LINE POSTS.
5. TIE WIRES SHALL BE 13 GAUGE GALVANIZED STEEL WIRE FOR ATTACHMENT OF FABRIC TO RAILS AND BRACES.
6. HOG RING TIES SHALL BE 12-1/2 GAUGE GALVANIZED STEEL WIRE FOR ATTACHMENT OF FABRIC TO TENSION WIRE.

CHAIN LINK FENCE
NOT TO SCALE

BIKE RACK
NOT TO SCALE

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PATRICK M. CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER — STATE OF NEW HAMPSHIRE — 11-19-18

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Waterstone Retail Development

Southgate Plaza Redevelopment

Portsmouth, New Hampshire

Mark	Date	Description
A	11/19/18	TAC Submission

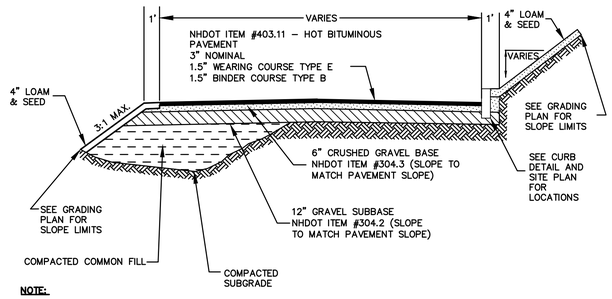
PROJECT NO:	W1725
FILE:	W-1725-4-DETAILS.dwg
DRAWN BY:	NAH/CML
CHECKED:	PMC
APPROVED BY:	BLM/PMC

DETAILS SHEET

SCALE: AS SHOWN

C-9

FILENAME: J:\W\W1725 WATERSTONE PORTSMOUTH, NH SOUTHGATE PLAZA\DWG-CAD\DESIGN\W-1725-4-DETAILS.DWG
SAVE DATE: 11/19/2018 11:07 AM
PLOT DATE: 11/19/2018 11:14 AM

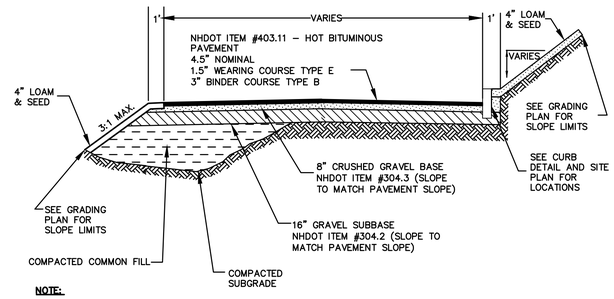


NOTE:

1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS–SLOPE.
3. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.
4. CONTRACTOR SHALL HAVE THE OPTION OF RECLAIMING THE EXISTING PAVEMENT AND REMOVING THE MATERIAL, THEN REUSING THE RECLAIMED MATERIAL AS A PAVEMENT SUBBASE.

STANDARD DUTY PAVEMENT SECTION

NOT TO SCALE



NOTE:

1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
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3. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.
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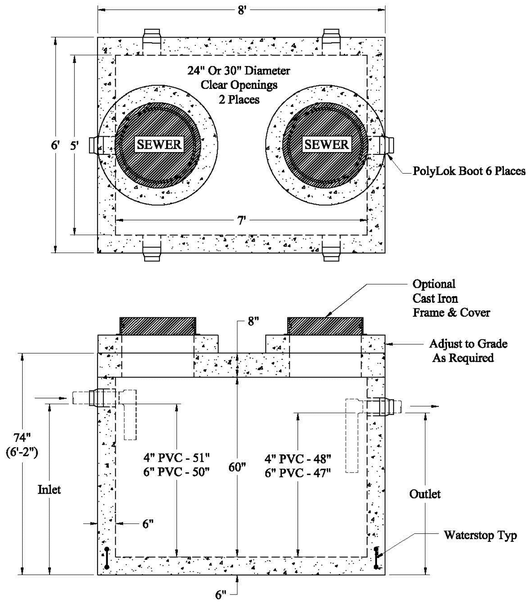
HEAVY DUTY PAVEMENT SECTION

NOT TO SCALE



NOTES:

1. STEEL REINFORCEMENT CONFORMS TO LATEST ASTM SPECIFICATIONS: ASTM–A615 GRADE 60 REBAR
2. CONCRETE: FC = 5,000 PSI @ 28 DAYS MINIMUM
3. FLEXIBLE SLEEVES PROVIDED ON ALL PIPE CONNECTIONS
4. BUTYL RUBBER JOINT SEALANT PROVIDED
5. INTERNAL PVC BAFFLES AVAILABLE UPON REQUEST

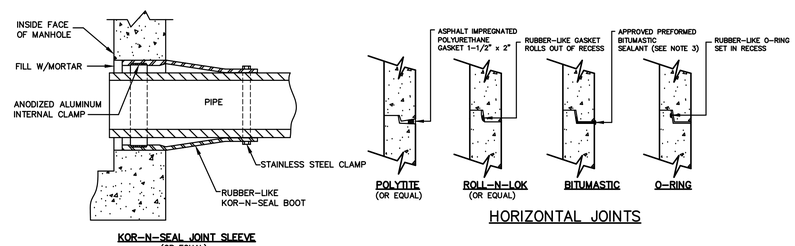
INLET: SHALL PENETRATE AT LEAST 9" BELOW THE LIQUID LEVEL, BUT NOT DEEPER THAN THE OUTLET BAFFLE.

OUTLET: SHALL EXTEND BELOW THE SURFACE OF THE LIQUID EQUAL TO 40% OF THE LIQUID DEPTH (19").

6. DESIGN LOADING: AASHTO–HS20–44, ASTM C–890–06
7. DESIGN SPECIFIED AS: ASTM C–1227–08, ASTM C–913–08
8. GREASE TRAP SHALL BE PHOENIX PRECAST OR EQUAL

GREASE TRAP

NOT TO SCALE



PIPE TO MANHOLE JOINTS

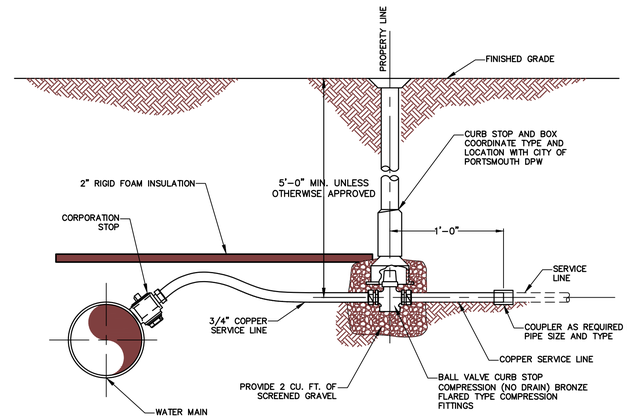
HORIZONTAL JOINTS

SEWER MANHOLE JOINTS

NOT TO SCALE

NOTES:

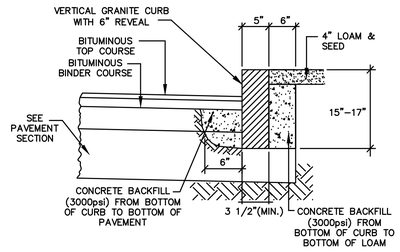
1. HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER CITY OF PORTSMOUTH DPW STANDARD AND SHALL BE SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW ELASTOMERIC OR MASTIC–LIKE GASKET.
2. PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF PORTSMOUTH DPW STANDARD.
3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
4. ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.



NOTE: ALL WATER SERVICE CONNECTIONS SHALL CONFORM TO CITY OF PORTSMOUTH STANDARDS.

WATER SERVICE CONNECTION

NOT TO SCALE



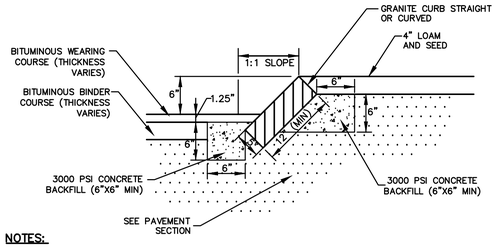
NOTES:

1. SEE SITE PLAN FOR LIMITS OF CURBING.
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF CURB STONES = 3'
4. MAXIMUM LENGTH OF CURB STONES = 10'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE CHART).
6. ALL RADII 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS
7. JOINTS BETWEEN STONES SHALL BE MORTARED.

RADIUS	MAX. LENGTH
<20'	USE CURVED CURB
21'	3'
22'–28'	4'
29'–35'	5'
36'–42'	6'
43'–49'	7'
50'–56'	8'
57'–60'	9'
OVER 60'	10'

VERTICAL GRANITE CURB

NOT TO SCALE



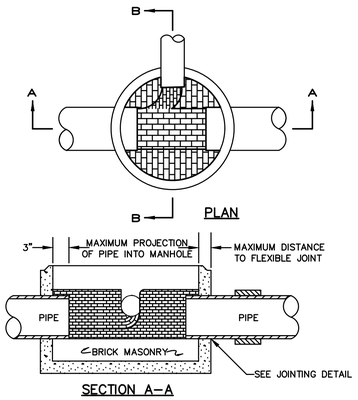
NOTES:

1. SEE SITE PLAN FOR LIMITS OF CURBING.
2. ADJOINING STONES OF STRAIGHT CURB LAID ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18 INCHES.
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8 FEET.
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES – SEE CHART.
6. JOINTS BETWEEN STONES SHALL BE MORTARED.

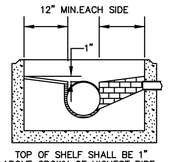
RADIUS FOR STONES WITH SQUARE JOINTS	MAXIMUM LENGTH
16'–28'	1'–6"
29'–41'	2'
42'–55'	3'
56'–68'	4'
69'–82'	5'
83'–96'	6'
97'–110'	7'
OVER 110'	8'

SLOPED GRANITE CURB

NOT TO SCALE



SECTION A–A

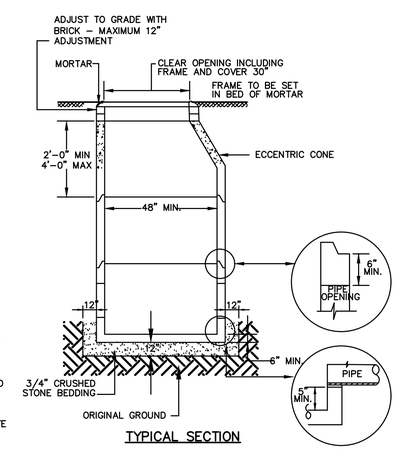


TOP OF SHELF SHALL BE 1" ABOVE CROWN OF HIGHEST PIPE

SECTION B–B

NOTES:

1. INVERT AND SHELF TO BE PLACED AFTER EACH LEAKAGE TEST.
2. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT.
3. INVERT BRICKS SHALL BE LAID ON EDGE.
4. BITUMINOUS WATERPROOF COATING TO BE APPLIED TO ENTIRE EXTERIOR OF MANHOLE.
5. FRAMES AND COVERS MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30–INCH CLEAR OPENING. A 3–INCH (MINIMUM HEIGHT) WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
6. HORIZONTAL JOINTS SHALL BE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF ELASTOMERIC OR MASTIC–LIKE SEALANT.
7. BARREL AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE DESIGNED FOR H20 LOADING, AND CONFORMING TO ASTM C478–06.



TYPICAL SECTION

SEWER MANHOLE

NOT TO SCALE

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STATE OF NEW HAMPSHIRE – BRADLEY M. CZERCAK No. 00390 LICENSED PROFESSIONAL ENGINEER 11-19-18

STATE OF NEW HAMPSHIRE – PATRICK M. CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER 11-19-18

Waterstone Retail Development

Southgate Plaza Redevelopment

Portsmouth, New Hampshire

Mark	Date	Description
A	11/19/18	TAC Submission

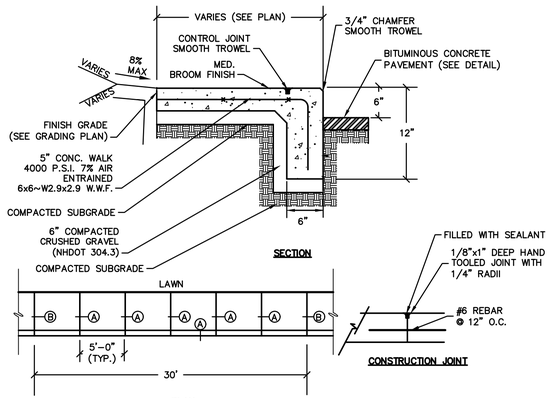
PROJECT NO:	W1725
FILE:	W-1725-4-DETAILS.dwg
DRAWN BY:	NAH/CML
CHECKED:	PMC
APPROVED BY:	BLM/PMC

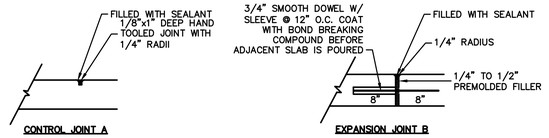
DETAILS SHEET

SCALE: AS SHOWN

C-10

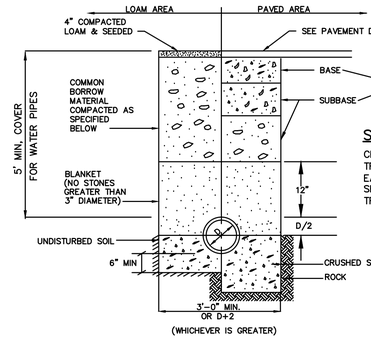
FILENAME: J:\W\W1725 WATERSTONE PORTSMOUTH, NH SOUTHGATE PLAZA\DWG–CAD\DESIGN\W–1725–4–DETAILS.DWG
SAVE DATE: 11/19/2018 11:07 AM
PLOT DATE: 11/19/2018 11:14 AM





NOTE:
ALL REINFORCING STEEL AND DOWELS SHALL HAVE A MINIMUM OF 1 1/2" EMBEDMENT FROM THE EXPOSED EDGE OF THE CONCRETE AND MINIMUM 2.5" EMBEDMENT FROM THE GROUND.

CONCRETE SIDEWALK WITH MONOLITHIC CURB
NOT TO SCALE

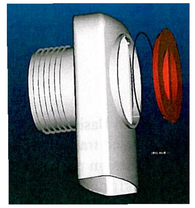


WATER PIPE
BLANKET SHALL BE SAND FOR FULL WIDTH OF THE TRENCH UP 12" ABOVE TOP OF PIPE. PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PORTSMOUTH DEPARTMENT OF PUBLIC WORKS WATER DIVISION.

STORM DRAINAGE PIPE
CRUSHED STONE BEDDING FOR FULL WIDTH OF THE TRENCH UP TO TOP OF PIPE, 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK BLANKET SHALL BE CRUSHED STONE FOR FULL WIDTH OF TRENCH UP 12" ABOVE TOP OF PIPE

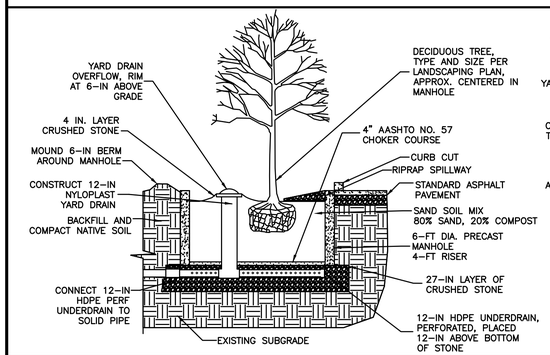
NATURAL GAS PIPE
GAS PIPE CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF BAY STATE GAS/NORTHERN UTILITIES.

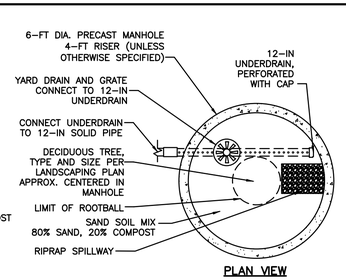
UTILITY TRENCH
NOT TO SCALE



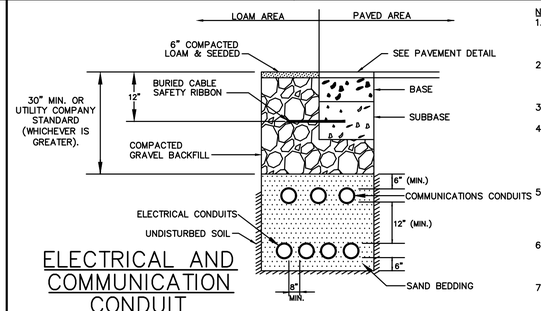
NOTES:
1. ALL CATCH BASIN OUTLETS TO HAVE "ELIMINATOR" OIL AND FLOATING DEBRIS TRAP MANUFACTURED BY KLEANSTREAM (NO EQUAL)
2. INSTALL DEBRIS TRAP TIGHT TO INSIDE OF STRUCTURE.
3. 1/4" HOLE SHALL BE DRILLED IN TOP OF DEBRIS TRAP

"ELIMINATOR OIL FLOATING DEBRIS TRAP
NOT TO SCALE



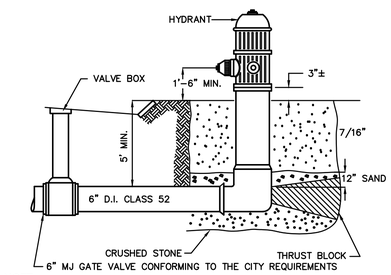


TREE BOX FILTER
NOT TO SCALE



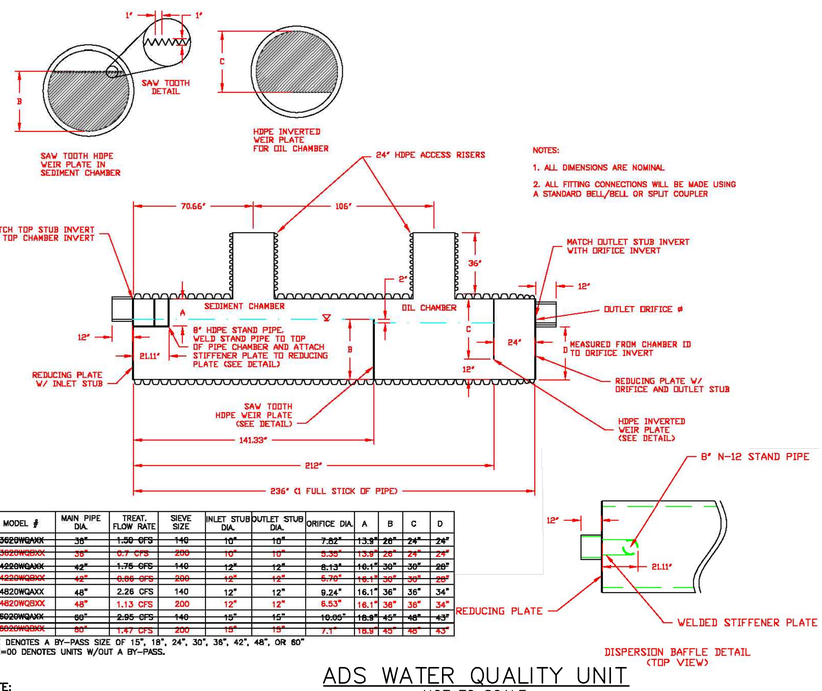
ELECTRICAL AND COMMUNICATION CONDUIT
NOT TO SCALE

NOTES:
1. NUMBER, MATERIAL & SIZE OF UTILITY CONDUITS TO BE DETERMINED BY LOCAL UTILITY OR AS SHOWN ON ELECTRICAL DRAWINGS. CONTRACTOR TO PROVIDE ONE SPARE CONDUIT FOR EACH UTILITY TO BUILDING.
2. DIMENSIONS SHOWN REPRESENT OWNERS MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON UTILITY COMPANY STANDARDS, BUT SHALL NOT BE LESS THAN THOSE SHOWN.
3. NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
4. A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE UTILITY COMPANY IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
5. UTILITY COMPANY MUST BE GIVEN THE OPPORTUNITY TO INSPECT THE CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD THE UTILITY COMPANY BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE.
7. ALL 90° SWEEPS WILL BE MADE USING RIGID GALVANIZED STEEL. SWEEPS WITH A 36 TO 48 INCH RADIUS.



NOTE:
HYDRANT INSTALLATION & OPERATION TO CONFORM TO REGULATIONS OF THE PORTSMOUTH PUBLIC WORKS DEPARTMENT & FIRE DEPARTMENT.

FIRE HYDRANT DETAIL
NOT TO SCALE

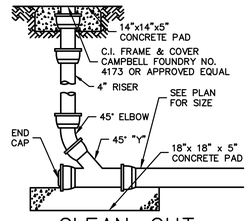


MODEL #	MAIN PIPE DIA.	TREAT. FLOW RATE	SIEVE SIZE	INLET STUB DIA.	OUTLET STUB DIA.	ORIFICE DIA.	A	B	C	D
~~3620WQAXX~~	~~36"~~	~~1.50 CFS~~	~~140~~	~~10"~~	~~10"~~	~~7.52"~~	~~13.9"~~	~~28"~~	~~24"~~	~~24"~~
~~3620WQBXX~~	~~36"~~	~~0.7 CFS~~	~~200~~	~~10"~~	~~10"~~	~~5.35"~~	~~13.9"~~	~~28"~~	~~24"~~	~~24"~~
~~4220WQAXX~~	~~42"~~	~~1.75 CFS~~	~~140~~	~~12"~~	~~12"~~	~~8.13"~~	~~16.1"~~	~~30"~~	~~30"~~	~~28"~~
~~4220WQBXX~~	~~42"~~	~~0.85 CFS~~	~~200~~	~~12"~~	~~12"~~	~~6.70"~~	~~16.1"~~	~~30"~~	~~30"~~	~~28"~~
4820WQAXX	48"	2.26 CFS	140	12"	12"	9.24"	16.1"	36"	36"	34"
4820WQBXX	48"	1.13 CFS	200	12"	12"	6.53"	16.1"	36"	36"	34"
~~6020WQAXX~~	~~60"~~	~~2.95 CFS~~	~~140~~	~~15"~~	~~15"~~	~~10.05"~~	~~18.9"~~	~~45"~~	~~48"~~	~~43"~~
~~6020WQBXX~~	~~60"~~	~~1.47 CFS~~	~~200~~	~~15"~~	~~15"~~	~~7.1"~~	~~18.9"~~	~~45"~~	~~48"~~	~~43"~~

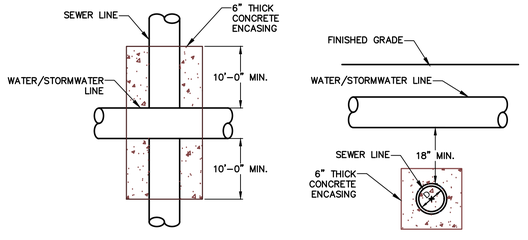
XX DENOTES A BY-PASS SIZE OF 15", 18", 24", 30", 36", 42", 48", OR 60"
XX=00 DENOTES UNITS W/OUT A BY-PASS.

NOTE:
1. CONTRACTOR SHALL COORDINATE INSTALLATION WITH MANUFACTURER.

ADS WATER QUALITY UNIT
NOT TO SCALE

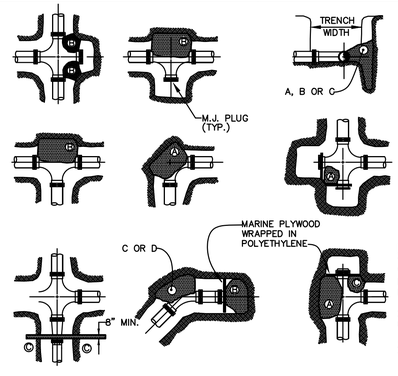


CLEAN-OUT
NOT TO SCALE



NOTE
1. A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPERATION SHALL BE PROVIDED BETWEEN ALL WATER/STORMAWTER AND SANITARY SEWER LINES. AN 18" MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/STORMWATER AND SANITARY SEWER CROSSINGS. WHERE SEWER AND WATER CROSS, ENCASE SEWER IN CONCRETE 6" THICK OR SUBSTITUTE RUBBER GASKETED PRESSURE PIPE WITH JOINTS FOR A MINIMUM DISTANCE OF 10 FEET EACH SIDE OF THE CROSSING. CROSSING SHALL CONFORM TO CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS AND SPECIFICATIONS.

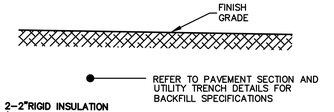
WATER & STORMWATER/SEWER CROSSING
NOT TO SCALE



TEST PRESSURE = 200psi	REACTION TYPE	SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL PIPE SIZE 4"	6"	8"	10"	12"
	A 90°	0.89	2.19	3.82	11.14	17.24
	B 180°	0.65	1.55	2.78	8.38	12.00
	C 45°	0.48	1.19	2.12	6.02	9.32
	D 22-1/2°	0.25	0.60	1.06	3.08	4.74
	E 11-1/4°	0.13	0.30	0.54	1.54	2.38

NOTES:
1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
5. INSTALLATION AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE PER PORTSMOUTH DPW WATER DIVISION STANDARDS.

THRUST BLOCKING DETAIL
NOT TO SCALE



NOTES:
1. INSTALLATION SHALL MEET THE STANDARDS OF THE CITY OF PORTSMOUTH

SEWER INSULATION DETAIL
NOT TO SCALE

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STATE OF NEW HAMPSHIRE — BRADLEY M. CZERCZAK No. 03130 — LICENSED PROFESSIONAL ENGINEER — 11-19-18

STATE OF NEW HAMPSHIRE — PATRICK M. CRIMMINS No. 12276 — LICENSED PROFESSIONAL ENGINEER — 11-19-18

Waterstone Retail Development

Southgate Plaza Redevelopment

Portsmouth, New Hampshire

Mark	Date	Description
A	11/19/18	TAC Submission

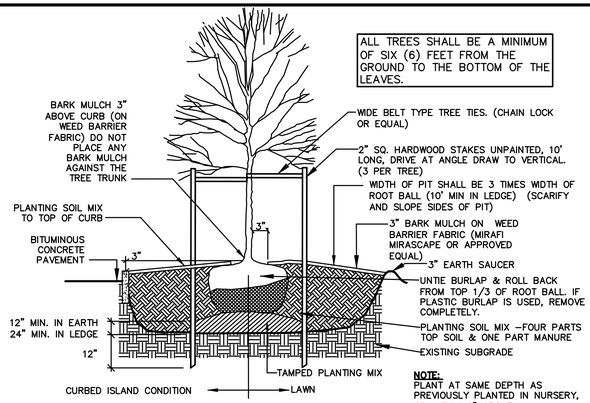
PROJECT NO:	W1725
FILE:	W-1725-4-DETAILS.dwg
DRAWN BY:	NAH/CML
CHECKED:	PMC
APPROVED BY:	BLM/PMC

DETAILS SHEET

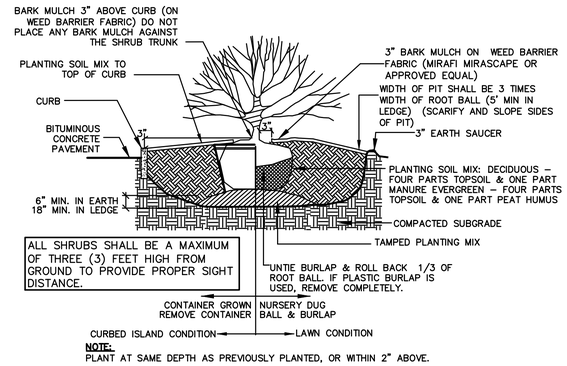
SCALE: AS SHOWN

C-11

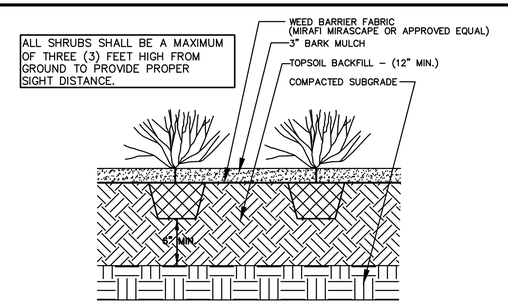
FILENAME: J:\W\W1725 WATERSTONE PORTSMOUTH, NH SOUTHGATE PLAZA\DWG-CAD\DESIGN\W-1725-4-DETAILS.DWG
SAVE DATE: 11/19/2018 11:07 AM
PLOT DATE: 11/19/2018 11:14 AM



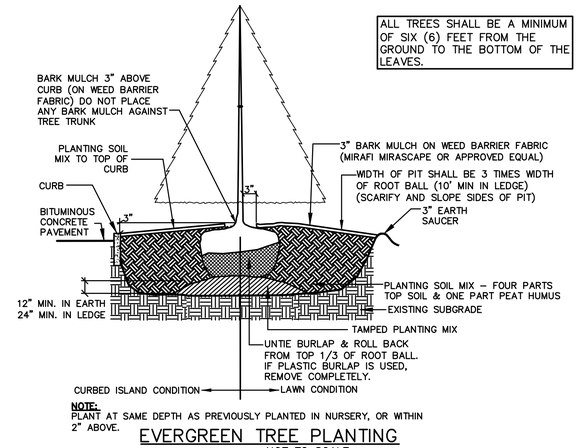
DECIDUOUS PLANTING
NOT TO SCALE



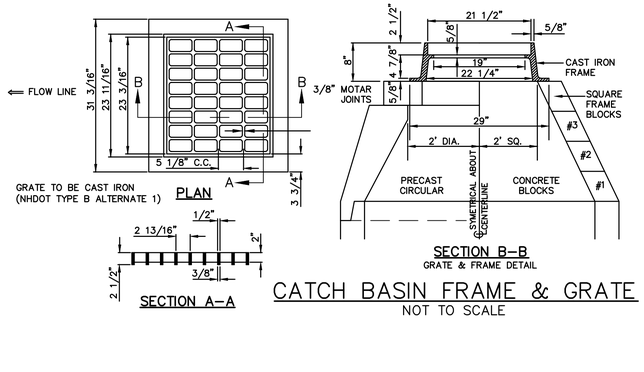
SHRUB PLANTING
NOT TO SCALE



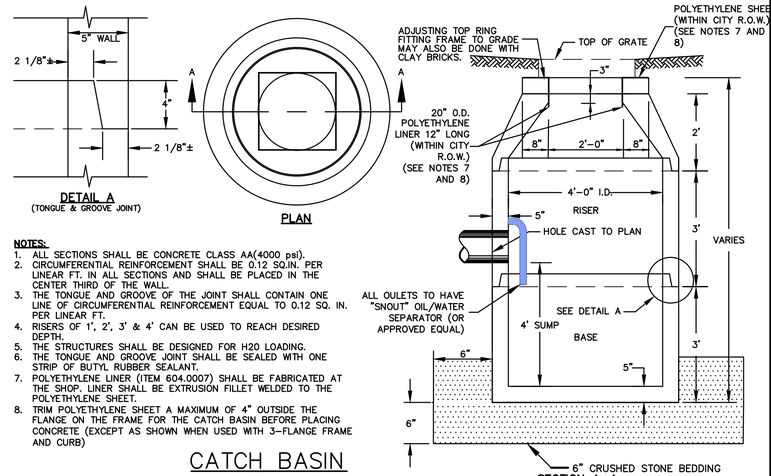
PERENNIAL PLANTING
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE



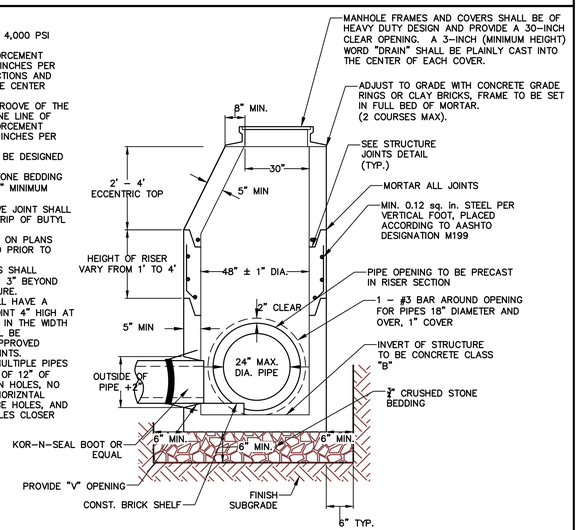
CATCH BASIN FRAME & GRATE
NOT TO SCALE



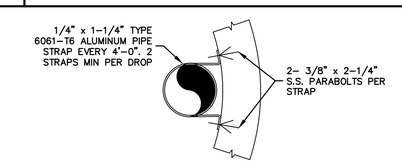
NOTES:
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
6. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
7. POLYETHYLENE LINER (ITEM 604.0007) SHALL BE FABRICATED AT THE SHOP. LINER SHALL BE EXTRUSION FILLET WELDED TO THE POLYETHYLENE SHEET.
8. TRIM POLYETHYLENE SHEET A MAXIMUM OF 4" OUTSIDE THE FLANGE ON THE FRAME FOR THE CATCH BASIN BEFORE PLACING CONCRETE (EXCEPT AS SHOWN WHEN USED WITH 3–FLANGE FRAME AND CURB)

CATCH BASIN
NOT TO SCALE

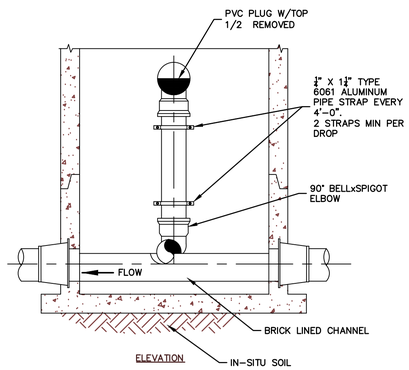
NOTES:
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE.
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE AND THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
4. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
5. CONSTRUCT CRUSHED STONE BEDDING AND BACKFILL UNDER (6" MINIMUM THICKNESS)
6. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
7. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
8. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
9. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
10. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF A HORIZNTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.



4' DIAMETER DRAIN MANHOLE
NOT TO SCALE



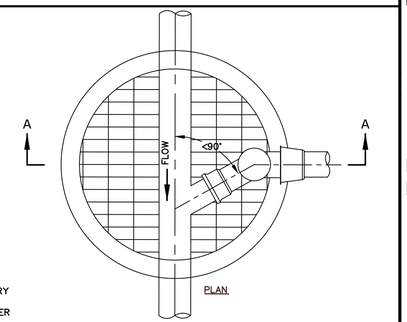
PIPE STRAP DETAIL



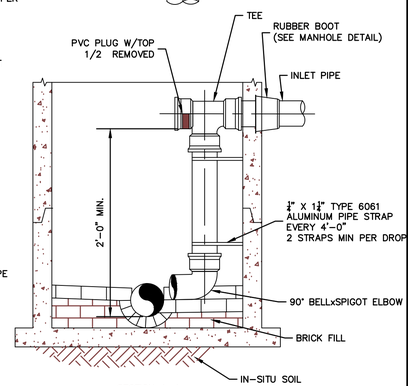
ELEVATION

NOTES:
1. RISER PIPE AND FITTINGS SHALL BE THE SAME DIAMETER AS THE INLET PIPE AND SHALL BE CONSTRUCTED OF SDR35 PVC PIPE.
2. ALL WORK SHALL BE CONSTRUCTED TO CITY OF PORTSMOUTH STANDARDS

INSIDE DROP MANHOLE
NOT TO SCALE



PLAN



SECTION A–A

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STATE OF NEW HAMPSHIRE – PATRICK M. CRIMMINS – No. 12376 – LICENSED PROFESSIONAL ENGINEER – 11-19-18

Waterstone Retail Development

Southgate Plaza Redevelopment

Portsmouth, New Hampshire

Mark	Date	Description
A	11/19/18	TAC Submission

PROJECT NO:	W1725
FILE:	W-1725-4-DETAILS.dwg
DRAWN BY:	NAH/CML
CHECKED:	PMC
APPROVED BY:	BLM/PMC

DETAILS SHEET

SCALE: AS SHOWN

C-12

FILENAME: J:\W\W1725 WATERSTONE PORTSMOUTH, NH SOUTHGATE PLAZA\DWG-CAD\DESIGN\W-1725-4-DETAILS.DWG
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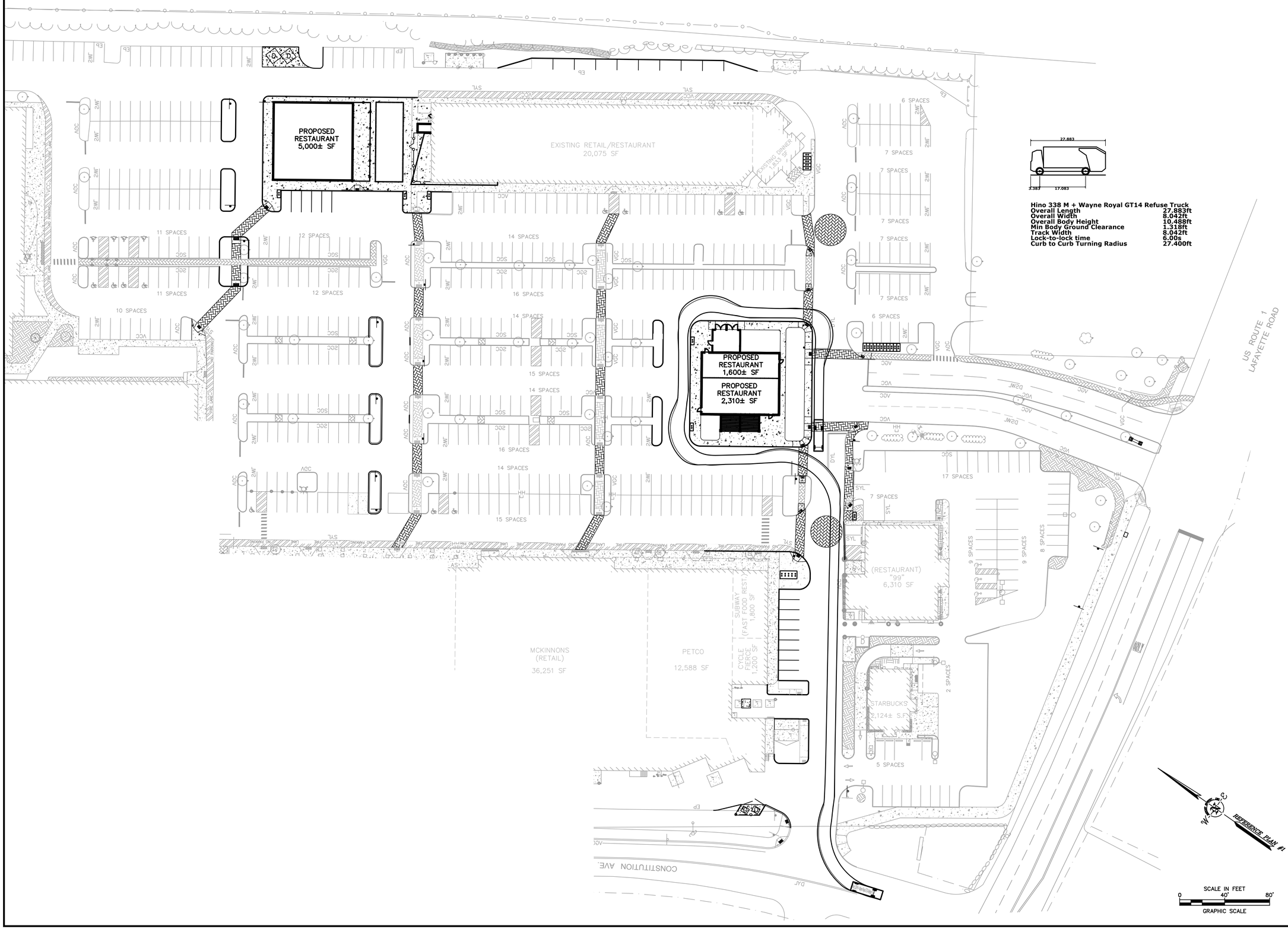
PLOT DATE: 11/19/2018 11:14 AM



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STATE OF NEW HAMPSHIRE – BRADLEE MCGRATH No. 00130 LICENSED PROFESSIONAL ENGINEER 11-19-18

STATE OF NEW HAMPSHIRE – PATRICK M. CRIMMINS No. 12378 LICENSED PROFESSIONAL ENGINEER 11-19-18

Waterstone Retail Development

Southgate Plaza Redevelopment

Portsmouth, New Hampshire

Mark	Date	Description
A	11/19/18	TAC Submission

PROJECT NO:	W1725
FILE:	W-1725-4-DSGN.dwg
DRAWN BY:	NAH/CML
CHECKED:	PMC
APPROVED BY:	BLM/PMC

PLAZA TRUCK TURNING PLAN

SCALE: AS SHOWN

C-14

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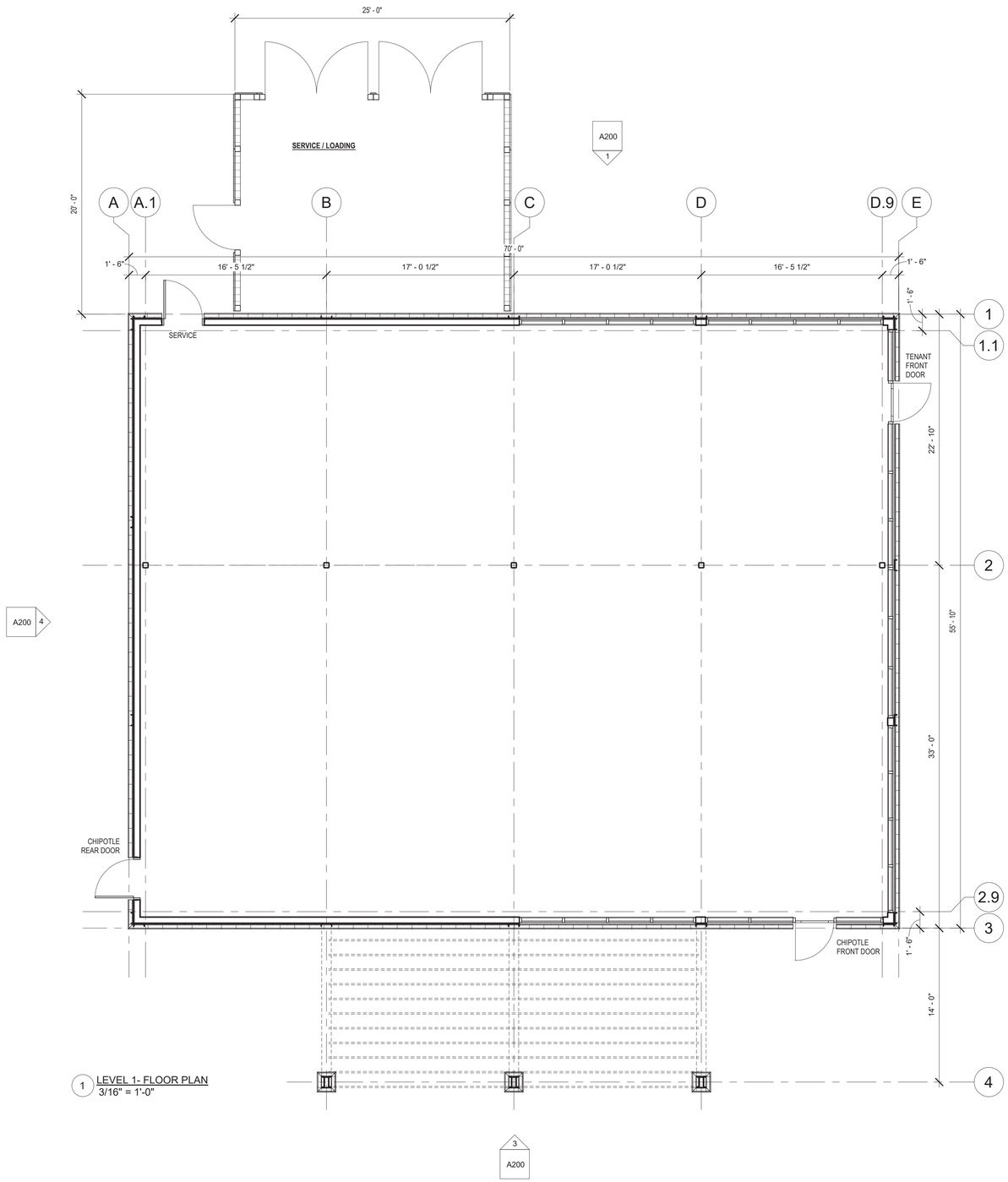

1 LEVEL 1- FLOOR PLAN
3/16" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALLS
- DEMO WALLS
- NEW WALLS
- 101 — DOOR & DOOR TAG
- A — WINDOW & WINDOW TAG
- 1 / A101 SIM — WALL SECTION NUMBER AND SHEET
- 1 / A101 SIM — BUILDING SECTION NUMBER AND SHEET
- SOFFIT / CEILING CHANGE OR CABINETS ABOVE
- SPOT ELEVATION
- EW-6A — REFER TO SHEET A500 FOR ASSEMBLY TYPE
- Room name / 101 — ROOM NAME AND NUMBER
- 1 — REVISION

N
CALLED NORTH

JD LaGrasse & Associates, Inc
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T: 978-470-3675 F: 978-470-3670
www.lagrassearchitects.com Email: JDLA@AOL.COM

CHIPOTLE

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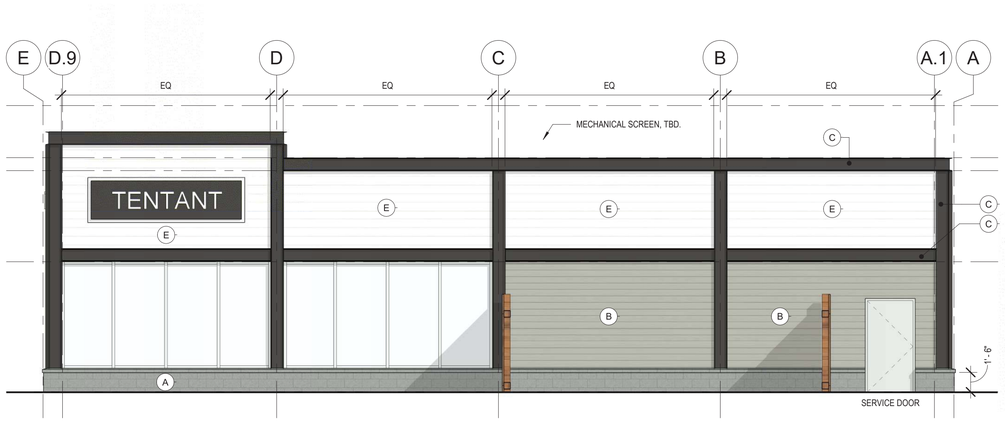
prepared for:
location: Approver
title

FLOOR PLAN

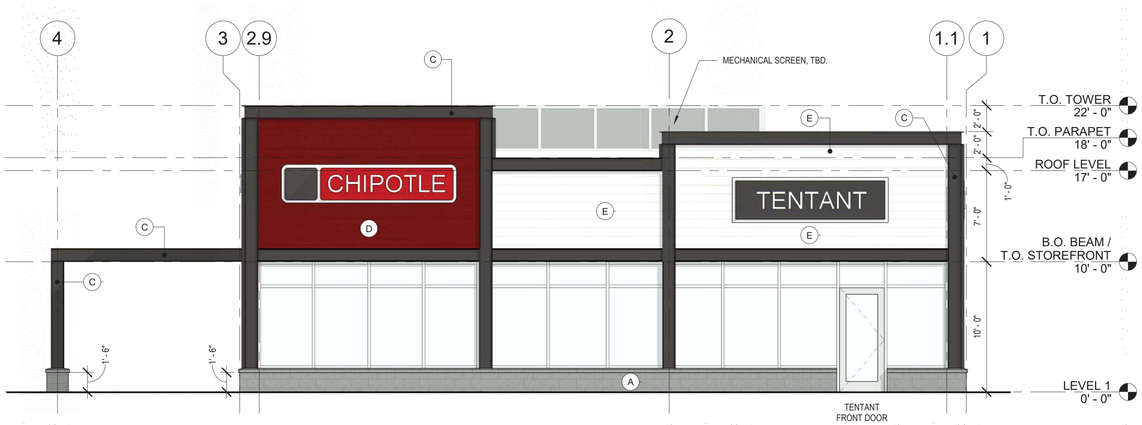
Mark	Date
Revisions	

Date 06/09/16
Scale As indicated
Job No. 2823
Sheet No. A101

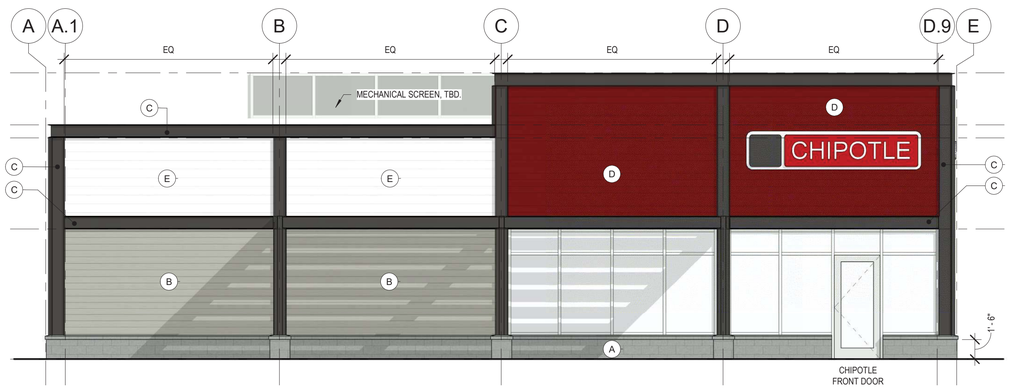
MATERIAL LEGEND	
MARK	Description
A	ARCHITECTURAL MASONRY LIMESTONE BLOCK
B	HARDIE PLANKS, 5" - COLOR GREY / TBD
C	"FORMA" (GFRC) GLASS FIBER REINFORCED CONCRETE - C-CHANNEL
D	HARDIE PLANKS, 5" - COLOR RED / TBD
E	HARDIE PLANK, 8" - COLOR WHITE / TBD
H	T&G WOOD SIDING "IPE"



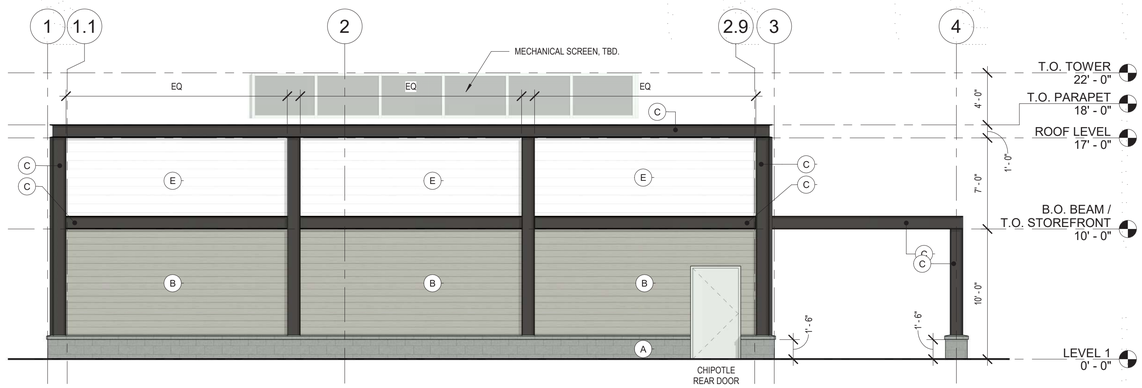
1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"

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CHIPOTLE

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prepared for:
location: Approver
title

EXTERIOR ELEVATIONS

Mark	Date
Revisions	
Date	06/09/16
Scale	3/16" = 1'-0"
Job No.	2823
Sheet No.	A200

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CHIPOTLE

2454 LAFAYETTE RD, PORTSMOUTH, NH 03801

prepared for:
location: Approver
title
EXTERIOR RENDERINGS

Mark	Date

Revisions

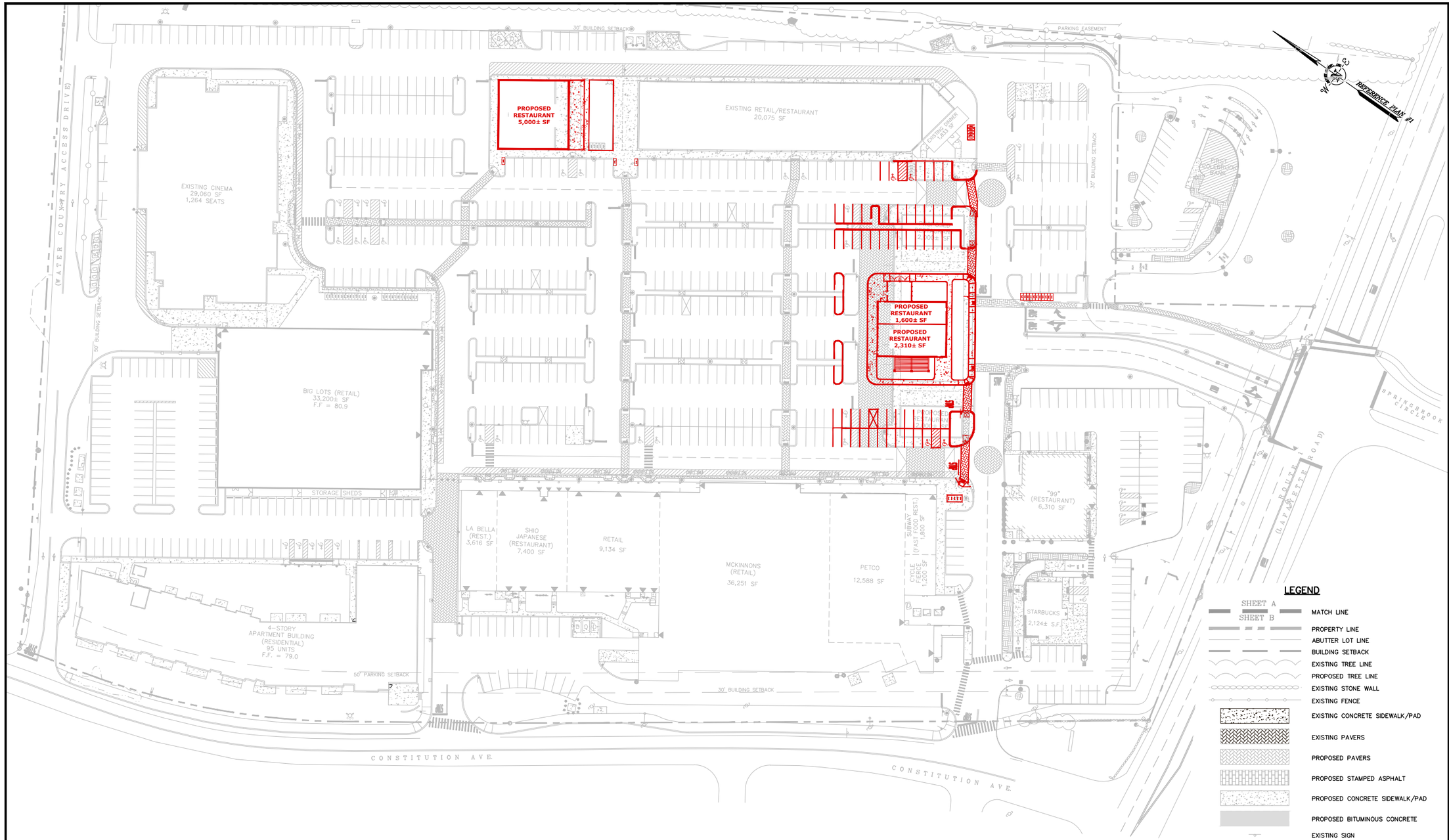
Date 03/29/17

Scale

Job No. 2823

Sheet No.

A201



LEGEND

SHEET A / SHEET B	MATCH LINE
	PROPERTY LINE
	ABUTTER LOT LINE
	BUILDING SETBACK
	EXISTING TREE LINE
	PROPOSED TREE LINE
	EXISTING STONE WALL
	EXISTING FENCE
	EXISTING CONCRETE SIDEWALK/PAD
	EXISTING PAVERS
	PROPOSED PAVERS
	PROPOSED STAMPED ASPHALT
	PROPOSED CONCRETE SIDEWALK/PAD
	PROPOSED BITUMINOUS CONCRETE
	EXISTING SIGN
	PROPOSED SIGN
	EXISTING LIGHT
	LIGHT POLE BASE
	EXISTING BOLLARD
	PROPOSED BOLLARD
	EXISTING TRAFFIC SIGNAL
	PROPOSED EDGE OF PAVEMENT
VGC	VERTICAL GRANITE CURBING
SGC	SLOPED GRANITE CURBING
MCC	MONOLITHIC CONCRETE CURB
CCB	CAPE COD BERM
3'R	RADIUS
DYCL	DOUBLE YELLOW CENTERLINE
SSWL	SINGLE SOLID WHITE LINE
SDWL	SINGLE DASHED WHITE LINE
(15) SPACES	PROPOSED PARKING SPACES
15 SPACES	EXISTING PARKING SPACES

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STATE OF NEW HAMPSHIRE — BRADLEY M. COCHRAN — No. 00150 — LICENSED PROFESSIONAL ENGINEER — 11-19-18

STATE OF NEW HAMPSHIRE — PATRICK M. CRIMMINS — No. 12378 — LICENSED PROFESSIONAL ENGINEER — 11-19-18

Waterstone Retail Development

Southgate Plaza Redevelopment

Portsmouth,
New Hampshire

Mark	Date	Description
A	11/19/18	TAC Submission

PROJECT NO:	W1725
FILE:	W-1725-4-DSGN.dwg
DRAWN BY:	NAH/CML
CHECKED:	PMC
APPROVED BY:	BLM/PMC

OVERALL SITE PLAN AMENDMENT EXHIBIT

SCALE: AS SHOWN

1 OF 1

FILENAME: J:\W\W1725 WATERSTONE PORTSMOUTH, NH SOUTHGATE PLAZA\DWG-CAD\DESIGN\W-1725-4-DSGN.DWG
SAVE DATE: 11/19/2018 11:06 AM
PLOT DATE: 11/19/2018 11:17 AM