

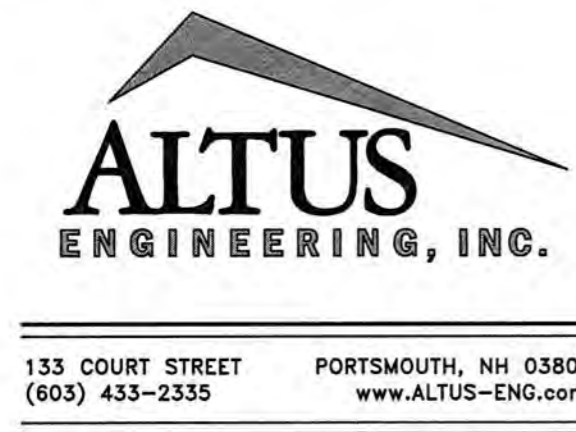
Arbor View Apartments Residential Development Application for Site Plan Amendment

ARBOR VIEW & THE PINES, LLC
145 LANG ROAD
Portsmouth, New Hampshire
Assessor's Parcel 287-01

Owner/Applicant:
ARBOR VIEW &
THE PINES, LLC
145 LANG ROAD
PORTSMOUTH, NH 03801

c/o FOREST PROPERTIES
MANAGEMENT, INC.
625 MOUNT AUBURN STREET, SUITE 210
CAMBRIDGE, MA 02138
CONTACT: ANDERSON LIBERT
(617) 630-9560

Civil Engineer:



Landscape Architect:



Landscape Architecture, LLC

103 Kent Place
Newmarket, NH 03857
Tel 603.659.5949
Fax: 603.659.5939

Architect:



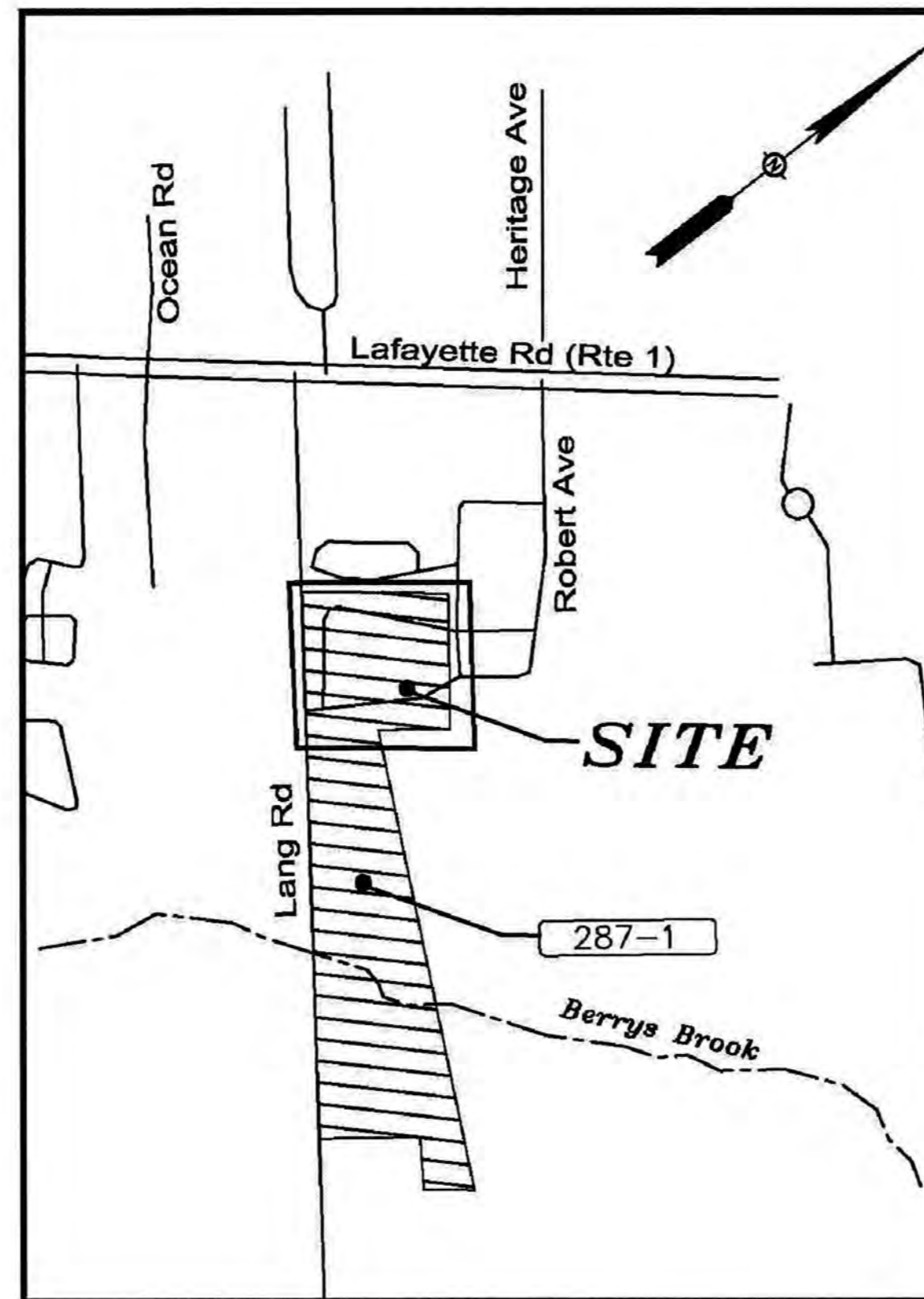
Surveyor:

James Verra and
Associates, Inc.
LAND SURVEYORS
101 SHATTUCK WAY - SUITE 8
NEWINGTON, N.H. 03801 - 7876
603-436-3557

Issued:
MAY 20, 2019 TECHNICAL ADVISORY COMMITTEE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE



Locus Map
Scale: Not to Scale

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Permit Summary

Zoning Variances Granted on Nov. 20, 2018:

- 1) A variance from Section 10.521 to allow a lot area per dwelling unit of 8,321± s.f. where 10,000 s.f. is required
- 2) A variance from Section 10.522 to allow the building lengths of 225' & 170' for a multi-family dwelling where 160' is the maximum allowed.

NOTES:

- OWNER OF RECORD..... ARBOR VIEW & THE PINES, LLC (65%)
ADDRESS..... C/O FOREST PROPERTIES MANAGEMENT, INC.
625 MOUNT AUBURN ST, SUITE 210
CAMBRIDGE, MA 02138
DEED REFERENCE..... 5934/837
TAX MAP 286 LOTS..... 6 THRU 8, 10, 11, 13, 14, 24
TAX MAP 287 LOTS..... 1, 1-A
- ZONED:..... GA/MH FRONT YARD SETBACK.....30'
MINIMUM LOT AREA 5 ACRES SIDE YARD SETBACK.....25'
FRONTAGE..... N/A REAR YARD SETBACK.....25'
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- THIS PLAN IS BASED ON A FIELD SURVEY 5/2016 & 2/2019 BY JAMES VERRA AND ASSOC., INC.
- ELEVATION DATUM: NAVD 1988
PRIMARY BM: CITY CONTROL POINT "ROBE"
COORDINATE SYSTEM: LOCAL PROJECT BASED (NOT NH STATE PLANE COORDINATES)
NOTE: FINAL PROJECT DATA TO BE DELIVERED IN DRAWING FORMAT TO CITY OF PORTSMOUTH REFERENCED TO NH STATE PLANE COORDINATE SYSTEM OF 1983 TO SATISFY CITY REQUIREMENTS.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
- PARCEL 287-1 & 287-1A ARE SUBJECT TO A UTILITY EASEMENT IN FAVOR OF PUBLIC SERVICE CO. OF NH & NEW ENGLAND TELEPHONE & TELEGRAPH, SEE RCRD BOOK 2528, PAGE 1362.
- WETLANDS DELINEATION PERFORMED 4/1/2019, 4/2/2019 & 5/13/2019 BY MICHAEL CUOMO, 6 YORK POND RD, YORK, ME 03909, NHCWS# 4. WETLANDS FLAGS SURVEY LOCATED BY JAMES VERRA AND ASSOC., INC.
- PORTION OF THE SUBJECT PARCEL (AS SHOWN ON SHEET EC-4) LIES IN SPECIAL FLOOD HAZARD AREA ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON FLOOD INSURANCE RATE MAP 33015C0270E, EFFECTIVE DATE MAY 17, 2005, BY FEMA. THE ZONE LINE SHOWN HEREON WAS TAKEN FROM THE FEMA "DFIRM".

REFERENCE PLANS:

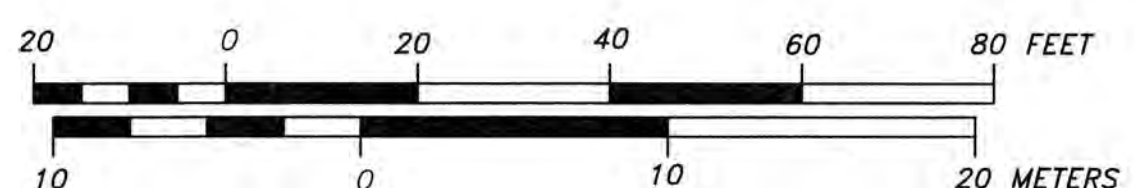
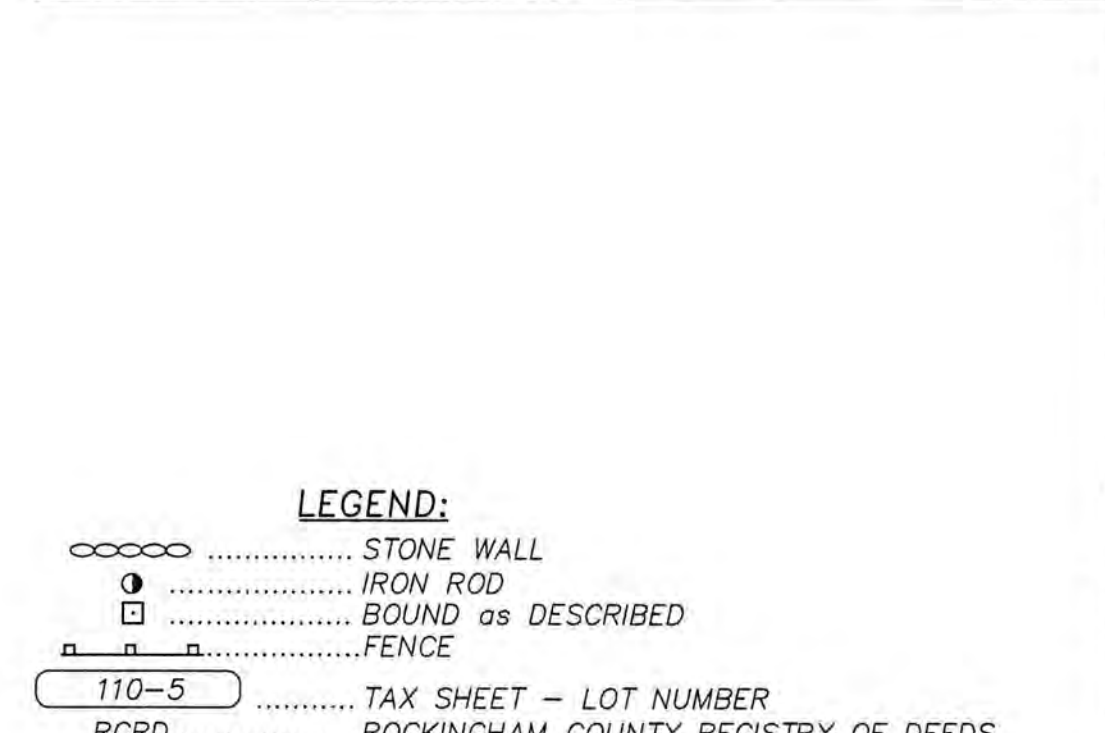
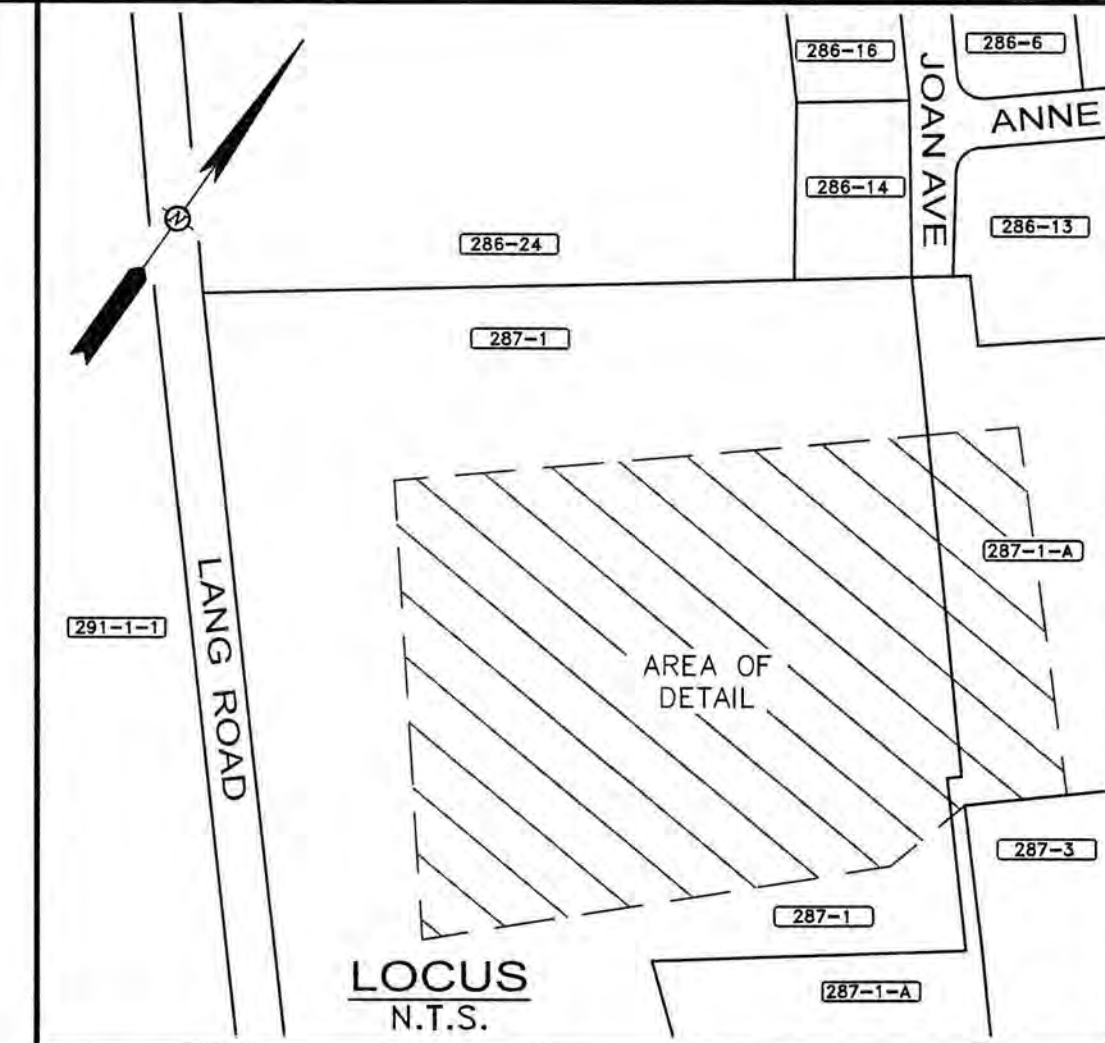
- ALTA/ACSM LAND TITLE SURVEY, "COLONIAL PINES", PORTSMOUTH, N.H., OWNER: TGM BEECHSTONE, LLC, FOR: FOREST PROPERTIES MANAGEMENT, REVISED TO 7/10/2015, BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED.
- ALTA/ACSM LAND TITLE SURVEY, TAX MAP 287 LOT 1 & 1-A, PROPERTY OF TGM BEECHSTONE LLC, PORTSMOUTH, N.H., DATED 12/4/2014, BY MSC CIVIL ENGINEERS & LAND SURVEYORS, INC., NOT RECORDED.
- LOT LINE REVISION PLAN, COLONIAL PINES APARTMENTS POOL & AMENITIES PROJECT, 35, 45 & 55 ANNE AVENUE, PORTSMOUTH, N.H., DATED 11/14/2016, RCRD PLAN D-40104.
- LIMITED EXISTING CONDITIONS PLAN, PROPOSED GROUNDS IMPROVEMENTS, "ARBOR VIEW APARTMENTS", OFF JOAN & ROBERT AVENUES, PORTSMOUTH, N.H., DATED 6/3/2016, BY JAMES VERRA AND ASSOC., INC., NOT RECORDED.
- REVISED AS BUILT PLAN FOR FORUM DEVELOPMENT, BEECHSTONE-PHASE II, OFF LANG ROAD, PORTSMOUTH, N.H., REVISED TO 2/20/1990, BY RICHARD P. MILLETTE AND ASSOC., NOT RECORDED.

ABUTTERS LIST

MAP-LOT	OWNER OF RECORD	DEED REF.
272-9-7	CEDARS CONDOMINIUM ASSOCIATION WHITE CEDARS BLVD, PORTSMOUTH, NH 03801	DECL: 2566/2219
287-3	CITY OF PORTSMOUTH DPW 680 PEVERLY HILL RD, PORTSMOUTH, NH 03801	2230/277
288-1	CITY OF PORTSMOUTH 1 JUNKINS AVE, PORTSMOUTH, NH 03801	3278/1316
288-1-B	ERIN A. HAYES & JACOB B. WILSON 397 LANG RD, PORTSMOUTH, NH 03801	5953/482
288-7	KARA LAM & COLIN A. MCGEE 387 LANG RD, PORTSMOUTH, NH 03801	3285/2444
288-8	THERESA F. O'CALLAGHAN 379 LANG RD, PORTSMOUTH, NH 03801	5813/304
288-9	MICHAEL G. CORCORAN & SUSAN M. CORCORAN 365 LANG RD, PORTSMOUTH, NH 03801	4505/1454
288-10	LANA M. WOODCOCK & SCOTT B. WOODCOCK 359 LANG RD, PORTSMOUTH, NH 03801	5373/1142
291-1-1	SERVICE CREDIT UNION 3003 LAFAYETTE RD, PORTSMOUTH, NH 03801	N/A

SEWER & DRAIN TABLES

SMH# 5 RIM EL= 46.46 CL INV 8"PVC= 39.52	CB# 5 RIM EL= 44.97 (1) INV IN 12"CMP= 41.57 (2) INV IN 12"CMP= 41.72 (3) INV OUT 18"CMP= 41.42
SMH# 6 RIM EL= 53.09 (1) INV OUT 8"PVC= 47.80	CB# 6 RIM EL= 45.88 (1) INV IN 12"CMP= 40.93 (CLOGGED) (2) INV IN 18"CMP= 40.57 (3) INV IN 8"PVC= 40.60 (4) INV OUT 18"CMP= 40.83
SMH# 7 RIM EL= 50.43 (1) INV IN 8"PVC= 41.15 (2) INV OUT 8"PVC= 40.93	NOTE: INVERTS IN (2) & (3) ARE LOWER THAN INVERT OUT (4) ...
SMH# 8 RIM EL= 49.79 (1) INV IN 8"PVC= 40.40 (2) INV OUT 8"PVC= 40.24	CB# 7 RIM EL= 52.00 (1) INV IN 12"CMP= 48.90 (2) INV IN 12"CMP= 48.72 (3) INV OUT 12"CMP= 48.82
SMH# 9 (PAVED OVER) RIM EL= N/A	CB# 8 RIM EL= 52.10 (1) INV OUT 12"CMP= 49.2±
SMH# 10 RIM EL= 44.18 (1) INV OUT 8"PVC= 38.60	CB# 9 RIM EL= 45.34 (1) INV IN 12"CMP= 42.27 (2) INV OUT 12"CMP= 42.03 NOTE: INVERTS RUSTED OUT ...
SMH# 11 RIM EL= 52.45 (1) INV OUT 8"PVC= 47.93	CB# 10 RIM EL= 42.90 (1) INV IN 8"PVC= 39.47 (2) INV OUT 12"CMP= 39.35
SEWER PUMP STATION 1 RIM EL= 51.08 (1) INV IN 8"PVC= 44.68 (2) INV IN 8"PVC= 38.03 (3) INV OUT 6"PVC FM= 44.8±	CB# 11 RIM EL= 42.21 (1) INV IN 15"CMP= 39.12 (2) INV IN 12"CMP= 38.89 (3) INV OUT 4"PVC FM= 40.0±
SEWER PUMP STATION 2 RIM EL= 43.87 (1) INV IN 8"PVC= 37.12 (2) INV IN 8"PVC= 37.58 (3) INV OUT 4"PVC FM= 40.0±	



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LAND SURVEYORS
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603-436-3557
JOB NO: 23678
PLAN NO: 23678-2

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR:
ENGINEERING DESIGN

ISSUE DATE:
MARCH 15, 2019

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ENGINEERING DESIGN	JV	3/15/19
2	ADD MISSING DRAIN LINE	JV	3/25/19
3	ADD WETLANDS, BUILDING, MARKED OUT GAS MAINS, DETAIL @ SNOW PILES & SHEET EC-4	JV	4/5/19
4	ADD SHEET EC-5	JV	5/16/19

DRAWN BY: JCS
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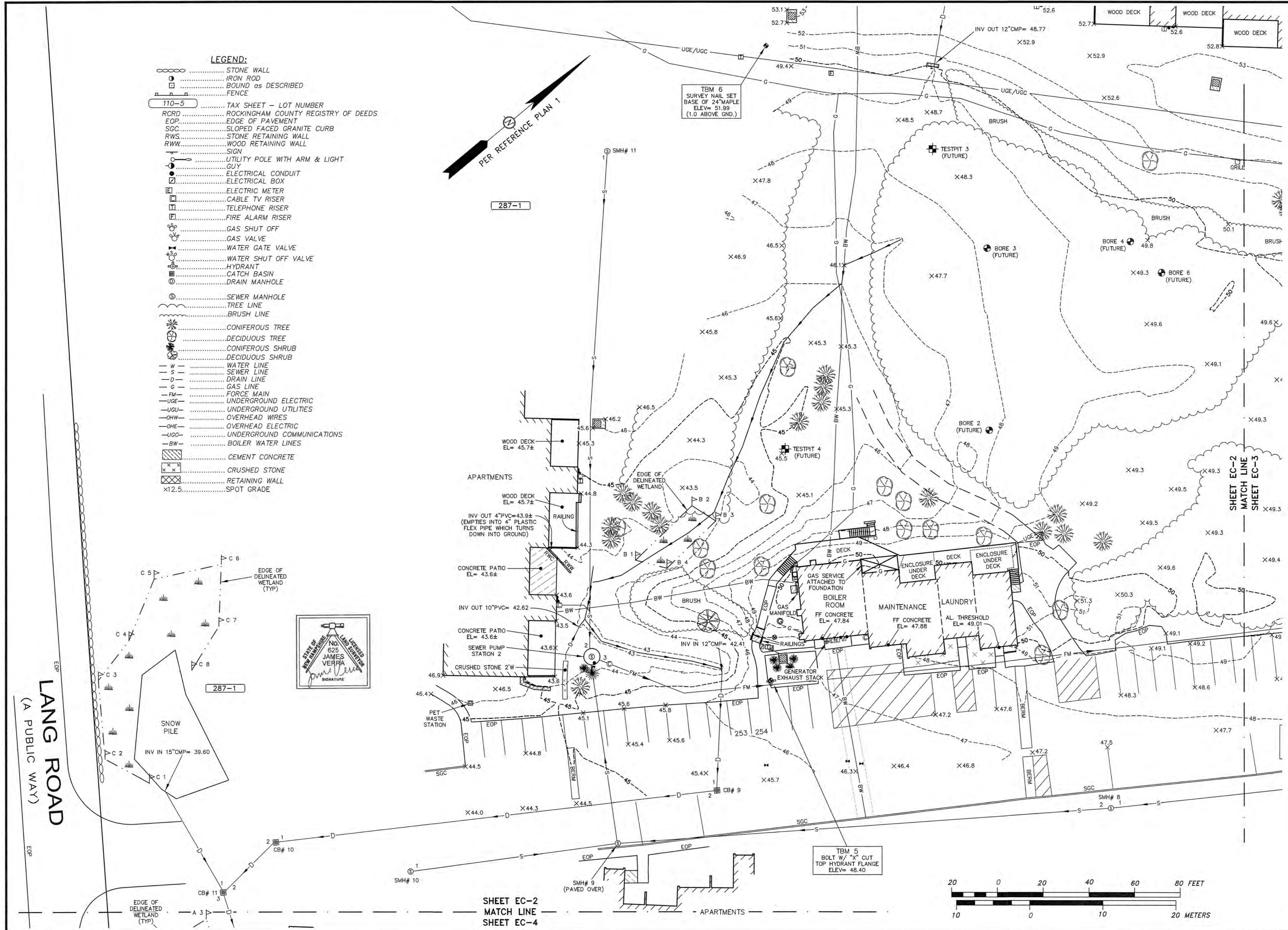
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c/o FOREST PROPERTIES MANAGEMENT, INC.
625 MOUNT AUBURN ST
SUITE 210
CAMBRIDGE, MA 02138
RCRD BK. 5934, PG. 837

PROJECT:
ARBOR VIEW APARTMENTS RESIDENTIAL DEVELOPMENT PROJECT
JOAN AVENUE & LANG ROAD
PORTSMOUTH, N.H.
ASSESSOR'S PARCEL 287-1

TITLE:
LIMITED EXISTING CONDITIONS PLAN

SHEET NUMBER:
EC-1

P4787



- LEGEND:**
- STONE WALL
 - o..... IRON ROD
 - BOUND as DESCRIBED
 - FENCE
 - 110-5..... TAX SHEET - LOT NUMBER
 - RCRD..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - EOP..... EDGE OF PAVEMENT
 - SGC..... SLOPED FACED GRANITE CURB
 - RWS..... STONE RETAINING WALL
 - RWW..... WOOD RETAINING WALL
 - SIGN
 - UTILITY POLE WITH ARM & LIGHT GUY
 - ELECTRICAL CONDUIT
 - ELECTRICAL BOX
 - ELECTRIC METER
 - CABLE TV RISER
 - TELEPHONE RISER
 - FIRE ALARM RISER
 - GAS SHUT OFF
 - GAS VALVE
 - WATER GATE VALVE
 - WATER SHUT OFF VALVE
 - HYDRANT
 - CATCH BASIN
 - DRAIN MANHOLE
 - SEWER MANHOLE
 - TREE LINE
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 - WATER LINE
 - SEWER LINE
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 - GAS LINE
 - FM..... FORCE MAIN
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 - UGU..... UNDERGROUND UTILITIES
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 - UGC..... UNDERGROUND COMMUNICATIONS
 - BW..... BOILER WATER LINES
 - CEMENT CONCRETE
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 - x12.5..... SPOT GRADE

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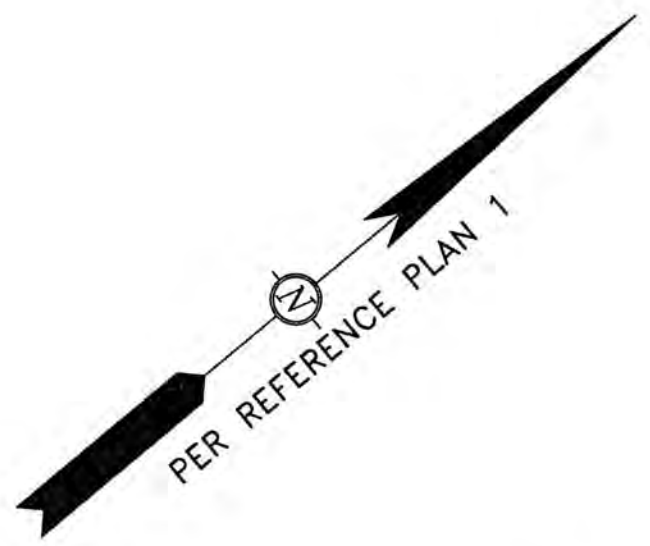
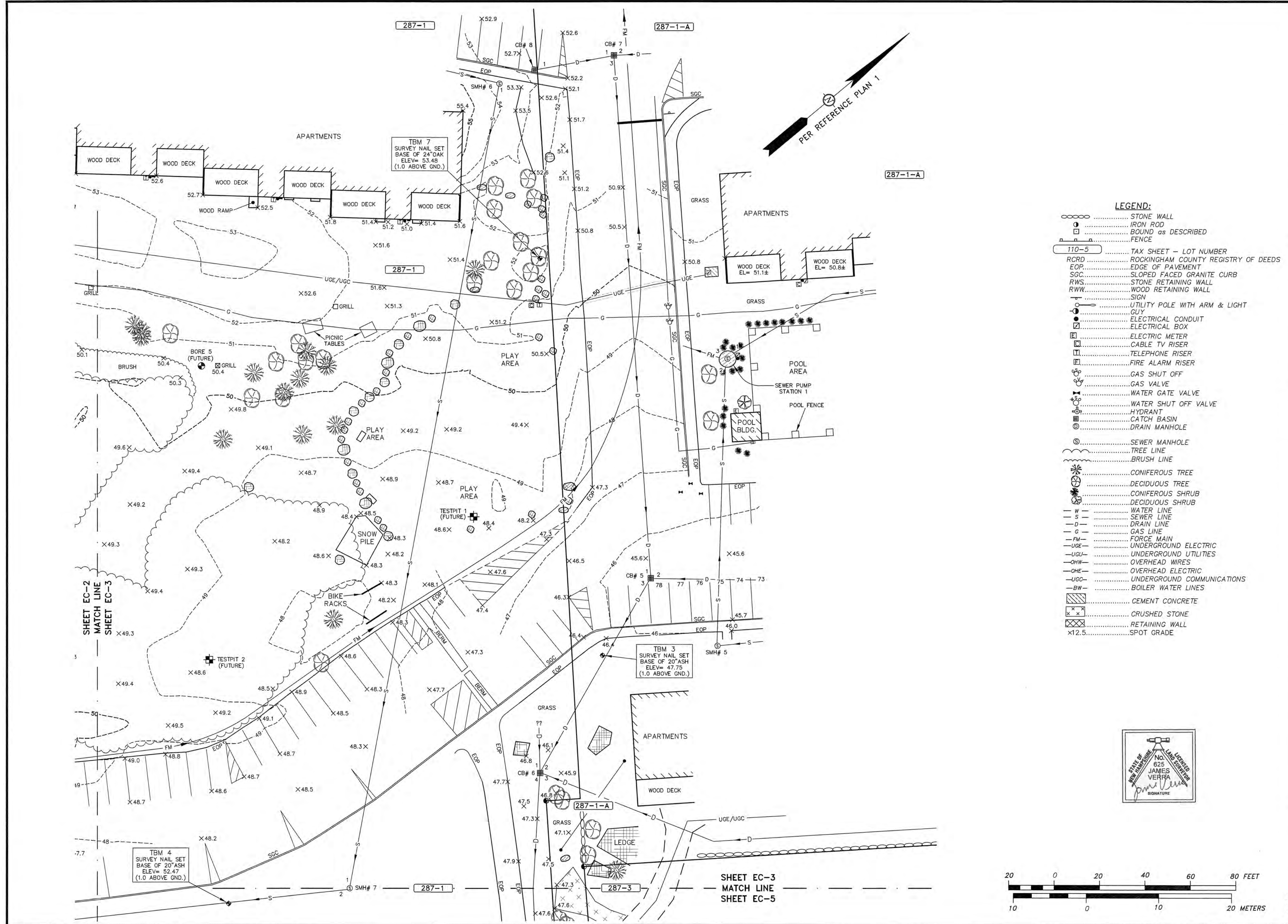
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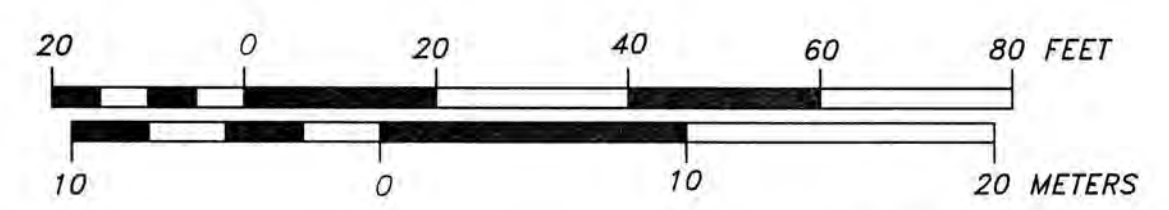
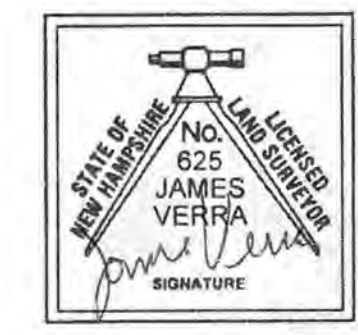
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EC-2

P4787



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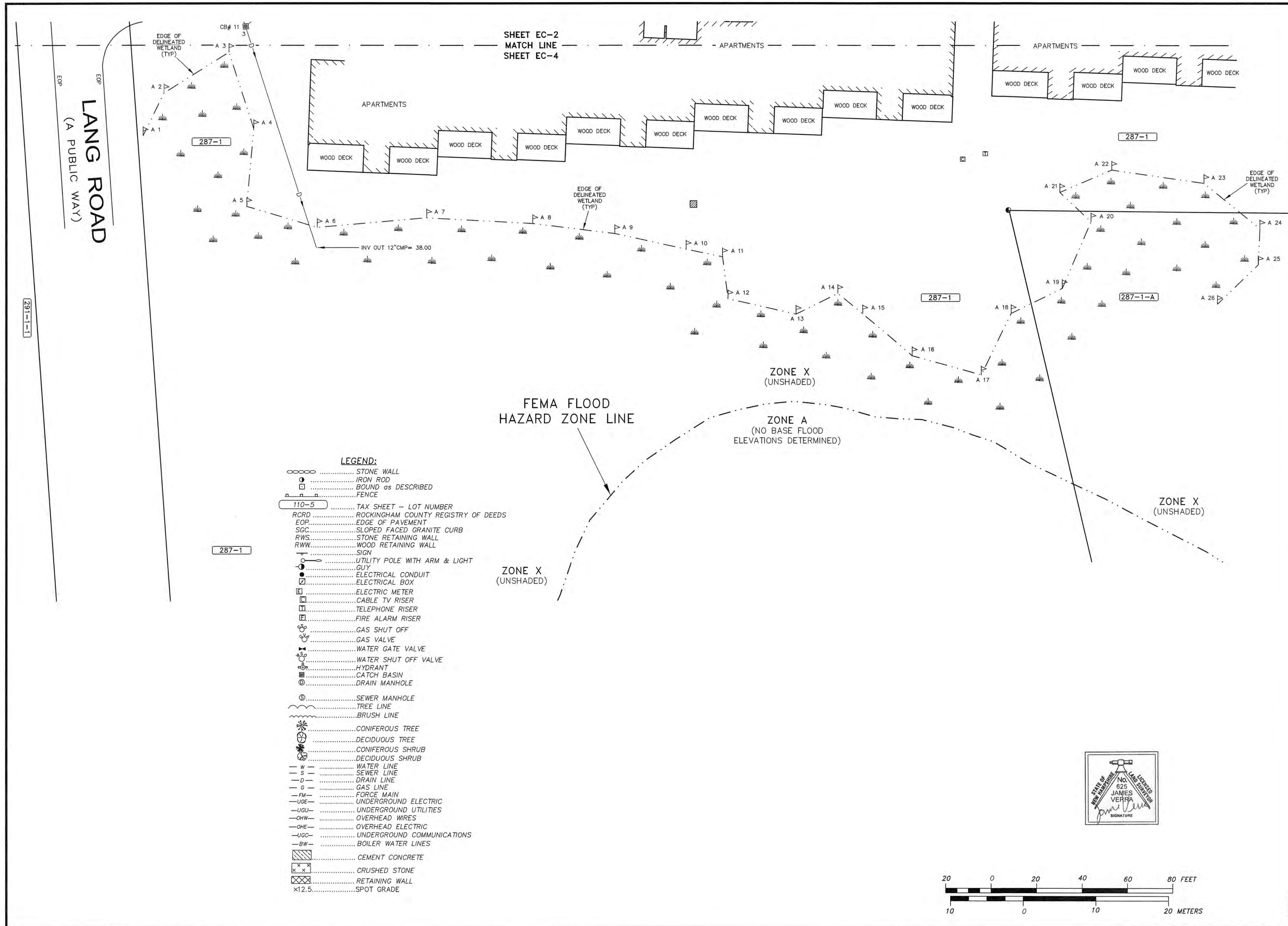
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TITLE:
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SHEET NUMBER:
EC-3



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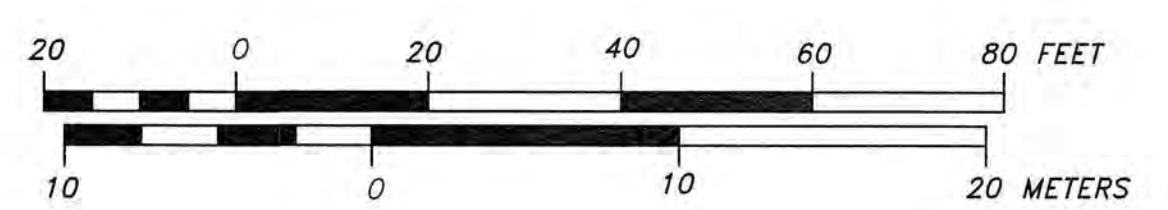
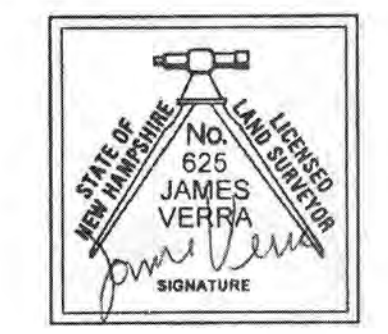
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TITLE:
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SHEET NUMBER:
EC-4

- LEGEND:**
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1	ENGINEERING DESIGN	JV	3/15/19
2	ADD MISSING DRAIN LINE	JV	3/25/19
3	ADD WETLANDS, BUILDING, MARKED OUT GAS MAINS, DETAIL @ SNOW PILES & SHEET EC-4	JV	4/5/19
4	ADD SHEET EC-5	JV	5/16/19

DRAWN BY: JCS
APPROVED BY: JV
DRAWING FILE: 23678-2.DWG

SCALE:
22" x 34" - 1" = 20'
11" x 17" - 1" = 40'

OWNER/APPLICANT:
ARBOR VIEW & THE PINES, LLC
"ARBOR VIEW APARTMENTS" fka "BEECHSTONE APARTMENTS"
PORTSMOUTH, N.H.
ASSESSOR'S PARCEL 287-1
c/o FOREST PROPERTIES MANAGEMENT, INC.
625 MOUNT AUBURN ST
SUITE 210
CAMBRIDGE, MA 02138
RCRD BK. 5934, PG. 837

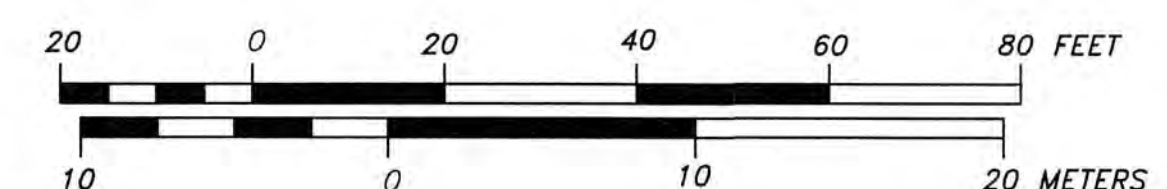
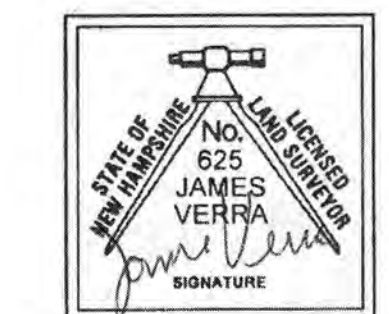
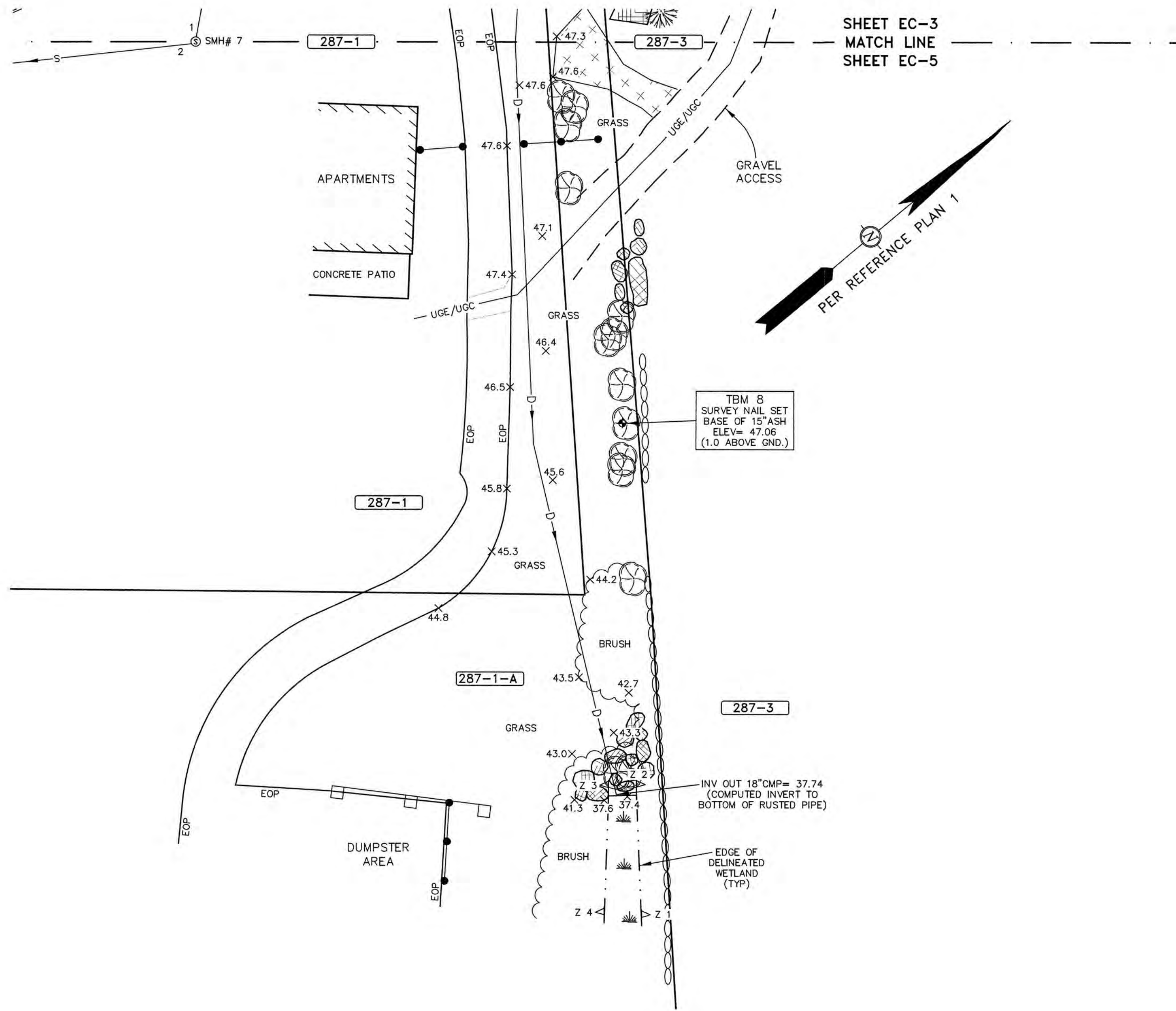
PROJECT:
ARBOR VIEW APARTMENTS RESIDENTIAL DEVELOPMENT PROJECT
JOAN AVENUE & LANG ROAD
PORTSMOUTH, N.H.
ASSESSOR'S PARCEL 287-1

TITLE:
LIMITED EXISTING CONDITIONS PLAN

SHEET NUMBER:
EC-5

P4787

- LEGEND:**
- STONE WALL
 - IRON ROD
 - BOUND as DESCRIBED
 - FENCE
 - TAX SHEET - LOT NUMBER
 - ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - EOP.....EDGE OF PAVEMENT
 - SGC.....SLOPED FACED GRANITE CURB
 - RWS.....STONE RETAINING WALL
 - RWW.....WOOD RETAINING WALL
 - SIGN
 - UTILITY POLE WITH ARM & LIGHT
 - GUY
 - ELECTRICAL CONDUIT
 - ELECTRICAL BOX
 - ELECTRIC METER
 - CABLE TV RISER
 - TELEPHONE RISER
 - FIRE ALARM RISER
 - GAS SHUT OFF
 - GAS VALVE
 - WATER GATE VALVE
 - WATER SHUT OFF VALVE
 - HYDRANT
 - CATCH BASIN
 - DRAIN MANHOLE
 - SEWER MANHOLE
 - TREE LINE
 - BRUSH LINE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - CONIFEROUS SHRUB
 - DECIDUOUS SHRUB
 - W.....WATER LINE
 - S.....SEWER LINE
 - D.....DRAIN LINE
 - G.....GAS LINE
 - FM.....FORCE MAIN
 - UGE.....UNDERGROUND ELECTRIC
 - UGU.....UNDERGROUND UTILITIES
 - OHW.....OVERHEAD WIRES
 - OHE.....OVERHEAD ELECTRIC
 - UGC.....UNDERGROUND COMMUNICATIONS
 - BW.....BOILER WATER LINES
 - CEMENT CONCRETE
 - CRUSHED STONE
 - RETAINING WALL
 - SPOT GRADE



SHEET EC-3
MATCH LINE
SHEET EC-5

PER REFERENCE PLAN 1

TBM 8
SURVEY NAIL SET
BASE OF 15" ASH
ELEV= 47.06
(1.0 ABOVE GND.)

INV OUT 18" CMP= 37.74
(COMPUTED INVERT TO
BOTTOM OF RUSTED PIPE)

EDGE OF DELINEATED
WETLAND
(TTP)

DEMOLITION NOTES

- CONTRACTOR SHALL SAFELY SECURE THE SITE WITH SECURITY FENCING. FENCING SHALL BE LOCKED DURING NON-WORK HOURS.
- CITY DEMOLITION PERMIT REQUIRED PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR IS NOTIFIED THAT THIS PERMIT PROCESS MAY REQUIRE A 30-DAY LEAD TIME.
- CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
- THIS DEMOLITION PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
- ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE PORTSMOUTH DEPARTMENT OF PUBLIC WORKS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
- ALL STRUCTURES, CURBING, CONCRETE, PAVEMENT AND SUBBASE MATERIALS SHALL BE REMOVED FROM PROPOSED LANDSCAPE AREAS AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPE AND/OR STORMWATER MANAGEMENT PURPOSES AND MEETING THE PROJECT SPECIFICATIONS.
- WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, MONITORING WELLS, ETC. SHALL BE ADJUSTED TO FINISH GRADE.
- NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
- HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
- SEE EROSION CONTROL PLANS FOR EROSION CONTROL REQUIREMENTS TO BE IN PLACE PRIOR TO START OF DEMOLITION ACTIVITIES, INCLUDING, BUT NOT LIMITED TO; SILT FENCING, STABILIZED CONSTRUCTION SITE EXITS, AND STORM DRAIN INLET PROTECTION.
- ALL DEMOLISHED MATERIALS OR MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED.
- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS AND CODES.
- LEDGE REMOVAL MAY BE REQUIRED ON THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE CITY WITH A LEDGE REMOVAL PLAN. IF BLASTING IS TO BE PERFORMED, ALL STATE AND LOCAL REQUIREMENTS SHALL BE COMPLIED WITH. NO BLASTING IS ALLOWED WITHOUT A BLAST SURVEY BEING COMPLETED PRIOR TO.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL DISCONNECTIONS/INSTALLATIONS WITH EVERSOURCE. CONTACT NICK KOSKO @ 603-332-4227, EXT. 5555334
- CONTRACTOR SHALL COORDINATE ALL NATURAL GAS DISCONNECTIONS/INSTALLATIONS WITH UNTIL CORPORATION. CONTACT DAVID BEAULIEU @ 603-294-5144
- CONTRACTOR SHALL COORDINATE ALL CABLE DISCONNECTIONS/INSTALLATIONS WITH COMCAST. CONTACT MIKE COLLINS @ 603-679-5695 EXT 1037
- CONTRACTOR SHALL COORDINATE ALL TELE-COMMUNICATION DISCONNECTIONS AND INSTALLATION WITH CONSOLIDATED COMMUNICATIONS. CONTACT JOE CONSIONE @ 603-427-5255

SITE NOTES

- ON NOVEMBER 20, 2018 THE PORTSMOUTH BOARD OF ADJUSTMENT GRANTED THE FOLLOWING:
 A VARIANCE FROM SECTION 10.521 TO PROVIDE ONE UNIT PER 18,321 SF WHERE 10,000 SF IS REQUIRED;
 A VARIANCE FROM SECTION 10.522 TO ALLOW TWO NEW APARTMENT BUILDINGS OF 170 FEET± AND 225 FEET± IN LENGTH FOR A MULTI-FAMILY DWELLING WHERE 150-FEET IS THE MAXIMUM ALLOWED.
- TWO BICYCLE RACKS WILL BE PROVIDED, ONE IN FRONT OF EACH BUILDING.
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- ALL CONDITIONS OF THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
- AREA OF DISTURBANCE OVER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT REQUIRED (NOI TO BE PREPARED AND SUBMITTED BY CONTRACTOR, SWPPP AND INSPECTIONS TO BE PREPARED AND PERFORMED BY CONTRACTOR). SITWORK ACTIVITIES UNDER 100,000 SF. NHDOS ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN UPLAND AREAS SHOWN THEREON. NO SNOW STORAGE SHALL BE PROVIDED IN THE LANDSCAPED ISLAND BETWEEN THE DRIVEWAY ENTRANCE AND EXIT THAT WOULD RESTRICT SITE VEHICULAR AND PEDESTRIAN SIGHT DISTANCE. IF ADEQUATE ON-SITE SNOW STORAGE IS NOT AVAILABLE IN UPLAND AREAS, THE SNOW SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW, OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF ASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4" WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4" WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4" WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS. PAVEMENT MARKINGS SHALL BE INSTALLED AT LEAST 14-DAYS AFTER INSTALLATION OF WEARING COURSE PAVEMENT. CONTRACTOR SHALL APPLY TWO (2) COATS OF ALL PAVEMENT MARKINGS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION.
- 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.
- THE SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- SITWORK CONTRACTOR SHALL PREPARE A LICENSED LAND SURVEYOR (LLS) STAMPED AS-BUILT SITE PLAN & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.
- THE PROPOSED LIGHTING SHALL BE DARK SKY FRIENDLY.

GRADING AND DRAINAGE NOTES

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
- ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL READ AND FAMILIARIZE THEMSELVES WITH THE PROJECT GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
- DEWATERING ACTIVITIES SHALL BE DONE IN ACCORDANCE WITH EPA AND NHDES REGULATIONS AND GUIDELINES.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES AREA SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS DEGREE OF INSULATION AGAINST FREEZING.
- IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
- ALL STORM DRAIN PIPE SHALL BE ADS N-12 OR EQUAL AND APPROVED BY THE ENGINEER.
- ALL CATCH BASIN, GATE VALVE COVERS, AND MANHOLE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISHED GRADE. ANY RIM OR VALVE COVER ABOVE SURROUNDING FINISHED GRADE WILL NOT BE ACCEPTED.
- ALL CATCH BASINS SHALL BE PRECAST, LOCATED IN PAVEMENT AREAS, H-20 LOADING AND BE EQUIPPED WITH 4-FOOT DEEP MIN SEDIMENTATION SUMPS AND GREASE HOODS. (SEE DETAILS)
- ALL SPOT GRADES ARE AT THE FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
- UNLESS OTHERWISE SPECIFIED, RETAINING WALL AND BUILDING PERIMETER DRAINS SHALL BE DIRECTED TO THE NEAREST DRAINAGE STRUCTURE. IF DEEMED APPROPRIATE, CONTRACTOR SHALL PROVIDE ADDITIONAL UNDERDRAINS AT THE DIRECTION OF THE ENGINEER.
- CONTRACTOR SHALL PROTECT ALL RAINGARDENS FROM CONSTRUCTION STORMWATER RUNOFF. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED DURING CONSTRUCTION. STORMWATER SHALL NOT BE DIRECTED TO THE RAINGARDENS UNTIL THE WATERSHED HAS BEEN STABILIZED.

UTILITY NOTES

- ALL WATER MAIN INSTALLATIONS AND SERVICE CONNECTIONS SHALL CONFORM TO PORTSMOUTH WATER DEPARTMENT STANDARDS. WATER MAIN SHALL BE WRAPPED WITH A WATER TIGHT POLYETHYLENE WRAPPING. ALL JOINTS SHALL HAVE THREE (3) WEDGES PER JOINT.
- ALL SEWER INSTALLATIONS AND SERVICE CONNECTIONS SHALL CONFORM TO PORTSMOUTH WATER AND SEWER DEPARTMENT STANDARDS. CONTRACTOR SHALL CONTACT PORTSMOUTH DPW FOR TESTING OF SEWER LINES.
- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE, LOCAL, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL PERMIT CONDITIONS AND REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
- FIRE ALARM PANEL SHALL BE MONITORED THROUGH A THIRD-PARTY SECURITY COMPANY. CONTRACTOR SHALL COORDINATE ALL PANEL LOCATIONS AND INTERCONNECTIONS WITH FIRE DEPARTMENT.
- 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 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 APPLICANT SHALL BE REQUIRED TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES A REPEATER IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR THE CITY. THE SURVEY SHALL BE COMPLETED AND THE REPEATER, IF DETERMINED IT IS REQUIRED, SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
- SITWORK CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL DRAWINGS.
- SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDINGS. COORDINATE ALL WORK WITHIN FIVE (5) FEET OF BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL/MECHANICAL DRAWINGS. ALL CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO COMMENCING RELATED WORK.
- FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ARCHITECT.
- CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS.
- CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL, 48-HOUR MINIMUM NOTICE REQUIRED.
- TRANSFORMER SHALL BE PAD MOUNTED. COORDINATE WITH ARCHITECT & EVERSOURCE.
- DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
- CONTRACTOR SHALL CONTACT CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS AT 603-427-1530 TO COORDINATE INSPECTION OF SEWER WORK.
- THE TESTING OF THE MUNICIPAL SEWER INFRASTRUCTURE IMPROVEMENTS SHALL BE UNDER THE SUPERVISION OF THE PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- DEPARTMENT OF PUBLIC WORKS WATER DEPARTMENT CONTACT JIM TOW AT 603-427-1530

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

GENERAL NOTES

- THE INTENT OF THIS PLAN SET IS TO PROVIDE THE NECESSARY INFORMATION FOR THE REVIEW, PERMITTING AND REDEVELOPMENT OF 145 LANG ROAD. THESE PLANS PROVIDE DETAILED INFORMATION FOR THE SITE LAYOUT, GRADING, UTILITIES, STORMWATER MANAGEMENT, AND LANDSCAPE IMPROVEMENTS. THE PROJECT INTENDS TO IMPLEMENT TWO NEW 3-STORY MULTI-FAMILY BUILDINGS.
- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE, LOCAL AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. THE LANDOWNER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH LOCAL, STATE AND FEDERAL WETLAND PERMITTING REQUIREMENTS INCLUDING PROTECTION OF NATURAL RESOURCES AND THEIR BUFFERS.
- CONTRACTOR SHALL CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL INSTALL AND MAINTAIN A TEMPORARY SECURITY FENCE AROUND THE PERIMETER OF THE WORK AREA THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SEDIMENT AND EROSION CONTROL ITEMS TO PREVENT SEDIMENT FROM CONSTRUCTION ACTIVITIES FROM LEAVING THE SITE. CONTROLS SHALL BE INSPECTED ON A REGULAR BASIS AND AFTER ALL RAIN EVENTS OF 0.25 INCHES OR GREATER. ANY DEFICIENCIES IN THE CONTROLS SHALL BE ADDRESSED IMMEDIATELY AND BROUGHT TO THE ATTENTION OF THE OWNER. ALL STORMS DRAINS WITHIN OR ADJACENT TO THE WORK AREA, WITH THE POTENTIAL TO RECEIVE RUNOFF FROM EXPOSED CONSTRUCTION AREAS, SHALL RECEIVE STORM DRAIN INLET PROTECTION.
- CONTRACTOR SHALL PREVENT TRACKING OF DIRT ONTO ANY PUBLIC OR PRIVATE ROADWAYS. IF TRACKING OF DIRT FROM CONSTRUCTION VEHICLES IS PRESENT ON THE OPEN STREETS, CONTRACTOR WILL BE REQUIRED TO SWEEP THE ROADWAY AT NO ADDITIONAL EXPENSE TO THE OWNER.

ZONING SUMMARY

ZONING DISTRICT GA/MH

	REQUIRED	EXISTING	PROPOSED
LOT 287-01			
LOT AREA	5.0 Acres (217,800 SF)	35.53 Acres (1,547,700 SF)	35.53 Acres
LOT AREA PER DWELLING (DENSITY)	10,000 SF	10,673 SF	8,321± SF
NUMBER OF UNITS	154 (ALLOWED)	145	186*
MINIMUM YARDS DIMENSIONS			
FRONT	30 FT	71 FT	71 FT
SIDE/REAR	25 FT	25 FT	35 FT
MAXIMUM STRUCTURE DIMENSIONS			
HEIGHT	35 FT	NOT DETERMINED	33.5± FT
COVERAGE	20%	4.1%	5.0%
LENGTH (MULTI-FAMILY DWELLING)	160 FT	285 FT±	225 FT±*
OPEN SPACE	50%	87%±	85%±
PARKING CALCULATIONS			
PER ZONING REGULATION 10.1110 FOR MULTI-FAMILY BUILDINGS			
1.3 STALLS PER UNIT		=	245 STALLS
VISITOR PARKING 1 STALL PER 5 UNIT		=	38 STALLS
MINIMUM STALLS ALLOWED ALLOWED		=	283 STALLS
MAXIMUM ALLOWABLE STALLS (120% MIN)		=	340 STALLS
		PROVIDED	= 340 STALLS

* SEE SITE NOTE 1

ENGINEER:



133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com



ISSUED FOR:

TAC

ISSUE DATE:

MAY 20, 2019

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	05/20/19

DRAWN BY:

RLH

APPROVED BY:

EDW

DRAWING FILE:

4787-DETAILS.DWG

SCALE:

22" x 34" - N.T.S.

11" x 17" - N.T.S.

OWNER OF RECORD:

ARBOR VIEW & THE PINES, LLC
C/O FOREST PROPERTIES MGMT.
625 MOUNT AUBURN STREET
CAMBRIDGE, MA 02138

APPLICANT:

FOREST PROPERTIES MGMT. INC.
625 MOUNT AUBURN STREET
CAMBRIDGE, MA 02138

PROJECT:

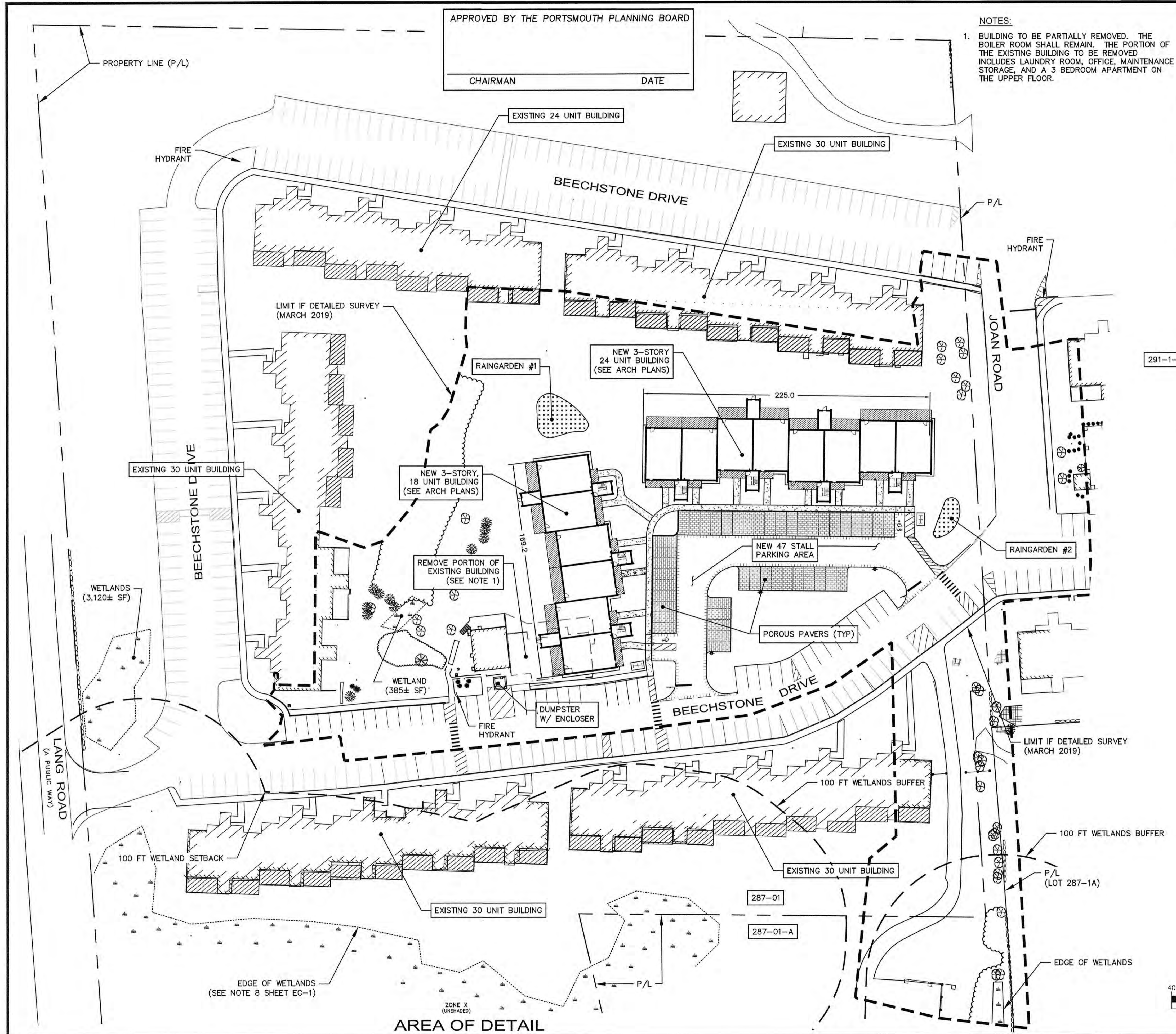
ARBOR VIEW
APARTMENTS
RESIDENTIAL
DEVELOPMENT
145 LANG ROAD
PORTSMOUTH, NH
TAX MAP 287, LOT 01

TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-1

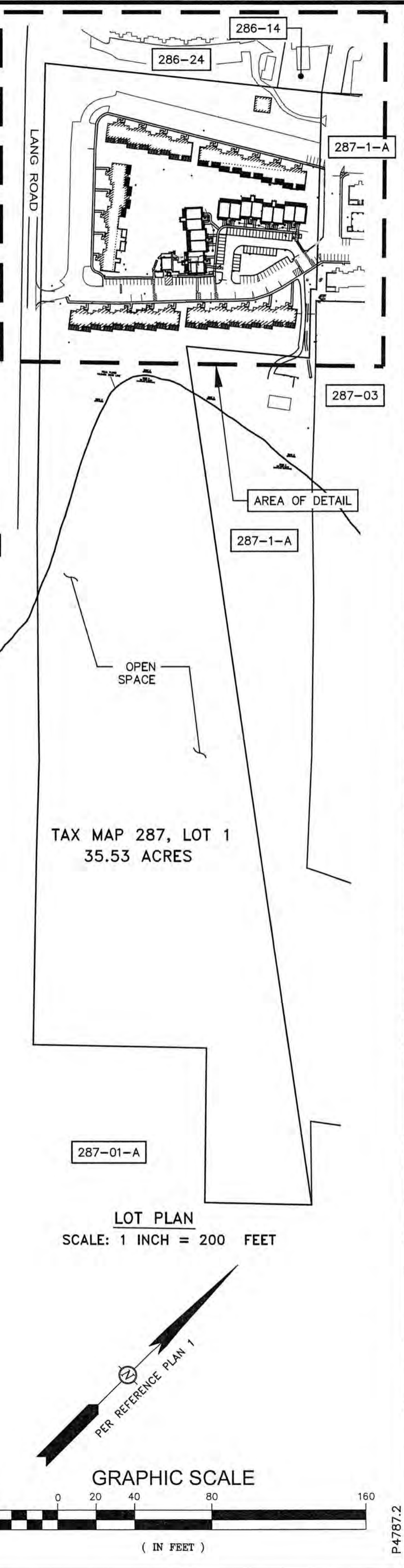


APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

NOTES:

1. BUILDING TO BE PARTIALLY REMOVED. THE BOILER ROOM SHALL REMAIN. THE PORTION OF THE EXISTING BUILDING TO BE REMOVED INCLUDES LAUNDRY ROOM, OFFICE, MAINTENANCE STORAGE, AND A 3 BEDROOM APARTMENT ON THE UPPER FLOOR.



ENGINEER:

ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com



ISSUED FOR: TAC

ISSUE DATE: MAY 20, 2019

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	05/20/19

DRAWN BY: CDB

APPROVED BY: EDW

DRAWING FILE: 4787.2.DWG

SCALE:

22" x 34" - 1" = 40'

11" x 17" - 1" = 80'

OWNER OF RECORD:

ARBOR VIEW & THE PINES LLC.
C/O FOREST PROPERTIES MGMT
625 MT AUBURN ST, STE 210
CAMBRIDGE, MA 02138

APPLICANT:

FOREST PROPERTIES MGMT INC.
625 MT AUBURN ST, STE 210
CAMBRIDGE, MA 02138

PROJECT:

ARBOR VIEW APARTMENTS RESIDENTIAL DEVELOPMENT

145 LANG ROAD
PORTSMOUTH, NH

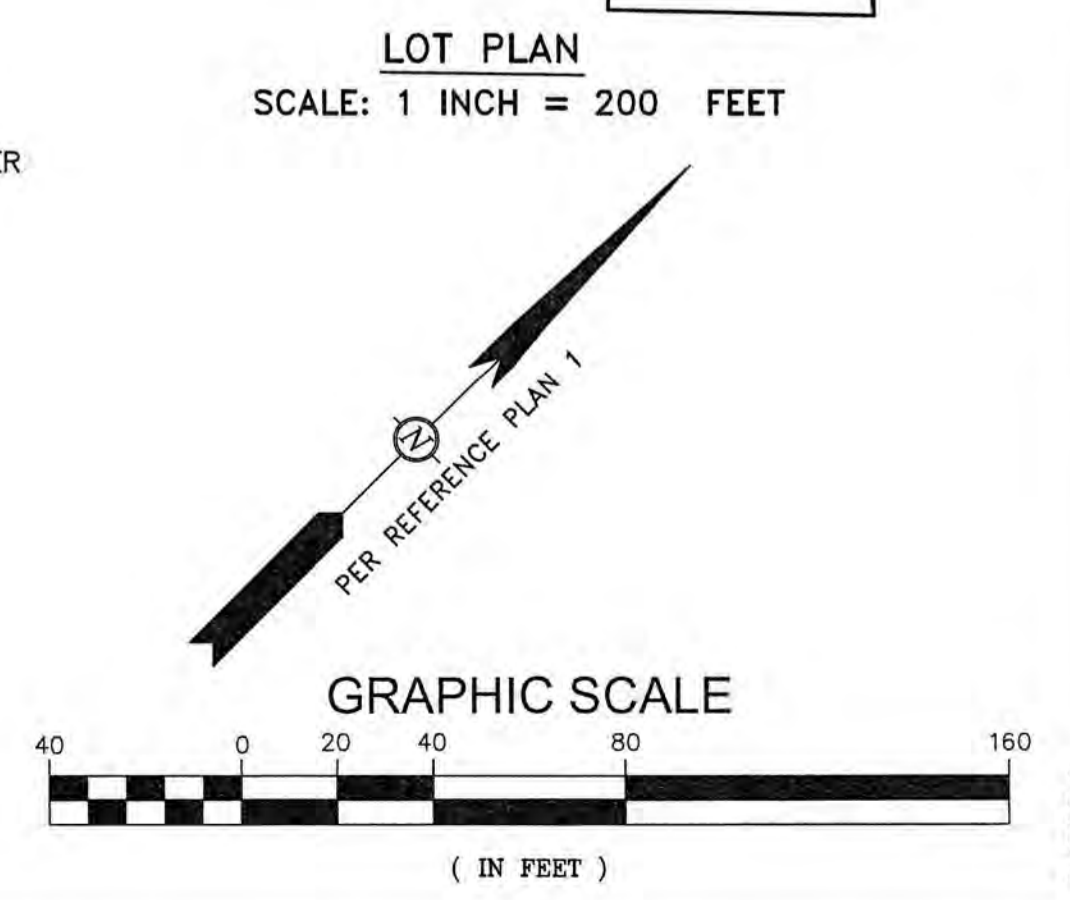
TAX MAP 287, LOT 01

TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-1

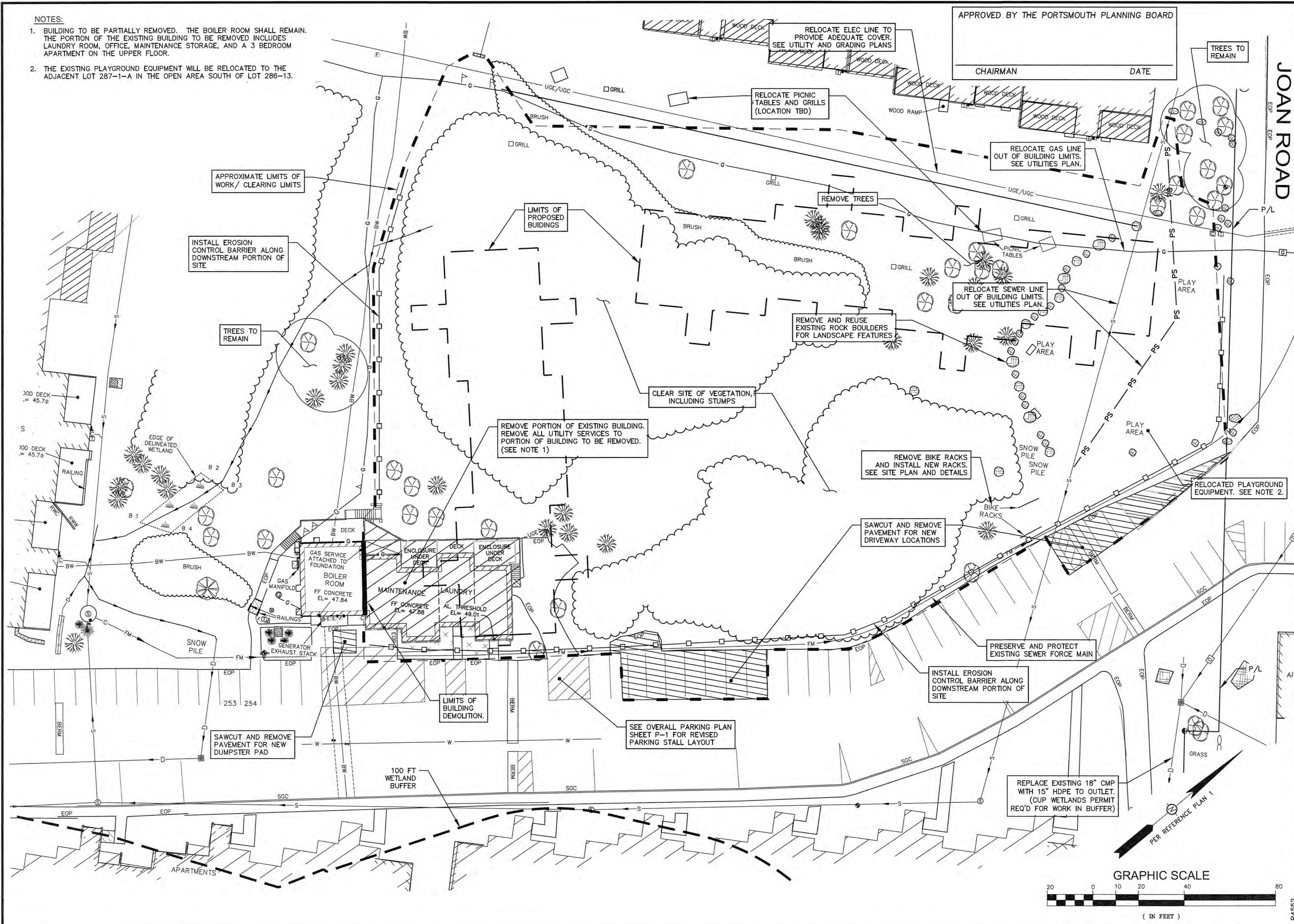


AREA OF DETAIL

P4787.2

NOTES:

- BUILDING TO BE PARTIALLY REMOVED. THE BOILER ROOM SHALL REMAIN. THE PORTION OF THE EXISTING BUILDING TO BE REMOVED INCLUDES LAUNDRY ROOM, OFFICE, MAINTENANCE STORAGE, AND A 3 BEDROOM APARTMENT ON THE UPPER FLOOR.
- THE EXISTING PLAYGROUND EQUIPMENT WILL BE RELOCATED TO THE ADJACENT LOT 287-1-A IN THE OPEN AREA SOUTH OF LOT 286-13.



APPROVED BY THE PORTSMOUTH PLANNING BOARD
 CHAIRMAN _____ DATE _____

ENGINEER:
ALTUS
 ENGINEERING, INC.
 133 COURT STREET PORTSMOUTH, NH 03801
 (603) 433-2335 www.ALTUS-ENG.com

STATE OF NEW HAMPSHIRE
 CORY D. BELDEN
 No. 14239
 LICENSED PROFESSIONAL ENGINEER
 5/20/19

ISSUED FOR: TAC

ISSUE DATE: MAY 20, 2019

REVISIONS
 NO. DESCRIPTION BY DATE
 0 INITIAL SUBMISSION CDB 05/20/19

DRAWN BY: CDB
 APPROVED BY: EDW
 DRAWING FILE: 4787.2_SITE.DWG

SCALE:
 22" x 34" - 1" = 20'
 11" x 17" - 1" = 40'

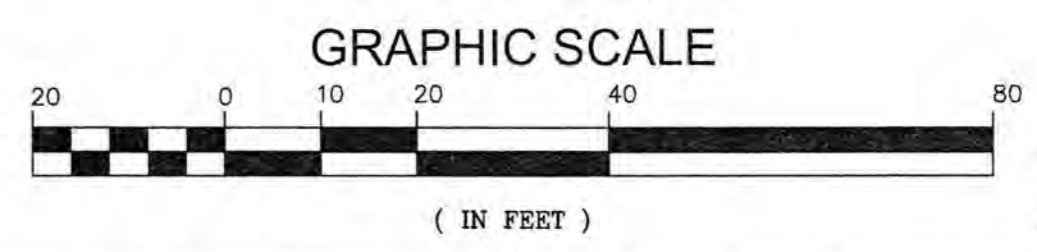
OWNER OF RECORD:
 ARBOR VIEW & THE PINES LLC.
 C/O FOREST PROPERTIES MGMT
 625 MT AUBURN ST, STE 210
 CAMBRIDGE, MA 02138

APPLICANT:
 FOREST PROPERTIES MGMT INC.
 625 MT AUBURN ST, STE 210
 CAMBRIDGE, MA 02138

PROJECT:
ARBOR VIEW APARTMENTS RESIDENTIAL DEVELOPMENT
 145 LANG ROAD
 PORTSMOUTH, NH
 TAX MAP 287, LOT 01

TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C-2



P.4552

ZONING SUMMARY:
SEE GENERAL NOTES SHEET GN-1 FOR ZONING TABLE

THE FOLLOWING VARIANCES WERE GRANTED BY THE ZONING BOARD OF ADJUSTMENT IN NOVEMBER 20, 2018:

- SECTION 10.521 - TO PROVIDE ONE UNIT PER 8,321 SF WHERE 10,000 IS REQUIRED. DENSITY CALCULATIONS BASED ON PARCEL SIZE OF 35.53 ACRES. NUMBER OF UNITS REQUESTED IS 186.
- SECTION 10.522 - CONSTRUCT A NEW 225 FT AND 170 FOOT LENGTH MULTI-FAMILY BUILDING WHERE 160 FEET IS ALLOWED. FOUR OF THE EXISTING MULTI-FAMILY BUILDINGS ON SITE ARE 285 FEET IN LENGTH.

PARKING CALCULATIONS:

PER ZONING REGULATION 10.1110 FOR MULTI-FAMILY BUILDINGS
 186 UNITS X 1.3 STALLS PER UNIT = 245 STALLS
 VISITOR PARKING 1 STALL PER 5 UNIT = 38 STALLS
 MINIMUM STALLS ALLOWED = 283 STALLS
 MAXIMUM ALLOWABLE STALLS (120% MIN) = 340 STALLS
 TOTAL STALLS PROVIDED = 340 STALLS

* SEE OVERALL PARKING PLAN, SHEET P-1 FOR SITE LAYOUT

BICYCLE PARKING:

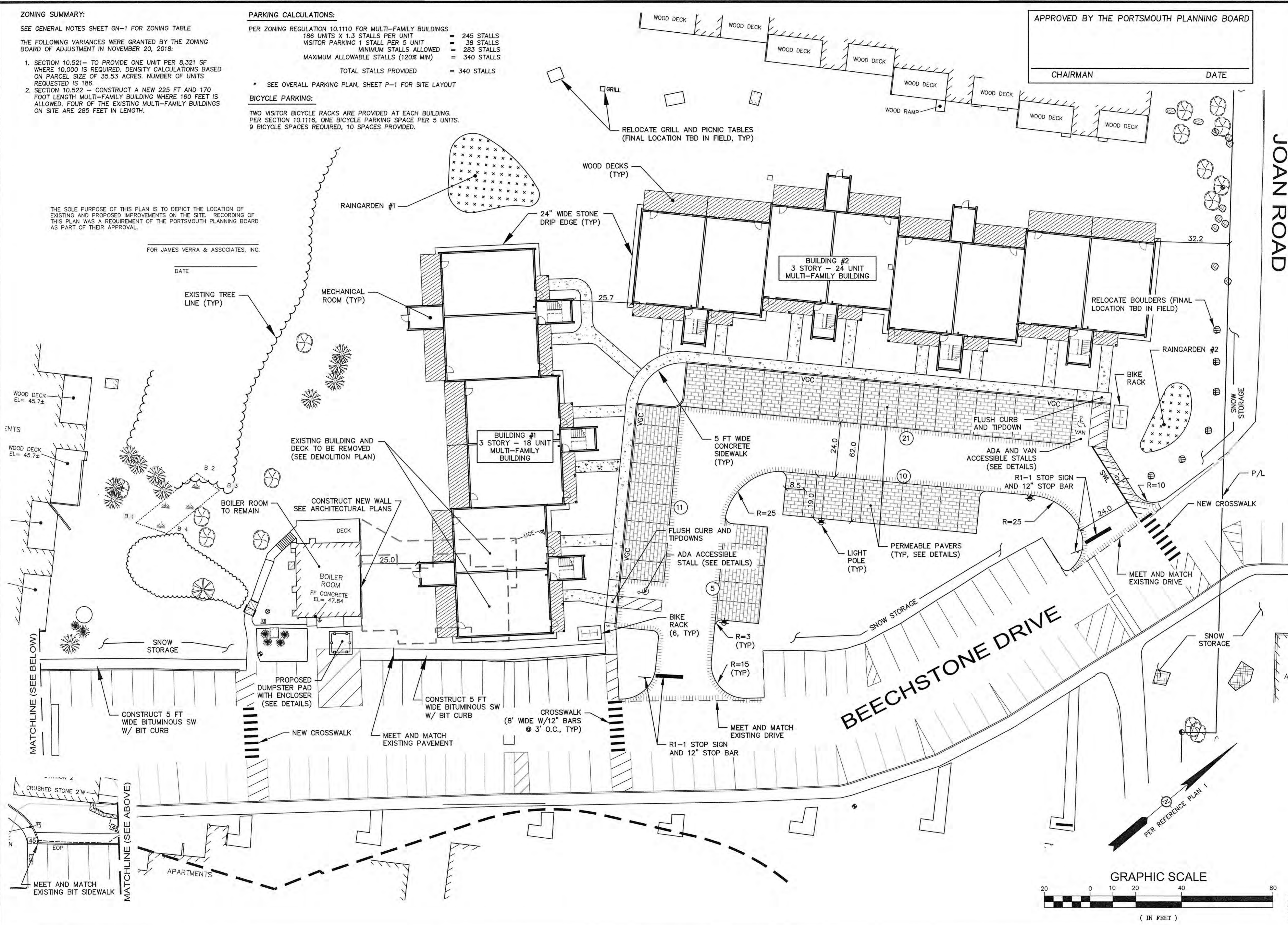
TWO VISITOR BICYCLE RACKS ARE PROVIDED AT EACH BUILDING.
 PER SECTION 10.1116, ONE BICYCLE PARKING SPACE PER 5 UNITS.
 9 BICYCLE SPACES REQUIRED, 10 SPACES PROVIDED.

THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS ON THE SITE. RECORDING OF THIS PLAN WAS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

FOR JAMES VERRA & ASSOCIATES, INC.

DATE

EXISTING TREE LINE (TYP)



APPROVED BY THE PORTSMOUTH PLANNING BOARD
 CHAIRMAN _____ DATE _____

ENGINEER:

 133 COURT STREET PORTSMOUTH, NH 03801
 (603) 433-2335 www.ALTUS-ENG.com

STATE OF NEW HAMPSHIRE
 CORY D. BELDEN
 No. 14239
 LICENSED PROFESSIONAL ENGINEER
 5/20/19

ISSUED FOR: TAC

ISSUE DATE: MAY 20, 2019

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	05/20/19

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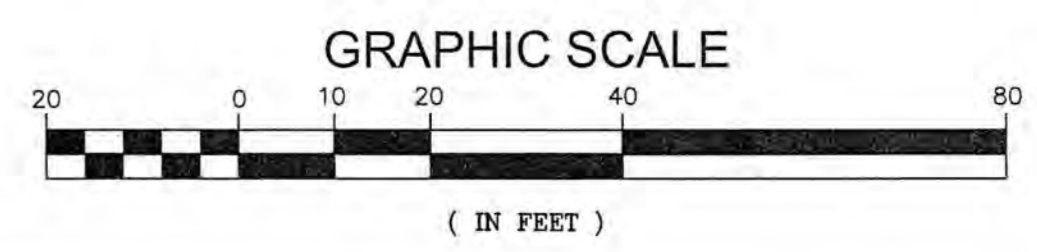
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 CAMBRIDGE, MA 02138

PROJECT:
ARBOR VIEW APARTMENTS RESIDENTIAL DEVELOPMENT
 145 LANG ROAD
 PORTSMOUTH, NH
 TAX MAP 287, LOT 01

TITLE:
SITE PLAN

SHEET NUMBER:
C-3



P4787.2

NOTES

- SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.
- STORMWATER PONDS AND SWALES MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- FINAL LOCATION OF YARD DRAINS TO BE DETERMINED IN FIELD. FOUNDATIONS DRAINS TO TIE INTO COLLECTION SYSTEM.

DRAINAGE STRUCTURES

- PDMH #1**
RIM = 48.50
8" INV. IN=43.20 (YD2)
12" INV. IN=43.20 (OS2)
6" INV. IN= 43.70 (UD)
12" INV. OUT=43.10 (CB5)
- YARD DRAIN (YD) #1**
RIM = 49.5
6" INV. IN(2)= 43.70 (RD)
8" INV. OUT= 46.50
- YARD DRAIN (YD) #2**
RIM = 47.25
6" INV. IN = 43.75 (UD)
8" INV. OUT= 43.50

STORMWATER PRACTICES

- RAINGARDEN #1**
BOTTOM AREA=1000 SF
BOTTOM ELEV = 46.0
BERM ELEV = 48.0
OVERFLOW WEIR, ELEV = 47.5
- RAINGARDEN #2**
BOTTOM AREA=400 SF
BOTTOM ELEV = 46.5
BERM ELEV = 48.0
- OUTLET STRUCTURE 2 (OS2)**
RIM (18" BEEHIVE) = 47.5
6" UD (IN)= 43.75
12" INV (OUT) = 43.50
- NO PRE-TREATMENT REQ'D**
- SEDIMENT FOREBAY**
BOTTOM AREA = 175 SF
BOTTOM ELEV = 47.5
BERM ELV = 49.0
OVERFLOW WEIR, ELEV = 48.5

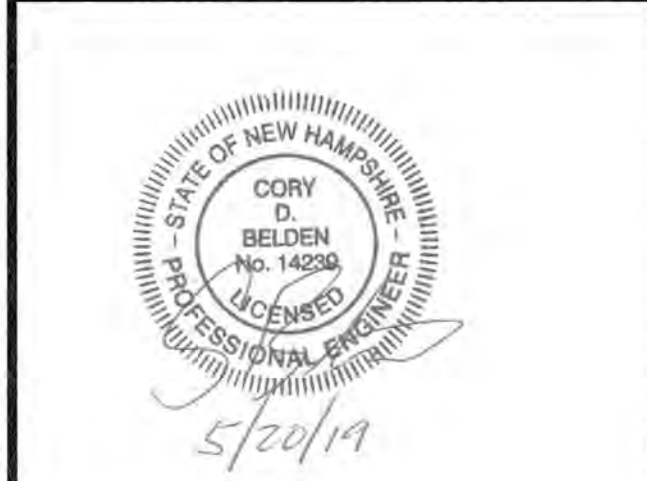
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

ENGINEER:

ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com



ISSUED FOR: TAC

ISSUE DATE: MAY 20, 2019

NO.	DESCRIPTION	BY	DATE
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1	TAC	EDW	05/20/19

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APPROVED BY: _____ EDW
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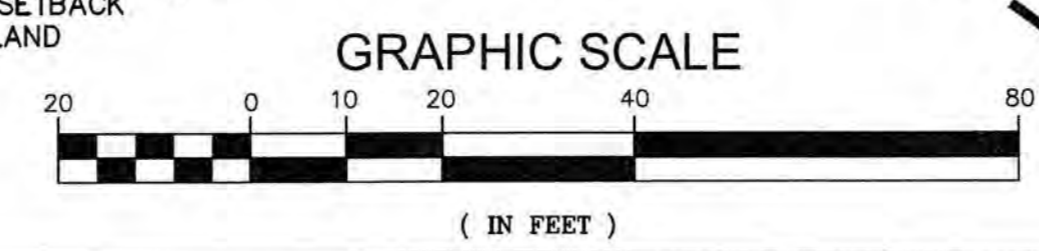
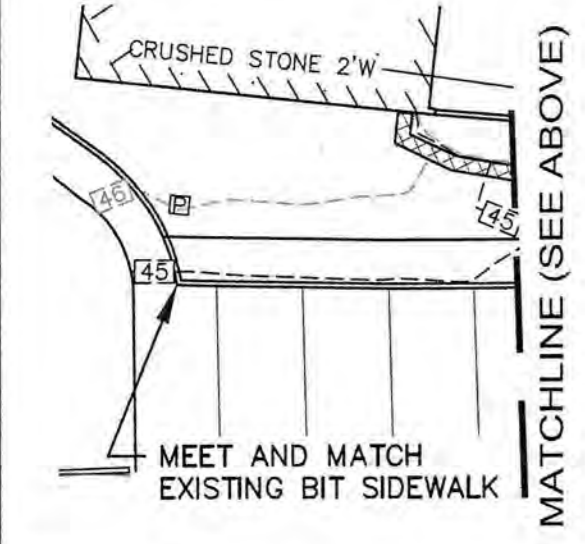
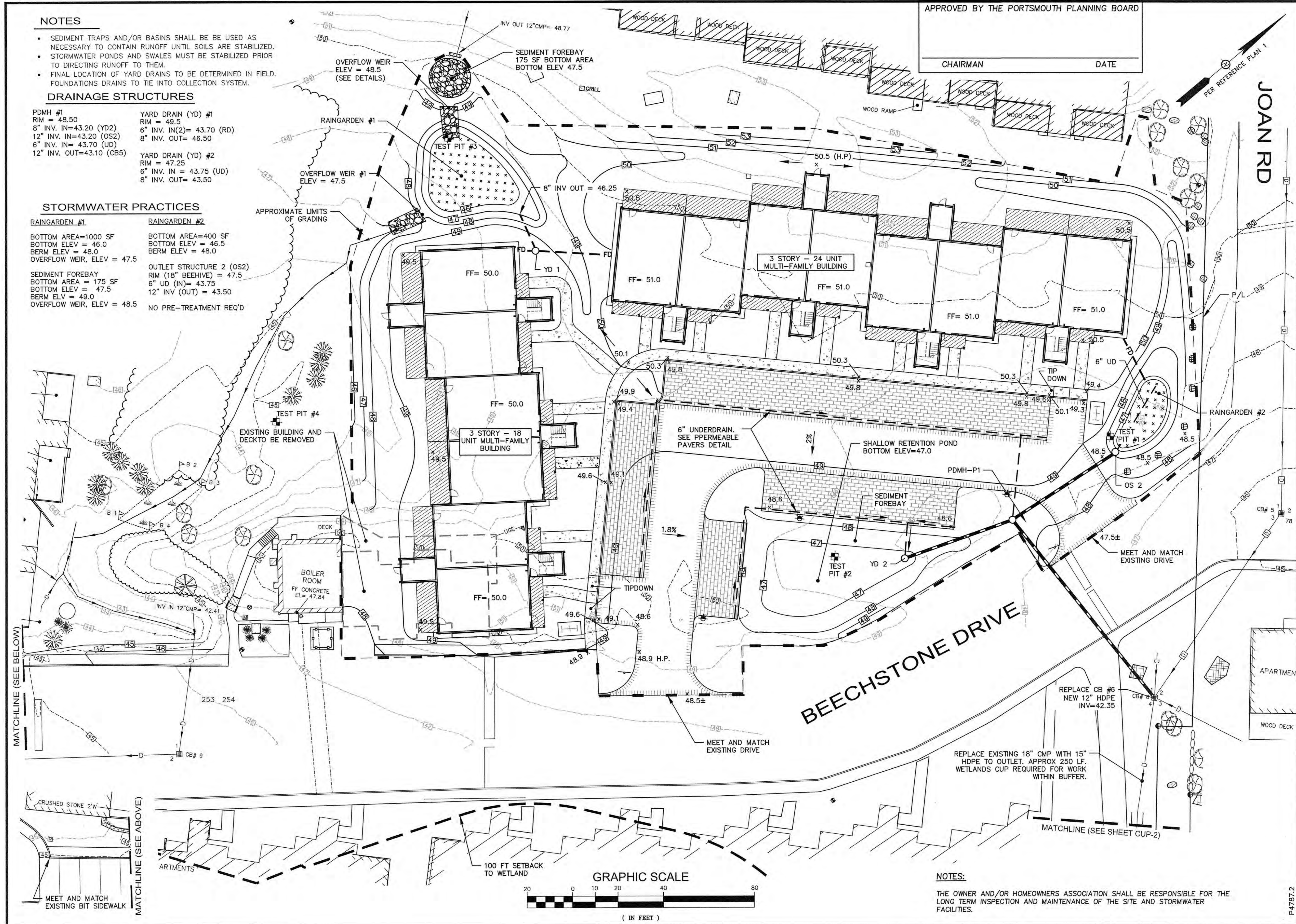
APPLICANT:
FOREST PROPERTIES MGMT INC.
625 MT AUBURN ST, STE 210
CAMBRIDGE, MA 02138

PROJECT:
ARBOR VIEW APARTMENTS RESIDENTIAL DEVELOPMENT

145 LANG ROAD
PORTSMOUTH, NH

TITLE:
GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-4



NOTES:
THE OWNER AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE LONG TERM INSPECTION AND MAINTENANCE OF THE SITE AND STORMWATER FACILITIES.

P4787.2

SEWER STRUCTURES

- PROPOSED SEWER MH #1
RIM = 52.1
8" INV. IN = 46.70 (VIF)
8" INV. OUT= 46.20
- PROPOSED SEWER MH #2
RIM = 50.2
8" INV. IN = 45.10
8" INV. OUT= 45.00
- PROPOSED SEWER MH #3
RIM = 49.2
8" INV. IN = 44.0
8" INV. OUT= 43.45 (VIF)

RELOCATE GAS AND ELECTRIC LINES OUT OF STORMWATER TREATMENT AREAS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

VERIFY LOCATION OF EXISTING GAS LINE AND RELOCATE AS REQUIRED.

6" X 10" TEE FOR FIRE SUPPRESSION SERVICE. VERIFY SIZE OF MAIN PRIOR TO CONSTRUCTION.

6" FIRE SUPPRESSION SERVICE AND 6" GATE VALVE.

PROPOSED 8" SEWER (SDR 35) (S = 0.014)

6" SEWER INV. ELEV = 43.5

PROPOSED 8" SEWER (SDR 35) (S = 0.013)

6" PVC SDR 35 SEWER (S = 0.020) AND 4" PVC VENT PIPE (TANK TO BLDG)

6" PVC SDR 35 SEWER (S = 0.005)

SEWER PUMP STATION (SEE DETAILS)

LIGHT POLE (TYP) SEE SITE LIGHTING PLAN

MEET AND MATCH EXISTING DRIVE

PROPOSED 2" DIA DOMESTIC WATER SERVICE AND CORP STOP. VERIFY SIZE W/ MECHANICAL DWGS.

6" X 10" TEE WITH 6" GATE VALVE FOR FIRE SUPPRESSION SERVICE. VERIFY SIZE OF MAIN PRIOR TO CONSTRUCTION.

EXISTING 10" WATER MAIN CONFIRM SIZE AND LOCATION IN FIELD PRIOR TO CONSTRUCTION.

ENGINEER:

ALTUS ENGINEERING, INC.

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STATE OF NEW HAMPSHIRE
CORY D. BELDEN
No. 14238
LICENSED PROFESSIONAL ENGINEER
5/20/19

ISSUED FOR: TAC

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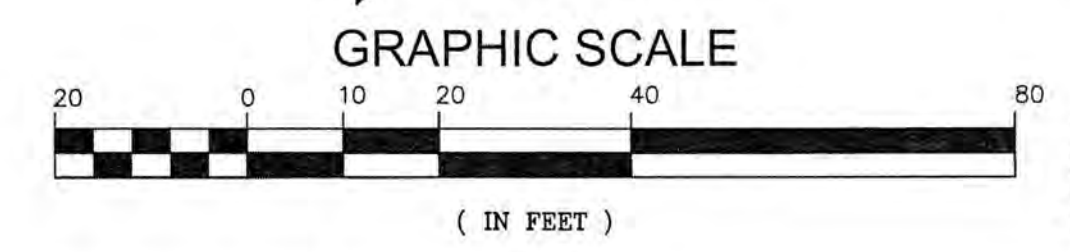
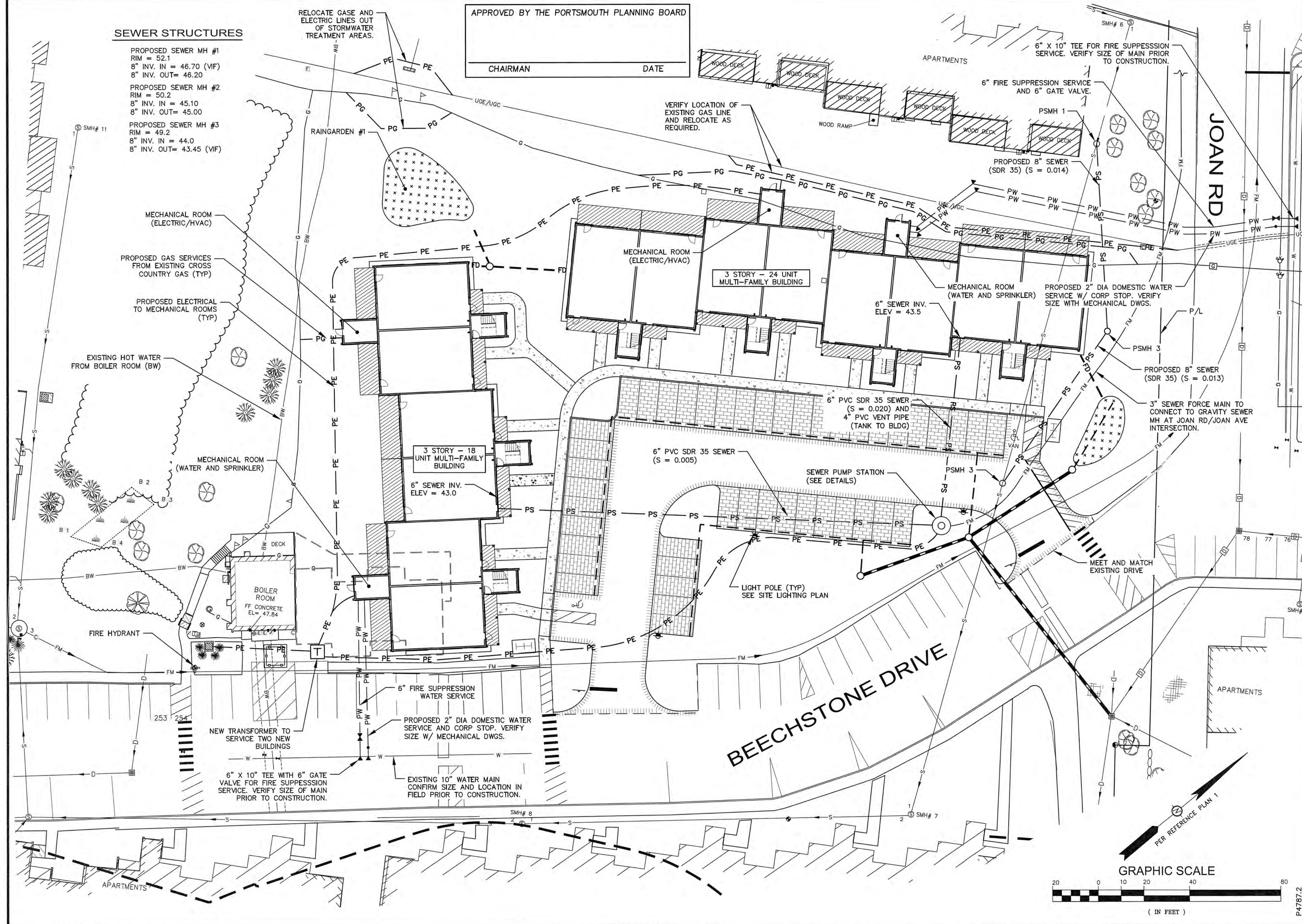
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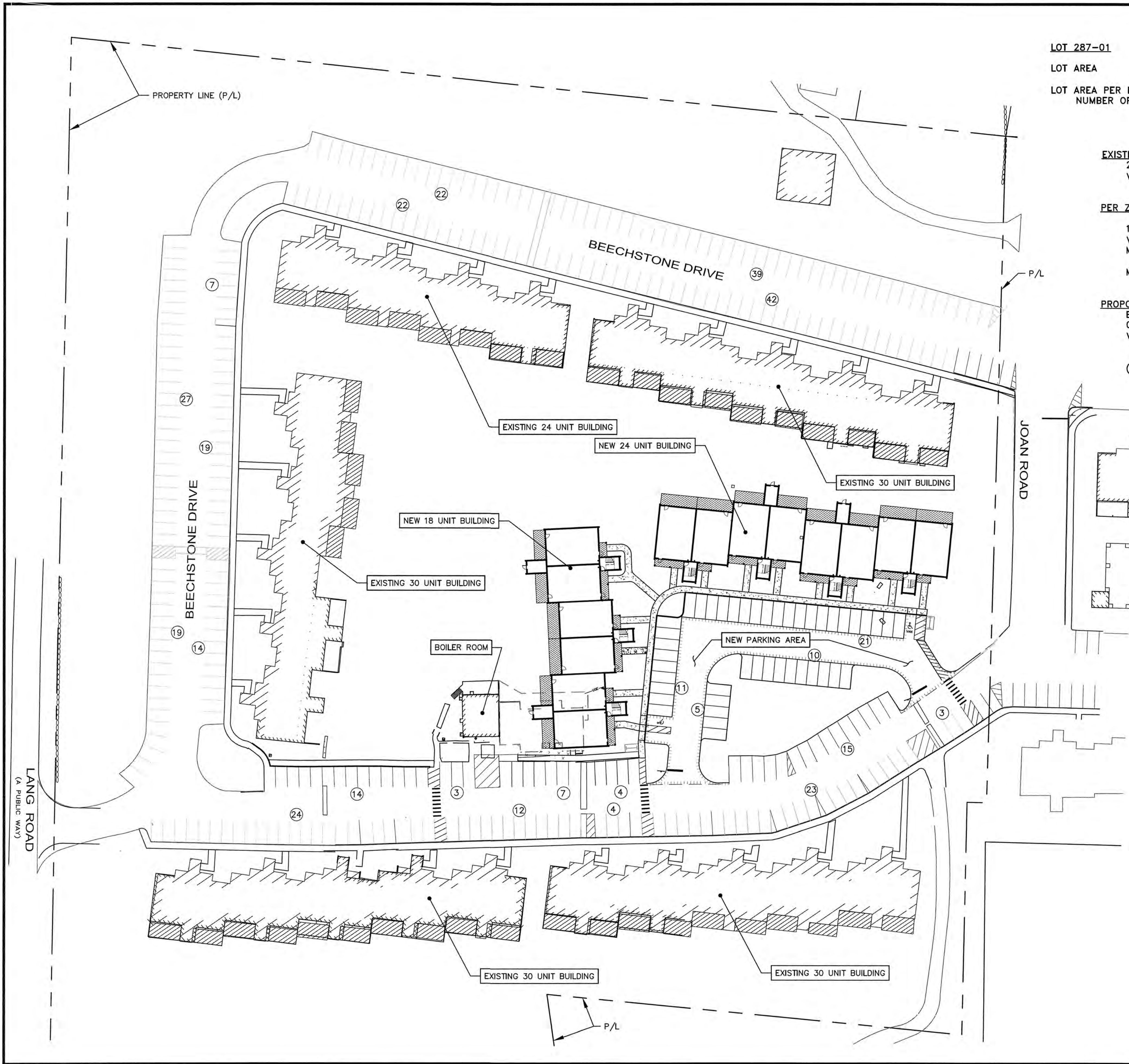
PROJECT:
ARBOR VIEW APARTMENTS RESIDENTIAL DEVELOPMENT
145 LANG ROAD
PORTSMOUTH, NH

TITLE:
UTILITIES PLAN

SHEET NUMBER:
C-5



P4787.2



PARKING CALCULATIONS

LOT 287-01	ZONING DISTRICT GA/MH		
LOT AREA	REQUIRED 5.0 Acres	EXISTING 35.53 Acres	PROPOSED 35.53 Acres
LOT AREA PER DWELLING (DENSITY)	10,000 SF	10,673 SF	8,321± SF
NUMBER OF UNITS	154 (ALLOWED)	145	186*

EXISTING (145 UNITS)
 2.07 STALLS PER UNIT = 300 STALLS
 VISITOR PARKING (1 STALL PER 5 UNITS) = 29 STALLS
 TOTAL EXISTING STALLS = 329 STALLS

PER ZONING REGULATION 10.1110 FOR MULTI-FAMILY BUILDINGS:

1.3 STALLS PER UNIT = 242 STALLS
 VISITOR PARKING (1 STALL PER 5 UNITS) = 38 STALLS
 MINIMUM STALLS ALLOWED = 280 STALLS
 MAXIMUM ALLOWABLE STALLS (120% MIN) = 336 STALLS

PROPOSED (186 UNITS)
 EXISTING RESIDENTIAL PARKING STALLS = 300 STALLS
 0.7 STALLS PER 42 NEW UNITS = 29 STALLS
 VISITOR PARKING (1 STALL PER 5 UNITS) = 38 STALLS
 PROVIDED = 367 STALLS

(AVE 1.77 STALLS PER UNIT + 1 VISITOR STALL PER 5 UNITS)

ENGINEER:

133 COURT STREET PORTSMOUTH, NH 03801
 (603) 433-2335 www.ALTUS-ENG.com

CORY D. BELDEN
 No. 14299
 LICENSED PROFESSIONAL ENGINEER
 5/20/19

ISSUED FOR: TAC

ISSUE DATE: MAY 20, 2019

NO.	DESCRIPTION	BY	DATE
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 APPROVED BY: EDW
 DRAWING FILE: 4787.2.DWG

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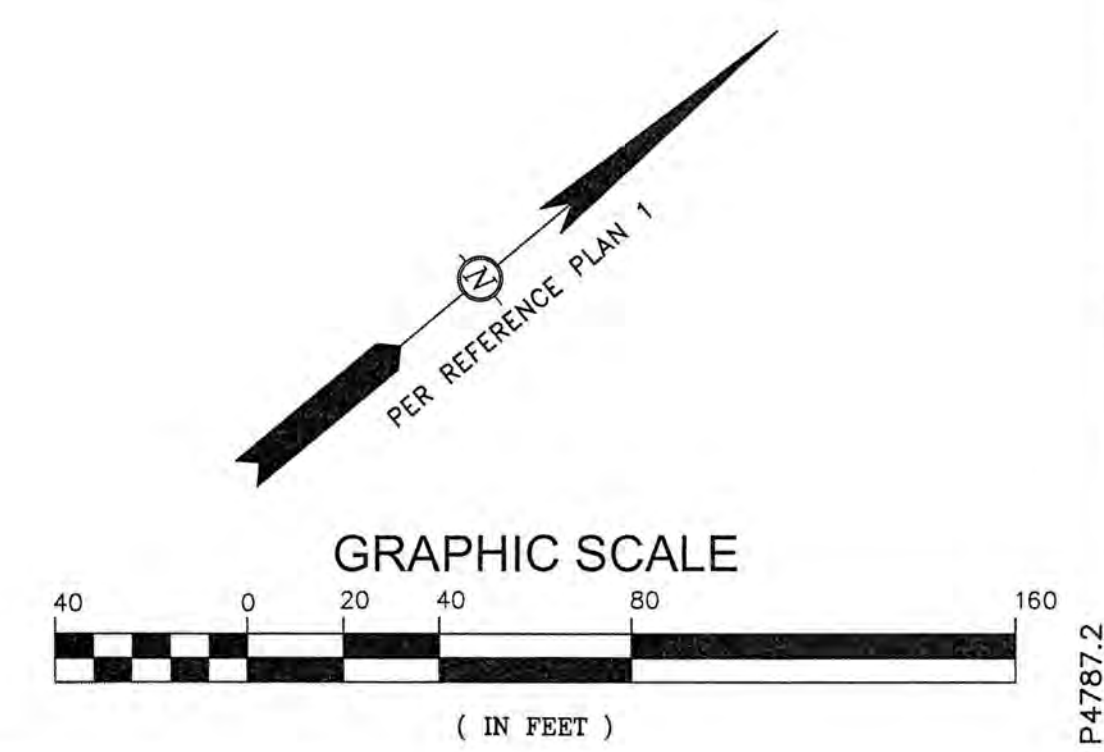
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 625 MT AUBURN ST, STE 210
 CAMBRIDGE, MA 02138

PROJECT:
ARBOR VIEW APARTMENTS RESIDENTIAL DEVELOPMENT

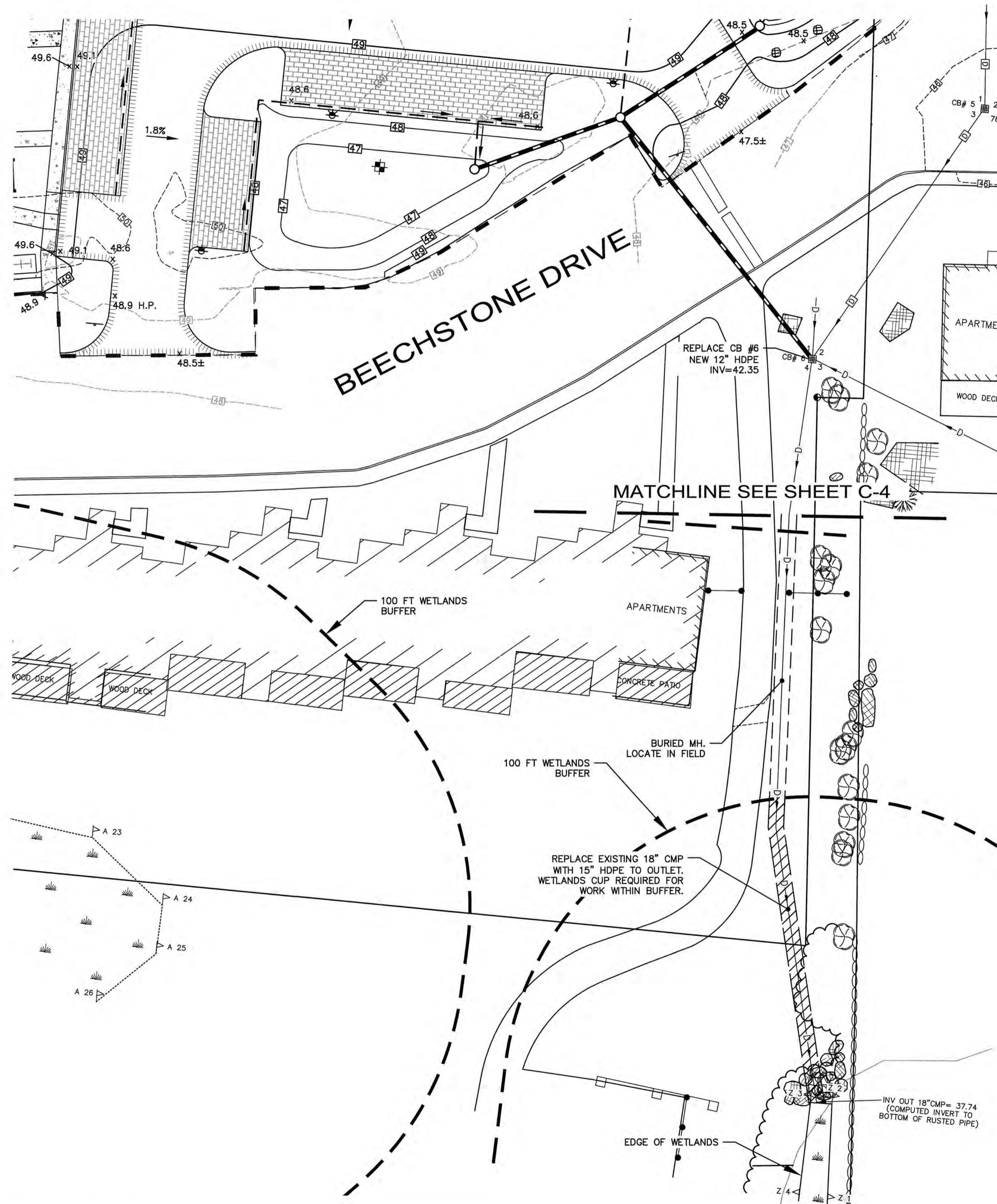
145 LANG ROAD
 PORTSMOUTH, NH

TITLE:
CONDITIONAL USE PARKING PLAN

SHEET NUMBER:
CUP-1



P-4787.2



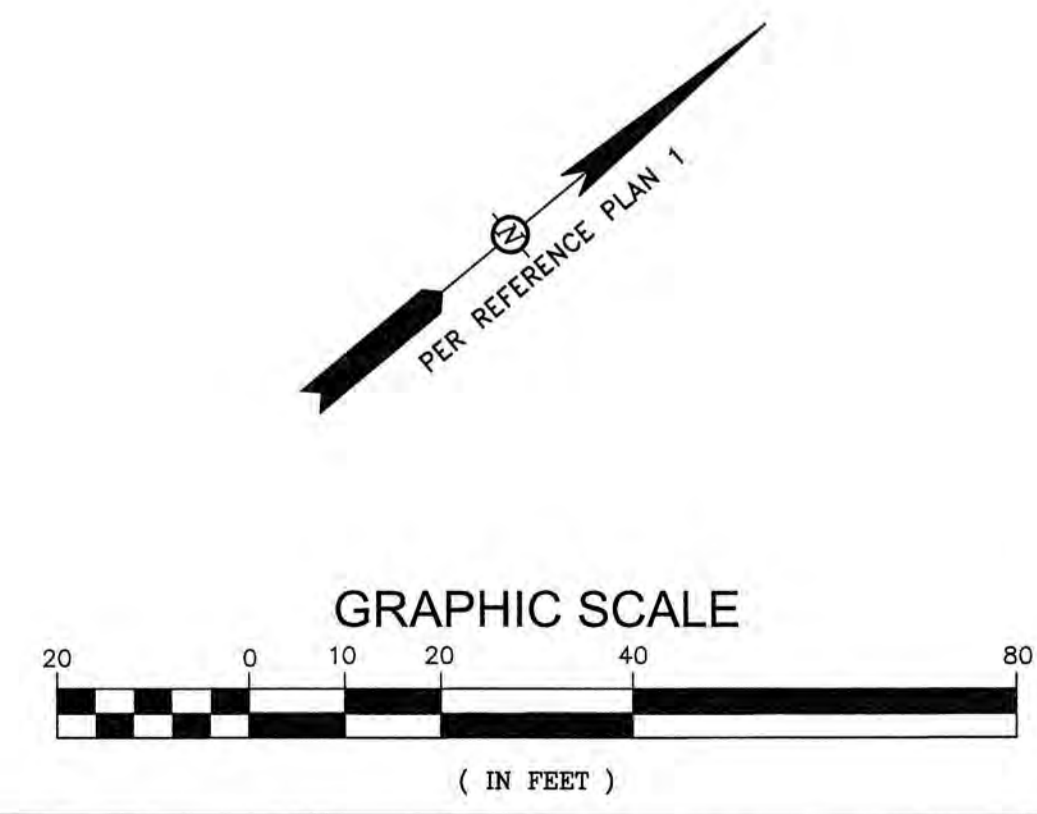
CHAIRMAN _____ DATE _____

SUMMARY

THE PROPOSED PROJECT WILL IMPACT APPROXIMATELY 500 SF OF WETLANDS BUFFER AREA. THIS IMPACT IS WITHIN AN ALREADY DEVELOPED AREA AND IS FOR THE REPLACEMENT OF A CORRODED 18" CORRUGATED METAL PIPE (CMP) THAT WAS INSTALLED IN THE 1980'S. THE 18" CMP WILL BE REPLACED WITH A 15" HDPE PIPE, WHICH WILL HAVE APPROXIMATELY THE SAME HYDRAULIC CAPACITY DUE TO THE REDUCTION IN FRICTION FACTOR. A DRAINAGE STUDY HAS BEEN PREPARED FOR THE PROPOSED ARBOR VIEW APARTMENTS DEVELOPMENT THAT SHOWS THE POST-DEVELOPMENT FLOWS WILL NOT BE INCREASED AT THIS LOCATION.

WETLANDS IMPACT TABLE

DIRECT IMPACT TO WETLANDS = 0 SF
 IMPACT TO WETLANDS BUFFER = 500 SF



ENGINEER:
ALTUS
 ENGINEERING, INC.
 133 COURT STREET PORTSMOUTH, NH 03801
 (603) 433-2335 www.ALTUS-ENG.com



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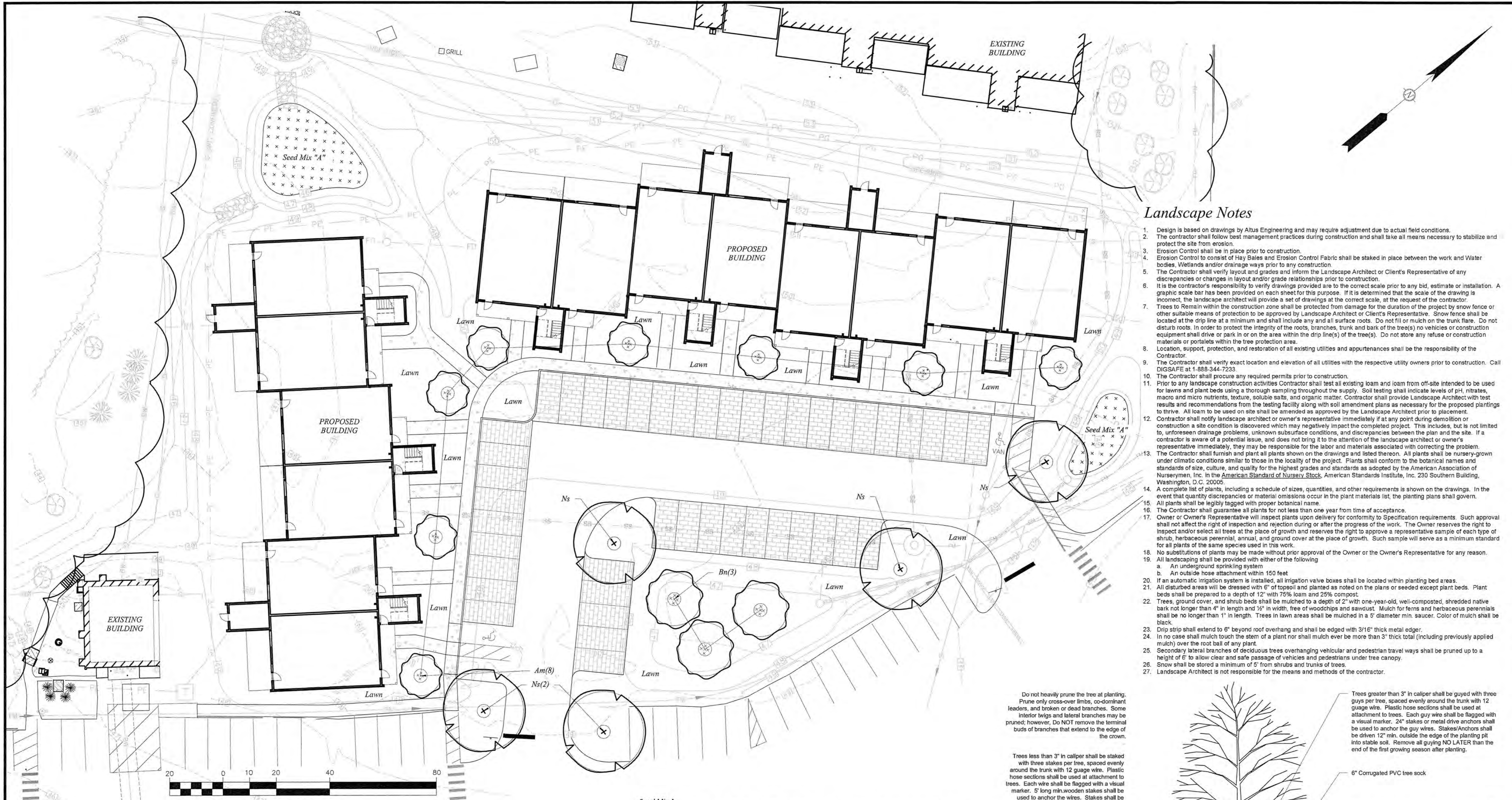
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PROJECT:
ARBOR VIEW APARTMENTS RESIDENTIAL DEVELOPMENT
 145 LANG ROAD
 PORTSMOUTH, NH

TITLE:
CONDITIONAL USE WETLANDS PLAN

SHEET NUMBER:
CUP-2

P4787.2



Landscape Notes

- Design is based on drawings by Altus Engineering and may require adjustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place prior to construction.
- Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
- The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
- It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
- Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portables within the tree protection area.
- Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
- The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DCSAFE at 1-888-344-7233.
- The Contractor shall procure any required permits prior to construction.
- Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, toxic, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
- Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem. The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
- A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants for not less than one year from time of acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with either of the following:
 - An underground sprinkling system
 - An outside hose attachment within 150 feet
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
- Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
- Drip strip shall extend to 6" beyond roof overhang and shall be edged with 3/16" thick metal edge.
- In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy.
- Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
- Landscape Architect is not responsible for the means and methods of the contractor.

Seed Mix A
 50% New England Wetland Plants – New England Semi-Shadow Grass & Forbs Mix
 50% New England Wetland Plants – New England Erosion Control/Restoration Mix for Detention Basins & Moist Sites

Plant List

TREES					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Ns	<i>Nyssa Sylvatica</i>	Black Tupelo	5	2.5-3" Cal	B&B
Am	<i>Amelanchier x grandiflora 'Robin Hill'</i>	Robin Hill Serviceberry	8	8-10' Ht	Multi-Stem B&B
Bn	<i>Betula nigra 'Heritage'</i>	Heritage River Birch	3	8-10' Ht	Multi-Stem B&B

Do not heavily prune the tree at planting. Prune only cross-over limbs, co-dominant leaders, and broken or dead branches. Some interior twigs and lateral branches may be pruned; however, Do NOT remove the terminal buds of branches that extend to the edge of the crown.

Trees less than 3" in caliper shall be staked with three stakes per tree, spaced evenly around the trunk with 12 gauge wire. Plastic hose sections shall be used at attachment to trees. Each wire shall be flagged with a visual marker. 5' long min. wooden stakes shall be used to anchor the wires. Stakes shall be driven at least 12" outside the edge of the planting pit into stable soil. Remove all staking NO LATER than the end of the first growing season after planting.

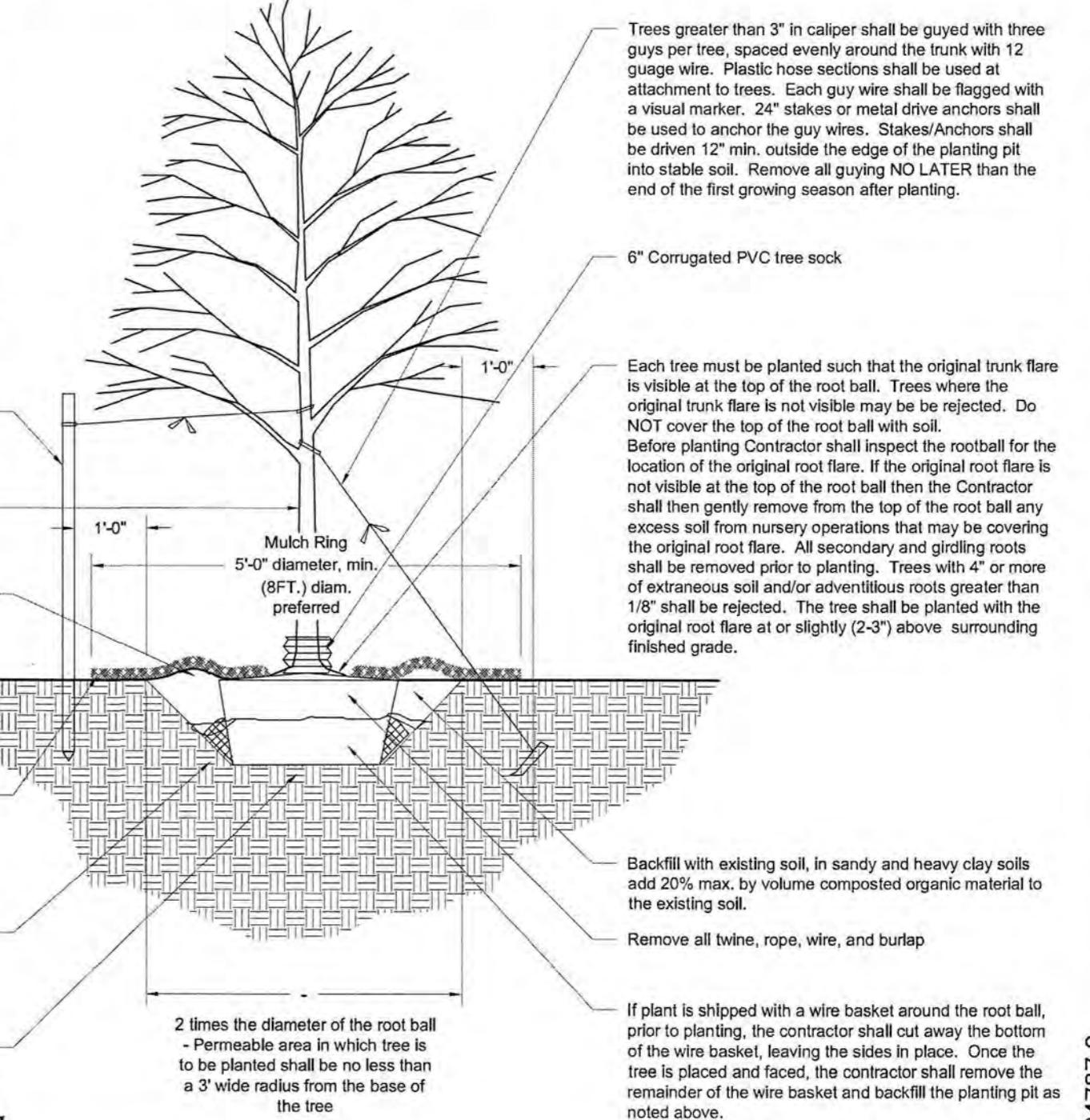
Mark the north side of the tree in the nursery. Rotate the tree to face north at the site whenever possible.

4 in. high earth saucer beyond edge of root ball

2 IN. max. Mulch. Do NOT place mulch in contact with tree trunk. Maintain the mulch weed-free for a minimum of three years after planting.

Tamp soil around root ball base firmly with foot pressure so that root ball does not shift.

Place root ball on unexcavated or tamped soil.



Tree Planting Detail

ENGINEER:

 133 COURT STREET PORTSMOUTH, NH 03801
 (603) 433-2335 www.ALTUS-ENG.com

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REVISIONS	NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION		VM	05/20/19

DRAWN BY: VM
 APPROVED BY: RW
 DRAWING FILE: 4787_2_SITE.DWG

SCALE:
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PROJECT:
ARBOR VIEW APARTMENTS RESIDENTIAL DEVELOPMENT
 145 LANG ROAD
 PORTSMOUTH, NH

TITLE:
LANDSCAPE PLAN

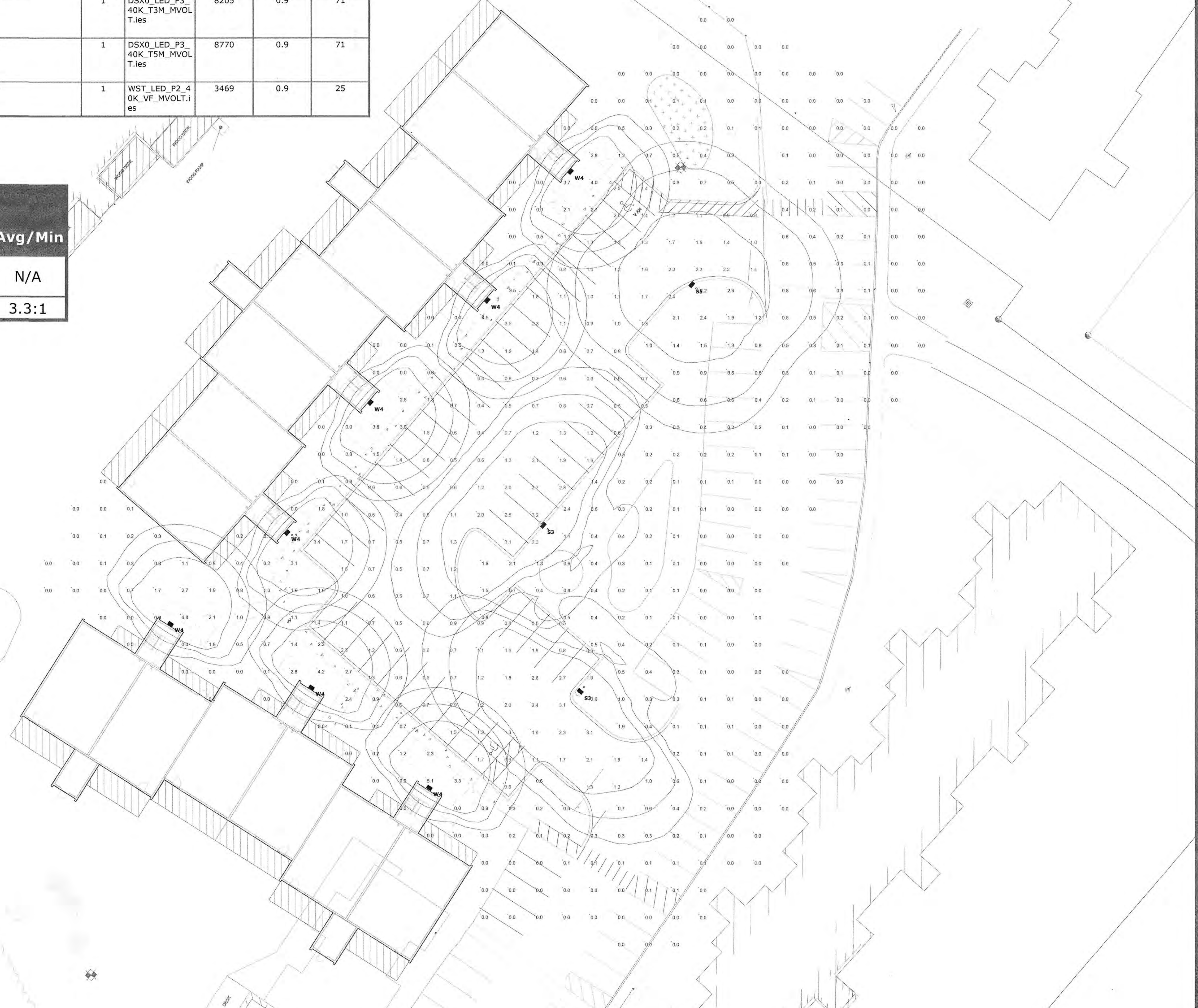
SHEET NUMBER:
L-1

P4787.2



Schedule												
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	
	S3	2	Lithonia Lighting	DSX0 LED P3 40K T3M MVOLT SPA DDBXD with SSS 16 4C DM19AS DDBXD	DSX0 LED Area Fixture; mounted at 16ft	LED	1	DSX0_LED_P3_40K_T3M_MVOLT.ies	8205	0.9	71	
	S5	1	Lithonia Lighting	DSX0 LED P3 40K T5M MVOLT SPA DDBXD with SSS 16 4C DM19AS DDBXD	DSX0 LED Area Fixture; mounted at 16ft	LED	1	DSX0_LED_P3_40K_T5M_MVOLT.ies	8770	0.9	71	
	W4	7	Lithonia Lighting	WST LED P2 40K VF MVOLT	WST LED Wallpack; mounted at 16ft	LED	1	WST_LED_P2_40K_VF_MVOLT.ies	3469	0.9	25	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot	+	0.5 fc	5.3 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.3 fc	3.5 fc	0.4 fc	8.8:1	3.3:1



**ARBOR VIEW APARTMENTS
Site Lighting Layout**

Designer
 Heidi G. Connors
 Visible Light, Inc.
 24 Stickney Terrace
 Suite 6
 Hampton, NH 03842
Date
 5/13/2019
Scale
 1"=20'
Drawing No.
 Summary

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

ENGINEER:

ALTUS
ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com



ISSUED FOR: TAC

ISSUE DATE: MAY 20, 2019

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	05/20/19

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 4787-DETAILS.DWG

SCALE:
22" x 34" - N.T.S.
11" x 17" - N.T.S.

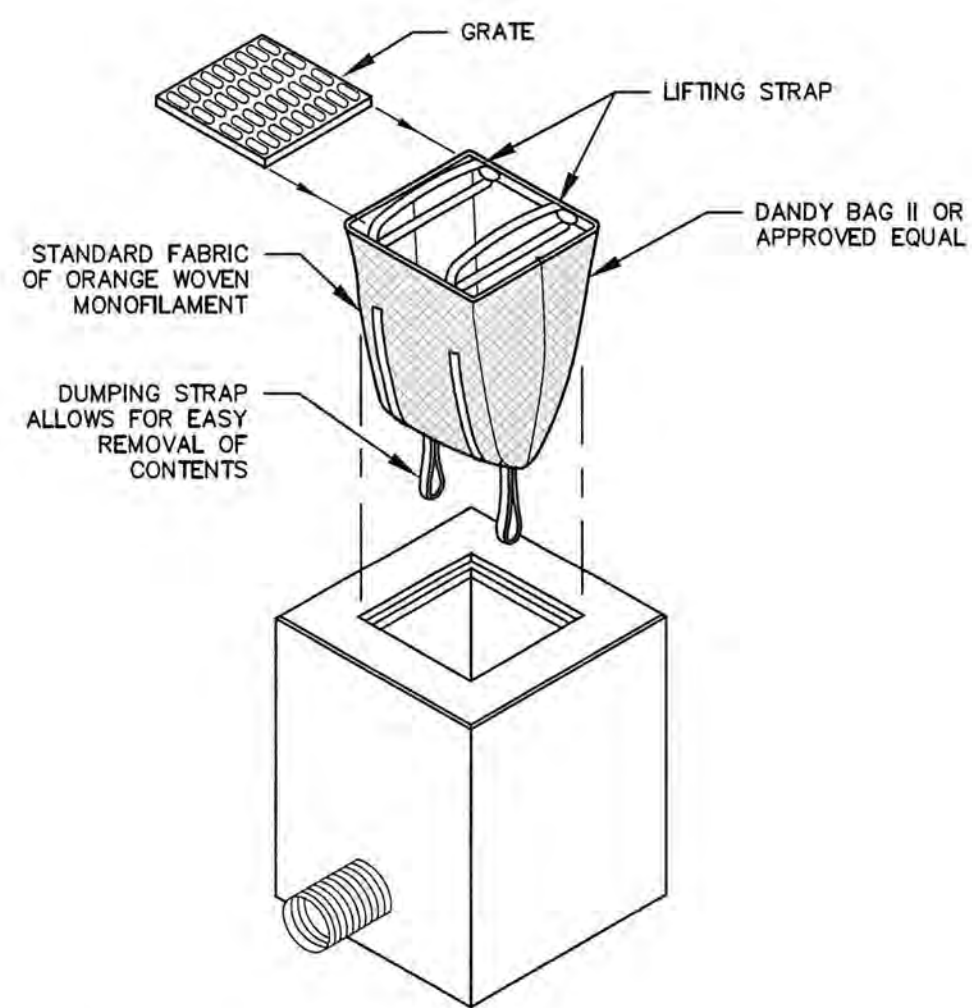
OWNER OF RECORD:
ARBOR VIEW & THE PINES, LLC
C/O FOREST PROPERTIES MGMT.
625 MOUNT AUBURN STREET
CAMBRIDGE, MA 02138

APPLICANT:
FOREST PROPERTIES MGMT. INC.
625 MOUNT AUBURN STREET
CAMBRIDGE, MA 02138

PROJECT:
ARBOR VIEW APARTMENTS RESIDENTIAL DEVELOPMENT
145 LANG ROAD
PORTSMOUTH, NH
TAX MAP 287, LOT 01

TITLE:
DETAIL SHEET

SHEET NUMBER:
D - 2



INSTALLATION AND MAINTENANCE:

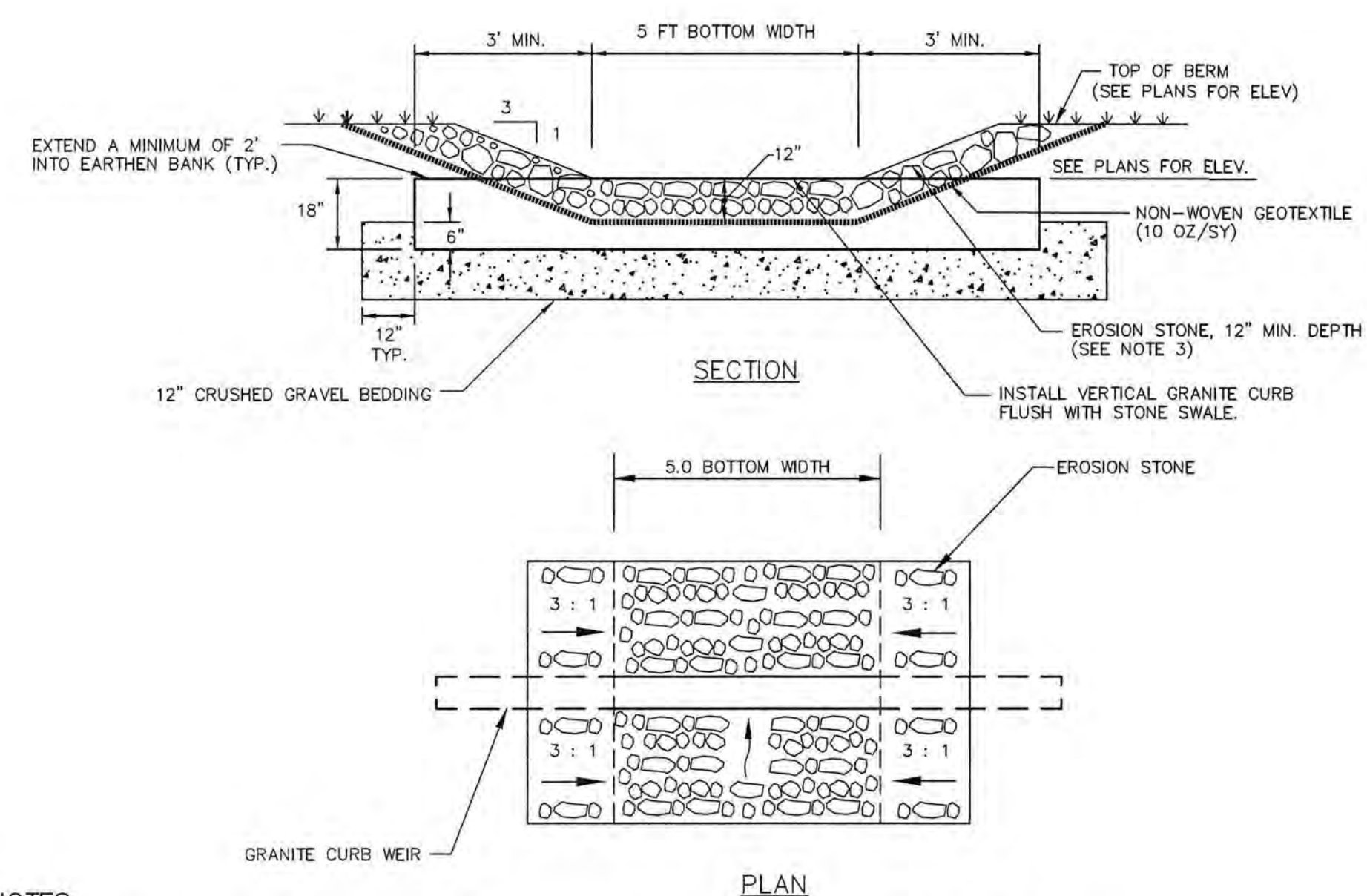
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS, PLACE ABSORBENT PELLOW IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN. INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF THE UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE CATCH BASIN INSERT. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY THE UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL ABSORBENTS, REPLACE ABSORBENT WHEN NEAR SATURATION.

UNACCEPTABLE INLET PROTECTION METHOD:

A SIMPLE SHEET OF GEOTEXTILE UNDER THE GRATE IS NOT ACCEPTABLE.

STORM DRAIN INLET PROTECTION NOT TO SCALE

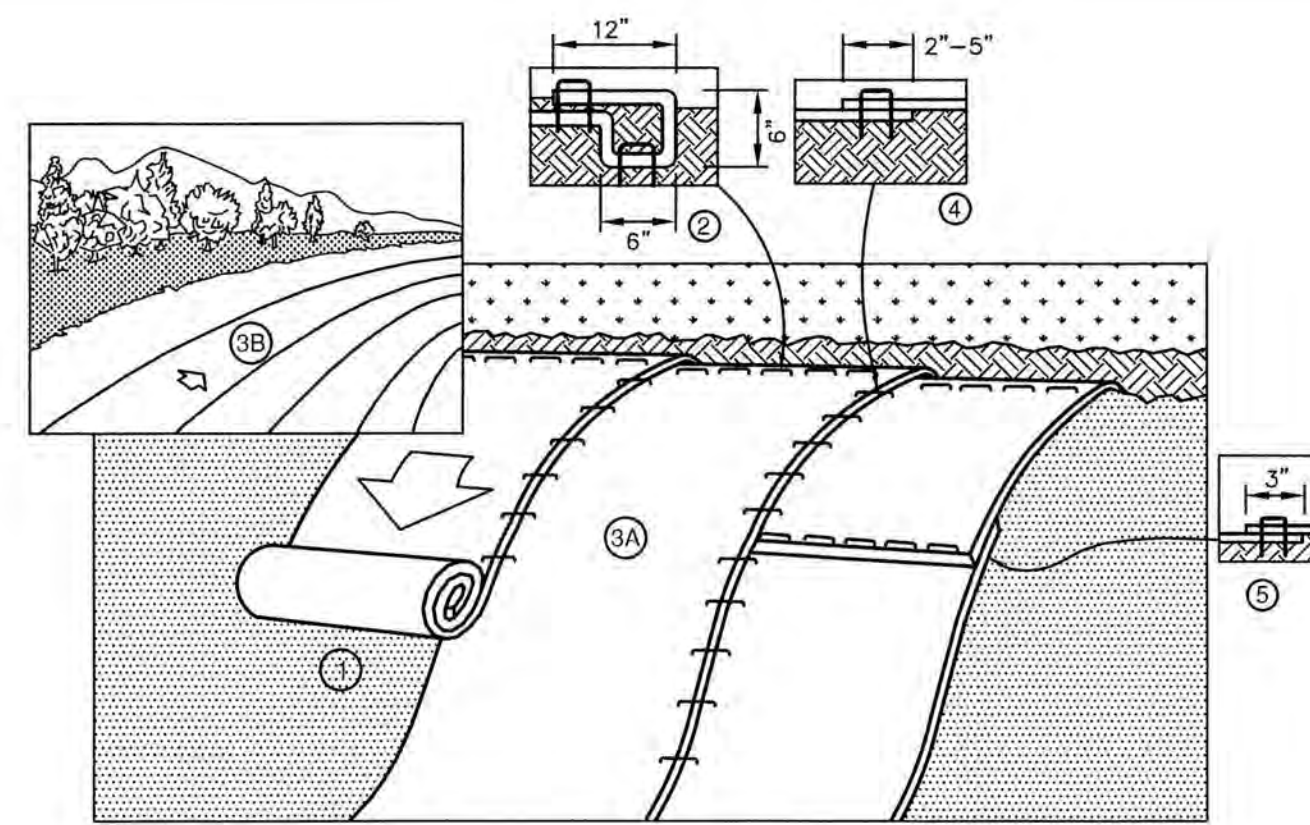


NOTES:

- CONSTRUCT OUTLET CONTROL STRUCTURE TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN.
- THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO LINES AND GRADES SHOWN ON THE PLANS.
- EROSION STONE SHALL MEET THE FOLLOWING GRADATION:

SIZE	PERCENT PASSING BY WEIGHT
18"	100
12"	90-100
4"	0-15
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE EROSION STONE. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 18 INCHES.
- THE EROSION STONE MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

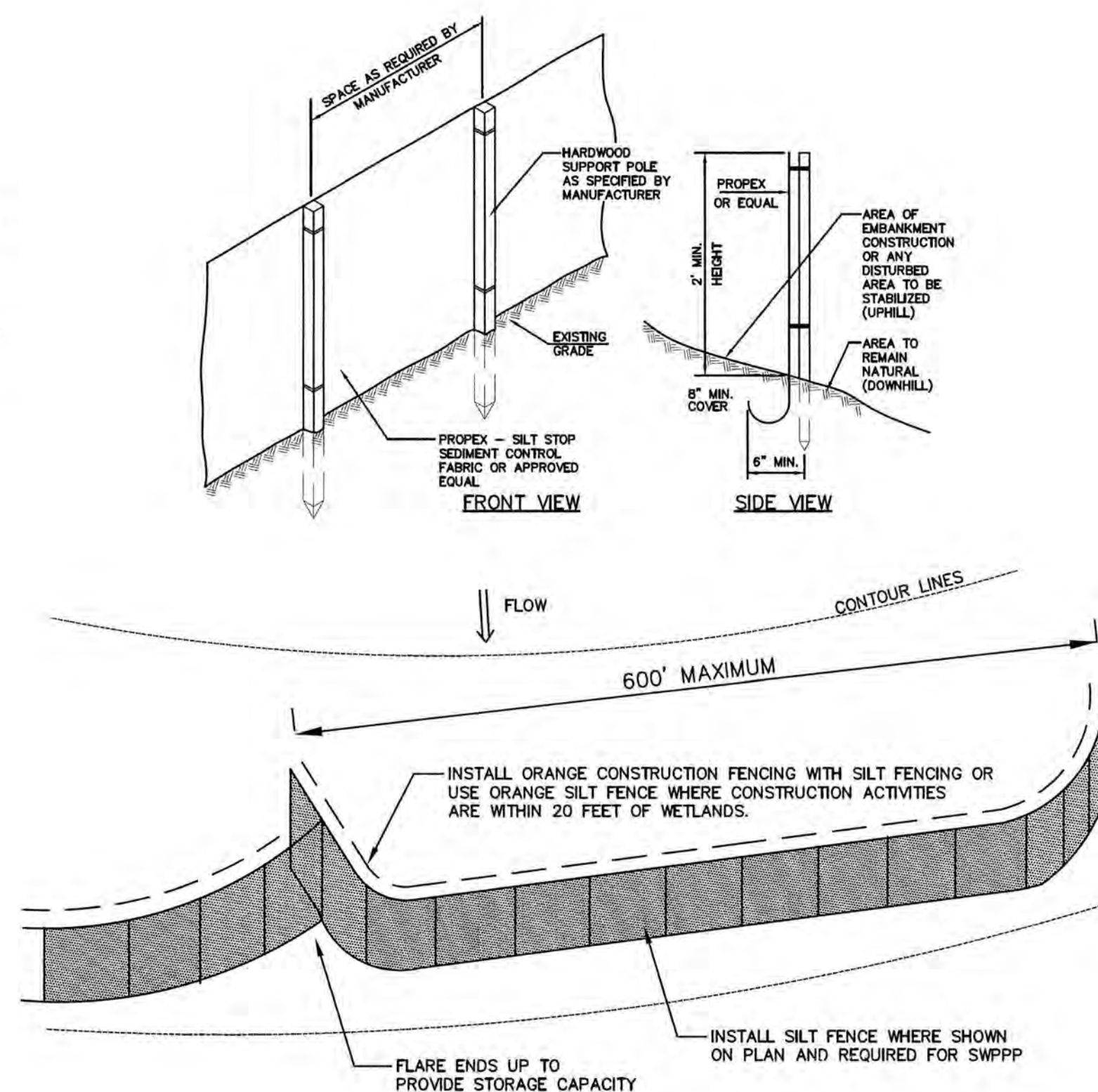
OVERFLOW WEIR /OUTLET STRUCTURE NOT TO SCALE



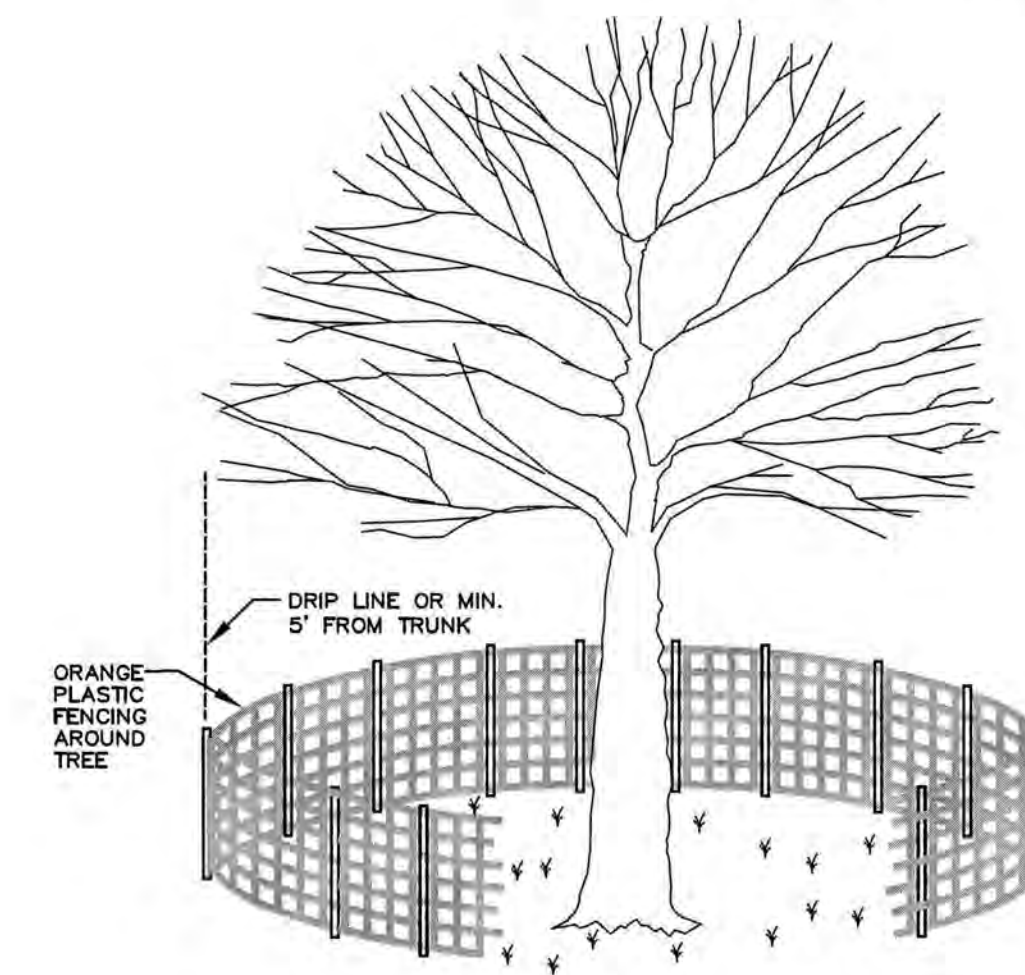
NOTES:

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
- CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

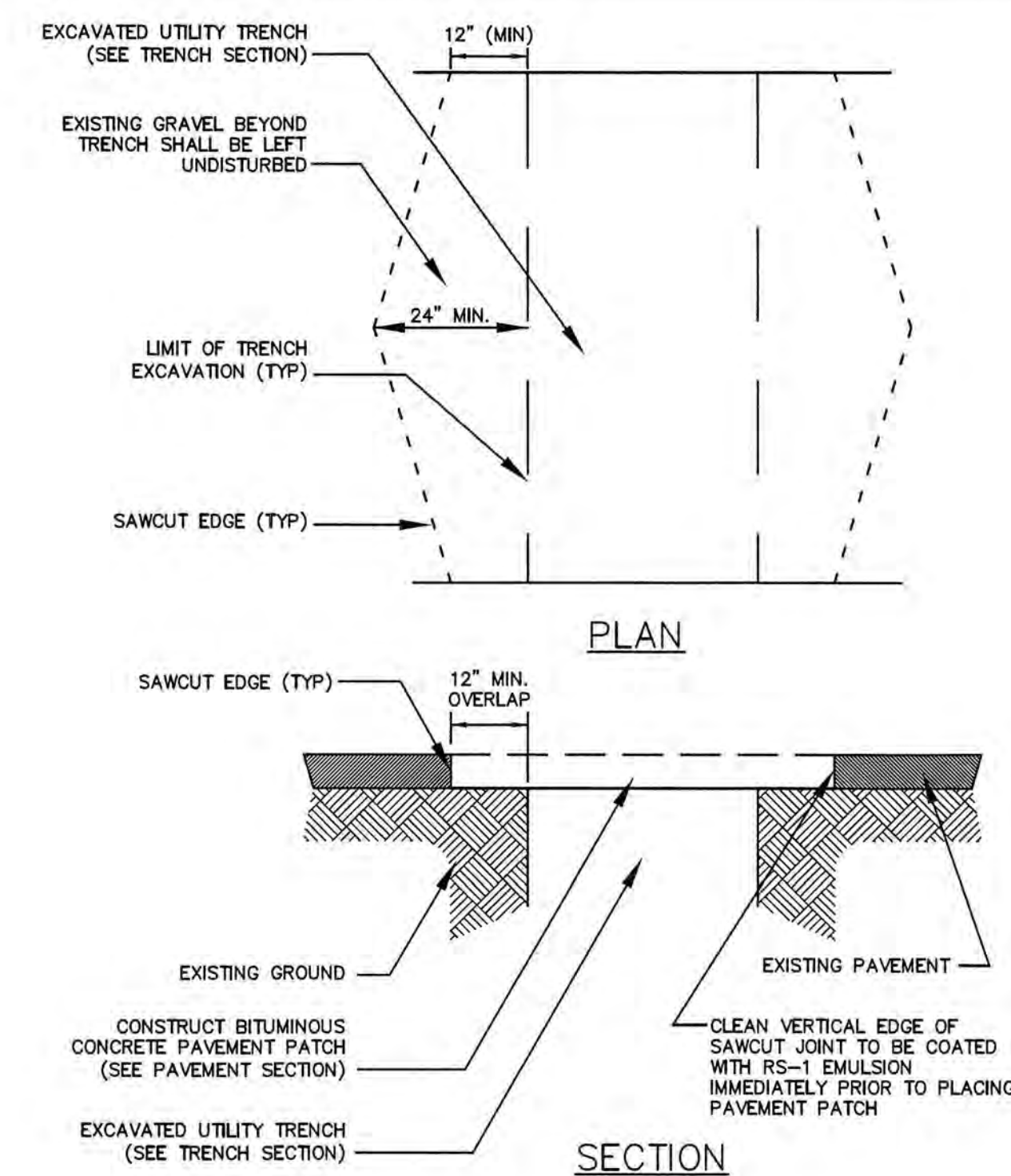
EROSION CONTROL BLANKET - SLOPE NOT TO SCALE



SILT AND ORANGE CONSTRUCTION FENCE DETAIL NOT TO SCALE



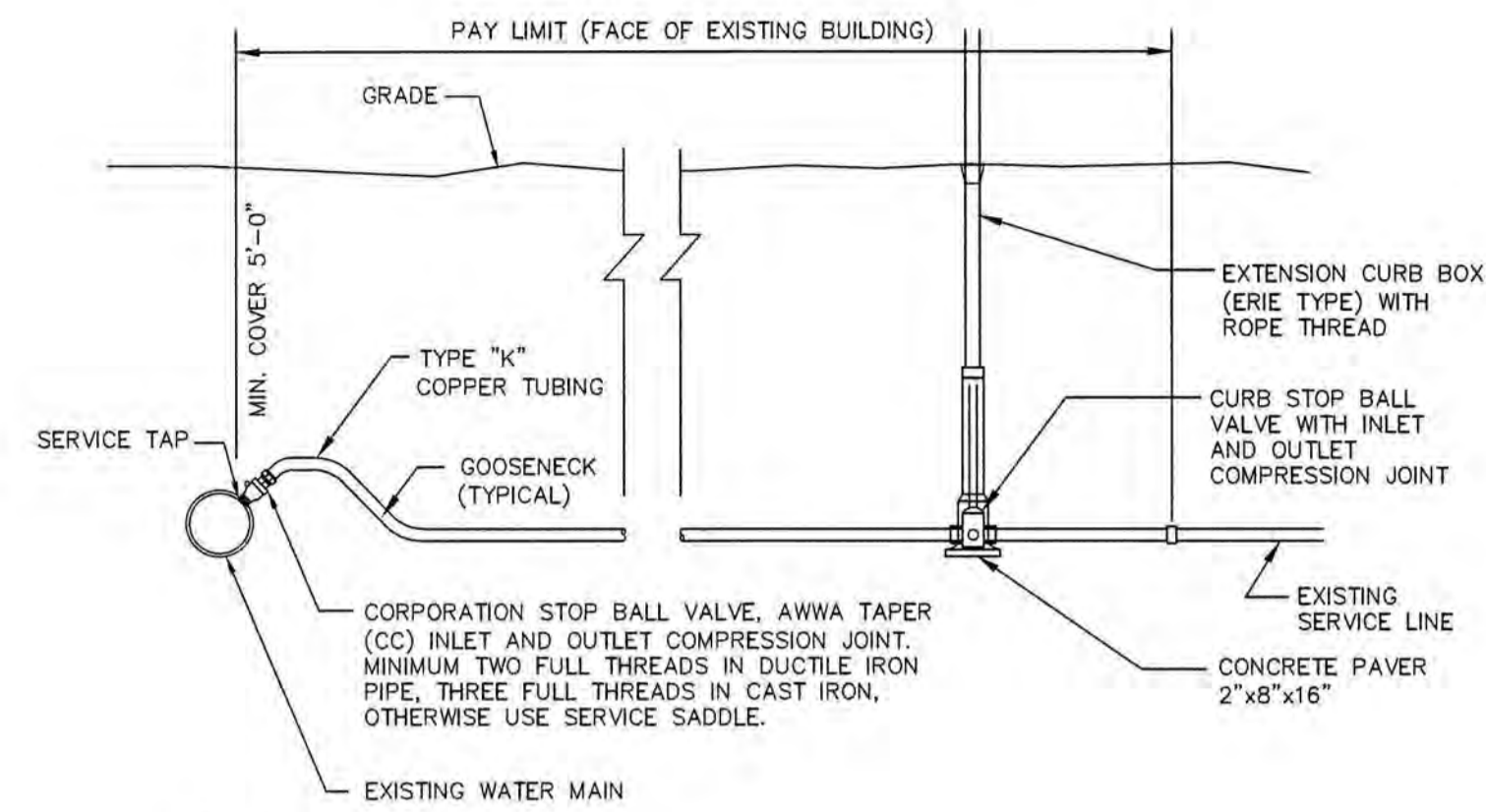
TREE PROTECTION DETAILS NOT TO SCALE



NOTES:

- MACHINE CUT EXISTING PAVEMENT.
- ALL TEMPORARY, DAMAGED OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
- DIAMOND PATCHES SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

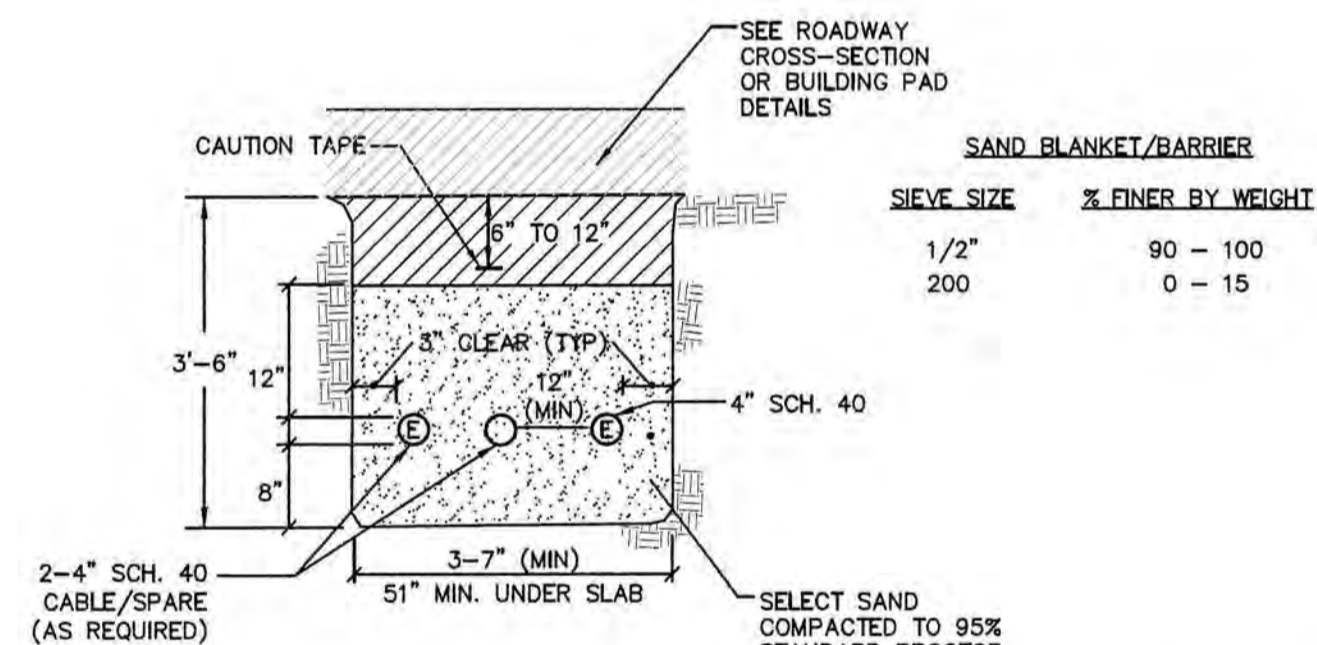
TYPICAL TRENCH PATCH NOT TO SCALE



NOTES:

1. PROVIDE NEW LINE USING CONTINUOUS LENGTHS OF COPPER. NO COUPLING ALLOWED IN ROADWAY WITHOUT APPROVAL OF ENGINEER.
2. TAPS TO BE MADE AT APPROXIMATELY 2:00 & 10:00
3. PROVIDE FOR SERVICE LINE CONTRACTION AND EXPANSION BY INSTALLING "S" IN SERVICE LINE NEAR MAIN.
4. IF SERVICE IS INSTALLED WITH LESS THAN 5' COVER, INSULATE OVER LINE.
5. REMOVE EXISTING CURB STOP.
6. CONNECT CURB STOP TO EXISTING SERVICE LINE AT PROPERTY LINE OR AT LOCATION APPROVED BY THE ENGINEER (NO COUPLING WITHOUT APPROVAL OF ENGINEER) AFTER PRESSURE TESTING AND DISINFECTION.
7. SHUT OFF EXISTING CORPORATION AND REMOVE OR ABANDON EXISTING SERVICE LINE.
8. CURB BOX SHALL BE SET IN THE GRASS/LANDSCAPE AREA BETWEEN CURB AND SIDEWALK UNLESS DIRECTED OTHERWISE.
9. 2" OR LARGER SERVICE CONNECTIONS SHALL USE A STAINLESS STEEL SERVICE SADDLE.

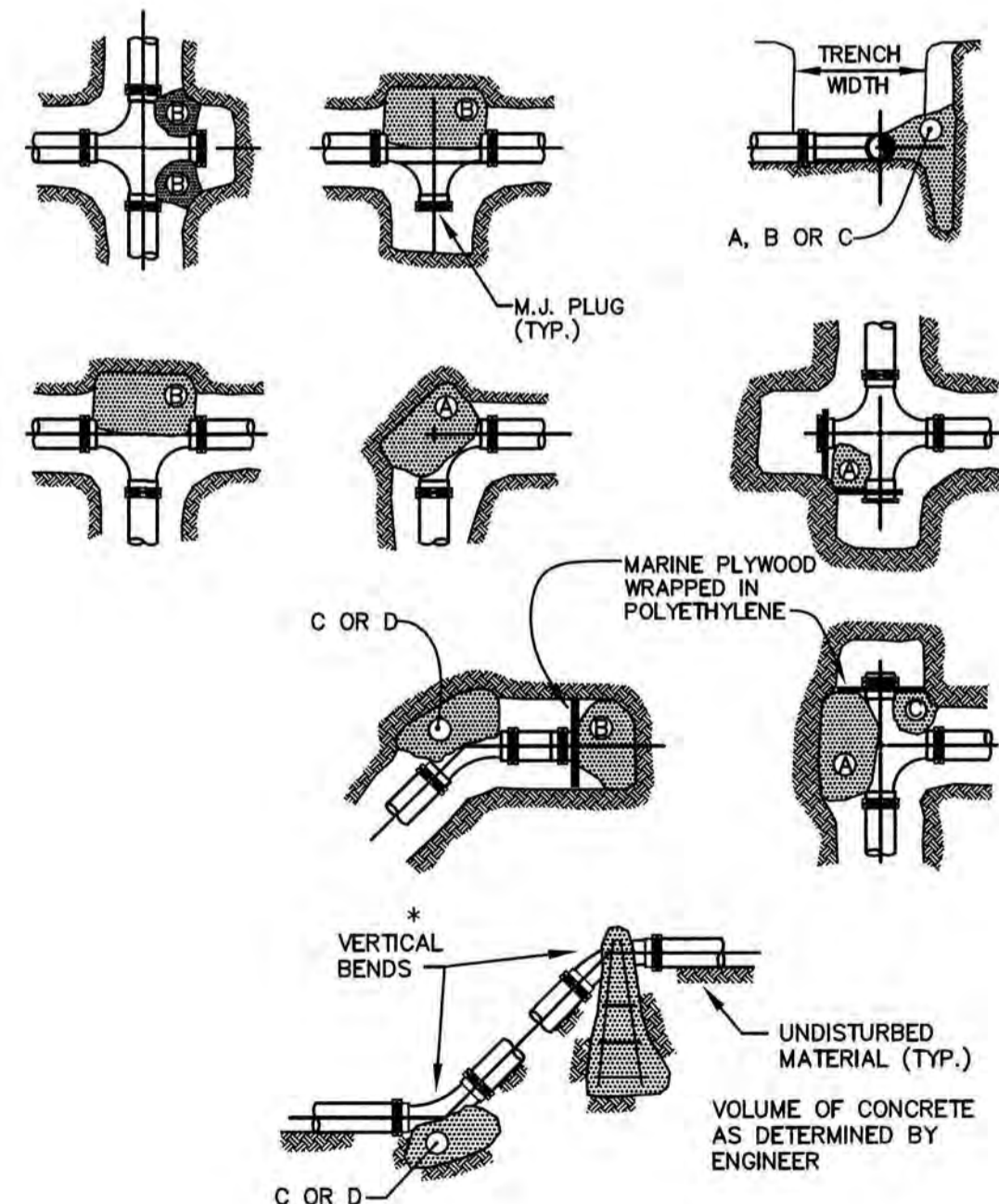
SERVICE CONNECTION DETAIL NOT TO SCALE



NOTES:

1. ALL CONDUIT IS TO BE SCHEDULE 40 PVC, ELECTRICAL GRADE, GRAY IN COLOR AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. A 10-FOOT HORIZONTAL SECTION OF RIGID GALVANIZED STEEL CONDUIT WILL BE REQUIRED AT EACH SWEEP UNLESS IN THE OPINION OF THE SERVICE PROVIDER DESIGNER, THE SWEEP-PVC JOINT IS NOT SUBJECT TO FAILURE DURING PULLING OF THE CABLE. ALL JOINTS ARE TO BE WATERTIGHT.
2. ALL 90 DEGREE SWEEPS WILL BE MADE WITH RIGID GALVANIZED STEEL WITH A MINIMUM RADIUS OF 36 INCHES FOR PRIMARY CABLES AND 24 INCHES FOR SECONDARY CABLES.
3. BACKFILL MAY BE MADE WITH EXCAVATED MATERIAL OR COMPARABLE, UNLESS MATERIAL IS DEEMED UNSUITABLE BY SERVICE PROVIDER. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, DEBRIS, AND RUBBISH. ORGANIC MATERIAL SHALL NOT BE USED AS BACKFILL. BACKFILL SHALL BE IN 6-INCH LAYERS AND THOROUGHLY COMPACTED.
4. A SUITABLE PULLING STRING, CAPABLE OF 300 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE SERVICE PROVIDER 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. A MINIMUM OF TWENTY-FOUR (24") INCHES OF ROPE SLACK SHALL REMAIN AT THE END OF EACH DUCT. PULL ROPE SHALL BE INSTALLED IN ALL CONDUIT FOR FUTURE PULLS. PULL ROPE SHALL BE NYLON ROPE HAVING A MINIMUM TENSILE STRENGTH OF THREE HUNDRED (300#) LBS.
5. SERVICE PROVIDER SHALL BE GIVEN THE OPPORTUNITY TO INSPECT ALL CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD SERVICE PROVIDER BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. TYPICAL CONDUIT SIZES ARE 3-INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4-INCH FOR THREE PHASE SECONDARY, AND 5-INCH FOR THREE PHASE PRIMARY. HOWEVER, SERVICE PROVIDERS MAY REQUIRE DIFFERENT NUMBERS, TYPES AND SIZES OF CONDUIT THAN THOSE SHOWN HERE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDUIT SIZES, TYPES AND NUMBERS WITH EACH SERVICE PROVIDER PRIOR TO ORDERING THEM.
7. ROUTING OF CONDUIT, LOCATION OF MANHOLES, TRANSFORMERS, CABINETS, HANDHOLES, ETC., SHALL BE DETERMINED BY SERVICE PROVIDER DESIGN PERSONNEL. THE CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS PRIOR TO THE INSTALLATION OF ANY CONDUIT.
8. 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. WHERE REQUIRED BY UTILITY PROVIDER, CONDUIT SHALL BE SUPPORTED IN PLACE USING PIPE STANCHIONS PLACED EVERY FIVE (5') FEET ALONG THE CONDUIT RUN.
9. UNDER A BUILDING SLAB THE CONDUIT SHALL BE ENCASED IN 8" OF CONCRETE ON ALL SIDES.
10. ALL CONDUIT TERMINATIONS SHALL BE CAPPED TO PREVENT DEBRIS FROM ENTERING CONDUIT.

ELECTRIC / COMMUNICATION TRENCH NOT TO SCALE



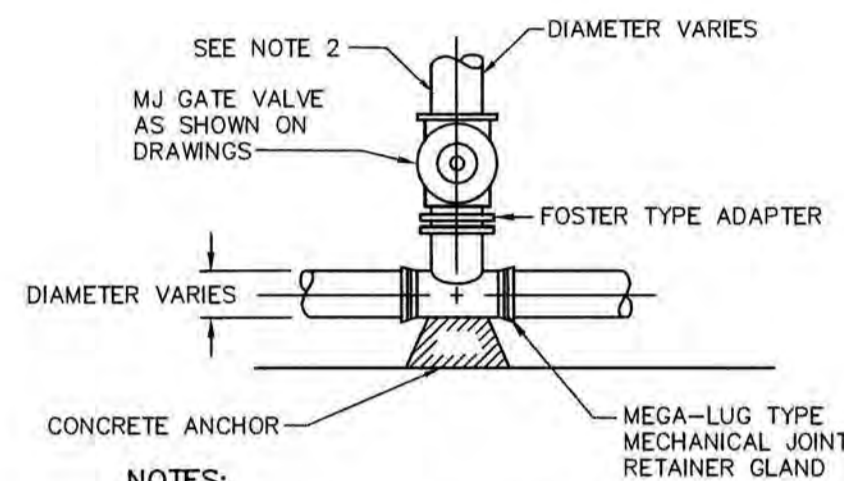
REACTION TYPE	PIPE SIZE				
	4"	6"	8"	10"	12"
A 90°	0.89	2.19	3.82	11.14	17.24
B 180°	0.65	1.55	2.78	8.38	12.00
C 45°	0.48	1.19	2.12	6.02	9.32
D 22-1/2°	0.25	0.60	1.06	3.08	4.74
E 11-1/4°	0.13	0.30	0.54	1.54	2.38

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. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND FITTINGS PRIOR TO CONCRETE PLACEMENT.

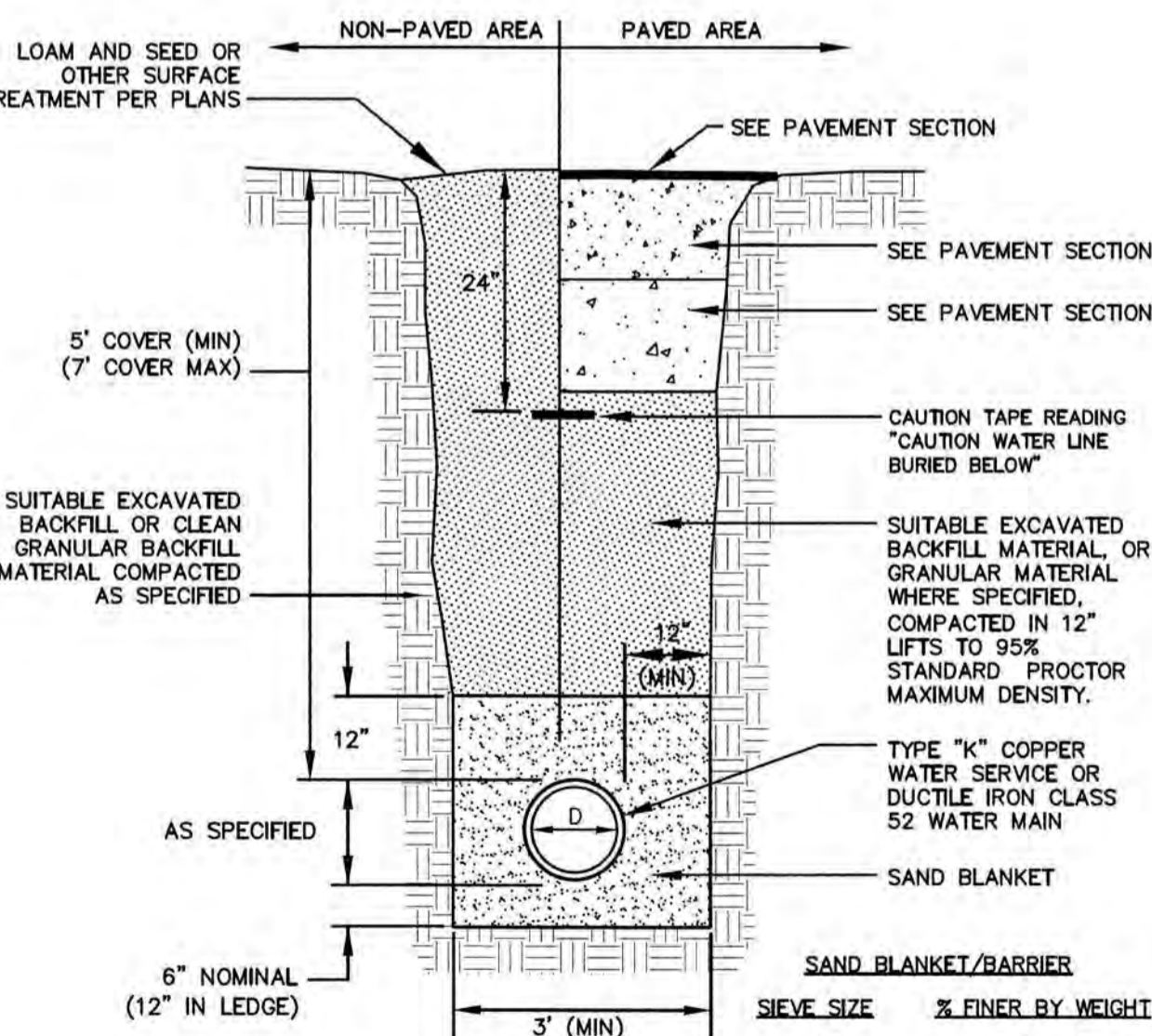
THRUST BLOCKING DETAIL NOT TO SCALE

TEE & GATE VALVE ASSEMBLY DETAIL NOT TO SCALE



NOTES:

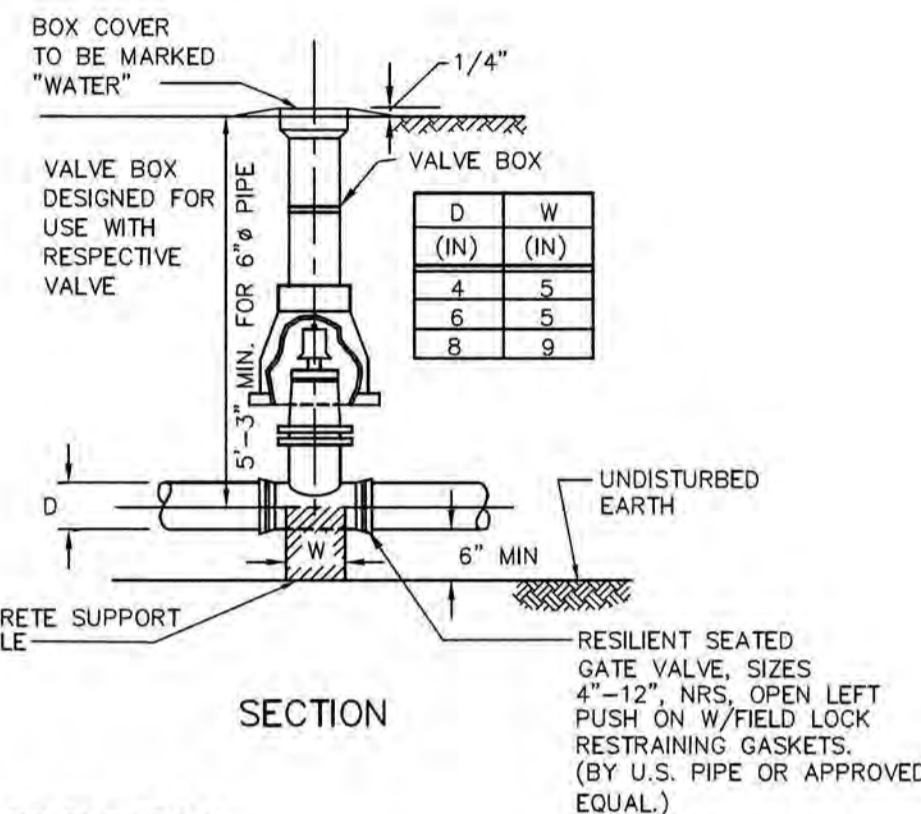
1. GATE VALVES SHALL OPEN RIGHT, PER CITY STANDARDS.
2. BRANCH PIPING SHALL BE MECHANICALLY RESTRAINED AS NOTED UNDER THRUST BLOCK DETAIL REQUIREMENTS.



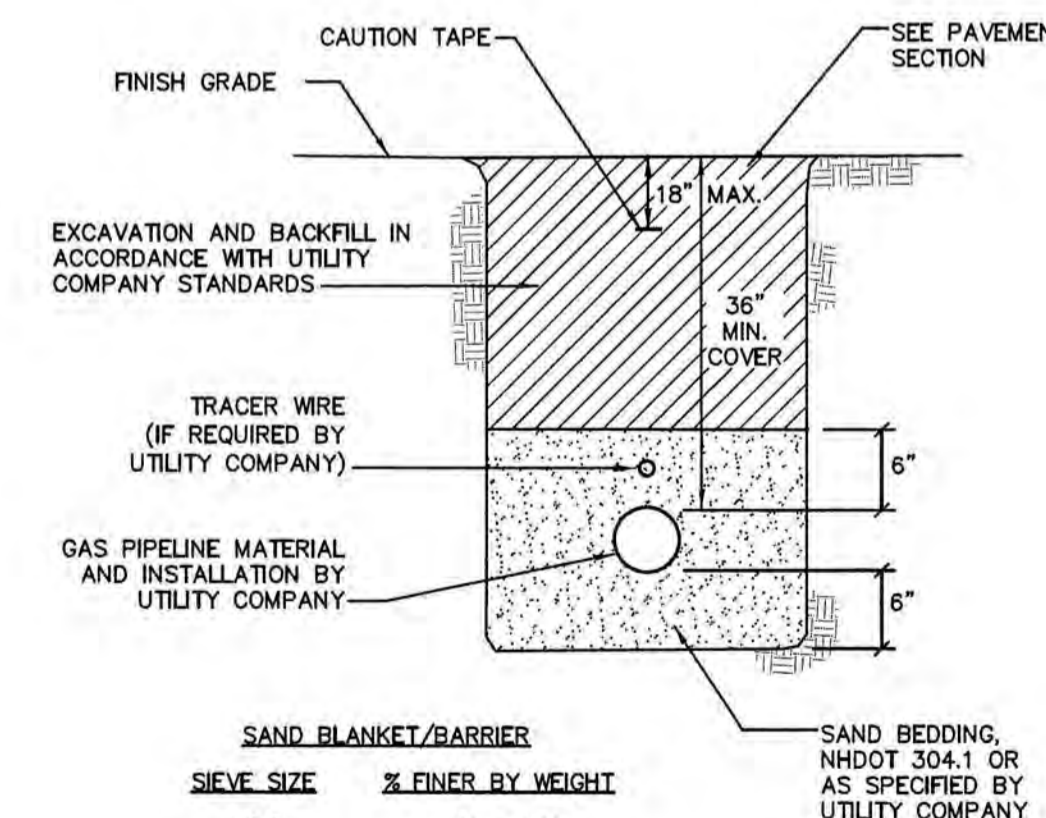
NOTES:

1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
2. WATER MAINS SHALL BE POLY WRAPPED.
3. WATER MAINS SHALL HAVE 3 WEDGES PER JOINT.

WATER MAIN TRENCH NOT TO SCALE



WATER VALVE DETAIL NOT TO SCALE



NOTES:

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND PROVIDE ALL EXCAVATION, COMPACTING AND BACKFILL FOR PIPE INSTALLATION WITHIN THE PROJECT SITE.
2. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

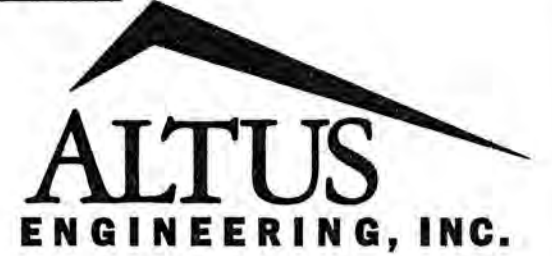
GAS TRENCH NOT TO SCALE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

ENGINEER:



133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com



ISSUED FOR:

TAC

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MAY 20, 2019

REVISIONS

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0	INITIAL SUBMISSION	EDW	05/20/19

DRAWN BY: RLH

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SCALE:

22" x 34" - N.T.S.
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OWNER OF RECORD:

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625 MOUNT AUBURN STREET
CAMBRIDGE, MA 02138

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ARBOR VIEW APARTMENTS
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TAX MAP 287, LOT 01

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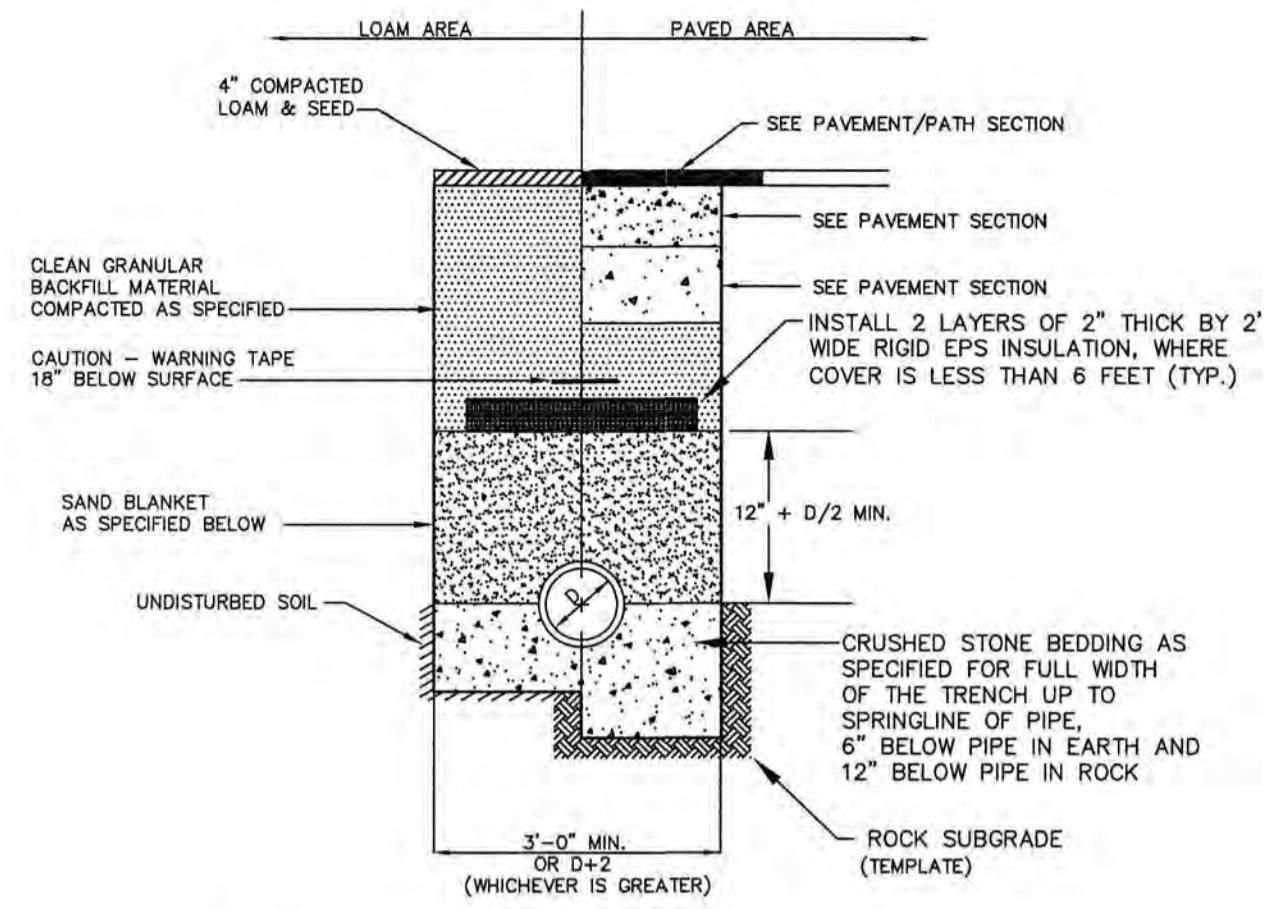
DETAIL SHEET

SHEET NUMBER:

D - 3

MANHOLE NOTES:

- IT IS THE INTENTION OF THE NOTES THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY BY THE COMMISSION FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS, WITH OR WITHOUT STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH OR WITHOUT REINFORCEMENT IN ANY APPROVED MANHOLE. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H=20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE, A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
- BARRELS AND CONE SECTIONS** SHALL BE PRECAST REINFORCED.
- PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES** SHALL CONFORM TO ASTM C478.
- LEAKAGE TEST** SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN'S STANDARD SPECIFICATIONS.
- INVERTS AND SHELVES** MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS SHALL BE LAID OUT IN CURVES, OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
- FRAMES AND COVERS** MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) LETTER "S" FOR SEWERS OR "D" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
- BEDDING** SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33.



BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET		CRUSHED STONE BEDDING *	
SI-EVE SIZE	% FINER BY WEIGHT	SI-EVE SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		3/8"	20 - 55
		# 4	0 - 10
		# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

SEWER TRENCH SECTION NOT TO SCALE

STANDARD TRENCH NOTES:

- ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE: BACKFILL AS STATED IN THE TECHNICAL SPECIFICATIONS OR AS SHOWN OF THE DRAWING.
- BEDDING:** SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33, STONE SIZE NO. 67.
- SAND BLANKET:** CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 90 - 100% PASSES 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR CAST-IRON, DUCTILE IRON, AND REINFORCED CONCRETE PIPE PROVIDED HOWEVER, THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE.
- SUITABLE MATERIAL:** IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS; PIECES OF PAVEMENT; ORGANIC MATTER; TOP SOIL; ALL WET OR SOFT MUCK; PEAT; OR CLAY; ALL EXCAVATED LEDGE MATERIAL; ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION; AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.
- BASE COURSE AND PAVEMENT** SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY.
- SHEETING, IF REQUIRED:** WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION 1 FOOT ABOVE THE TOP OF PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
- W = MAXIMUM ALLOWABLE TRENCH WIDTH** TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES IN NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE OUTSIDE DIAMETER (O.D.) ALSO, W SHALL BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
- FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATION REQUIREMENTS FOR CLASS A (3000#) CONCRETE AS FOLLOWS:
CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH
CONCRETE ENCASEMENT IS NOT ALLOWED FOR PVC PIPE.
- CONCRETE FULL ENCASEMENT: IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MINIMUM). BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
- NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES DESIGN STANDARDS REQUIRE TEN FEET (10') SEPARATION BETWEEN WATER AND SEWER. REFER TO CITY'S STANDARD SPECIFICATIONS FOR METHODS OF PROTECTION IN AREAS THAT CANNOT MEET THESE REQUIREMENTS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD
CHAIRMAN _____ DATE _____

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
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APPROVED BY: EDW
DRAWING FILE: 4787-DETAILS.DWG

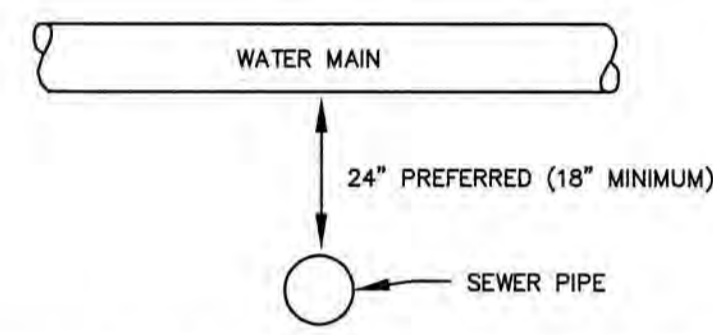
SCALE:
22" x 34" - N.T.S.
11" x 17" - N.T.S.

OWNER OF RECORD:
ARBOR VIEW & THE PINES, LLC
C/O FOREST PROPERTIES MGMT.
625 MOUNT AUBURN STREET
CAMBRIDGE, MA 02138

APPLICANT:
FOREST PROPERTIES MGMT. INC.
625 MOUNT AUBURN STREET
CAMBRIDGE, MA 02138

PROJECT:
ARBOR VIEW APARTMENTS RESIDENTIAL DEVELOPMENT
145 LANG ROAD
PORTSMOUTH, NH
TAX MAP 287, LOT 01

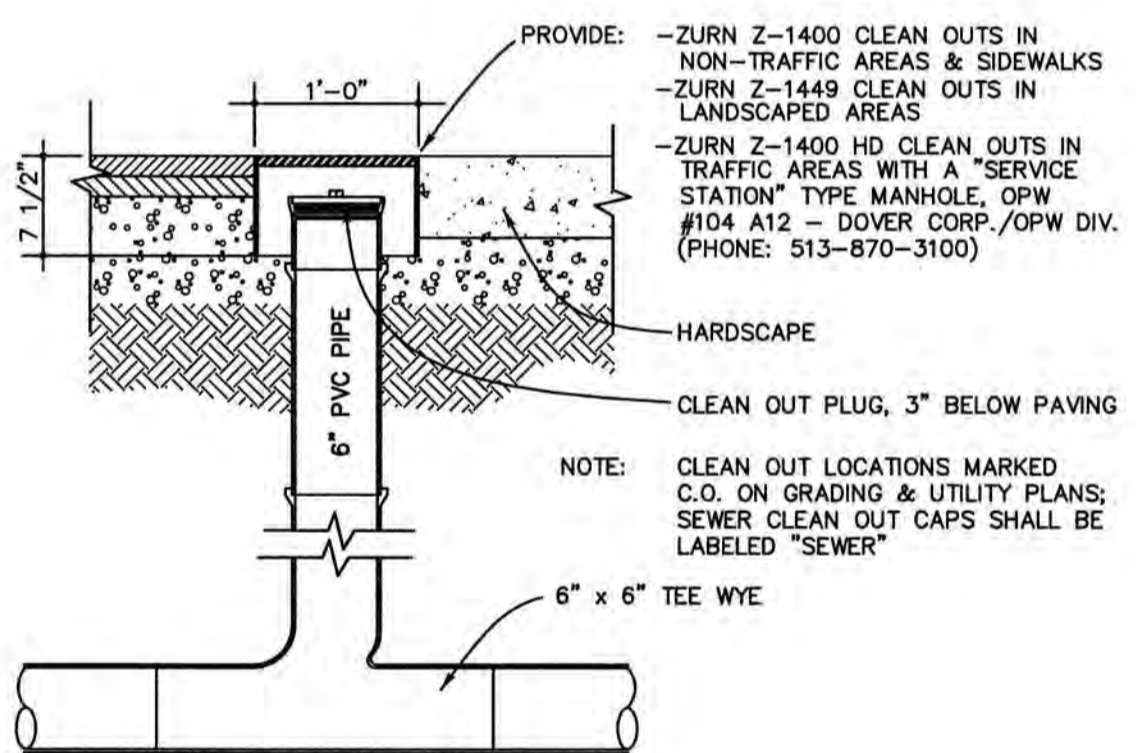
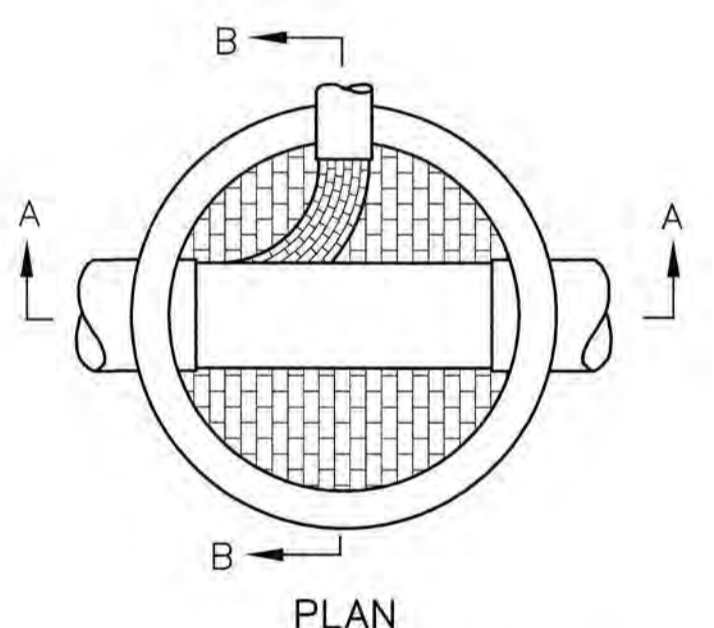
TITLE:
DETAIL SHEET
SHEET NUMBER:
D - 4



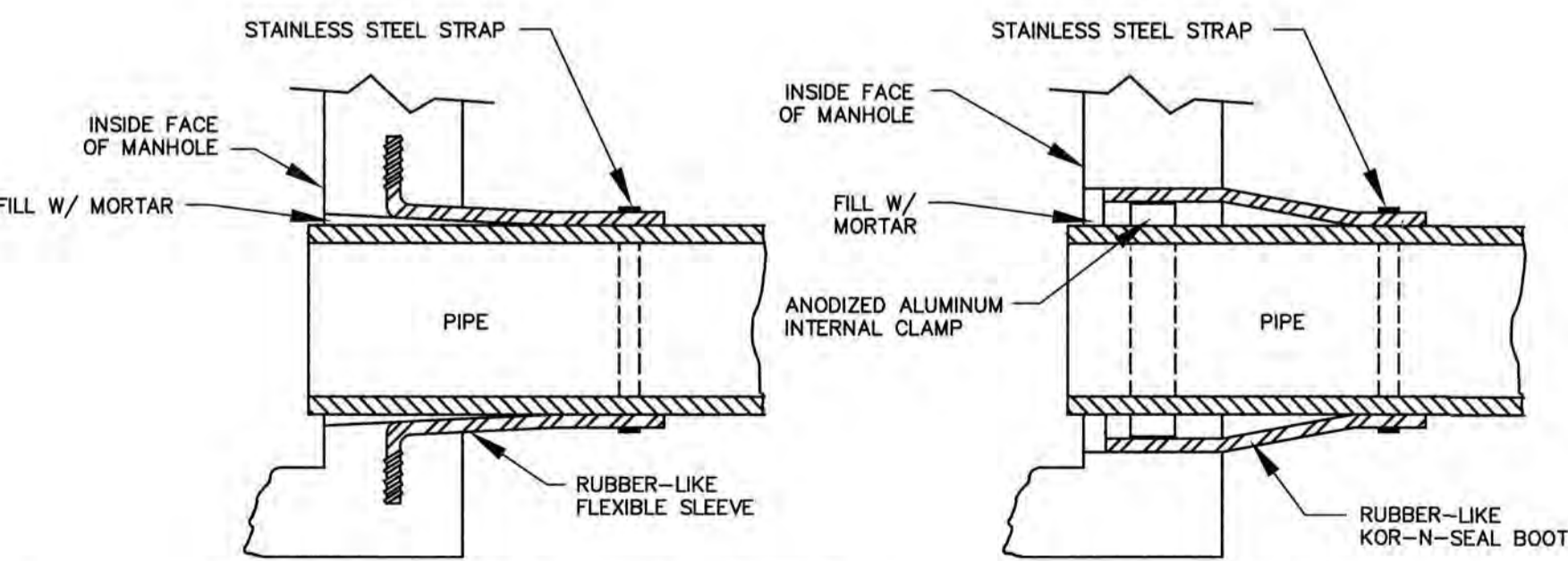
NOTES

- A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER MAINS. A MINIMUM VERTICAL DISTANCE WITH WATER ABOVE SEWER SHALL BE MAINTAINED.
- SEWER PIPE JOINTS SHALL BE LOCATED A MINIMUM OF 6 FEET HORIZONTALLY FROM WATER MAIN.
- IF THE REQUIRED CONFIGURATION CANNOT BE MET, THE SEWER MAIN SHALL BE CONSTRUCTED TO MEET THE NOTES REQUIREMENTS FOR FORCE MAIN CONSTRUCTION.

WATER MAIN / SEWER CROSSING NOT TO SCALE

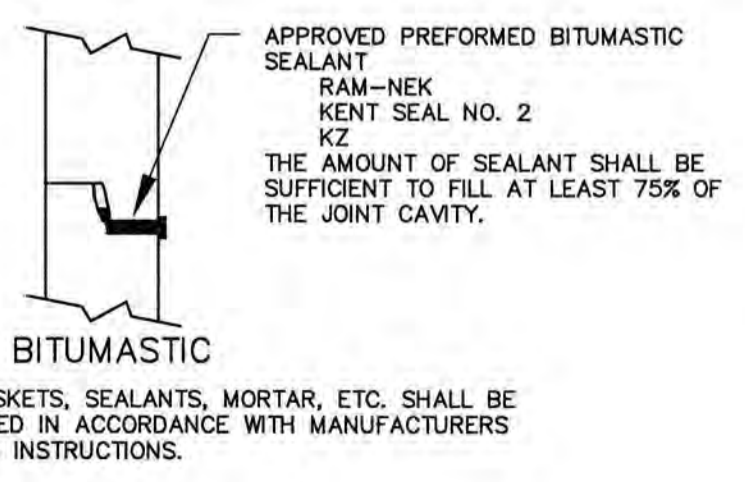
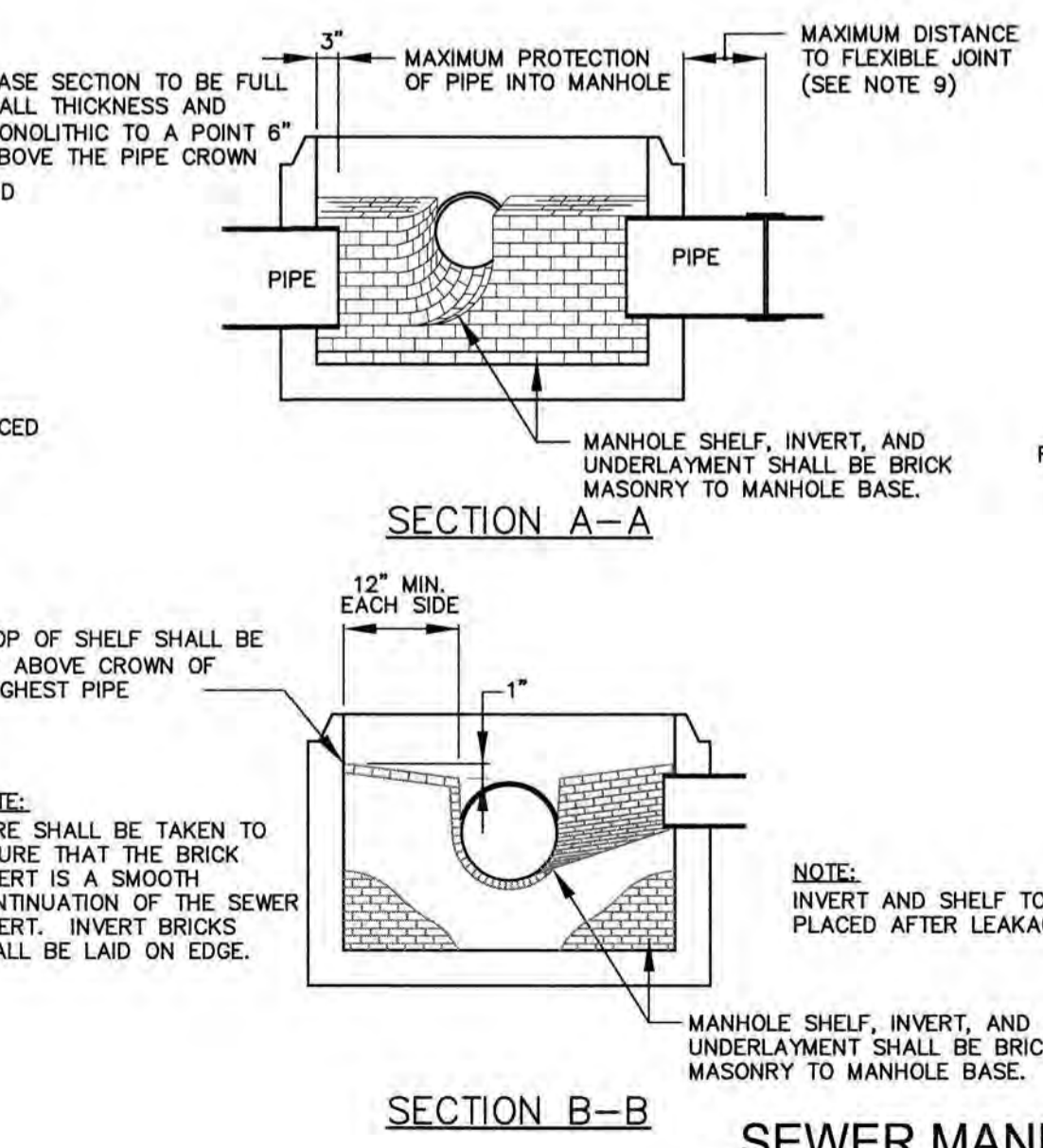
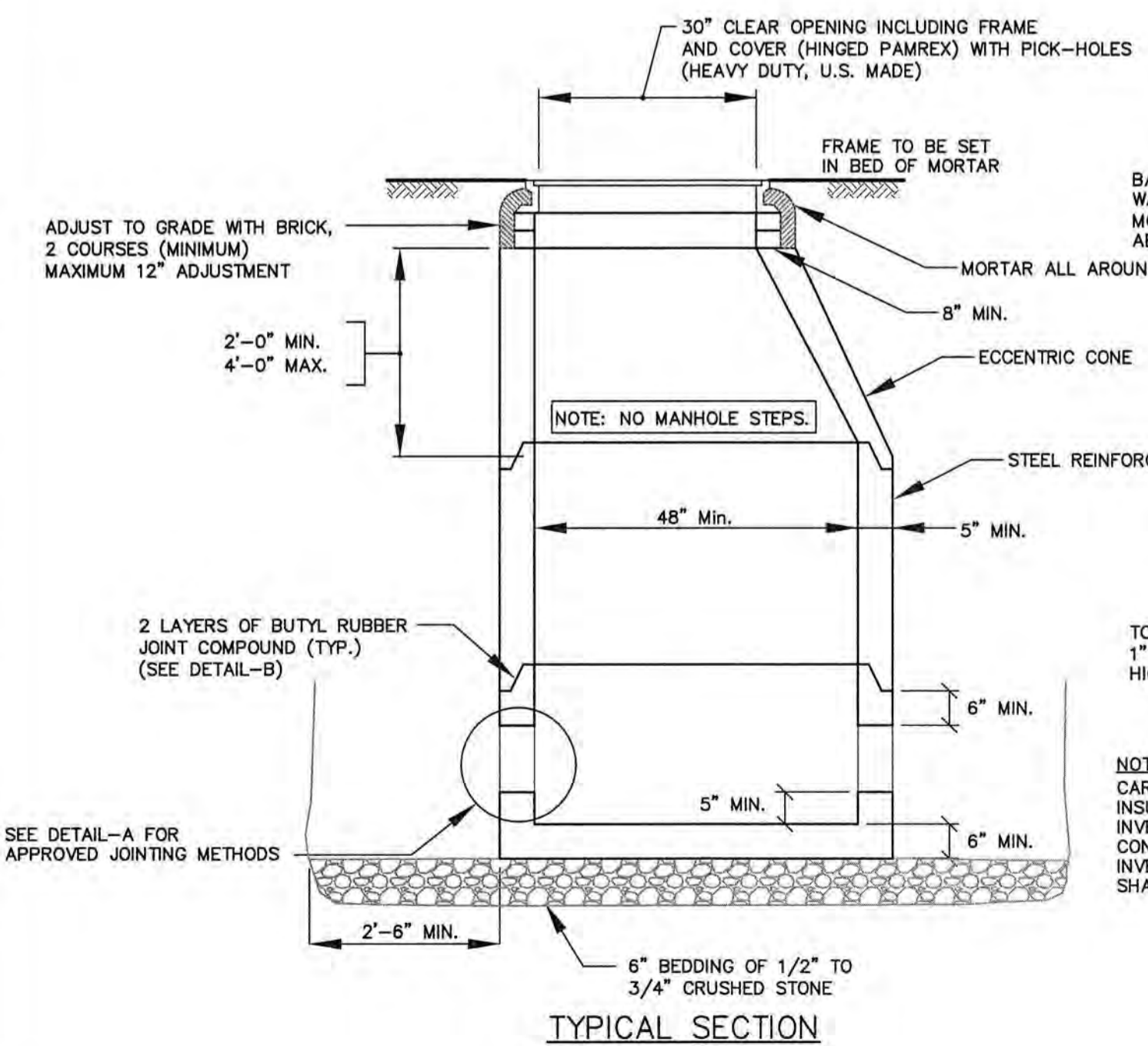


CLEANOUT DETAIL NOT TO SCALE



NOTE: ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

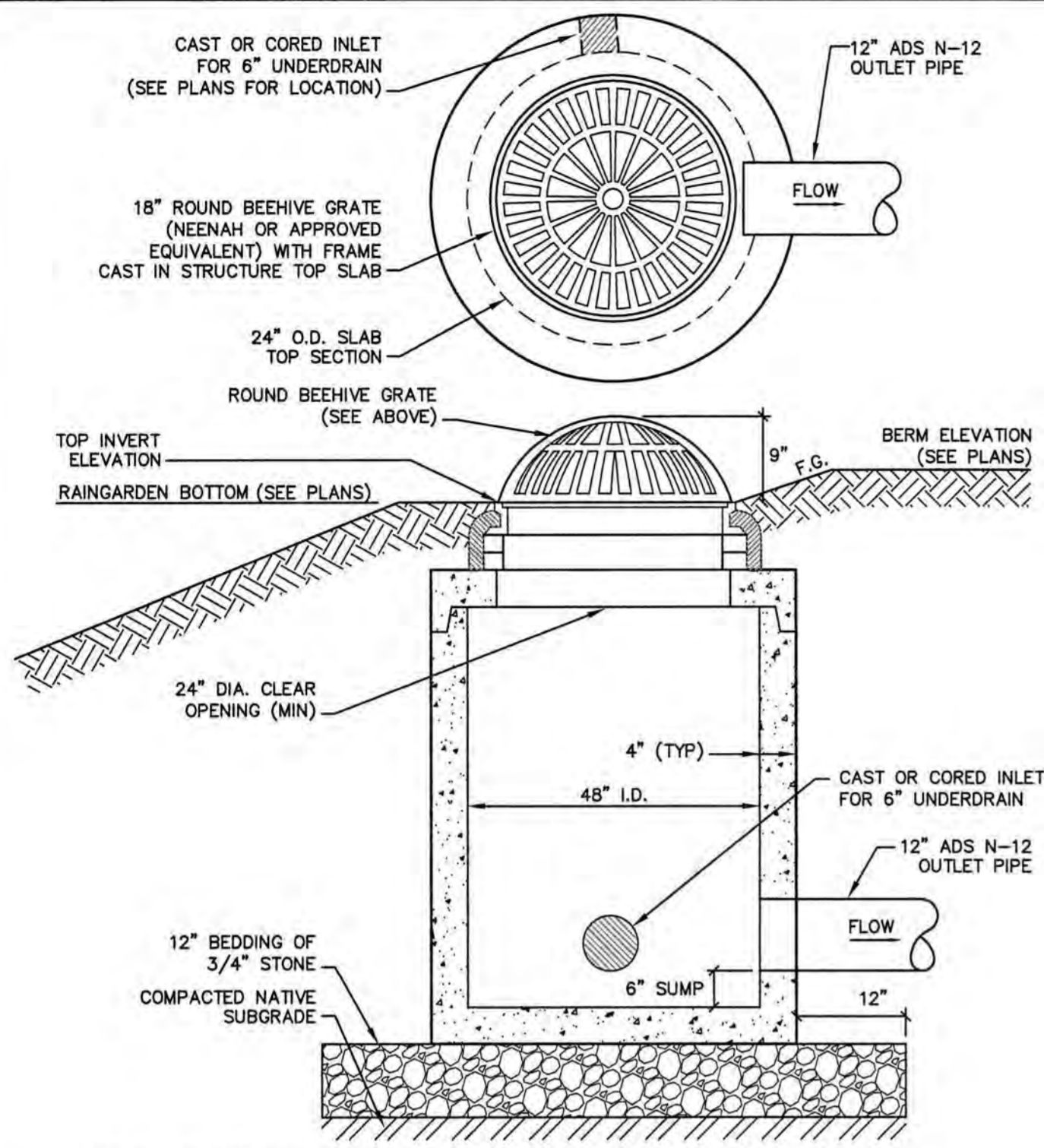
SEWER MANHOLE DETAILS NOT TO SCALE



APPROVED PREFORMED BITUMASTIC SEALANT
RAM-NEK
KENT SEAL NO. 2
KZ
THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.

NOTE: ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

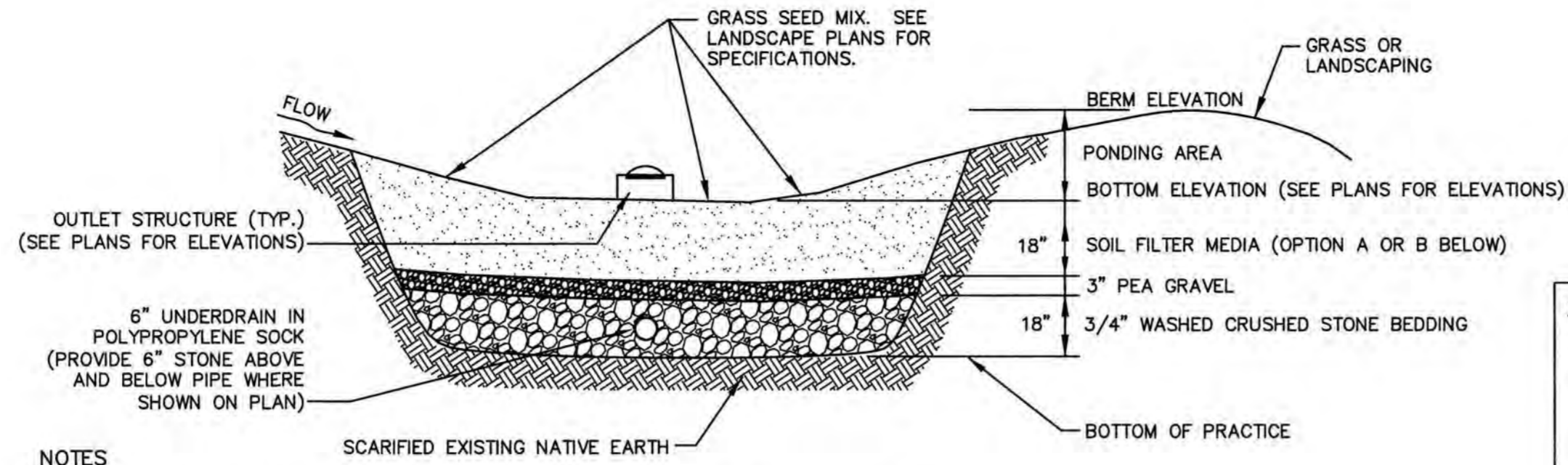
DETAIL-B (APPROVED MANHOLE SECTION JOINTING METHODS)



CONSTRUCTION SPECIFICATIONS

1. OUTLET STRUCTURE SHALL BE CONSTRUCTED ONSITE OR PRECAST TO EQUAL DIMENSIONS.
2. ALL JOINTS AND PIPE OPENINGS SHALL BE SEALED WATERTIGHT WITH MORTAR.
3. STRUCTURE IS TO BE BUILT TO WITHSTAND H2O LOADING.
4. SOIL UNDERLYING THE STRUCTURE'S GRAVEL BASE PAD AND THE PAD ITSELF ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR.
5. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM.

OUTLET STRUCTURE DETAIL NOT TO SCALE



NOTES

1. WHEN CONTRACTOR EXCAVATES RAINGARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
2. SOIL FILTER MEDIA SHALL BE EITHER OPTION A OR OPTION B AT CONTRACTOR'S DISCRETION.

MAINTENANCE REQUIREMENTS

- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS IS WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIoretention SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

- UNH STORMWATER CENTER
- EPA (1999A)
- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

TYPICAL RAINGARDEN NOT TO SCALE

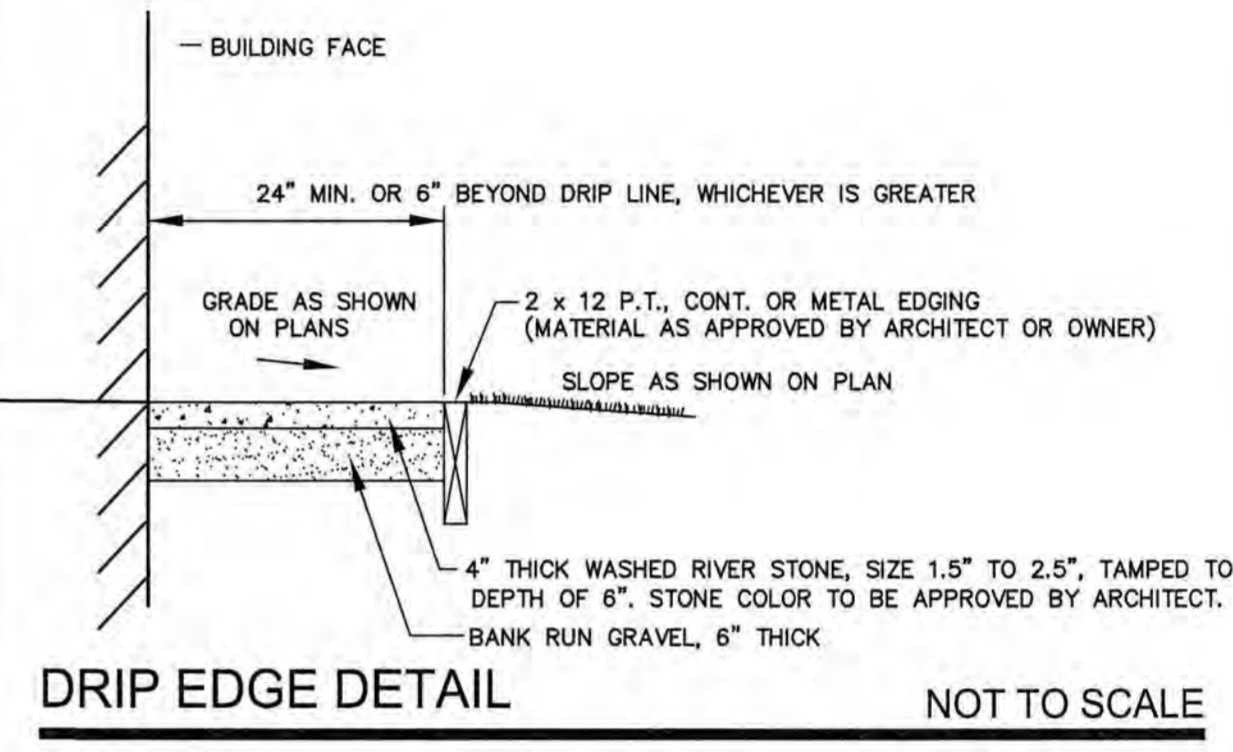
CRUSHED STONE BEDDING *

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
3/8"	20 - 55
# 4	0 - 10
# 8	0 - 5

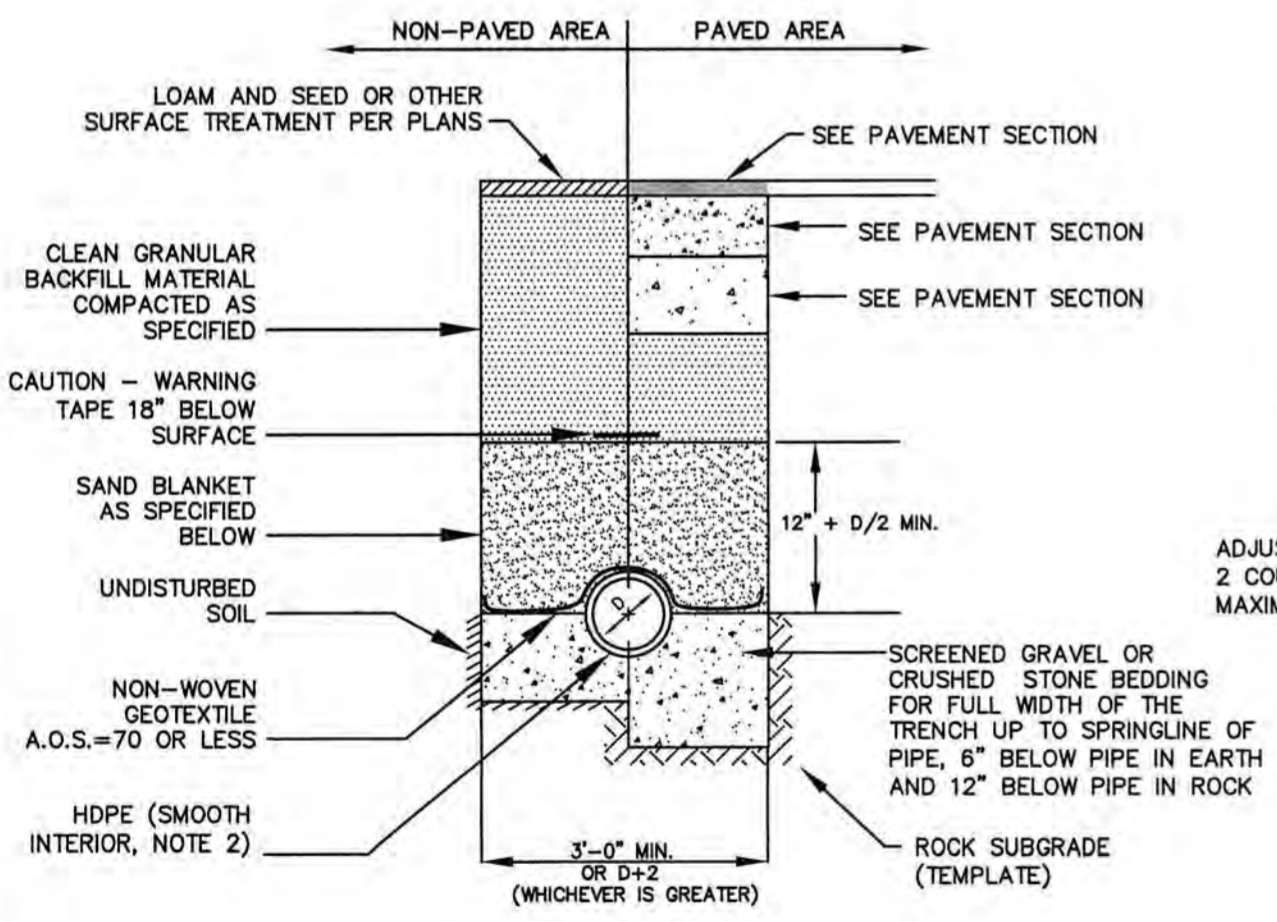
* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

FILTER MEDIA MIXTURES

Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Filter Media Option B			
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Loamy coarse sand	70 to 80	10	85 to 100
		20	70 to 100
		60	15 to 40
		200	8 to 15



DRIP EDGE DETAIL NOT TO SCALE



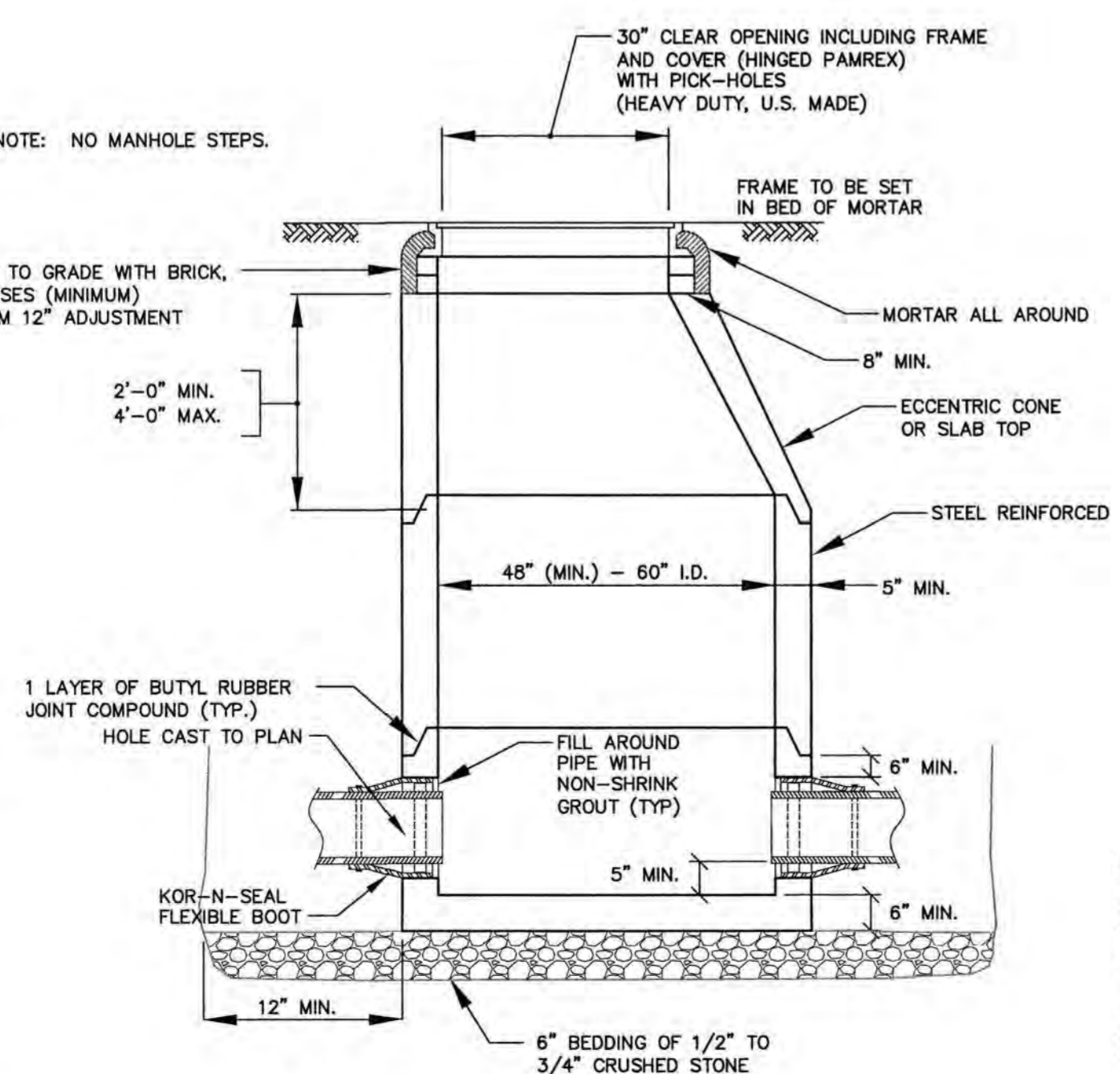
NOTES

1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
2. ALL PIPE SHALL BE HDPE WITH SMOOTH INTERIOR AND CORRUGATED EXTERIOR, ADS TYPE N-12 OR APPROVED EQUAL.

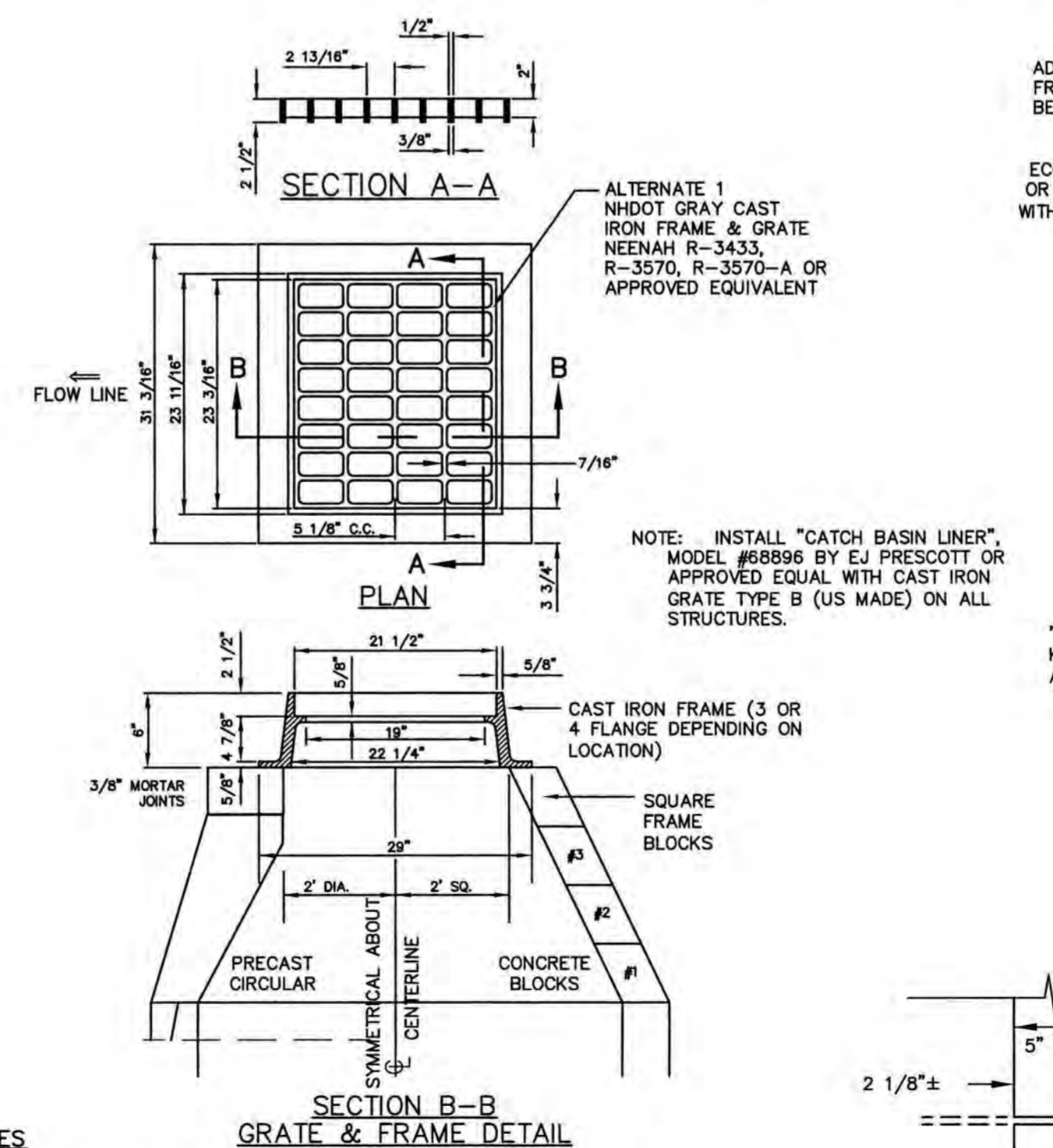
SAND BLANKET/BARRIER		SCREENED GRAVEL OR CRUSHED STONE BEDDING*	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
3/4"	0 - 15	3/4"	90 - 100
200		3/8"	20 - 55
		# 4	0 - 10
		# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

STORM DRAIN TRENCH NOT TO SCALE



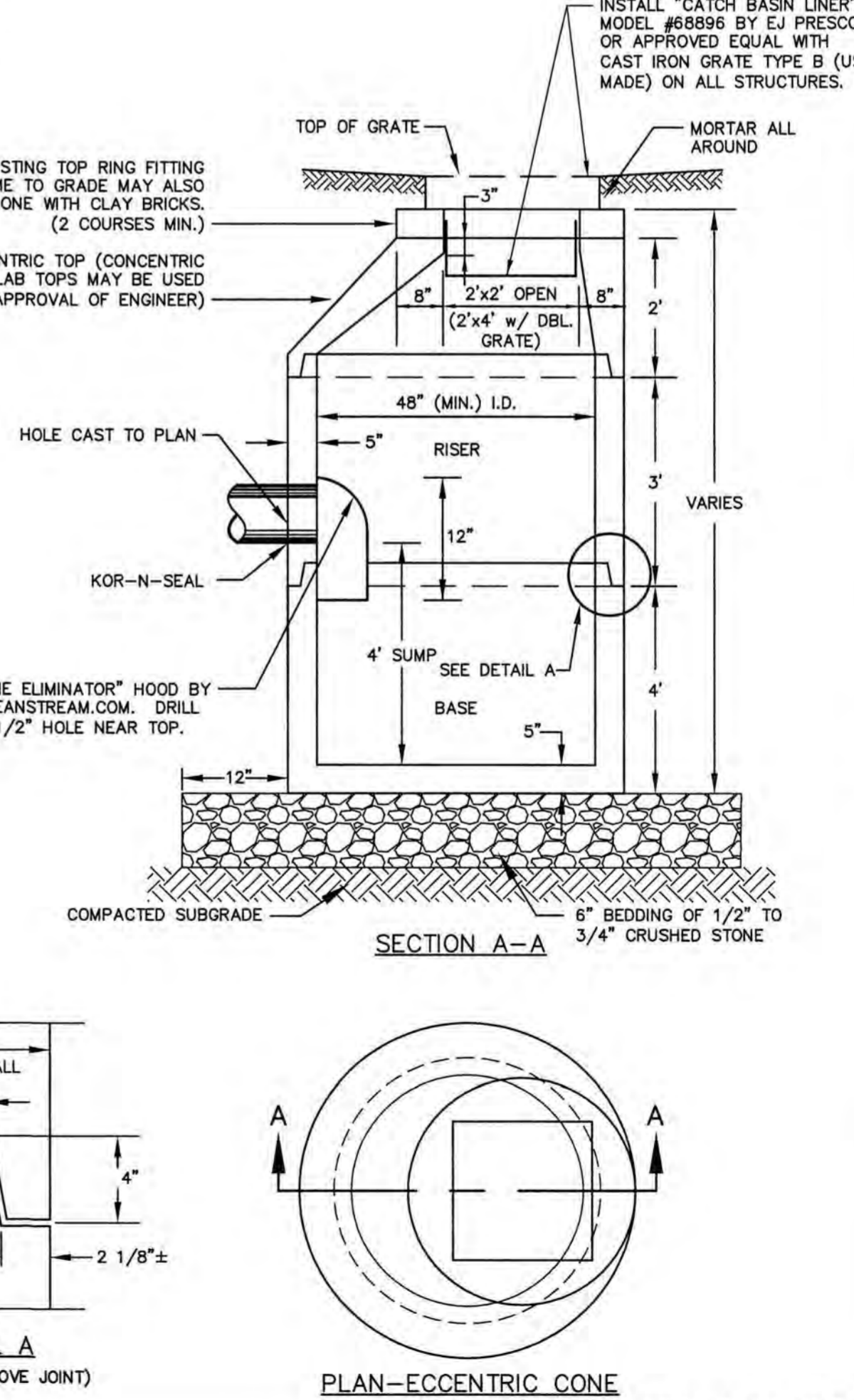
DRAIN MANHOLE DETAIL NOT TO SCALE



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 OR 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 H2O LOADING.
6. USE H2O LOADING SLAB TOP SECTION IN LIEU OF ECCENTRIC TOP WHERE PIPE INVERT IS WITHIN 4" OF FINISH GRADE.
7. FRAME AND GRATE DIMENSIONS ARE TYPICAL BUT MAY VARY BASED ON PRODUCT SELECTED OR EQUIVALENT APPROVED BY THE ENGINEER.

DEEP SUMP CATCH BASIN NOT TO SCALE



DEEP SUMP CATCH BASIN NOT TO SCALE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

ENGINEER:

ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR: TAC

ISSUE DATE: MAY 20, 2019

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	05/20/19

DRAWN BY: RLH

APPROVED BY: EDW

DRAWING FILE: 4787-DETAILS.DWG

SCALE: 22" x 34" - N.T.S.
11" x 17" - N.T.S.

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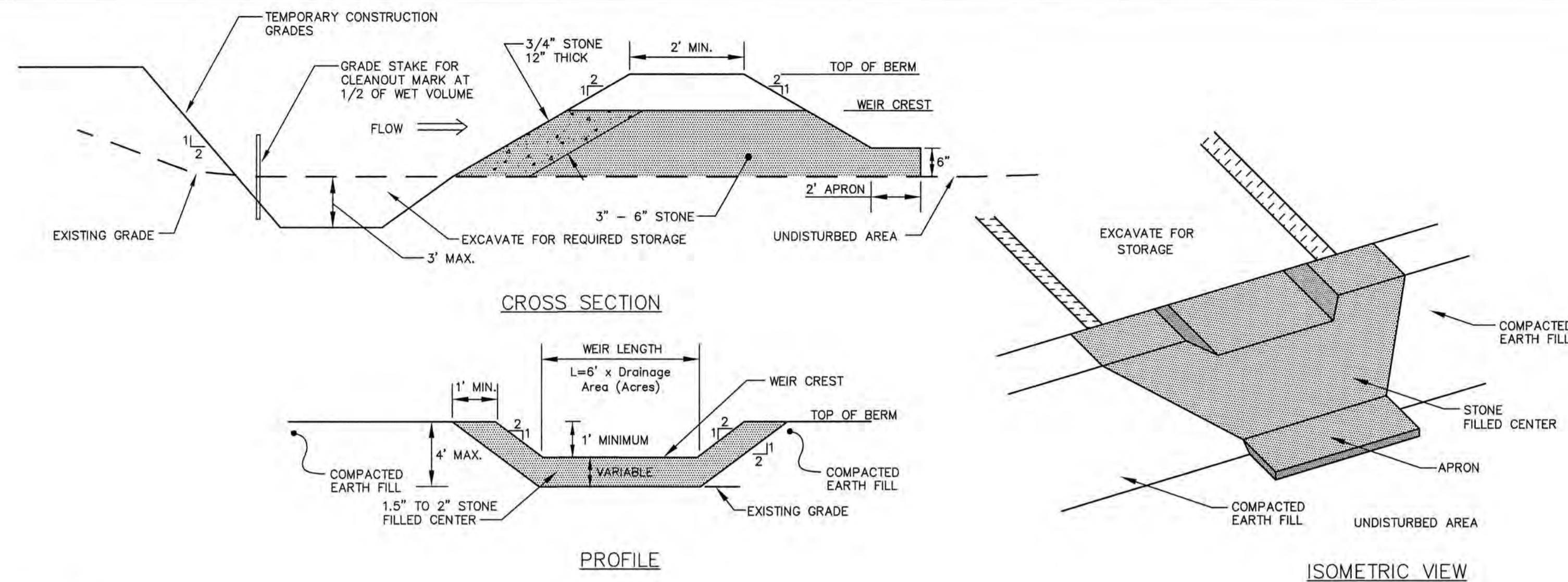
PROJECT:

ARBOR VIEW APARTMENTS RESIDENTIAL DEVELOPMENT

145 LANG ROAD
PORTSMOUTH, NH
TAX MAP 287, LOT 01

TITLE: **DETAIL SHEET**

SHEET NUMBER: **D - 5**



MAINTENANCE

1. SEDIMENT SHALL BE REMOVED AND THE TRAP SHALL BE RESTORED TO ITS ORIGINAL CAPACITY WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN STORAGE VOLUME. SEDIMENT REMOVED SHALL BE DISPOSED OF SO THAT IT DOES NOT CAUSE A SEDIMENT PROBLEM AT ANOTHER LOCATION.
2. THE STRUCTURE SHALL BE CHECKED BI-WEEKLY AND AFTER EVERY MAJOR STORM TO INSURE THAT IT IS WORKING PROPERLY AND IS NOT DAMAGED. DAMAGE TO THE STRUCTURE SHALL BE REPAIRED IMMEDIATELY.
3. 3/4" STONE SHALL BE CHECKED DURING INSPECTION AND REPLACED WHEN THE OPENINGS IN THE STONE HAVE BECOME GLOGGED.
4. WHEN THE DRAINAGE AREA FLOWING INTO THE BASIN HAS BEEN FULLY STABILIZED, THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA VEGETATED USING LOAM AND SEED WITH MULCH (OR SOD IF NECESSARY) WITHIN 72 HOURS OF THE REMOVAL OF THE BASIN.

TEMPORARY SEDIMENT TRAP (TST) OUTLET NOT TO SCALE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

ENGINEER:

ALTUS
ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

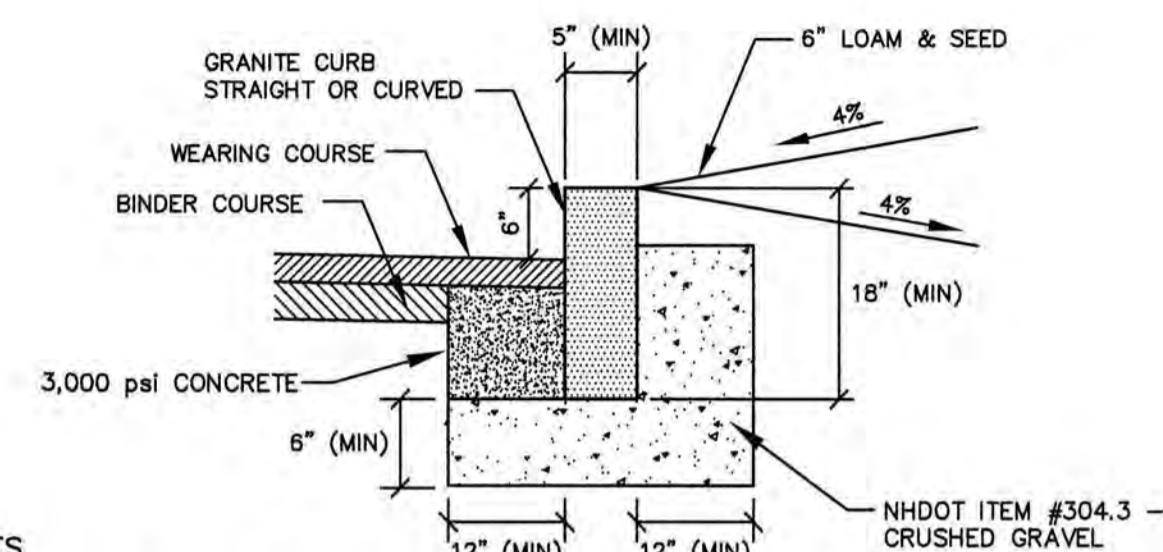


ISSUED FOR: TAC

ISSUE DATE: MAY 20, 2019

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	05/20/19



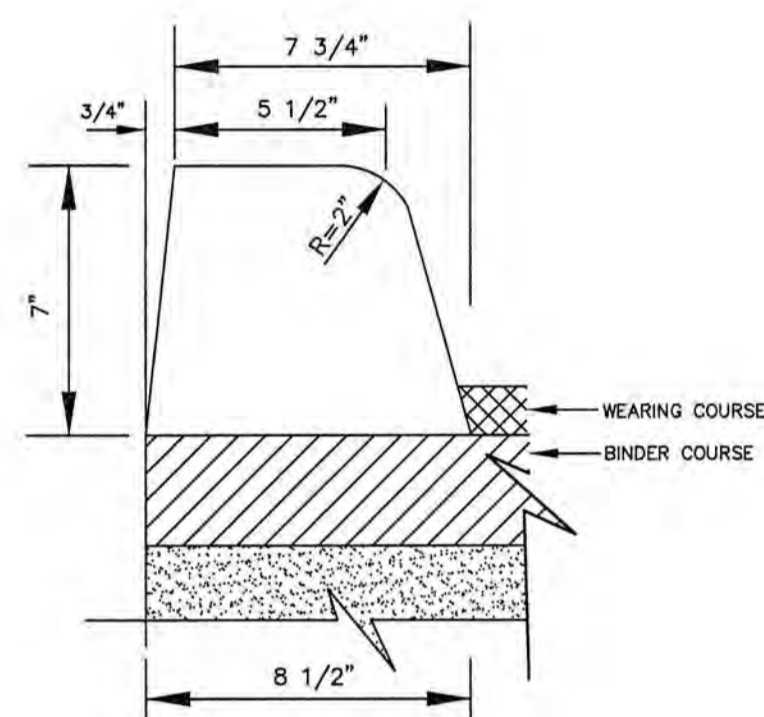
NOTES

1. SEE PLANS FOR CURB LOCATION.
2. SEE PLANS FOR PAVEMENT CROSS SECTION.
3. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
4. MINIMUM LENGTH OF CURB STONES = 4'.
5. MAXIMUM LENGTH OF CURB STONES = 10'.
6. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART.
7. CURB ENDS TO ROUNDED AND BATTERED FACES TO BE CUT WHEN CALL FOR ON THE PLANS.
8. CURB SHALL BE INSTALLED PRIOR TO PLACEMENT OF TOP PAVEMENT COURSE.
9. JOINTS BETWEEN CURB STONES SHALL BE MORTARED.

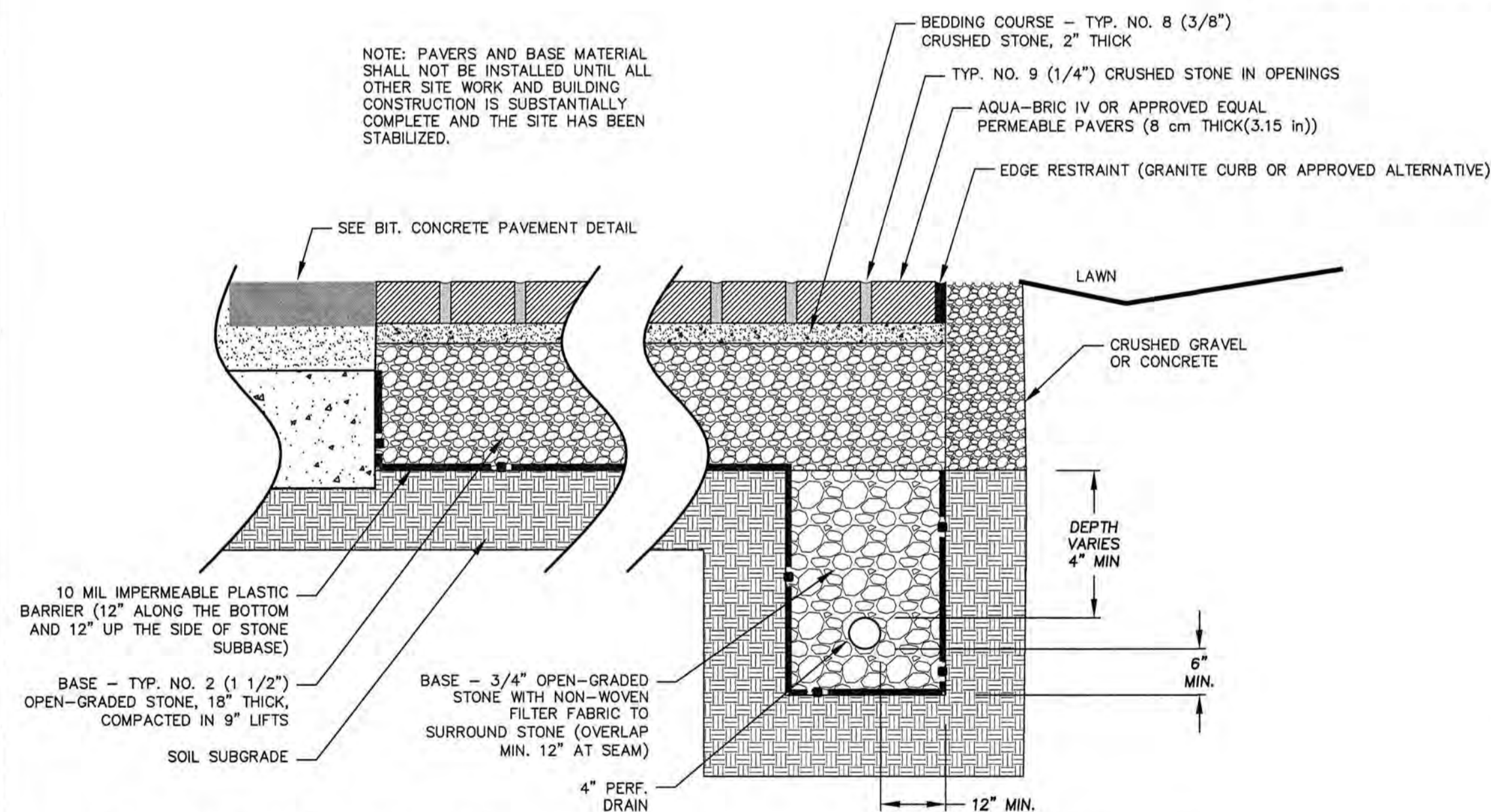
RADIUS	MAX. LENGTH
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
OVER 60'	10'

VERTICAL GRANITE CURB NOT TO SCALE

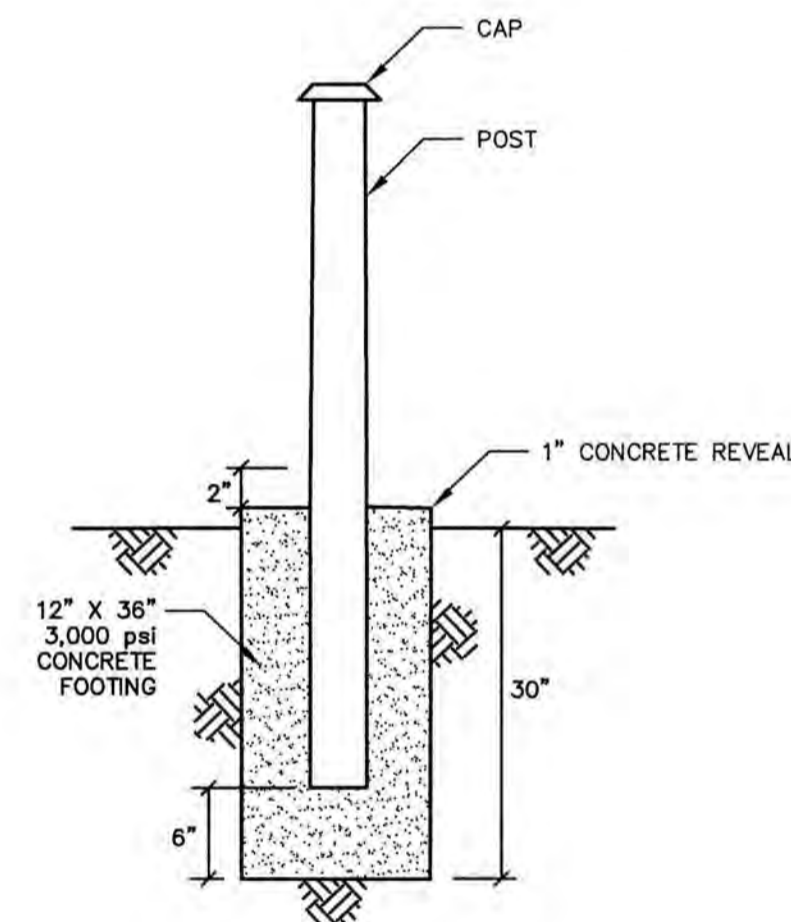
FULL FACE BITUMINOUS CONCRETE CURB DETAIL NOT TO SCALE



NOTE: PAVERS AND BASE MATERIAL SHALL NOT BE INSTALLED UNTIL ALL OTHER SITE WORK AND BUILDING CONSTRUCTION IS SUBSTANTIALLY COMPLETE AND THE SITE HAS BEEN STABILIZED.



POROUS PAVERS DETAIL NOT TO SCALE



FENCE POST DETAIL NOT TO SCALE

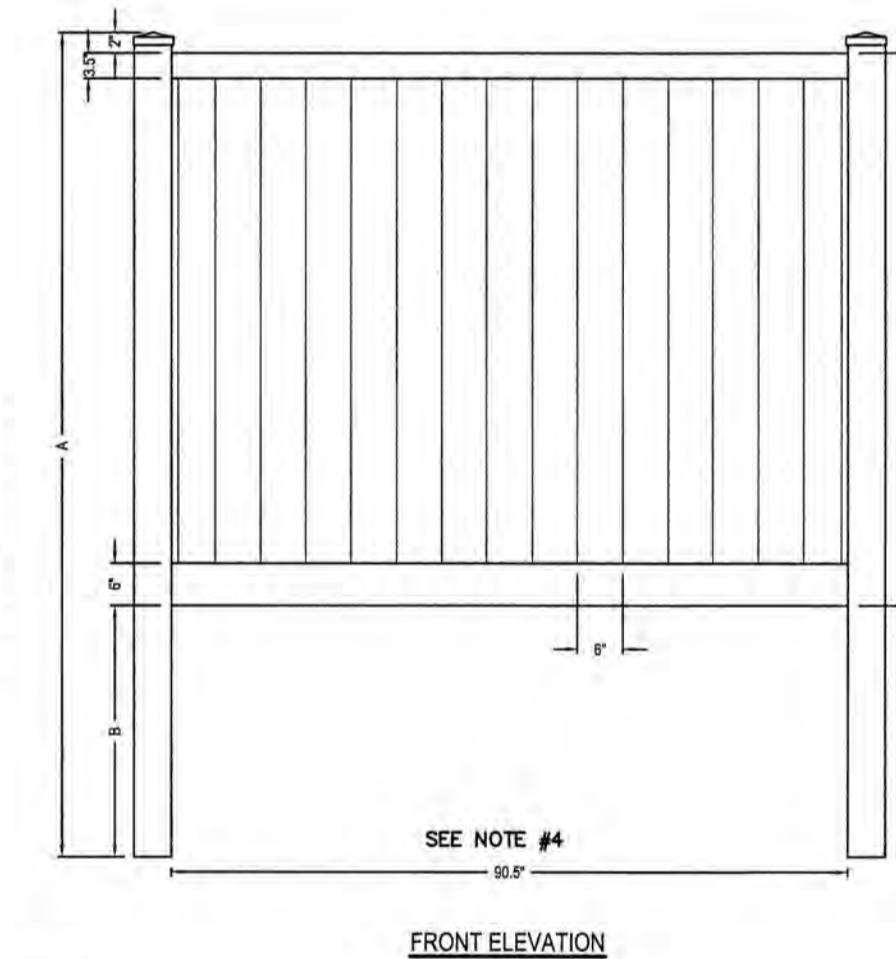
POST CAP STYLE
NEW ENGLAND - V55NE

POST OPTION
5" X 5" - 140 Wall
Post set in concrete

FENCE HEIGHT
6'-0", see height schedule below

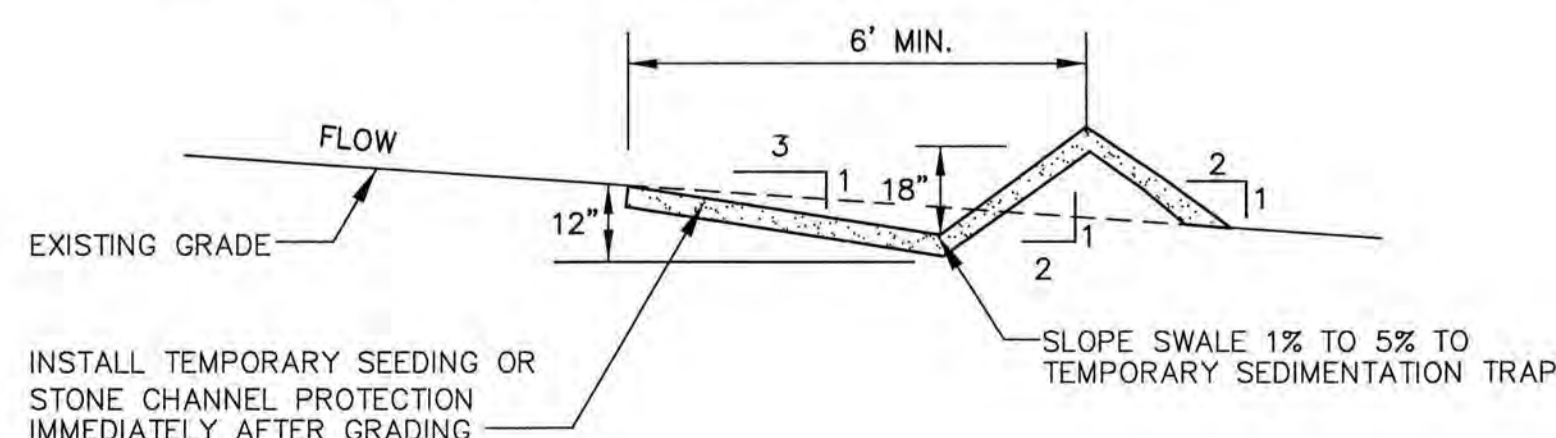
	A	B	C	D
(H/FT) INCHES	3	4	5	6
(H/FT) INCHES	60	84	96	108
(H/FT) INCHES	3	4	5	6
(H/FT) INCHES	22	34	34	34
(H/FT) INCHES	3	4	5	6
(H/FT) INCHES	8.5	20.5	32.5	44.5
(H/FT) INCHES	3	4	5	6
(H/FT) INCHES	36	48	60	72
(H/FT) INCHES	8	8	8	8
(H/FT) INCHES	144	46	68.5	8
(H/FT) INCHES	10	46	10	92.5
(H/FT) INCHES	10	46	10	120

- NOTE:**
1. FENCE SHALL BE ILLUSION VINYL FENCE PRODUCT OR APPROVED EQUAL.
 2. COLOR SHALL BE DETERMINE BY LANDSCAPE ARCHITECT OR APPLICANT.
 3. POST SHALL BE SET IN CONCRETE.
 4. OPENING CLEARANCE DIMENSIONS PER OWNER REQUIREMENT.

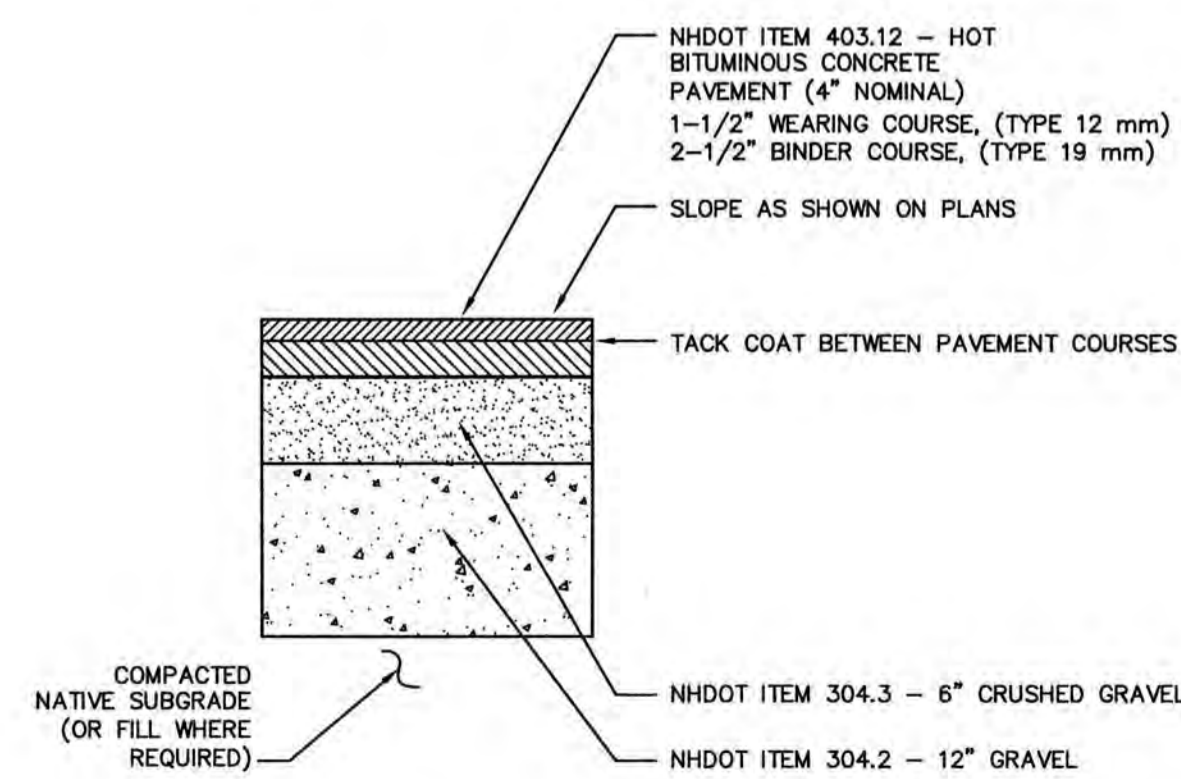


DUMPSTER SCREENING DETAIL NOT TO SCALE

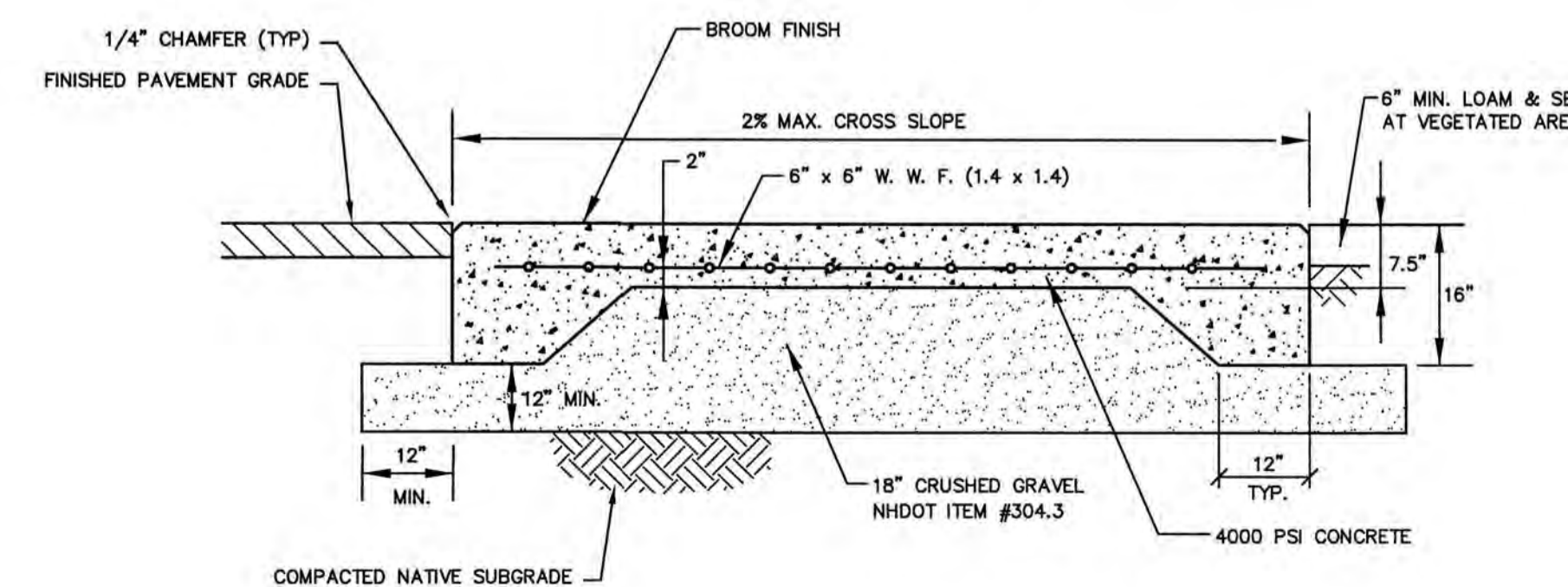
SWALE SHALL BE FREE OF IRREGULARITIES WHICH MAY CAUSE PONDING. COMPACT FILLS AS NECESSARY TO STABILIZE MATERIAL.



TEMPORARY DIVERSION SWALE NOT TO SCALE



PAVEMENT CROSS SECTION NOT TO SCALE



DUMPSTER SLAB DETAILS NOT TO SCALE

DRAWN BY: RLH

APPROVED BY: EDW

DRAWING FILE: 4787-DETAILS.DWG

SCALE:

22" x 34" - N.T.S.

11" x 17" - N.T.S.

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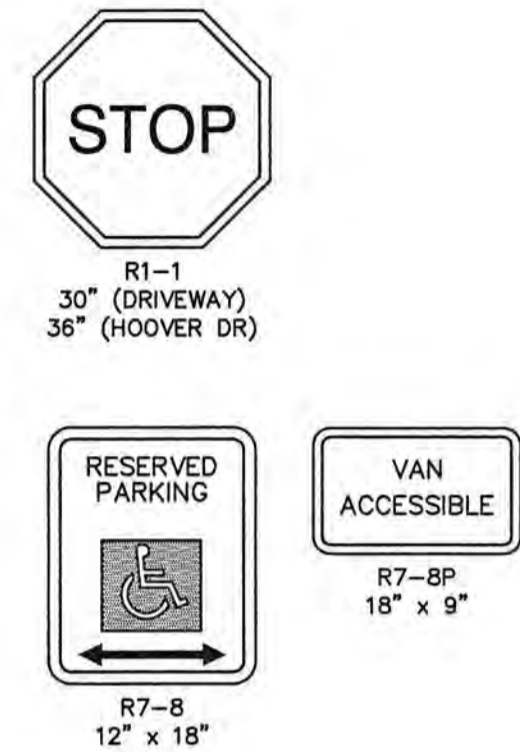
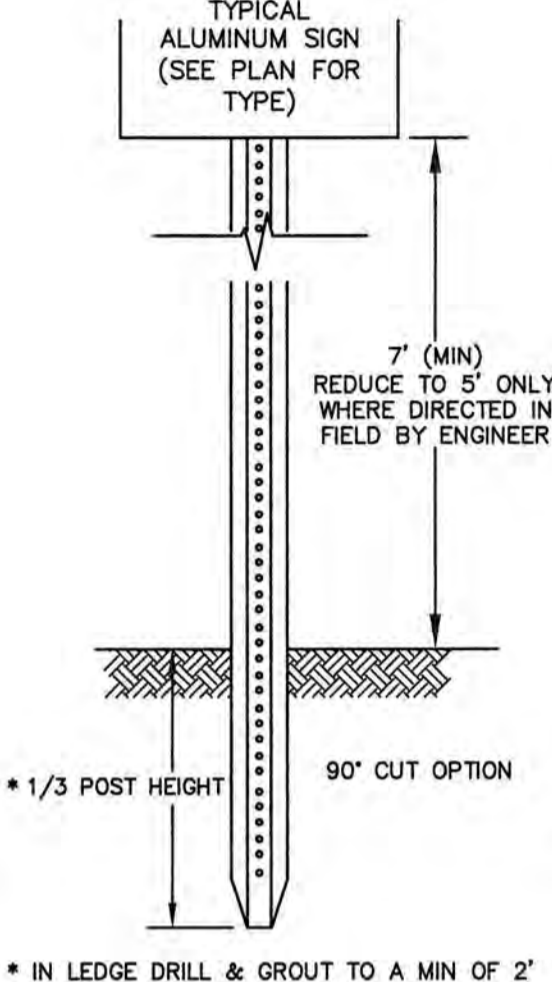
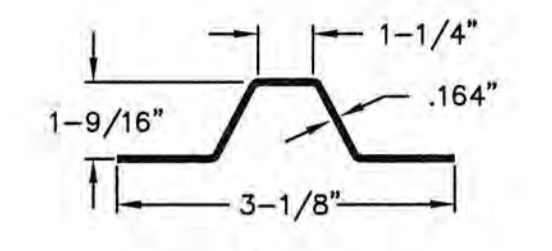
ARBOR VIEW APARTMENTS RESIDENTIAL DEVELOPMENT
145 LANG ROAD
PORTSMOUTH, NH
TAX MAP 287, LOT 01

TITLE:

DETAIL SHEET

SHEET NUMBER:

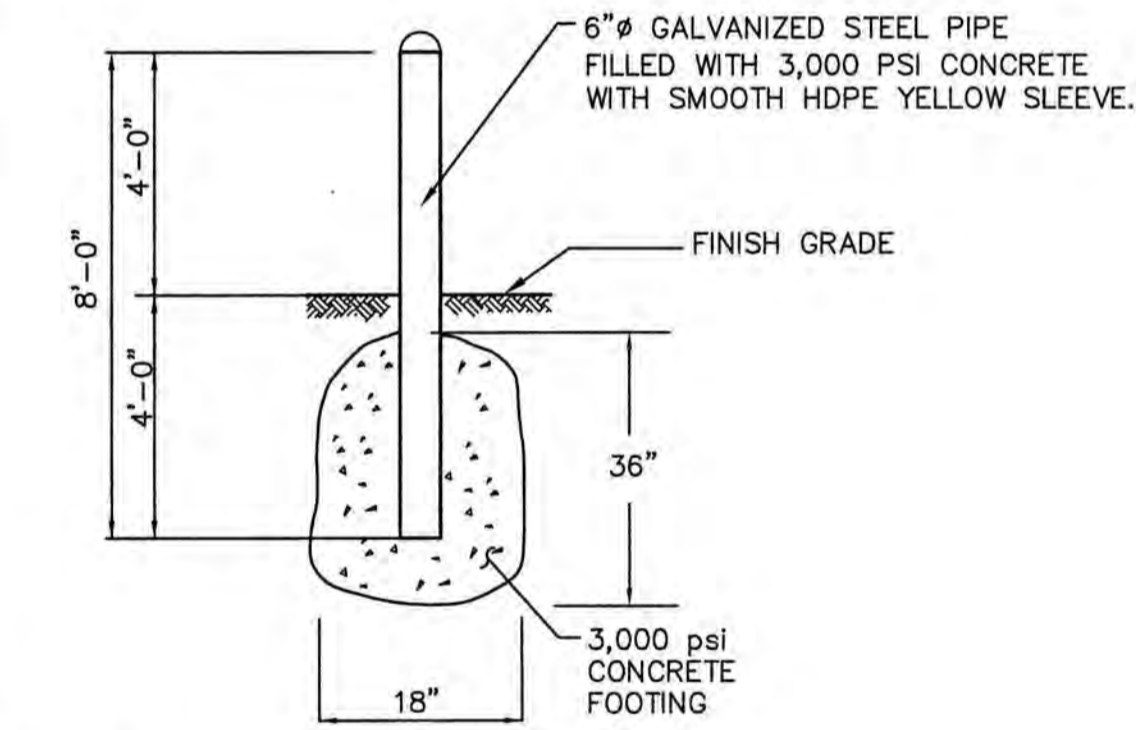
D - 6



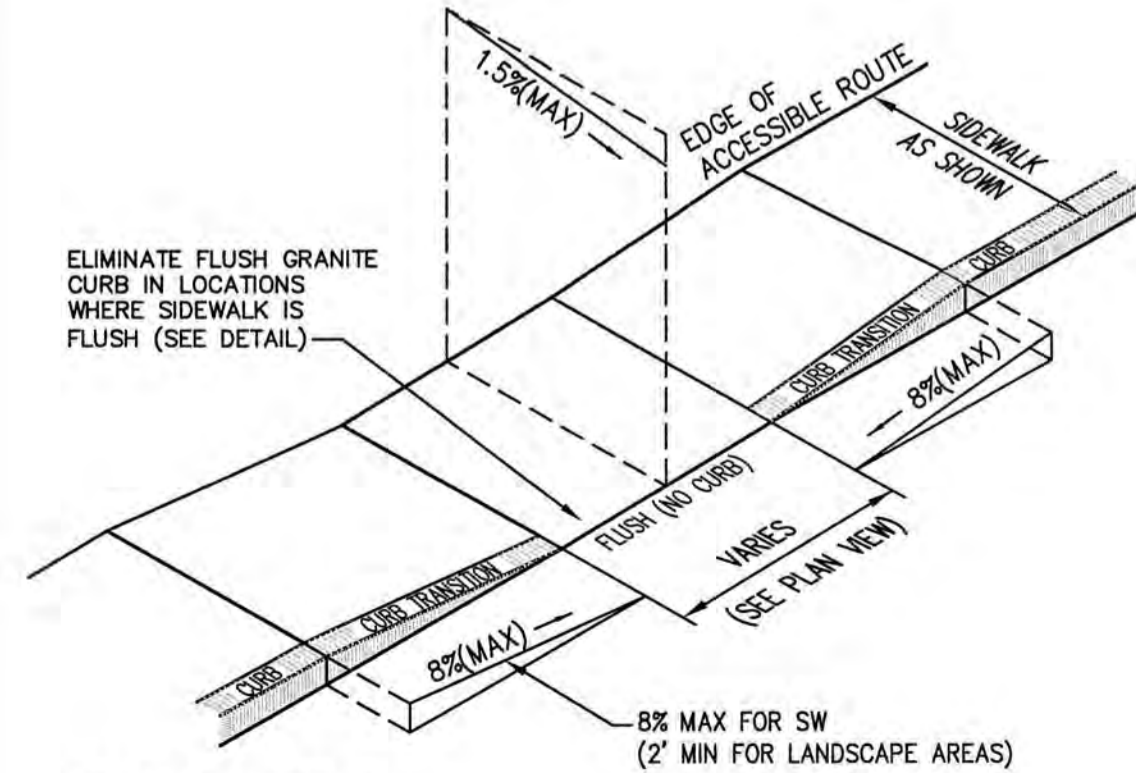
NOTES:
 1. ALL SIGNS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

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 ASTM A-576 (GRADE 1070 - 1080)

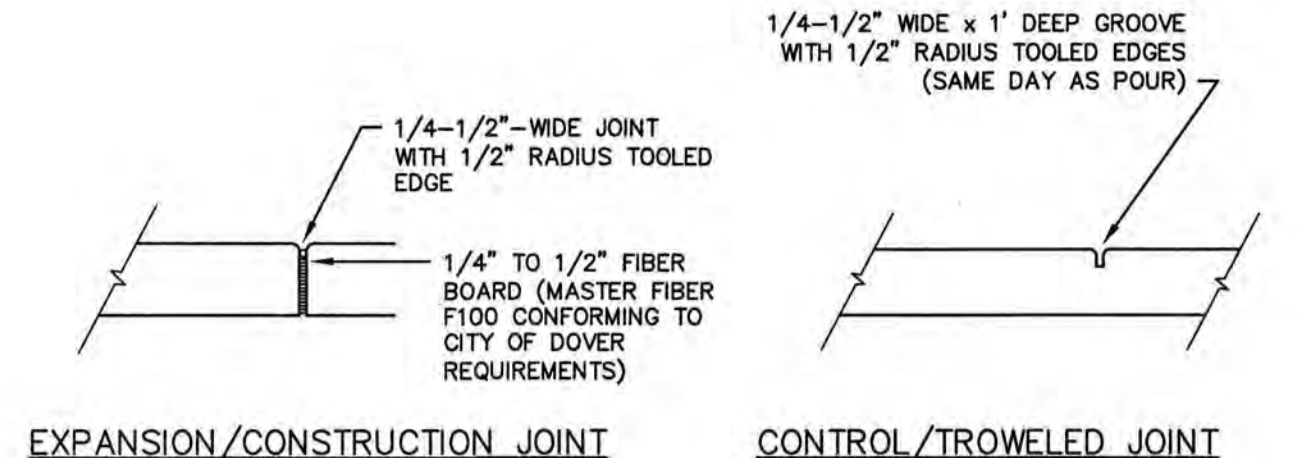
SIGN DETAILS NOT TO SCALE



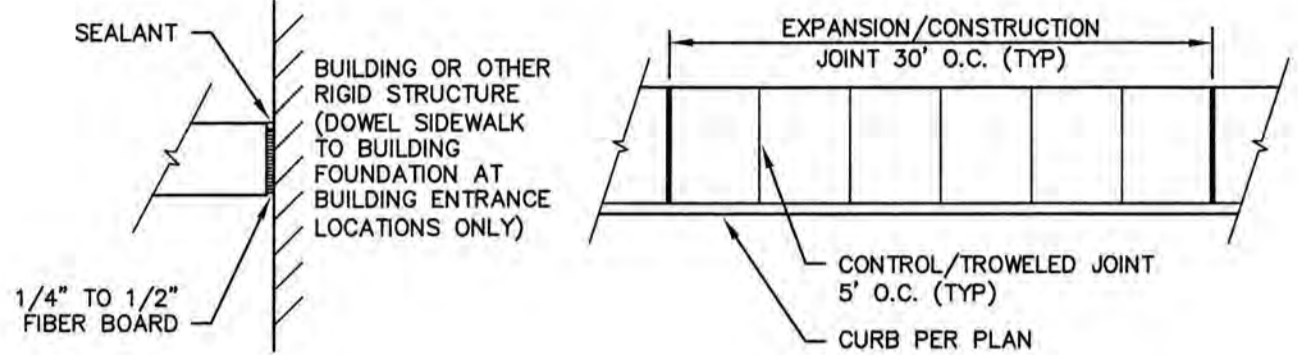
BOLLARD NOT TO SCALE



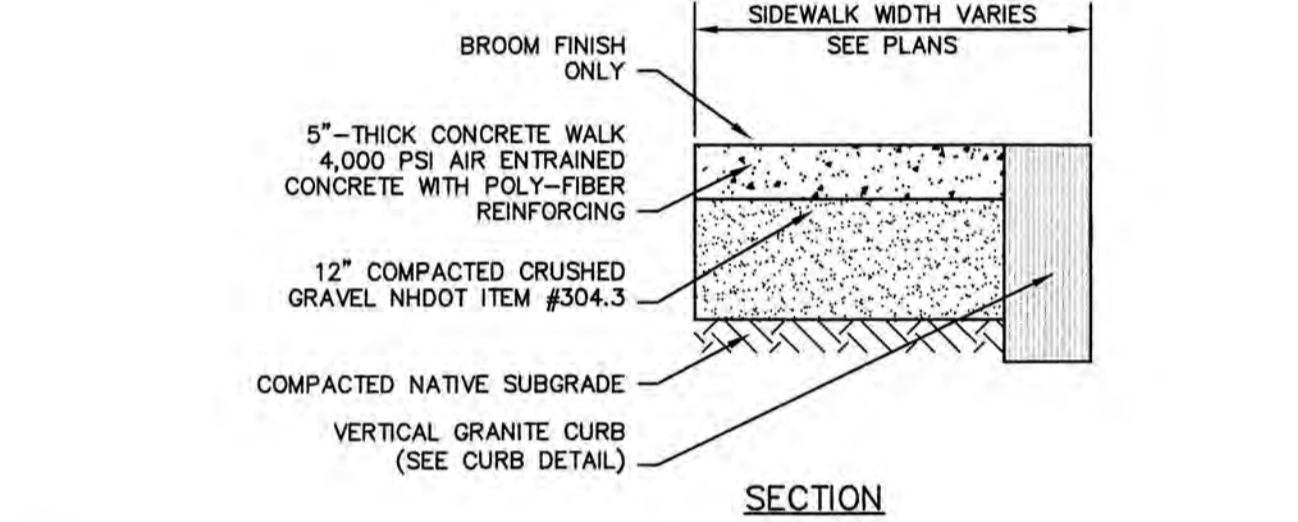
CURB RAMP



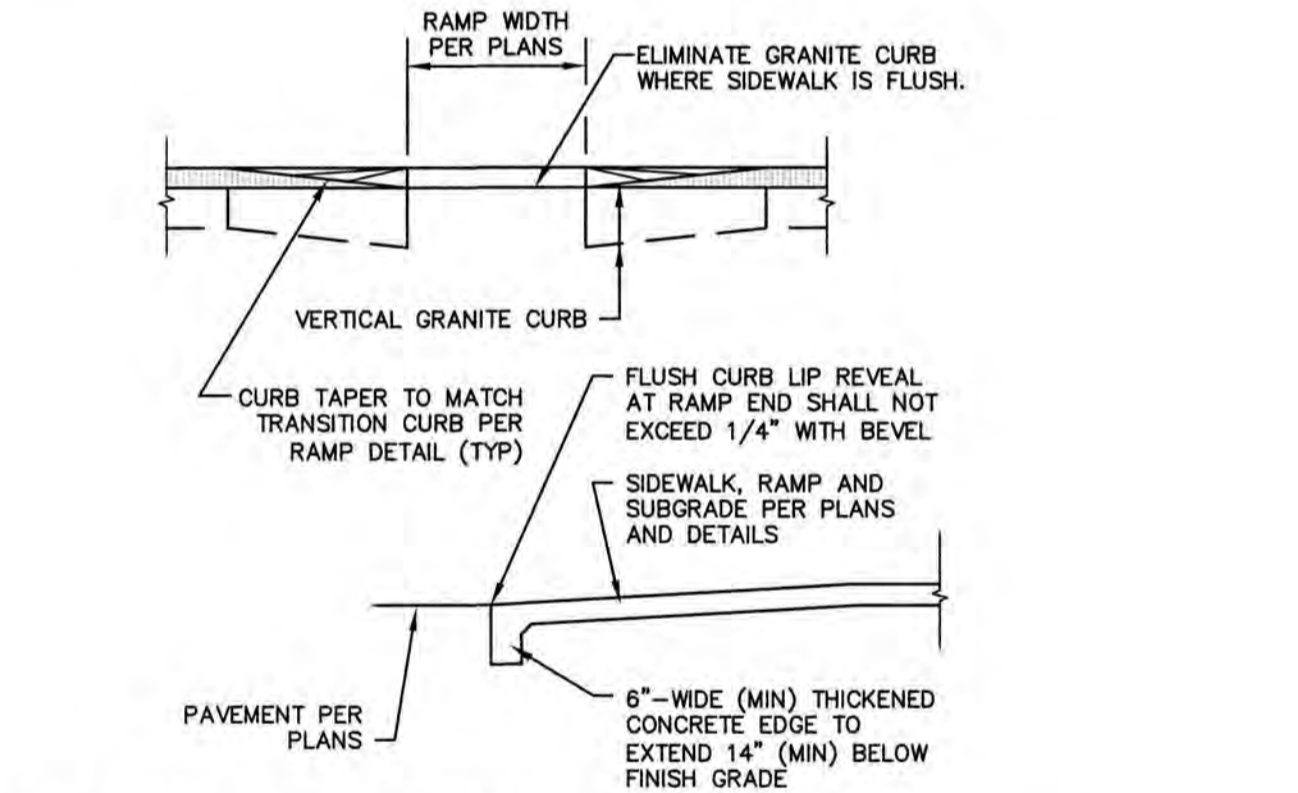
EXPANSION/CONSTRUCTION JOINT CONTROL/TROWELED JOINT



ISOLATION JOINT



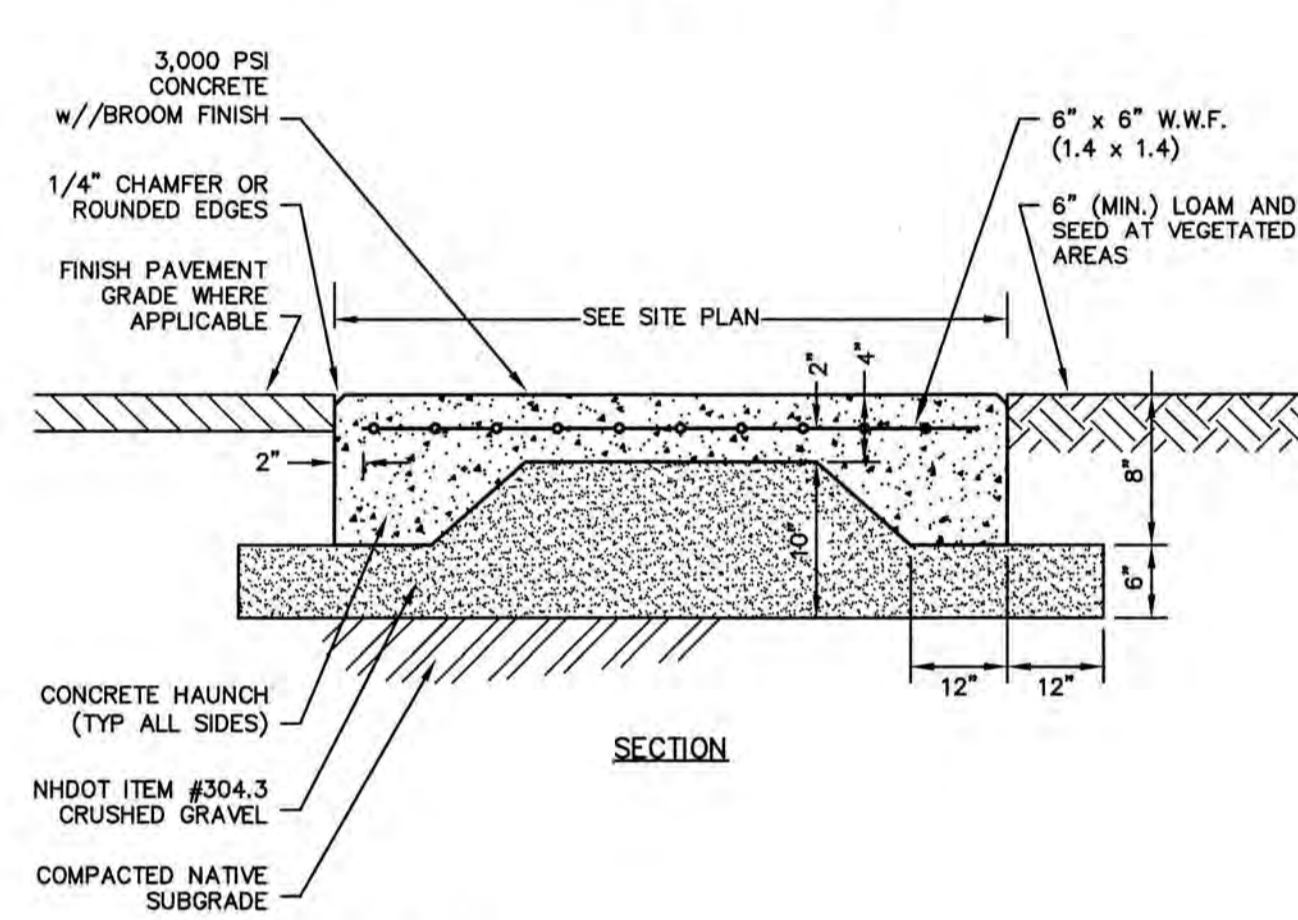
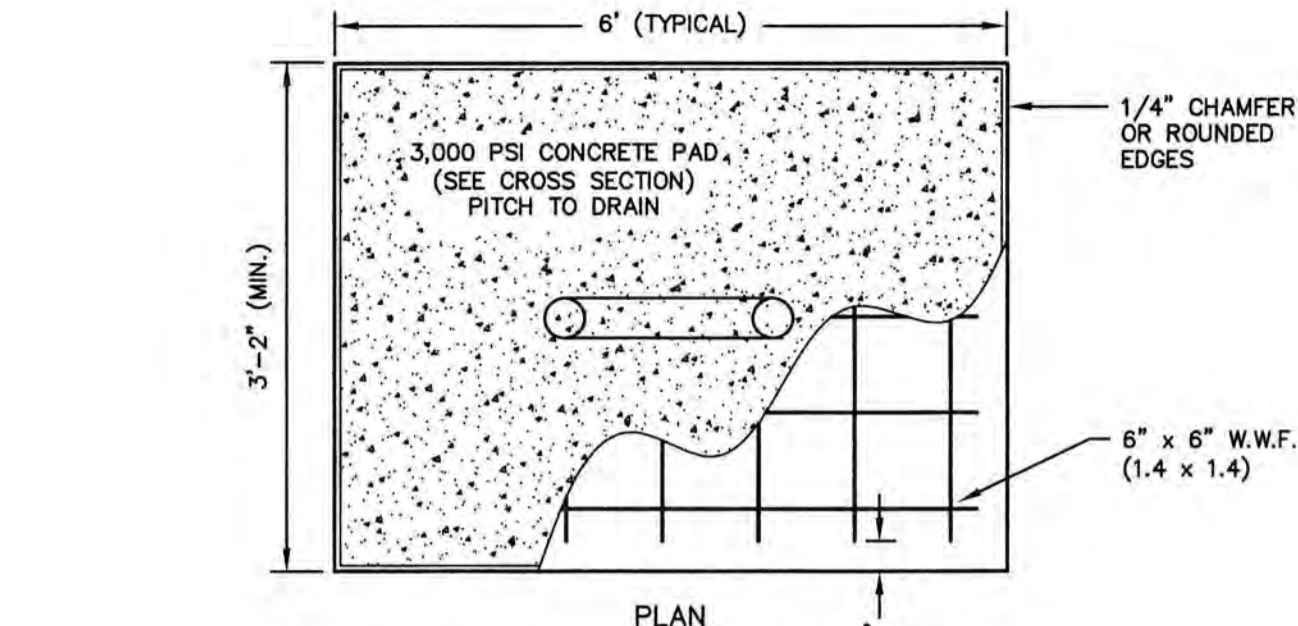
CONCRETE SIDEWALK DETAIL NOT TO SCALE



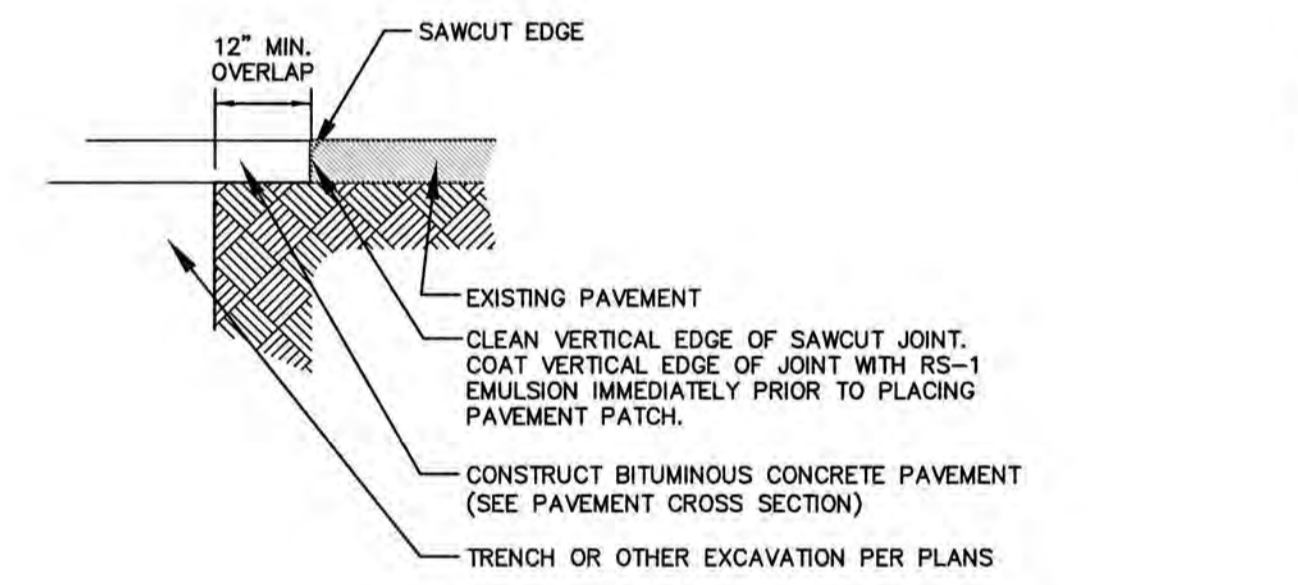
FLUSH CURB AT RAMP DETAIL NOT TO SCALE

- ADDITIONAL NOTES APPLICABLE TO ALL CURB RAMPS:**
- ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) AND ALL APPLICABLE CODES.
 - THE MAXIMUM ALLOWABLE CROSS SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 2%.
 - THE MAXIMUM ALLOWABLE RUNNING SLOPE OF AN ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 - THE MAXIMUM ALLOWABLE RUNNING SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) CURB RAMP SHALL BE 8.3% FOR A MAXIMUM ELEVATION CHANGE OF 6".
 - CURB TREATMENT VARIES; SEE PLANS FOR CURB TYPE.
 - BASE OF RAMP SHALL BE GRADED TO PREVENT THE PONDING OF WATER.
 - SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 - FLUSH CURB SECTIONS SHALL HAVE A MAXIMUM LIP REVEAL OF 1/4" WITH A BEVEL AT THE EDGE OF PAVEMENT.
 - EDGES OF SIDEWALK FOOTINGS ALONG FLUSH CURBS SHALL BE HAUNCHED SO AS TO EXTEND TO A MINIMUM DEPTH OF 1" BELOW FINISH GRADE.
 - NO RAMP SHALL BE LESS THAN 4' IN WIDTH.
 - CURB RAMPS SHALL HAVE A FLAT 2% MAX LANDING AT THE TOP AND BOTTOM OF THE RAMPS WHEN THERE IS A CHANGE IN DIRECTION.

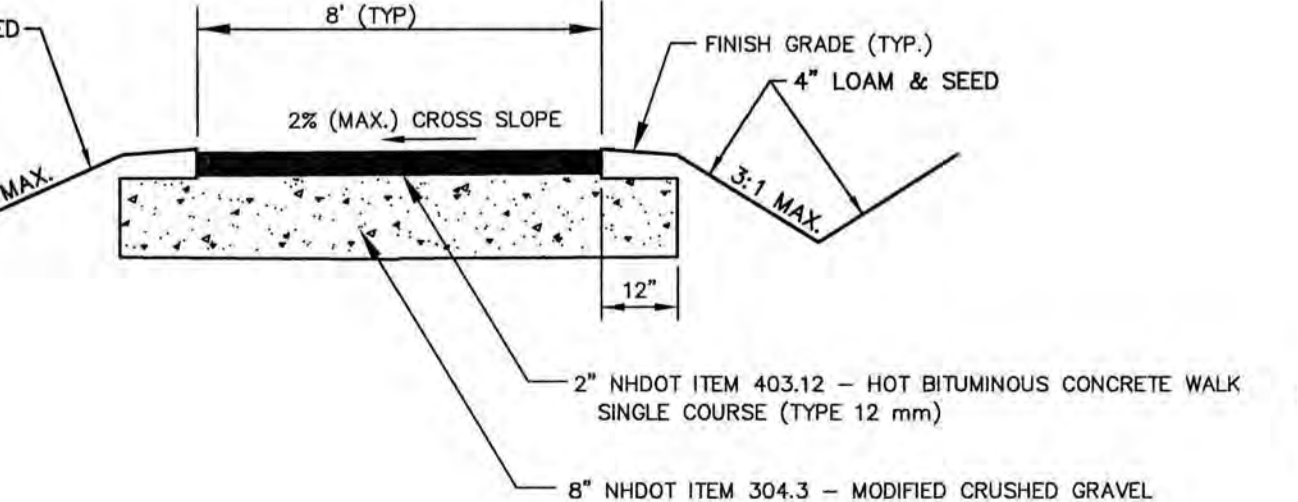
NOT TO SCALE



BICYCLE RACK PAD NOT TO SCALE

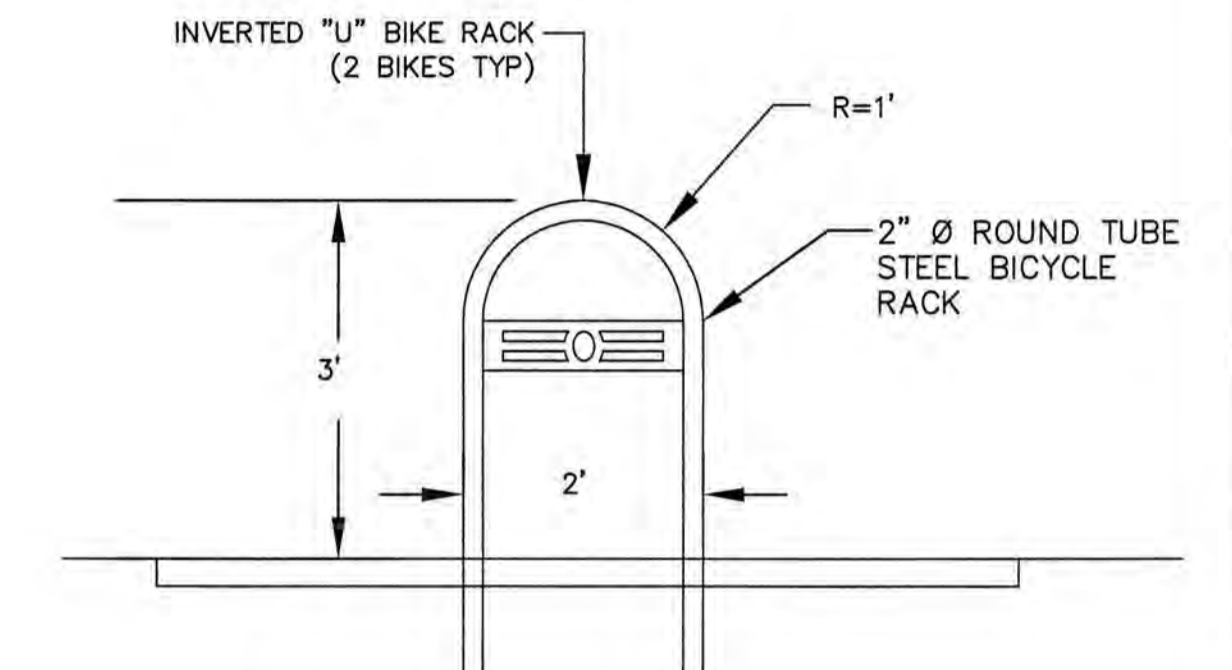


TYPICAL PAVEMENT SAWCUT NOT TO SCALE



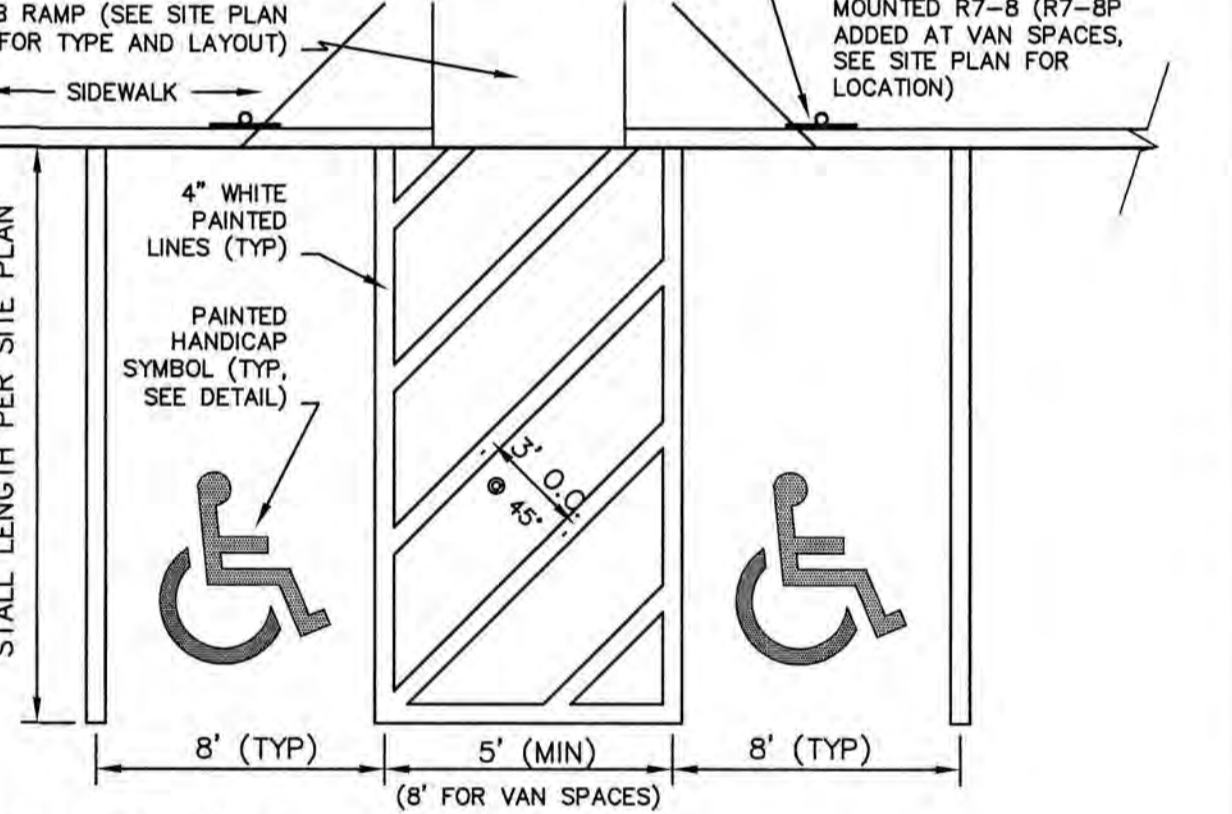
BITUMINOUS CONCRETE SIDEWALK NOT TO SCALE

APPROVED BY THE PORTSMOUTH PLANNING BOARD
 CHAIRMAN _____ DATE _____

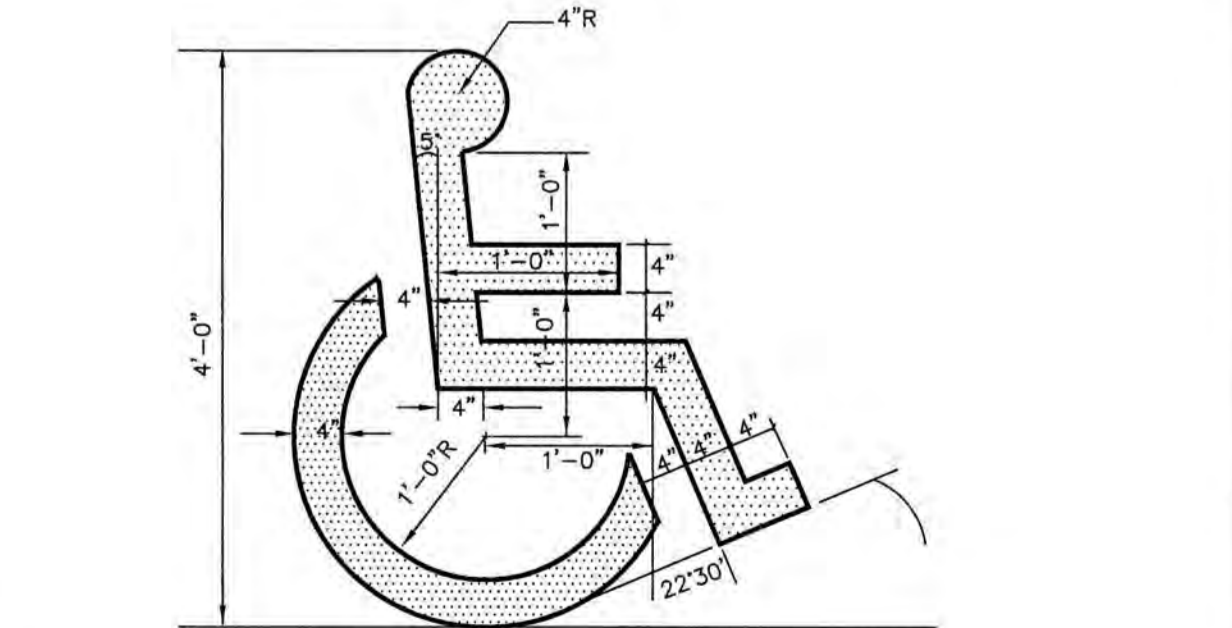


- NOTES:**
- INSTALL BICYCLE RACK IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - DETAIL DEPICTS IN-GROUND MOUNT. USE SURFACE MOUNT BICYCLE RACK FOR INSTALLATIONS ON CONCRETE PADS.
 - SEE SITE PLAN FOR LOCATIONS & BICYCLE STALL REQUIREMENTS.

BICYCLE RACK DETAIL NOT TO SCALE



PARKING STALL LAYOUT NOT TO SCALE



- NOTES:**
- SYMBOL TO BE PAINTED IN ALL HANDICAPPED ACCESSIBLE SPACES IN WHITE PAINT (BLUE-PAINTED SQUARE BACKGROUND OPTIONAL).

PAINTED ADA SYMBOL NOT TO SCALE

ENGINEER:
ALTUS ENGINEERING, INC.
 133 COURT STREET PORTSMOUTH, NH 03801
 (603) 433-2335 www.ALTUS-ENG.com



ISSUED FOR: TAC
 ISSUE DATE: MAY 20, 2019

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	05/20/19

DRAWN BY: RLH
 APPROVED BY: EDW
 DRAWING FILE: 4787-DETAILS.DWG

SCALE:
 22" x 34" - N.T.S.
 11" x 17" - N.T.S.

OWNER OF RECORD:
 ARBOR VIEW & THE PINES, LLC
 C/O FOREST PROPERTIES MGMT.
 625 MOUNT AUBURN STREET
 CAMBRIDGE, MA 02138

APPLICANT:
 FOREST PROPERTIES MGMT. INC.
 625 MOUNT AUBURN STREET
 CAMBRIDGE, MA 02138

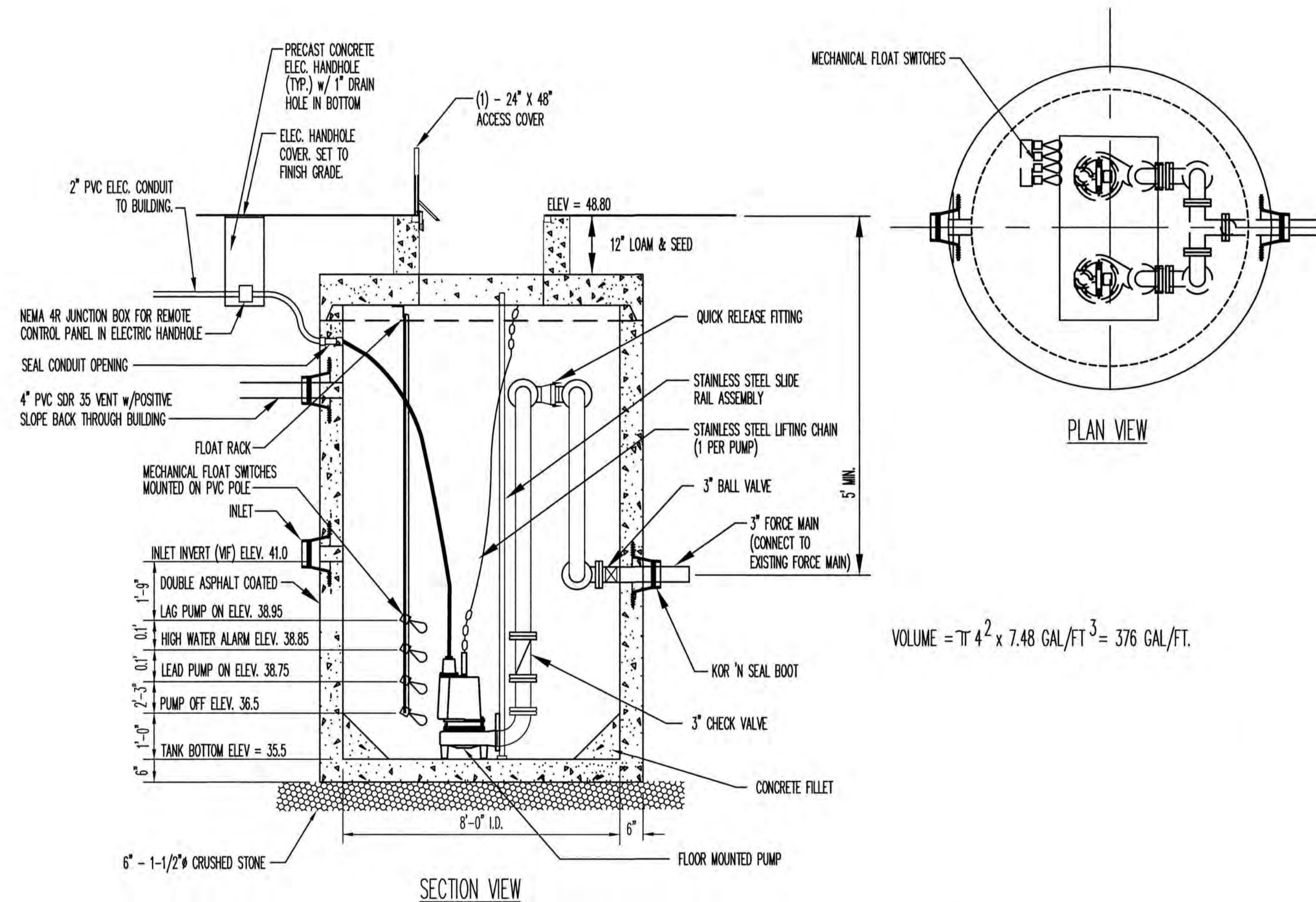
PROJECT:
ARBOR VIEW APARTMENTS RESIDENTIAL DEVELOPMENT
 145 LANG ROAD
 PORTSMOUTH, NH
 TAX MAP 287, LOT 01

TITLE:
DETAIL SHEET

SHEET NUMBER:
D - 7



EMERGENCY STORAGE: 1/2 DAY DESIGN FLOW
- 2,444 GALLONS
DRAW DOWN: 2.25'



$$VOLUME = \pi r^2 \times h = 3.14 \times 4^2 \times 7.48 \text{ GAL/FT}^3 = 376 \text{ GAL/FT.}$$

PUMP STATION SPECIFICATIONS

- Pump Station:** Furnish and install pump station as shown on the plans. Station shall include but not be limited to a concrete pump chamber, pumps, slide rail assemblies, duplex controller, access cover, discharge piping, fittings, valves, junction box, level sensors, electric service and level controls. All wiring shall be in compliance with the City of Portsmouth, New Hampshire codes.
- Pump Chamber:** Pump chamber shall be an 8-foot inside diameter precast concrete pump chamber to the depth shown on the Drawings and manufactured by Old Castle Concrete Products or approved equal. Structure shall be designed for an H-20 wheel loading.
- Access Cover:** The access covers shall be rigidly constructed to provide a 300 lb. live load/square foot rating with a 24" X 48" clear opening by Syracuse Castings or approved equal. Cover shall be sealed with neoprene seal at openings and have hinges constructed of 316 stainless steel.
- Pumps:** Provide pump motors with adequate horsepower to deliver 85 gpm at 26' TDH, taking into account the manufacturer's rated efficiency. Motors shall be 1.0 HP, 240 Volt single phase, 60 Cycle 1750 rpm, 6.00 diameter impeller unless otherwise specified by the manufacturer and approved by the Engineer. Pumps shall be submersible non-clog sewage pumps designed for typical raw sewage applications with 3" discharge as manufactured by Crane Model SE1074L (Barnes series) or approved equal. Provide discharge piping assembly for installation and removal of pump without entering wetwell (Barnes Breakaway Fitting or equal)
- Controller:** Duplex control to perform equal alternation of both pumps. Control to consist of two circuit breakers with through-door operating handles, two magnetic starters with ambient compensated quick-trip overloads in each line, discharge piping by manufacturer, duplex unit, running lights, lightning arrestor, moisture sensor alarm, temperature alarm, door-mounted resets, hour meters, and door-mounted hand-off-automatic selector switches for each pump. Enclosure to include continuous hinge, neoprene gasket in cover and continuous seam weld. Model to include transformers for 240 volt control circuit. Initial start up will require system to operate with both pumps.
- Slide Rail Assembly:** The slide rail assembly, mounting hardware, and lifting chain shall be AISI type 316 stainless steel. Slide rail to be provided with AISI type 316 stainless guide supports. Discharge coupling to be machined cast iron and support the pump four (4) inches above the floor.
- Piping:** The discharge pipe shall be two (3") inch in diameter SDR 26 or SCH. 40 PVC pipe. All fittings shall be cemented or threaded. PVC Ball check valves shall be provided with teflon seats. The working pressure of the check valves shall be 150 psi.
- Level Control:** Four (4) liquid level control sensors shall be provided to control operation of the pumps and provide a high water alarm. The level control sensors shall be mounted on a PVC pipe. The controls shall be set at elevations shown on the plans and for a dosage rate of 847 gallons.
- Alarm:** Alarm shall be interior mounted audio and visual in a location as determined by the Architect. Contractor shall provide a sign for identification. - Remote dial-up alarm as back up.

SANITARY DESIGN FLOW DATA

Arbor View Apartments (42 Units)
42 apartment units
28 2-bedroom units & 14 3-bedroom units

Design flow based on Metcalf and Eddy/AECOM Wastewater Engineering, 5th Edition (2014)
Table 3-3 page 190

Apartment 38 gpd per person typical

Assume 2.5 occupants per 2-bdrm unit and 3.5 occupants per 3 bdrm unit
Average = 2.83 occupants per unit for 42 units

Design flow: = 2.83 people x 38 gpd/person * 42 units	4,517 GPD
Peaking factor 6	
Peak flow (NHDES for design flows under 100,000 gpd)	27,100 GPD
Design peak hourly flow (NHDES)	1129.17 GPH

PUMP STATION SIZING
Expected flow expected to spread over 16 hours

Peak flow 3.0 x Design flow	13,550 GPD
Design peak hourly flow (16 hours)	847 GPH
Design Peak (16 hours)	14.1 GPM
Design flow (16 hours)	3.1 GPM

DUPLEX SEWER PUMP STATION

NOT TO SCALE

ISSUED FOR: TAC
ISSUE DATE: MAY 20, 2019

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	05/20/19

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APPROVED BY: EDW
DRAWING FILE: 4787-DETAILS.DWG

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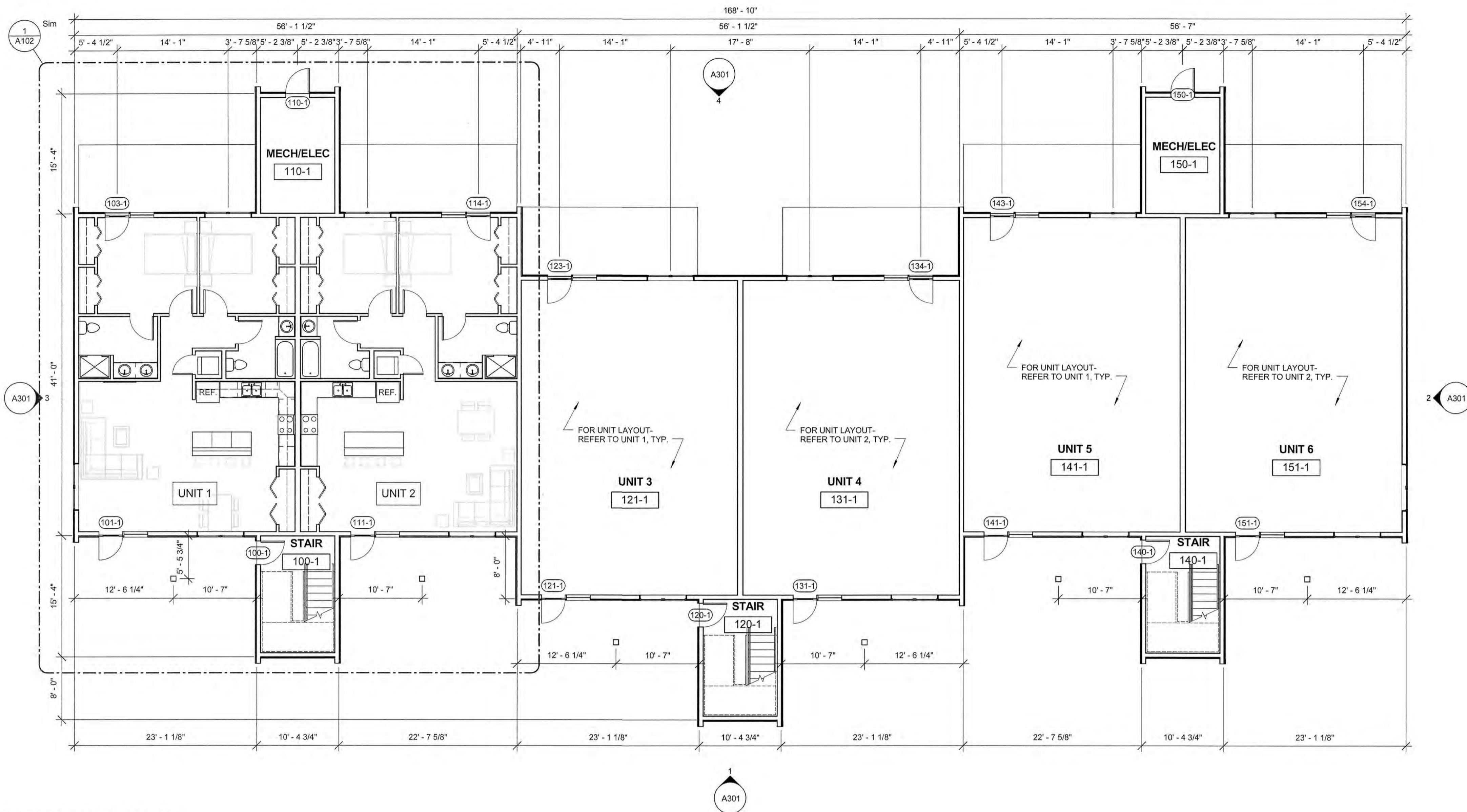
OWNER OF RECORD:
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C/O FOREST PROPERTIES MGMT.
625 MOUNT AUBURN STREET
CAMBRIDGE, MA 02138

APPLICANT:
FOREST PROPERTIES MGMT. INC.
625 MOUNT AUBURN STREET
CAMBRIDGE, MA 02138

PROJECT:
ARBOR VIEW APARTMENTS RESIDENTIAL DEVELOPMENT
145 LANG ROAD
PORTSMOUTH, NH
TAX MAP 287, LOT 01

TITLE:
DETAIL SHEET

SHEET NUMBER:
D - 8



1 BUILDING 1- FIRST FLOOR PLAN
1/8" = 1'-0"

BUILDING AREA CHART		
	GROSS FLOOR AREA	USE PER FLOOR
BUILDING 1		
- FLOOR 1	7840 SF	RESIDENTIAL (R-2), MECH, ELEC
- FLOOR 2	7510 SF	RESIDENTIAL (R-2)
- FLOOR 3/ LOFT	7510 SF/1625 SF	RESIDENTIAL (R-2)
TOTAL BLDG 1	24,485 SF	
BUILDING 2		
- FLOOR 1	10,345 SF	RESIDENTIAL (R-2), MECH, ELEC
- FLOOR 2	10,010 SF	RESIDENTIAL (R-2)
- FLOOR 3/ LOFT	10,010 SF/2165 SF	RESIDENTIAL (R-2)
TOTAL BLDG 2	32,530 SF	

ARBOR VIEW EXPANSION
 FOREST PROPERTIES MANAGEMENT
 145 LANG ROAD
 PORTSMOUTH, NH 03801

McHENRY ARCHITECTURE
 4 Market Street
 Portsmouth, New Hampshire
 603.430.0274

NOT FOR CONSTRUCTION PERMIT SET ONLY

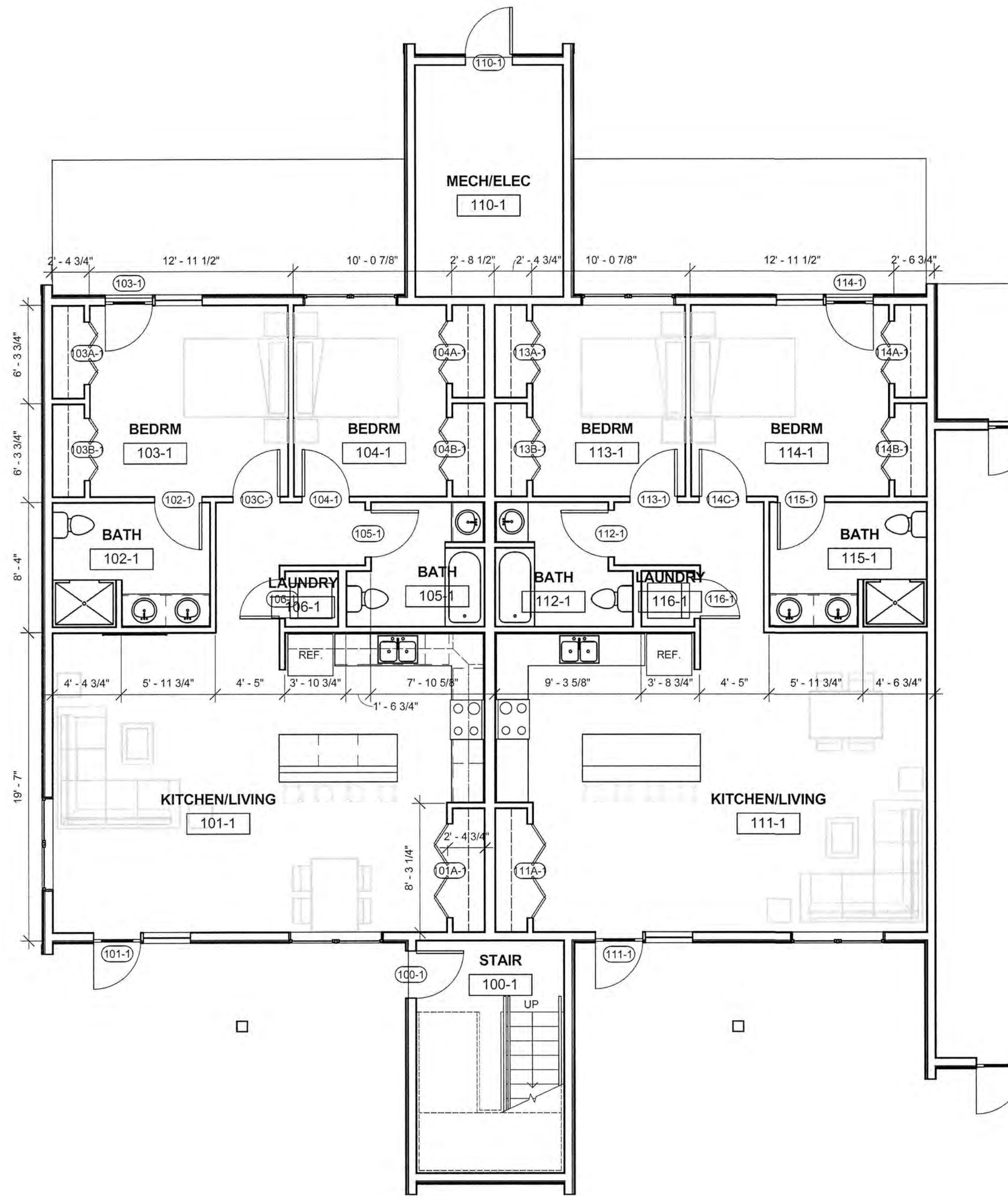
No.	Description	Date

Project Name:
 ARBOR VIEW EXPANSION

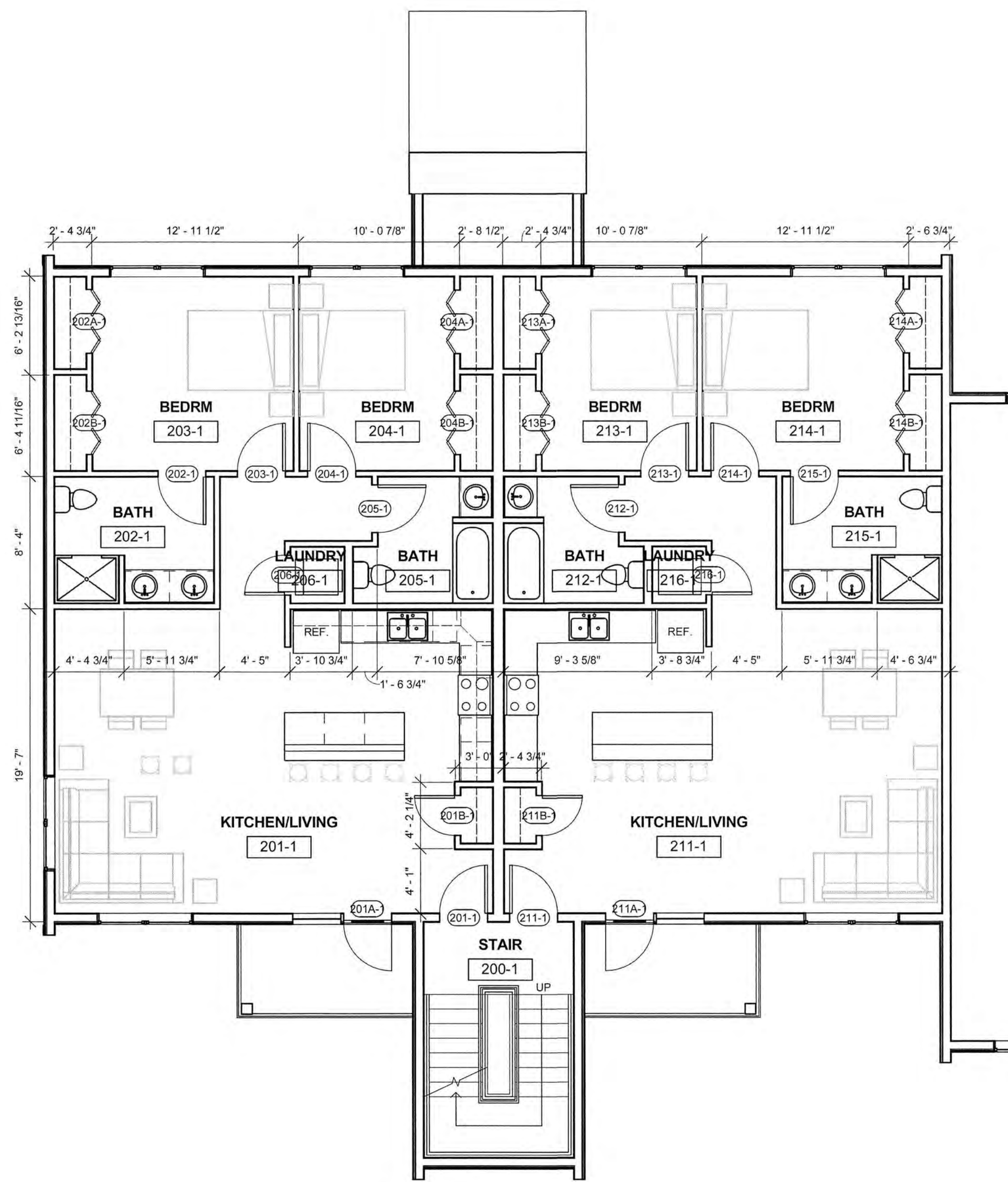
Drawing Name:
 BLDG 1 OVERALL PLAN

Project number: 18101
 Date: 05/07/2019
 Drawn by: MB
 Checked by: MG

A101
 Scale: As indicated



1 BUILDING 1- FIRST FLOOR PLAN- UNIT LAYOUT
3/16" = 1'-0"



2 BUILDING 1- SECOND FLOOR PLAN- UNIT LAYOUT
3/16" = 1'-0"

ARBOR VIEW EXPANSION
FOREST PROPERTIES MANAGEMENT
145 LANG ROAD
PORTSMOUTH, NH 03801

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603.430.0274

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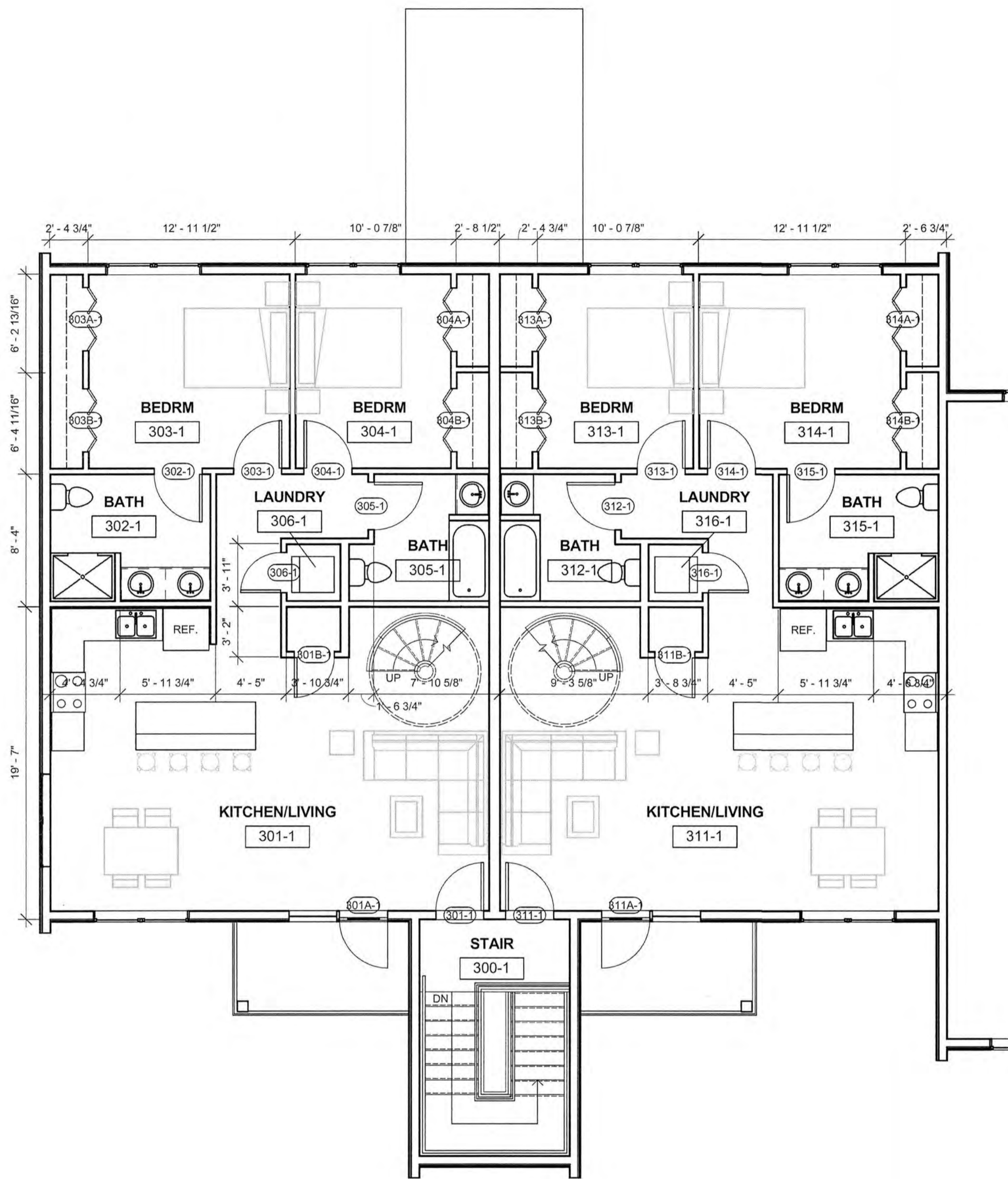
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Project Name:
ARBOR VIEW
EXPANSION

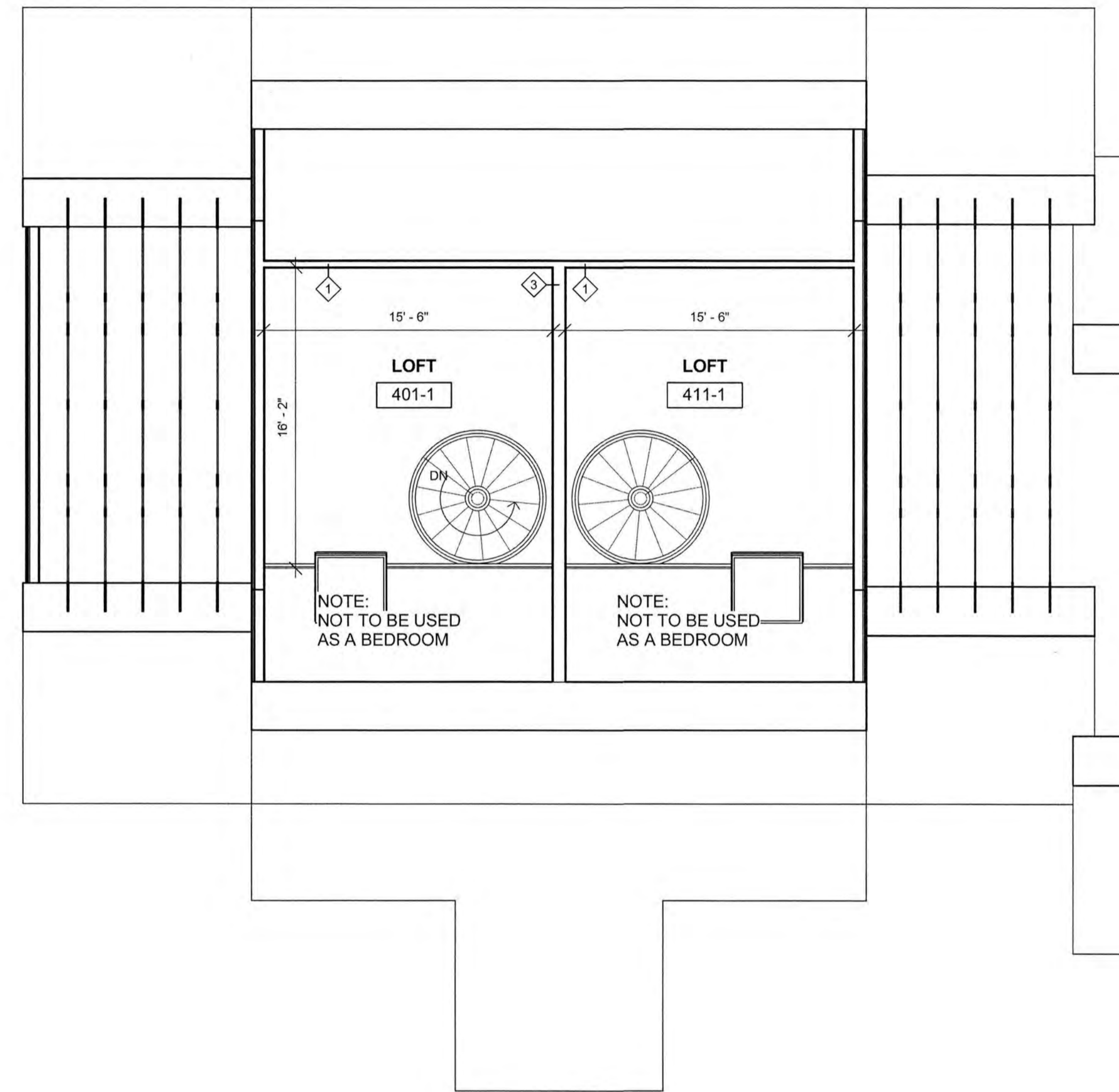
Drawing Name:
BLDG 1 UNIT PLANS

Project number: 18101
Date: 05/07/2019
Drawn by: MB
Checked by: MG

A102
Scale: 3/16" = 1'-0"



1 BUILDING 1- THIRD FLOOR PLAN- UNIT LAYOUT
3/16" = 1'-0"



2 BUILDING 1- LOFT PLAN- UNIT LAYOUT
3/16" = 1'-0"

ARBOR VIEW EXPANSION
FOREST PROPERTIES MANAGEMENT
145 LANG ROAD
PORTSMOUTH, NH 03801

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Portsmouth, New Hampshire
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No.	Description	Date

Project Name:
ARBOR VIEW
EXPANSION

Drawing Name:
BLDG 1 UNIT PLANS

Project number: 18101

Date: 05/07/2019

Drawn by: MB

Checked by: MG

A103

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

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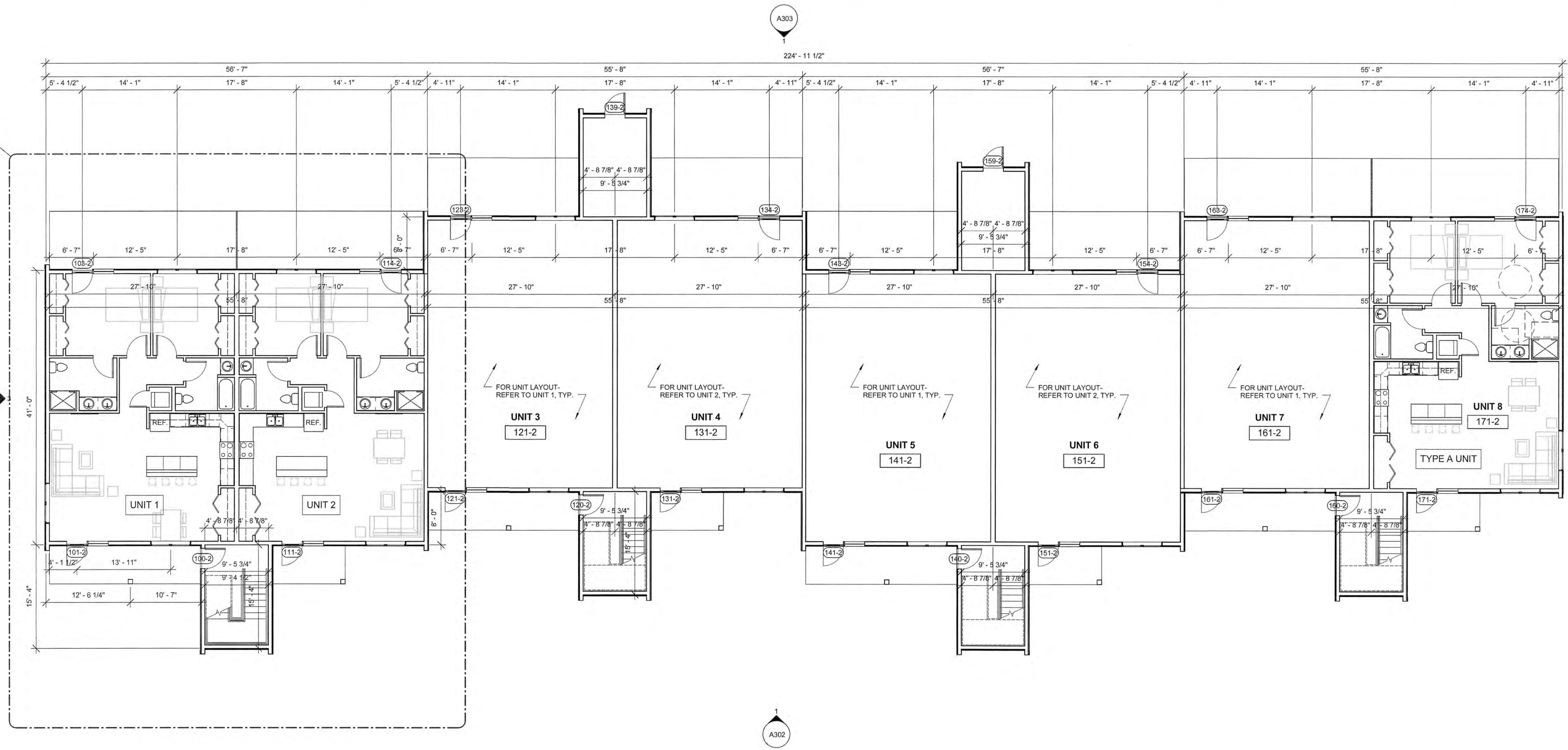
No.	Description	Date

Project Name:
 ARBOR VIEW
 EXPANSION

Drawing Name:
 BLDG 2 OVERALL PLAN

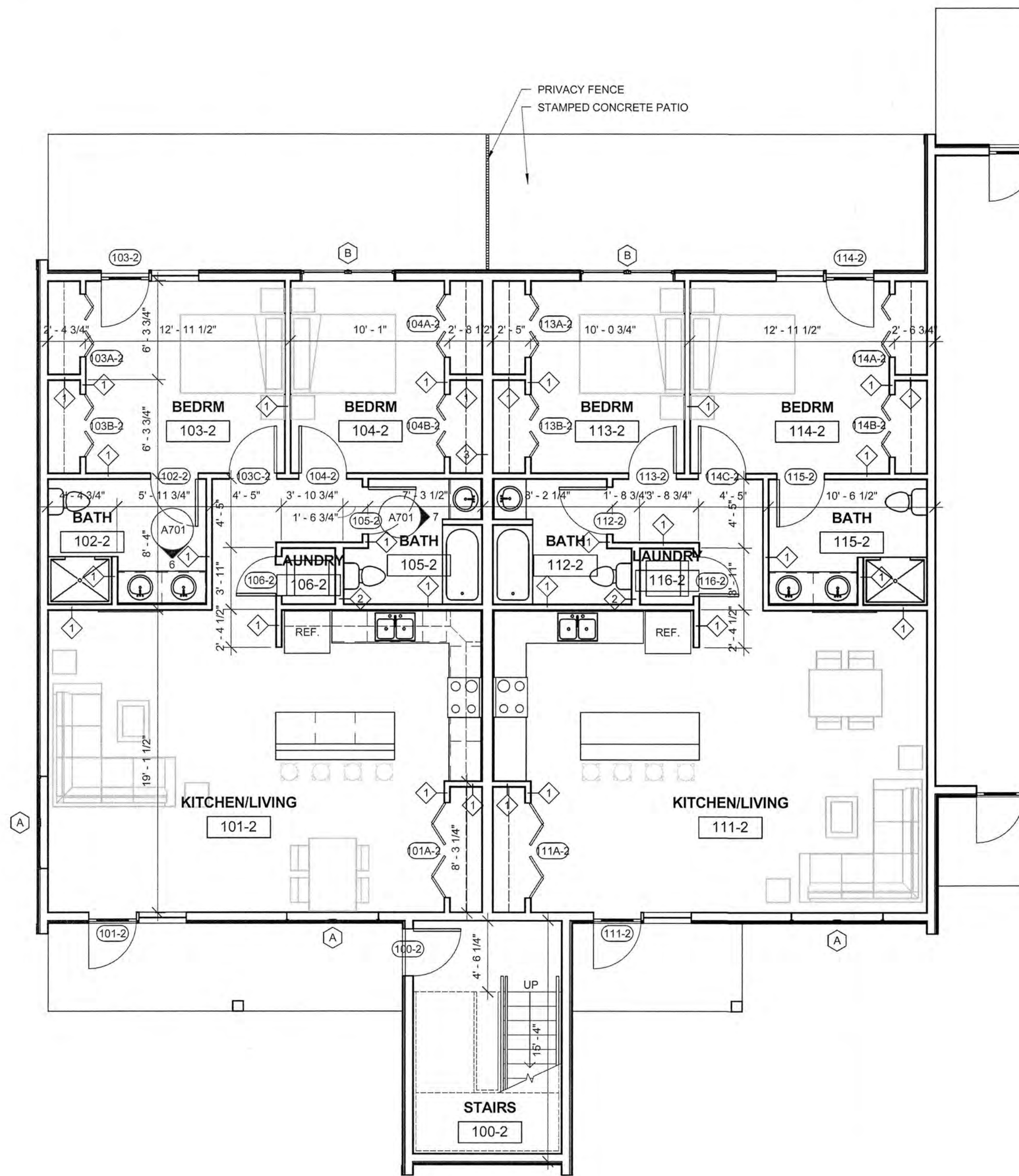
Project number: 18101
 Date: 05/07/2019
 Drawn by: MB
 Checked by: MG

A104
 Scale: As indicated

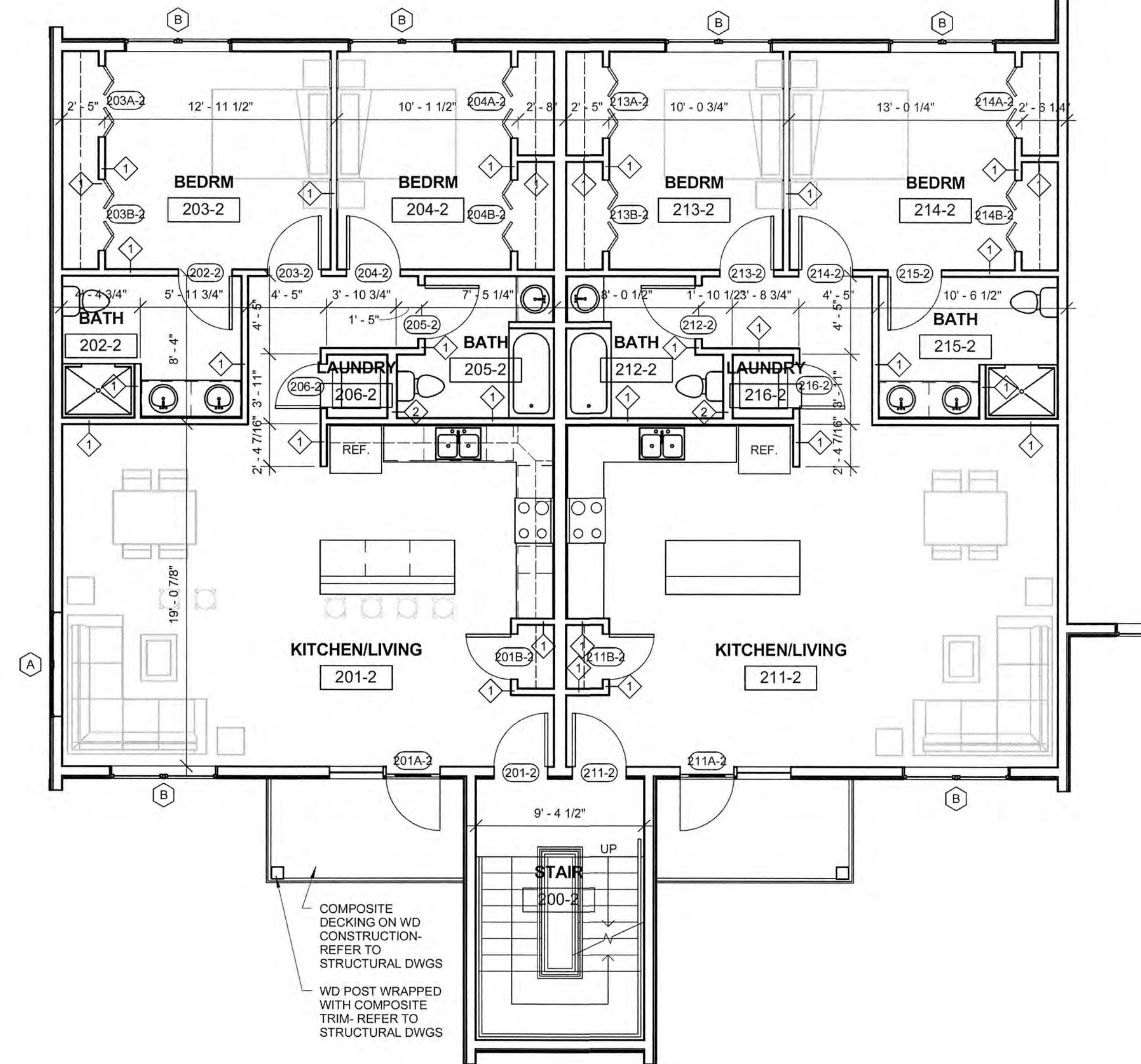


1 BUILDING 2- FIRST FLOOR PLAN
 1/8" = 1'-0"

BUILDING AREA CHART		
	GROSS FLOOR AREA	USE PER FLOOR
BUILDING 1		
- FLOOR 1	7840 SF	RESIDENTIAL (R-2), MECH, ELEC
- FLOOR 2	7510 SF	RESIDENTIAL (R-2)
- FLOOR 3/ LOFT	7510 SF/1625 SF	RESIDENTIAL (R-2)
TOTAL BLDG 1	24,465 SF	
BUILDING 2		
- FLOOR 1	10,345 SF	RESIDENTIAL (R-2), MECH, ELEC
- FLOOR 2	10,010 SF	RESIDENTIAL (R-2)
- FLOOR 3/ LOFT	10,010 SF/2165 SF	RESIDENTIAL (R-2)
TOTAL BLDG 2	32,530 SF	



1 BUILDING 2- FIRST FLOOR PLAN - UNIT LAYOUT
3/16" = 1'-0"



2 BUILDING 2- SECOND FLOOR PLAN- UNIT LAYOUT
3/16" = 1'-0"

ARBOR VIEW EXPANSION
FOREST PROPERTIES MANAGEMENT
145 LANG ROAD
PORTSMOUTH, NH 03801

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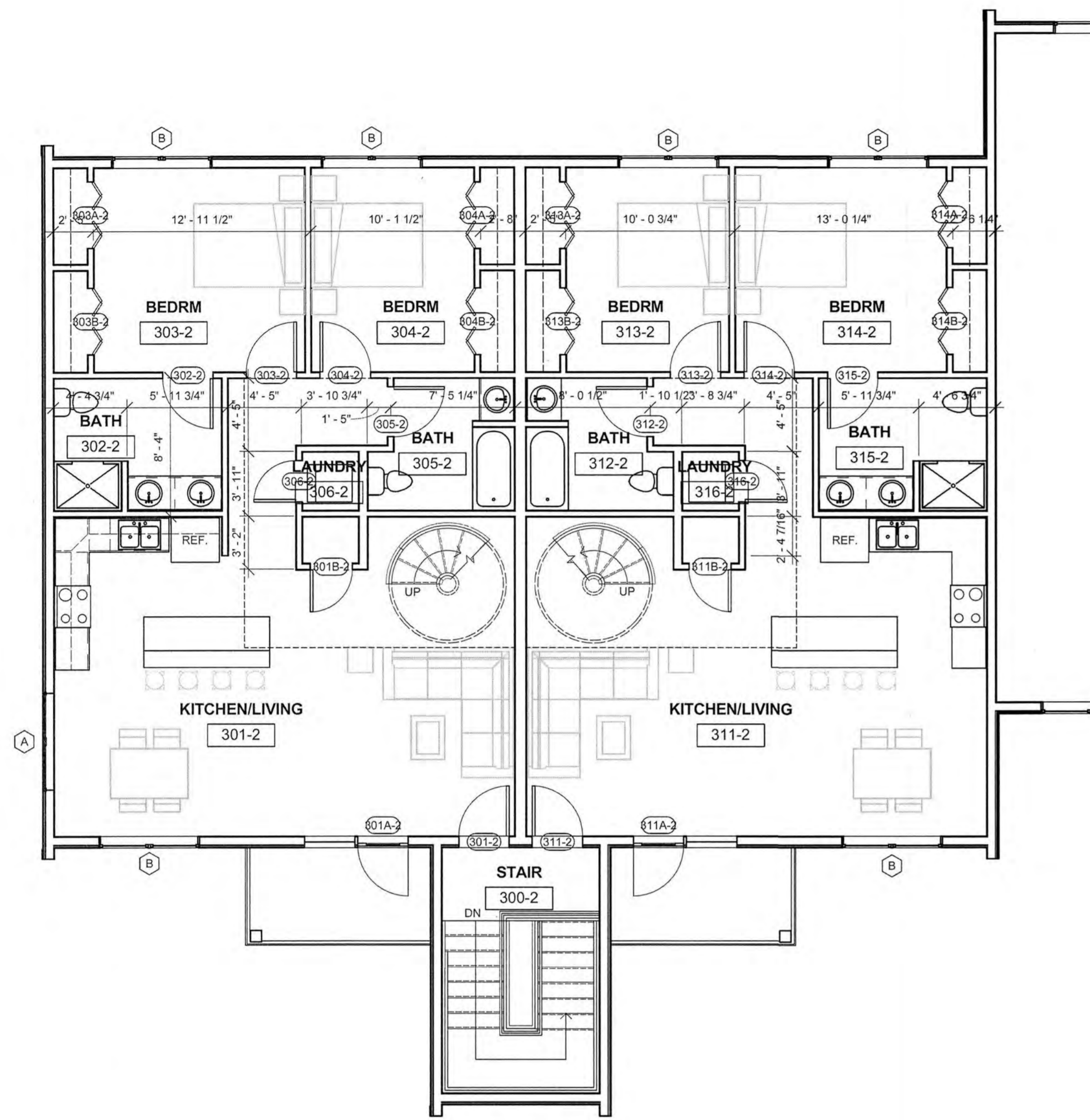
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Project Name:
ARBOR VIEW
EXPANSION
Drawing Name:
BLDG 2 UNIT PLANS

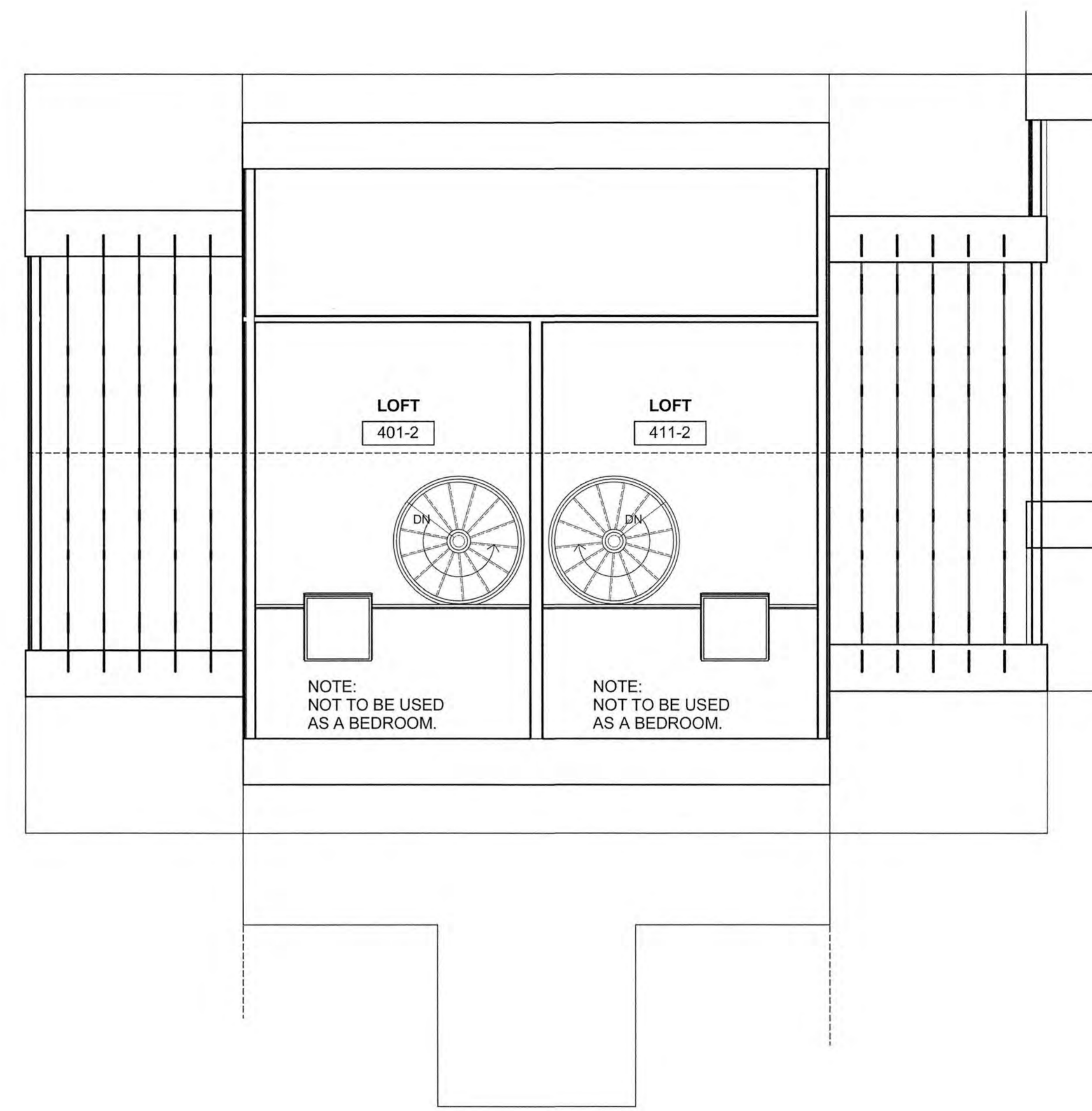
Project number: 18101
Date: 05/07/2019
Drawn by: MB
Checked by: MG

A105

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



1 BUILDING 2- THIRD FLOOR PLAN- UNIT LAYOUT
3/16" = 1'-0"



2 BUILDING 2- LOFT PLAN- UNIT LAYOUT
3/16" = 1'-0"

ARBOR VIEW EXPANSION
FOREST PROPERTIES MANAGEMENT
145 LANG ROAD
PORTSMOUTH, NH 03801

McHENRY
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603.430.0274

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No.	Description	Date

Project Name:
ARBOR VIEW
EXPANSION
Drawing Name:
BLDG 2 UNIT PLANS

Project number: 18101
Date: 05/07/2019
Drawn by: MB
Checked by: MG

A106
Scale: 3/16" = 1'-0"



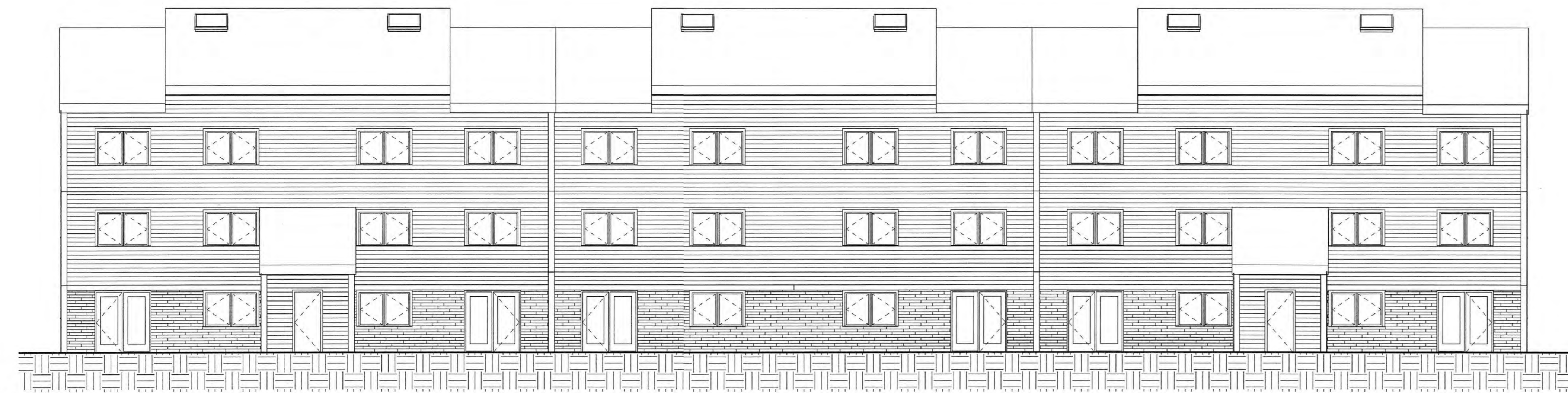
1 BUILDING 1- FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING 1- EAST SIDE ELEVATION
1/8" = 1'-0"



3 BUILDING 1- WEST SIDE ELEVATION
1/8" = 1'-0"



4 BUILDING 1- BACK ELEVATION
1/8" = 1'-0"

ARBOR VIEW EXPANSION
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145 LANG ROAD
PORTSMOUTH, NH 03801

McHENRY
ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire
603.430.0274

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No.	Description	Date

Project Name:
ARBOR VIEW
EXPANSION

Drawing Name:
EXTERIOR ELEVATIONS-
BLDG 1

Project number: 18101

Date: 05/07/2019

Drawn by: MB

Checked by: MG

A301

Scale: 1/8" = 1'-0"



ARBOR VIEW EXPANSION
 FOREST PROPERTIES MANAGEMENT
 145 LANG ROAD
 PORTSMOUTH, NH 03801

McHENRY
 ARCHITECTURE
 4 Market Street
 Portsmouth, New Hampshire
 603.430.0274

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No.	Description	Date

Project Name:
 ARBOR VIEW
 EXPANSION

Drawing Name:
 BUILDING RENDERING

Project number: 18101
 Date: 05/07/2019
 Drawn by: MB
 Checked by: MG

A300



1 BUILDING 2 - FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING 2 - EAST ELEVATION
1/8" = 1'-0"



3 BUILDING 2 - WEST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
MATERIAL	MANUFACTURER/MODEL	COLOR	NOTES
ROOFING	IKO CAMBRIDGE OR EQUAL	HARVARD SLATE	CONFIRM COLOR WITH OWNER
SIDING	HARDPLANK LAP SIDING	STERLING GRAY	CONFIRM COLOR WITH OWNER
TRIM	AZEK OR EQUAL	WHITE, SIZES VARY	CONFIRM COLOR WITH OWNER
WOOD TRIM	STAIN GRADE CEDAR		CONFIRM COLOR WITH OWNER
STONE BASE	STONEYARD.COM	BOSTON BLEND LEDGE	CONFIRM COLOR WITH OWNER
WINDOWS	MARVIN WINDOWS OR EQUAL	DARK BRONZE	CONFIRM COLOR WITH OWNER

- EXTERIOR FINISH NOTES**
- COLOR SELECTION FOR ALL MATERIALS TO BE PROVIDED TO ARCHITECT AND OWNER FOR FINAL SELECTIONS AND APPROVAL.
 - PROVIDE GARDEN HOSE HOOK UPS NEAR GREEN SPACES.
 - PROVIDE ALL REQUIRED SIGNAGE PER CODE.
 - GC TO COORDINATE WINDOW TINTING AND SPANDREL GLASS COLORS TO ENSURE MATCH IN APPEARANCE.

- EXTERIOR LIGHTING NOTES**
- PROVIDE GOOSENECK LIGHTS AT SIGNAGE. COORDINATE LOCATIONS WITH OWNER AND SIGNAGE. BASIS OF DESIGN: BASELITE SIGN LIGHT, SHADE DSL9, 34" ARM EXTENSION E6.
 - PROVIDE RECESSED LIGHTING AT SOFFITS, TYP. BASIS OF DESIGN: INDT LIGHTING L4/LRM4 SERIES.
 - PROVIDE VERTICAL LINEAR SCONCES AT ALL EXTERIOR DOORS. PROVIDE ONE TO EACH SIDE AT MAIN ENTRY. BASIS OF DESIGN: CAMMAN LIGHTING OW916, SALONO II.

ARBOR VIEW EXPANSION
FOREST PROPERTIES MANAGEMENT
145 LANG ROAD
PORTSMOUTH, NH 03801

McHENRY
ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire
603.430.0274

NOT FOR CONSTRUCTION
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No.	Description	Date

Project Name:
ARBOR VIEW
EXPANSION

Drawing Name:
EXTERIOR ELEVATIONS-
BLDG 2

Project number: 18101
Date: 05/07/2019
Drawn by: MB
Checked by: MG

A302

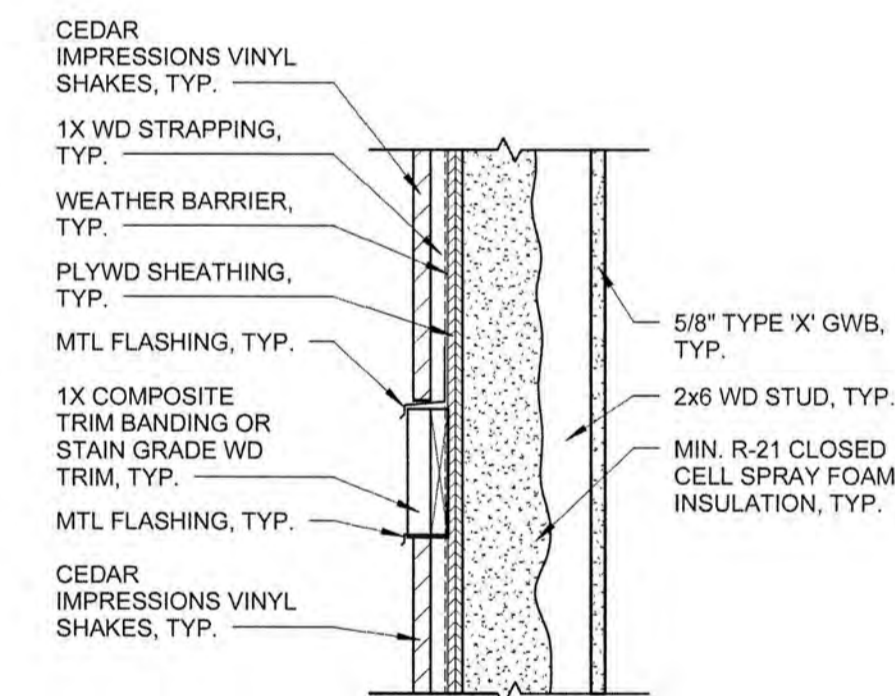
Scale: As indicated



1 BUILDING 2- BACK ELEVATION
1/8" = 1'-0"



2 BUILDING 2- FRONT ELEVATION - ENLARGED VIEW
1/4" = 1'-0"



3 TYPICAL DETAIL AT HORIZONTAL TRANSITIONS
1 1/2" = 1'-0"

EXTERIOR FINISH SCHEDULE			
MATERIAL	MANUFACTURER/MODEL	COLOR	NOTES
ROOFING	IKO CAMBRIDGE OR EQUAL	HARVARD SLATE	CONFIRM COLOR WITH OWNER
SIDING	HARDPLANK LAP SIDING	STERLING GRAY	CONFIRM COLOR WITH OWNER
TRIM	AZEK OR EQUAL	WHITE, SIZES VARY	CONFIRM COLOR WITH OWNER
WOOD TRIM	STAIN GRADE CEDAR		CONFIRM COLOR WITH OWNER
STONE BASE	STONEYARD.COM	BOSTON BLEND LEDGE	CONFIRM COLOR WITH OWNER
WINDOWS	MARVIN WINDOWS OR EQUAL	DARK BRONZE	CONFIRM COLOR WITH OWNER

EXTERIOR FINISH NOTES

- COLOR SELECTION FOR ALL MATERIALS TO BE PROVIDED TO ARCHITECT AND OWNER FOR FINAL SELECTIONS AND APPROVAL
- PROVIDE GARDEN HOSE HOOK UPS NEAR GREEN SPACES.
- PROVIDE ALL REQUIRED SIGNAGE PER CODE.
- GC TO COORDINATE WINDOW TINTING AND SPANDREL GLASS COLORS TO ENSURE MATCH IN APPEARANCE.

EXTERIOR LIGHTING NOTES

- PROVIDE GOOSENECK LIGHTS AT SIGNAGE. COORDINATE LOCATIONS WITH OWNER AND SIGNAGE. BASIS OF DESIGN: BASELITE SIGN LIGHT, SHADE DSL9, 3/4" ARM EXTENSION E6.
- PROVIDE RECESSED LIGHTING AT SOFFITS, TYP. BASIS OF DESIGN: INDT LIGHTING L4/LRM4 SERIES.
- PROVIDE VERTICAL LINEAR SCONCES AT ALL EXTERIOR DOORS. PROVIDE ONE TO EACH SIDE AT MAIN ENTRY. BASIS OF DESIGN: CAMMAN LIGHTING QW916, SALONO II.

ARBOR VIEW EXPANSION
FOREST PROPERTIES MANAGEMENT
145 LANG ROAD
PORTSMOUTH, NH 03801

McHENRY
ARCHITECTURE

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Portsmouth, New Hampshire
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Project Name:
ARBOR VIEW
EXPANSION

Drawing Name:
EXTERIOR ELEVATIONS-
BLDG 2

Project number: 18101

Date: 05/07/2019

Drawn by: MB

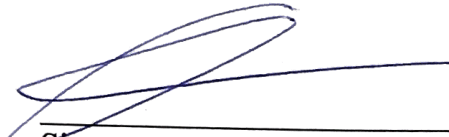
Checked by: MG

A303

Scale: As indicated


Letter of Authorization

I, Anderson Libert, of Arbor View & The Pines LLC and Forest Properties Management Inc., of Cambridge, MA, hereby authorize Altus Engineering, Inc. of Portsmouth, New Hampshire to represent Forest Properties Management Inc. in all matters concerning engineering and related permitting for the development of Arbor View Apartments, Portsmouth, NH. The property is identified on the Assessor's Maps as Tax Map 287, Lot 01 and is located at Lang Road and Joan Avenue in Portsmouth, NH. This authorization shall include any signatures required for Federal, State and Municipal permit applications.


Signature

Anderson Libert
Print Name

4/1/19
Date


Witness

DIANE PICKOVER
Print Name

4/1/19
Date