

**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801  
Phone (603) 430-9282 Fax 436-2315

5 April 2021

Dexter Legg, Planning Board Chair  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

**RE: Request for Preliminary Conceptual Consultation at 93 Pleasant Street, Micro Housing / Office Mixed Use Development**

Dear Mr. Legg and Planning Board Members:

On behalf of Mark McNabb and Dagny Taggart, LLC we are pleased to submit the attached plan set for **Preliminary Conceptual Consultation** for the above-mentioned project and request that we be placed on the agenda for your **April 15, 2021** Planning Board Meeting. The project includes the re-use of the existing commercial building and proposed new construction of a 2 story with a short 3rd building to the rear of the existing building with the associated and required site improvements. The area behind the existing building is currently a surface parking lot. The surface parking will be lowered to below street level and be included with the new construction.

The site redevelopment consists of maintaining some office commercial space in the basement and first floor of the existing building and creating in the upper floors of that building and the addition 59 Micro Units and 2 larger One Bedroom Units. The plan provides an excellent opportunity to create much needed affordable housing in downtown Portsmouth.

The application conforms to all of the required Density and Development Standards of the CD4 and Downtown Overlay Districts. This application will require a Condition Use Permit from the Planning Board (under Section 10.1112.311) for a reduction in required parking to provide 24 spaces where 40 are required.

This applicant seeks Planning Board input as required under Section 2.4.2.1 of the Site Plan Regulations. The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Standard Boundary Survey Plan – These plans show the existing property boundaries.
- Existing Conditions Plan C1 – This plan shows the existing site conditions in detail.
- Demolition Plan C2 – This plan shows portions of the existing building which will be removed.
- Site Layout Plan C3 – This plan shows the site development in detail with the associated Zoning Development Standards calculations.
- Parking Plan C4 – This plan shows the proposed parking level and parking calculations.
- Utility Plan C5 – This plan shows the site utilities in detail.
- Landscape Plan L1 – This plan shows the proposed landscaping in detail.
- Floor Plans and Exterior Elevation Plans – These plan shows the proposed building exterior elevations and interior layouts.

We look forward to the Planning Boards review of this submission and the Boards feedback on the proposed design.

Sincerely,

*John Chagnon*

John R. Chagnon, PE

CC: Mark McNabb, Christopher Lizotte, Terrance Parker



# MIXED USE DEVELOPMENT

93 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

## PRELIMINARY CONCEPTUAL CONSULTATION PLANS

**OWNER:**  
DAGNY TAGGART LLC  
3 PLEASANT STREET  
SUITE #400  
PORTSMOUTH, NH 03801  
TEL. (603) 427-0725

**LANDSCAPE ARCHITECT:**  
TERRA FIRMA LANDSCAPE  
ARCHITECTURE  
163A COURT STREET  
PORTSMOUTH NH 03801  
TEL. (603) 430-8388

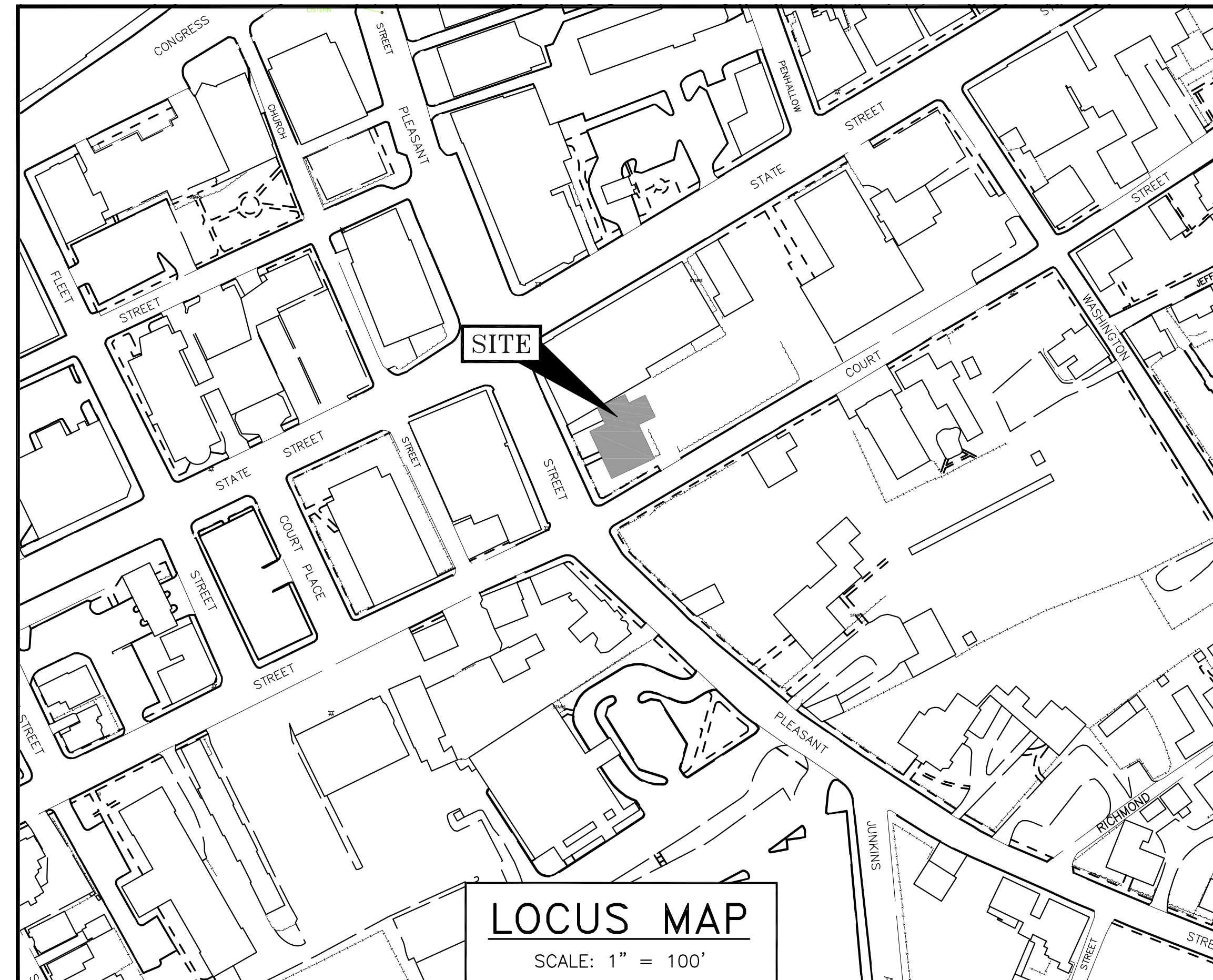
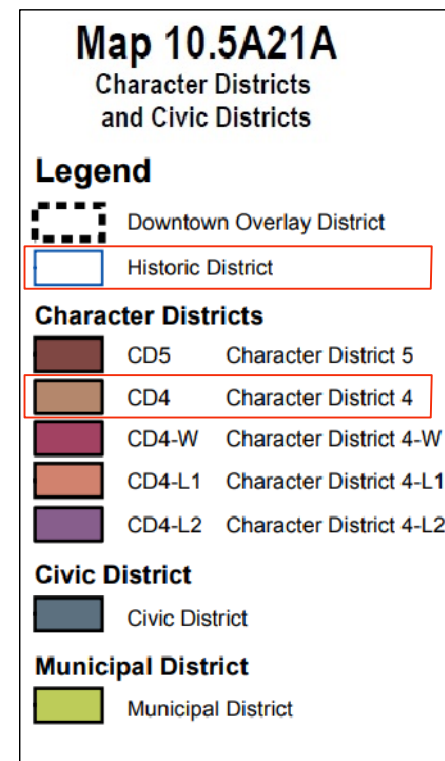
**CIVIL ENGINEER:**  
AMBIT ENGINEERING, INC.  
200 GRIFFIN ROAD, UNIT 3  
PORTSMOUTH, N.H. 03801  
Tel. (603) 430-9282  
Fax (603) 436-2315

**GEOTECHNICAL:**  
GEOTECHNICAL SERVICES INC.  
18 COTE AVENUE, UNIT 11  
GOFFSTOWN, NH 03045  
TEL. (603) 624-2722

**ARCHITECT:**  
PROCON  
P.O. BOX 4430  
MANCHESTER, NH, 03801  
TEL. (603) 518-2279

**LAND SURVEYOR:**  
TF MORAN, INC.  
170 COMMERCE WAY  
SUITE 102  
PORTSMOUTH NH 03801  
TEL. (603) 431-2222

PERMIT LIST:  
NHDES SEWER DISCHARGE PERMIT: TO BE SUBMITTED



**LEGEND:**

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
---	UD	FOUNDATION DRAIN
---	---	EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
○	○	UTILITY POLE
☀	☀	WALL MOUNTED EXTERIOR LIGHTS
☀	☀	TRANSFORMER ON CONCRETE PAD
☀	☀	ELECTRIC HANDHOLD
☀	☀	SHUT OFFS (WATER/GAS)
☀	☀	GATE VALVE
☀	☀	HYDRANT
☀	☀	CATCH BASIN
☀	☀	SEWER MANHOLE
☀	☀	DRAIN MANHOLE
☀	☀	TELEPHONE MANHOLE
☀	☀	PARKING SPACE COUNT
☀	☀	PARKING METER
☀	☀	LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	AC	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



### INDEX OF SHEETS

DWG No.	Description
-	BOUNDARY PLAN
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE LAYOUT PLAN
C4	PARKING PLAN
C5	UTILITY PLAN
L1	LANDSCAPE PLAN
-	FLOOR PLANS & ELEVATIONS

### UTILITY CONTACTS

**ELECTRIC:**  
EVERSOURCE  
1700 LAFAYETTE ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 436-7708, Ext. 555.5678  
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

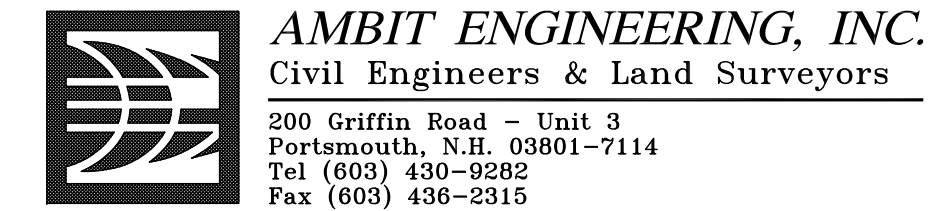
**NATURAL GAS:**  
UNITIL  
325 WEST ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 294-5144  
ATTN: DAVE BEAULIEU

**CABLE:**  
COMCAST  
155 COMMERCE WAY  
PORTSMOUTH, N.H. 03801  
Tel. (603) 679-5695 (X1037)  
ATTN: MIKE COLLINS

**SEWER & WATER:**  
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS  
680 PEVERLY HILL ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 427-1530  
ATTN: JIM TOW

**COMMUNICATIONS:**  
FAIRPOINT COMMUNICATIONS  
JOE CONSIDINE  
1575 GREENLAND ROAD  
GREENLAND, N.H. 03840  
Tel. (603) 427-5525

**SITE PERMIT PLANS**  
**MIXED USE DEVELOPMENT**  
**93 PLEASANT STREET**  
**PORTSMOUTH, N.H.**



PORTSMOUTH APPROVAL CONDITIONS NOTE:  
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

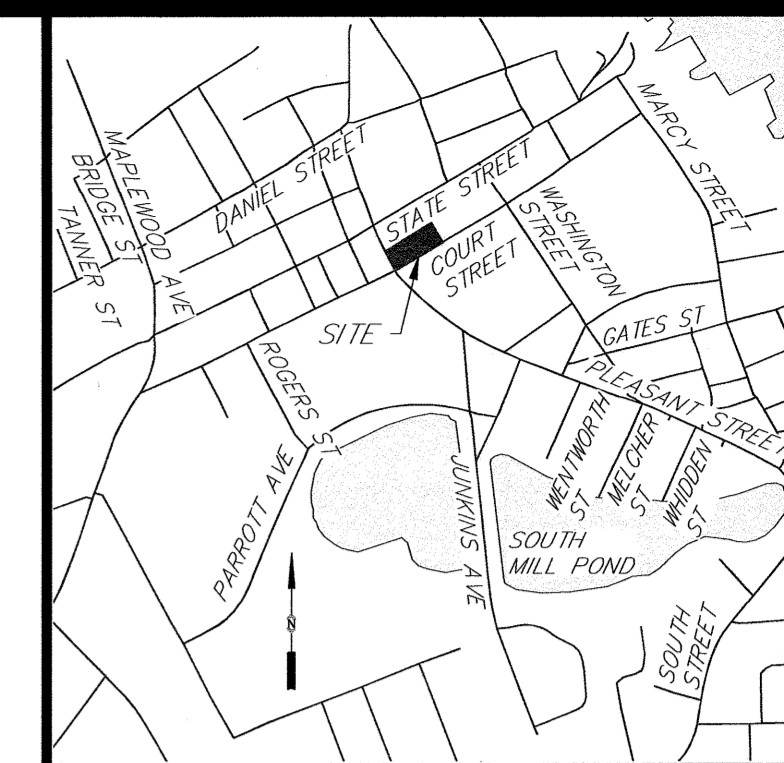
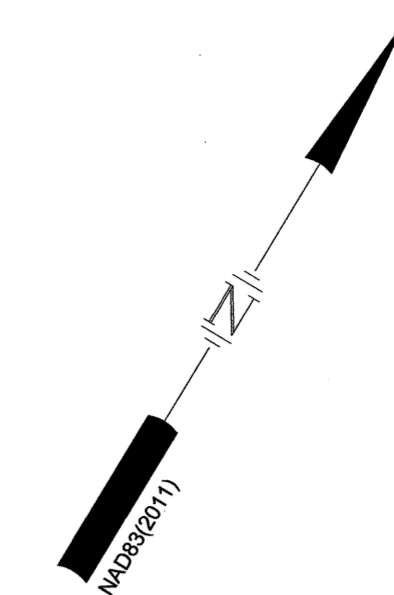
PLAN SET SUBMITTAL DATE: 2 APRIL 2021



**LEGEND:**

- MAP 137 LOT 11** ASSESSORS MAP AND LOT NUMBER
- Z CENTRAL ANGLE
  - A.G. ABOVE GRADE
  - B.G. BELOW GRADE
  - BK PG BOOK / PAGE
  - CHD CHORD
  - CD4 CHARACTER DISTRICT 4
  - CD4-L1 CHARACTER DISTRICT 4 - LIMITED 1
  - EG EDGE OF GRAVEL
  - EM ELECTRIC METER
  - EP EDGE OF PAVEMENT
  - DHF DRILL HOLE FOUND
  - L LENGTH
  - N/F NOW OR FORMERLY
  - NET NEW ENGLAND TELEPHONE
  - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - R RADIUS
  - PSNH PUBLIC SERVICE OF NEW HAMPSHIRE
  - S.F. SQUARE FEET
  - RET. RETAINING
  - TYP. TYPICAL
  - VGC VERTICAL GRANITE CURB
  - DRILL HOLE FOUND
  - IRON PIPE/ROD FOUND
  - MAILBOX
  - AIR CONDITIONER
  - UTILITY POLE
  - UTILITY POLE W/LIGHT
  - FLAG POLE
  - DECIDUOUS TREE
  - SIGN
  - CHAINLINK FENCE
  - WROUGHT IRON FENCE
  - BOUNDARY LINE
  - SETBACK LINE
  - CONCRETE
  - PAVEMENT
  - BRICK
  - WOODEN DECK
  - GRANITE BLOCK RETAINING WALL
  - GRAVEL PARKING AREA

LINE	BEARING	DISTANCE
L1	N 60°00'10" E	12.95'
L2	N 61°05'47" E	33.80'

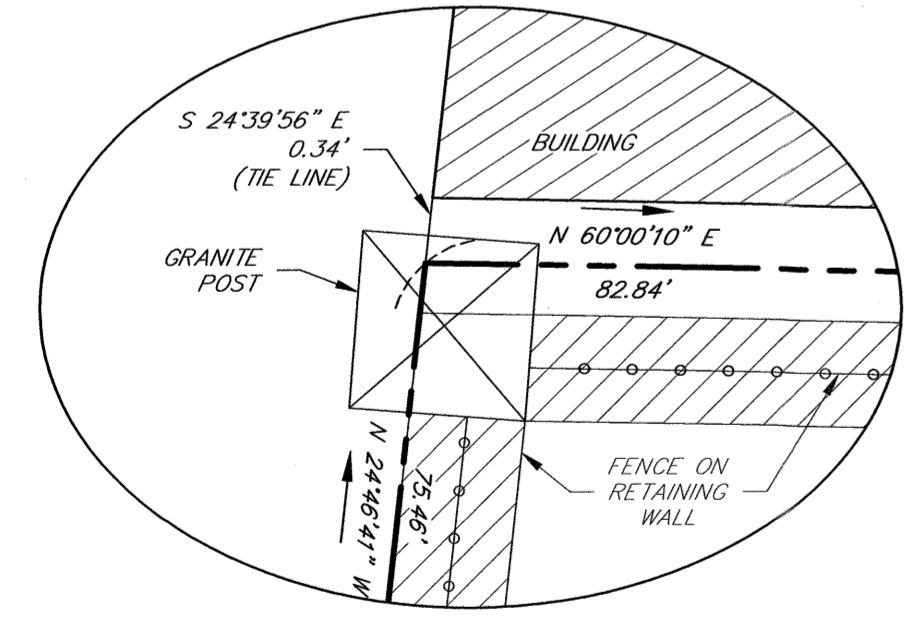
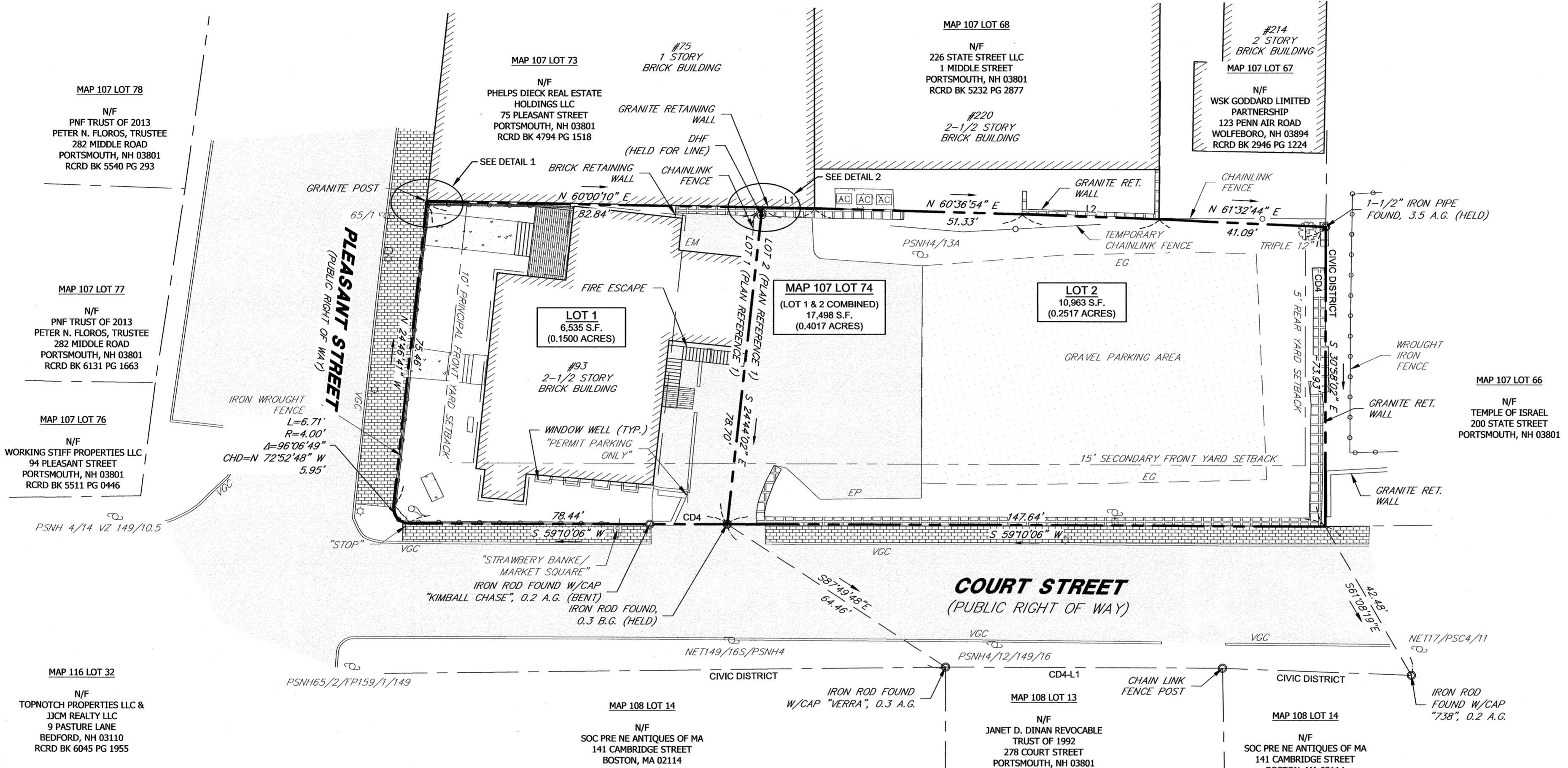


**LOCATION PLAN**

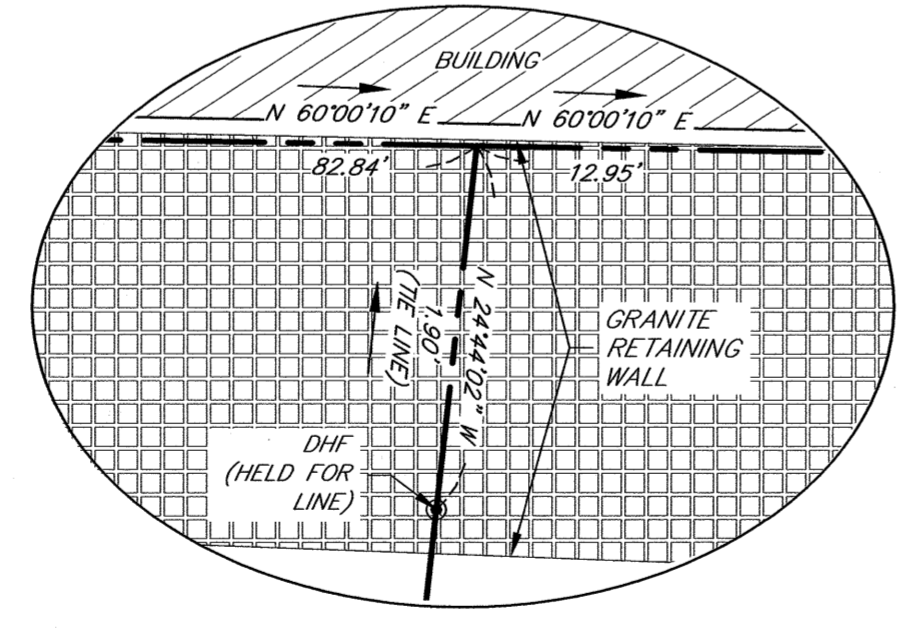
**NOTES:**

- THE PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) & THE DOWNTOWN & HISTORIC OVERLAY DISTRICTS.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 74.
- THE PARCEL IS LOCATED IN ZONE 'X' AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, VERSION NUMBER 2.3.2.1, MAP NUMBER 33015C0259F, MAP REVISED JANUARY 29, 2021.
- DIMENSIONAL REQUIREMENTS:**

BUILDING PLACEMENT - PRINCIPAL BUILDING:	REQUIRED:
MAXIMUM PRINCIPAL FRONT YARD:	10'
MAXIMUM SECONDARY FRONT YARD:	15'
SIDE YARD:	NR
MINIMUM REAR YARD:	5'
MINIMUM FRONT LOT LINE BUILDOUT:	50%
BUILDING AND LOT OCCUPATION:	
MAXIMUM OPEN SPACE:	90%
MAXIMUM BUILDING FOOTPRINT:	15,000 S.F./30,000 S.F.*
MINIMUM LOT AREA:	NR
MINIMUM LOT AREA PER DWELLING UNIT:	NR
MINIMUM OPEN SPACE:	10%
MAXIMUM GROUND FLOOD GFA PER USE:	15,000 S.F.
BUILDING FORM - PRINCIPAL BUILDING:	
BUILDING HEIGHT:	2 STORIES & SHORT 3RD STORY/35'
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36"
MINIMUM GROUND STORY HEIGHT:	12'
MINIMUM SECOND STORY HEIGHT:	10'
BUILDING PLACEMENT - OUTBUILDING:	
MINIMUM REAR YARD:	20' BEHIND A FACADE OF A PRINCIPAL BUILDING
MINIMUM SIDE YARD:	0'
MINIMUM FRONT YARD:	0'
NR = NO REQUIREMENT PER THE CITY OF PORTSMOUTH ZONING ORDINANCE DATED DECEMBER 21, 2009 AS AMENDED THROUGH JANUARY 11, 2021 ARTICLE 5A FIGURE 10.5A41.10C *SEE SECTION 10.5A43.43	
- OWNER OF RECORD:** MAP 107 LOT 74: DAGNY TAGGART, LLC 30 PENHOLLOW STREET, SUITE 300 PORTSMOUTH, NH 03801 RCRD BK #6162 PG.#0074 (SECOND PARCEL)
- PARCEL AREA:** MAP 107 LOT 74: 17,498 S.F. (0.4017 ACRES)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES AND MAJOR SITE FEATURES OF MAP 107 LOT 74.
- FIELD SURVEY COMPLETED BY T.C.E. IN JANUARY 2020 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.



**DETAIL 1**  
1"=1'



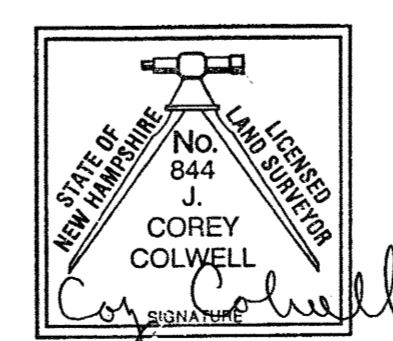
**DETAIL 2**  
1"=1'

**PLAN REFERENCES:**

- "SUBDIVISION OF LAND/ 93 PLEASANT ST. PORTSMOUTH, NEW HAMPSHIRE FOR BREWSTER INN PARTNERSHIP" BY KIMBALL CHASE COMPANY, INC. DATED 10-26-1987 WITH REVISION DATE 1-5-1988, RCRD PLAN D-17511.
- "SUBDIVISION OF LAND PORTSMOUTH, N.H. TRADER'S BLOCK TRUST JOSEPH G. SAWTELLE, JR., TR." BY JOHN W. DURGIN CIVIL ENGINEERS, DATED DECEMBER 1977, RCRD PLAN C-7497.
- "SUBDIVISION OF LAND PORTSMOUTH, N.H. TRADER'S BLOCK TRUST JOSEPH G. SAWTELLE, JR., TR." BY JOHN W. DURGIN CIVIL ENGINEERS, DATED MARCH 1977 LAST REVISED APRIL 12, 1977, RCRD PLAN C-6815.
- "BOUNDARY LINE CONFIRMATION BETWEEN T. & M. LAURIE & STRAWBERRY BANK INC. PORTSMOUTH, N.H." BY M.E. JENKINS, DATED APRIL 1989, RCRD PLAN C-19507.
- "PLAN OF LAND 278 COURT STREET PORTSMOUTH, NEW HAMPSHIRE FOR STRAWBERRY BANKE, INC." BY JAMES VERRA AND ASSOCIATES, INC. DATED 10-29-2009, RCRD PLAN D-36475.
- "220-226 STATE STREET CONDOMINIUMS AMENDED SITE PLAN FOR PROPERTY AT 220-226 STATE STREET PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE OWNED BY 226 STATE STREET LLC" BY NORTH EASTERLY SURVEYING, INC. DATED 10-24-2012, RCRD PLACE D-37475.

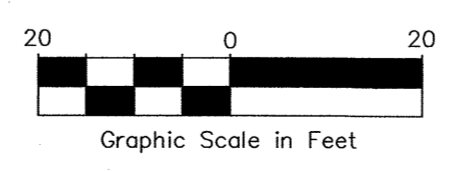
PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II AND III AND 672:14: I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JANUARY 2020. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



LICENSED LAND SURVEYOR

DATE  
02-24-2021



REV.	DATE	DESCRIPTION	DR	CK

**TAX MAP 107 LOT 74**  
**STANDARD BOUNDARY SURVEY**

**93 PLEASANT STREET**  
**PORTSMOUTH, NEW HAMPSHIRE**  
**COUNTY OF ROCKINGHAM**  
OWNED BY  
**DAGNY TAGGART, LLC**

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

**FEBRUARY 23, 2021**

**Seacoast Division**

**TFM**

Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

170 Commerce Way, Suite 102  
Portsmouth, NH 03801  
Phone (603) 431-2222  
Fax (603) 431-0910  
www.tfmoran.com

FILE	47230-21	DR	ID	FB
		CK	JCC	CADFILE

Feb 24, 2021 - 3:37pm F:\MSC Projects\7230 - Pleasant Street - Portsmouth\7230-20 - Meadbury, Capital - 93 Pleasant St\Carlson\_Survey\Drawings\7230-20\_SBS.dwg

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48 Constitution Drive, Bedford, N.H. 03110

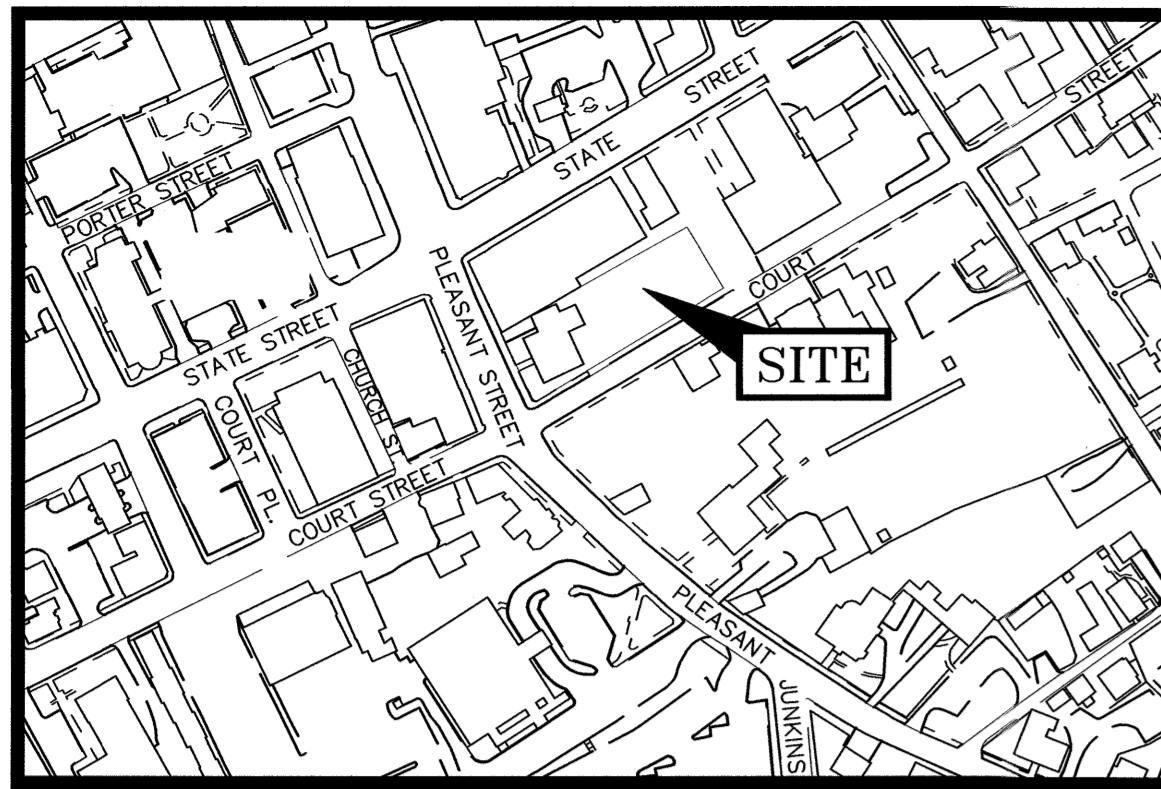
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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION





LOCATION MAP SCALE: 1" = 200'

**PLAN REFERENCES:**

- 1) BOUNDARY SURVEY PLAN BY T.F.MORAN/W.S.C.

**SEWER STRUCTURE TABLE**

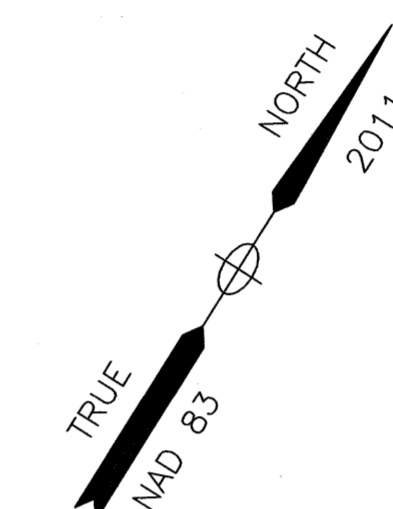
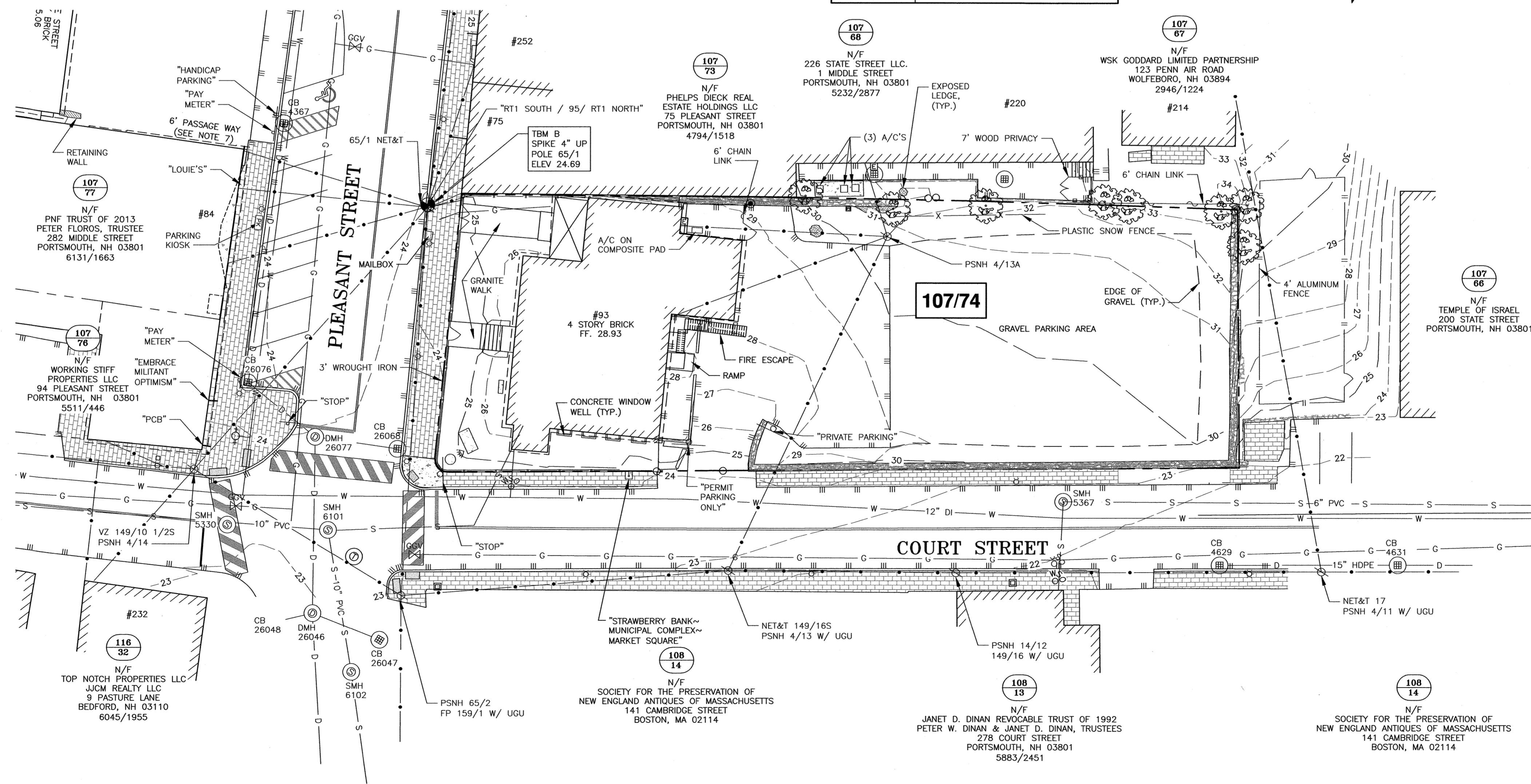
STRUCTURE	RIM ELEV.	INV. ELEV. IN	DOWN STREAM STRUCTURE
PIPE	PIPE LENGTH, PIPE SLOPE		
SMH 5367	22.34	15.75	SMH 5368
6" PVC	L = 191', SLOPE = 0.016 ft./ft.		
SMH 5330	23.20	15.85	SMH 6101
8" PVC	L = 29', SLOPE = 0.024 ft./ft.		
SMH 6101	23.35	17.89 (E)	SMH 6102
		15.10 (W)	
		15.05 (OUT)	
8" PVC	L = 41', SLOPE = 0.019 ft./ft.		
SMH 6102	22.78	14.23	SMH 893

**DRAINAGE STRUCTURE TABLE**

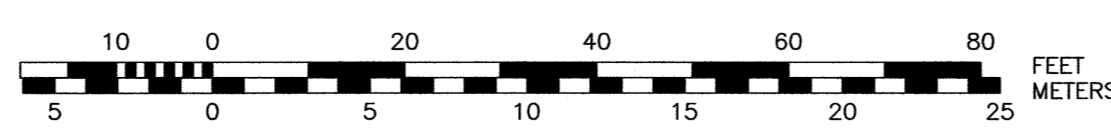
STRUCTURE	RIM ELEV.	INV. ELEV. IN	DOWN STREAM STRUCTURE
PIPE	PIPE LENGTH, PIPE SLOPE		
CB 4367	23.98	N/A	CB 26076
8" HDPE	L = 75', SLOPE = 0.013 ft./ft.		
CB 26076	23.77	20.82	DMH 26077
12" HDPE	L = 25', SLOPE = 0.005 ft./ft.		
CB 26068	23.35	N/A	DMH 26077
12" HDPE	L = 24', SLOPE = 0.046 ft./ft.		
CB 26047	22.79	N/A	DMH 26046
8" HDPE	L = 21', SLOPE = 0.010 ft./ft.		
DMH 26077	23.95	20.80 (E)	DMH 26046
		20.72 (W)	
		20.70 (OUT)	
12" HDPE	L = 50', SLOPE = 0.048 ft./ft.		
DMH 26046	22.90	19.70 (N)	DMH 26050
		18.48 (E)	
		18.40 (W)	
		18.30 (OUT)	
12" HDPE	L = 51', SLOPE = 0.016 ft./ft.		
CB 4629	21.19	N/A	CB 4631
15" HDPE	L = 51', SLOPE = 0.016 ft./ft.		
CB 4631	20.85	16.10	CB 4632
15" HDPE	L = 51', SLOPE = 0.016 ft./ft.		

**LEGEND**

- | EXISTING   | DESCRIPTION                           |
|------------|---------------------------------------|
| (124/21)   | MAP 124 / LOT 21                      |
| N/F        | NOW OR FORMERLY                       |
| RP         | RECORD OF PROBATE                     |
| RCRD       | ROCKINGHAM COUNTY REGISTER OF DEEDS   |
| ---        | BOUNDARY LINE                         |
| ---        | SETBACK LINE                          |
| RR SPK FND | RAILROAD SPIKE FOUND                  |
| IR FND     | IRON ROD FOUND                        |
| IP FND     | IRON PIPE FOUND                       |
| DH FND     | DRILL HOLE FOUND                      |
| BND w/ DH  | BOUND w/ DRILL HOLE                   |
| FM         | FORCE MAIN                            |
| S          | SEWER LINE                            |
| G          | GAS LINE                              |
| D          | STORM DRAIN                           |
| W          | POTABLE WATER LINE                    |
| ---        | UNDERGROUND ELECTRIC                  |
| ---        | OVERHEAD WIRES                        |
| 100        | CONTOUR LINE                          |
| 97x3       | SPOT ELEVATION                        |
| ---        | EDGE OF PAVEMENT                      |
| ---        | WOODS / TREE LINE                     |
| U          | UTILITY POLE (w/ GUY) (w/ LIGHT)      |
| L          | LIGHT POLE                            |
| S          | SHUTOFF/CURB STOP (WATER, GAS, SEWER) |
| V          | GATE VALVE                            |
| HYD.       | HYDRANT                               |
| CB         | CATCH BASIN                           |
| T          | TELEPHONE MANHOLE                     |
| S          | SEWER MANHOLE                         |
| D          | DRAIN MANHOLE                         |
| FF         | FINISHED FLOOR                        |
| INV.       | INVERT                                |
| TBM        | TEMPORARY BENCHMARK                   |
| TYP.       | TYPICAL                               |



**GRAPHIC SCALE**



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

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 74.
  - 2) OWNERS OF RECORD:  
DAGNY TAGGART LLC  
3 PLEASANT STREET SUITE 400  
PORTSMOUTH, NH 03801  
6162/74  
D-17511
  - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
  - 4) EXISTING LOT AREA:  
17,498 S.F.  
0.4017 ACRES
  - 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 (CD4), THE DOWNTOWN OVERLAY DISTRICT AND THE HISTORIC OVERLAY DISTRICT.
  - 6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ZONING ORDINANCE.
  - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 107 LOT 74 IN THE CITY OF PORTSMOUTH.
  - 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS ( $\pm 0.2'$ ).
  - 9) SITE BOUNDARY PER PLAN REFERENCE 1.

**MIXED USE DEVELOPMENT  
93 PLEASANT STREET  
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	4/2/21
0	ISSUED FOR COMMENT	12/17/20

REVISIONS

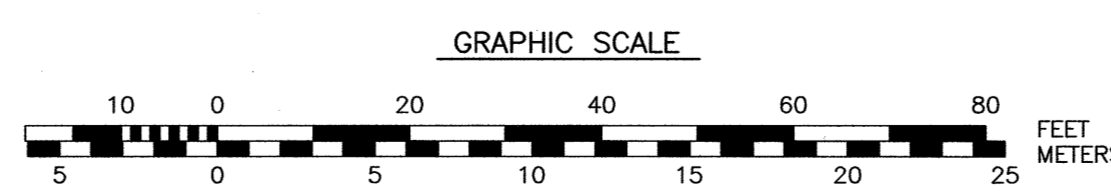
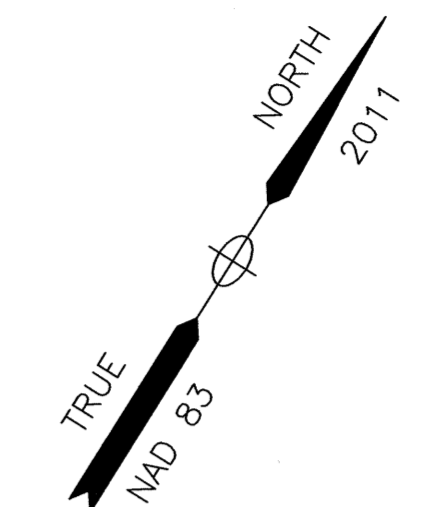
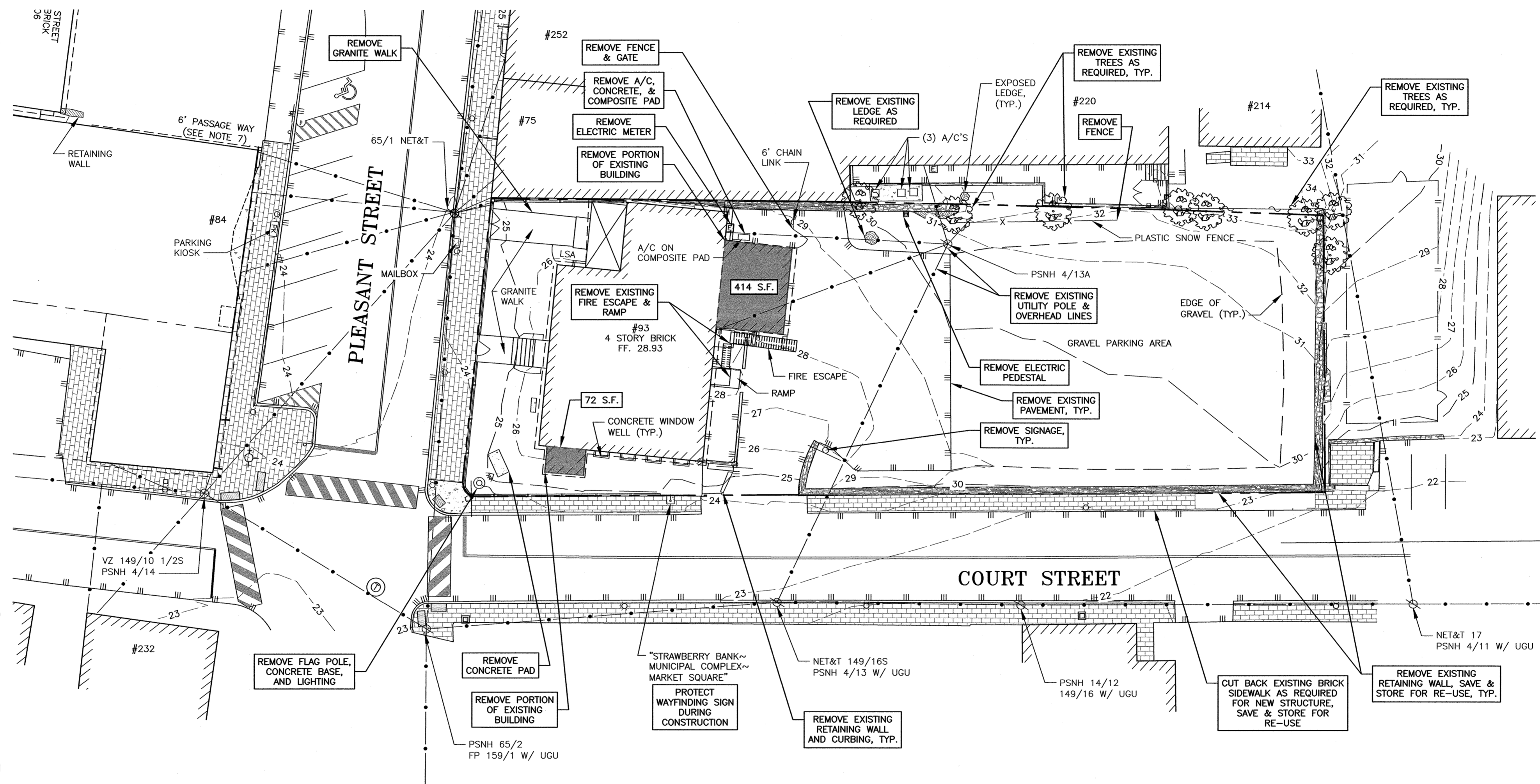
SCALE: 1" = 20' DECEMBER 2020

EXISTING CONDITIONS PLAN **C1**



**DEMOLITION NOTES**

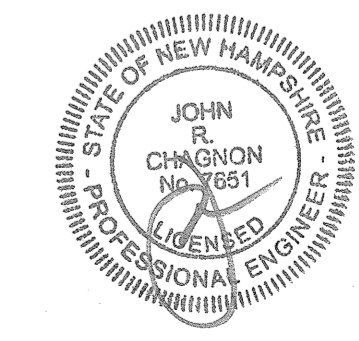
- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
  - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
  - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

**MIXED USE DEVELOPMENT  
93 PLEASANT STREET  
PORTSMOUTH, N.H.**

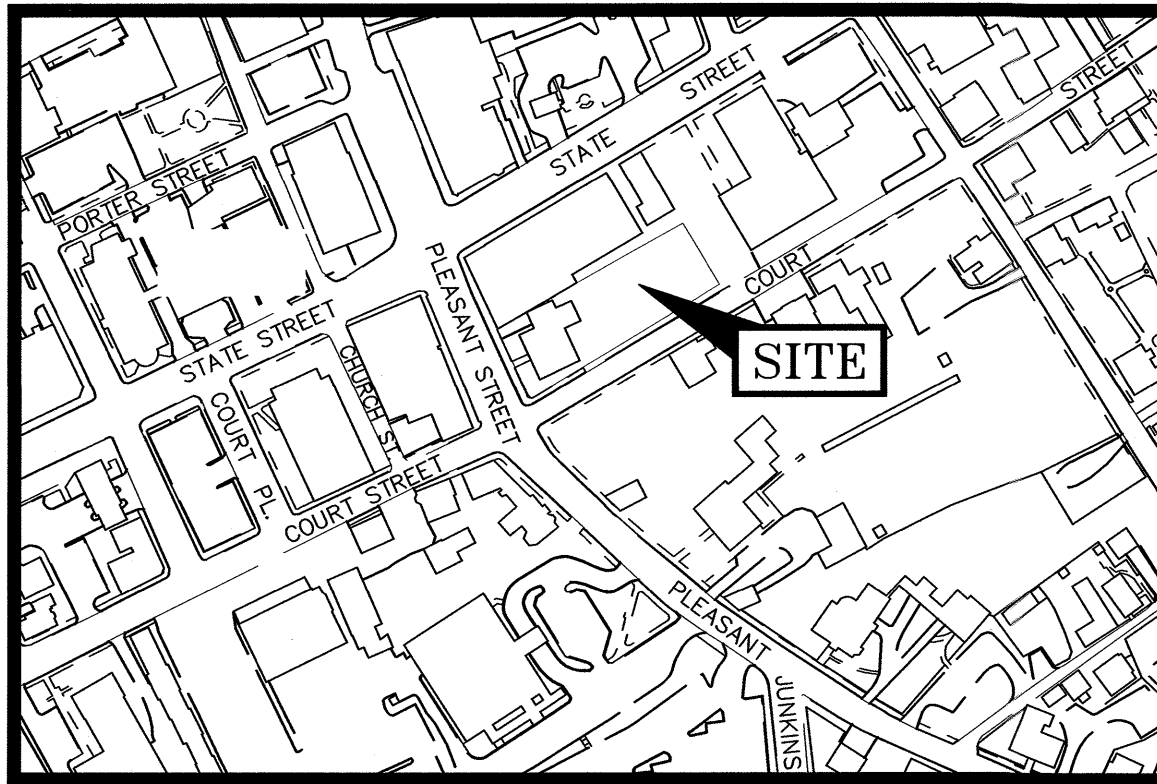
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/2/21
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SCALE: 1" = 20' DECEMBER 2020

**DEMOLITION PLAN** **C2**



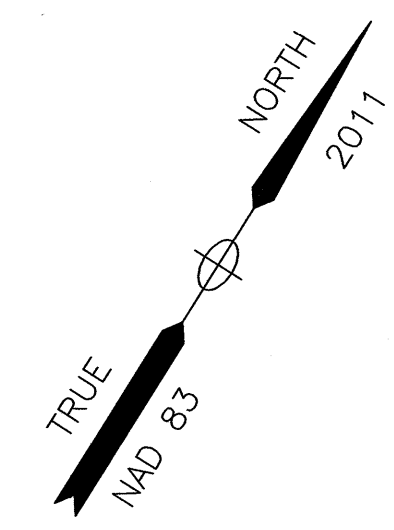


LOCATION MAP

SCALE: 1" = 200'

**CONDITIONAL USE PARKING PERMIT**

CONDITIONAL USE PERMIT TO PROVIDE 24 PARKING SPACES WHERE 40 ARE REQUIRED (59 MICRO UNITS x 0.5 SPACES PER UNIT) + (2 UNITS x 1.0 SPACES PER UNIT) + (61 x 1 VISITOR SPACE PER 5 UNITS) = 44 SPACES REQUIRED. DOD 4 SPACE REDUCTION YIELDS 40 REQUIRED.

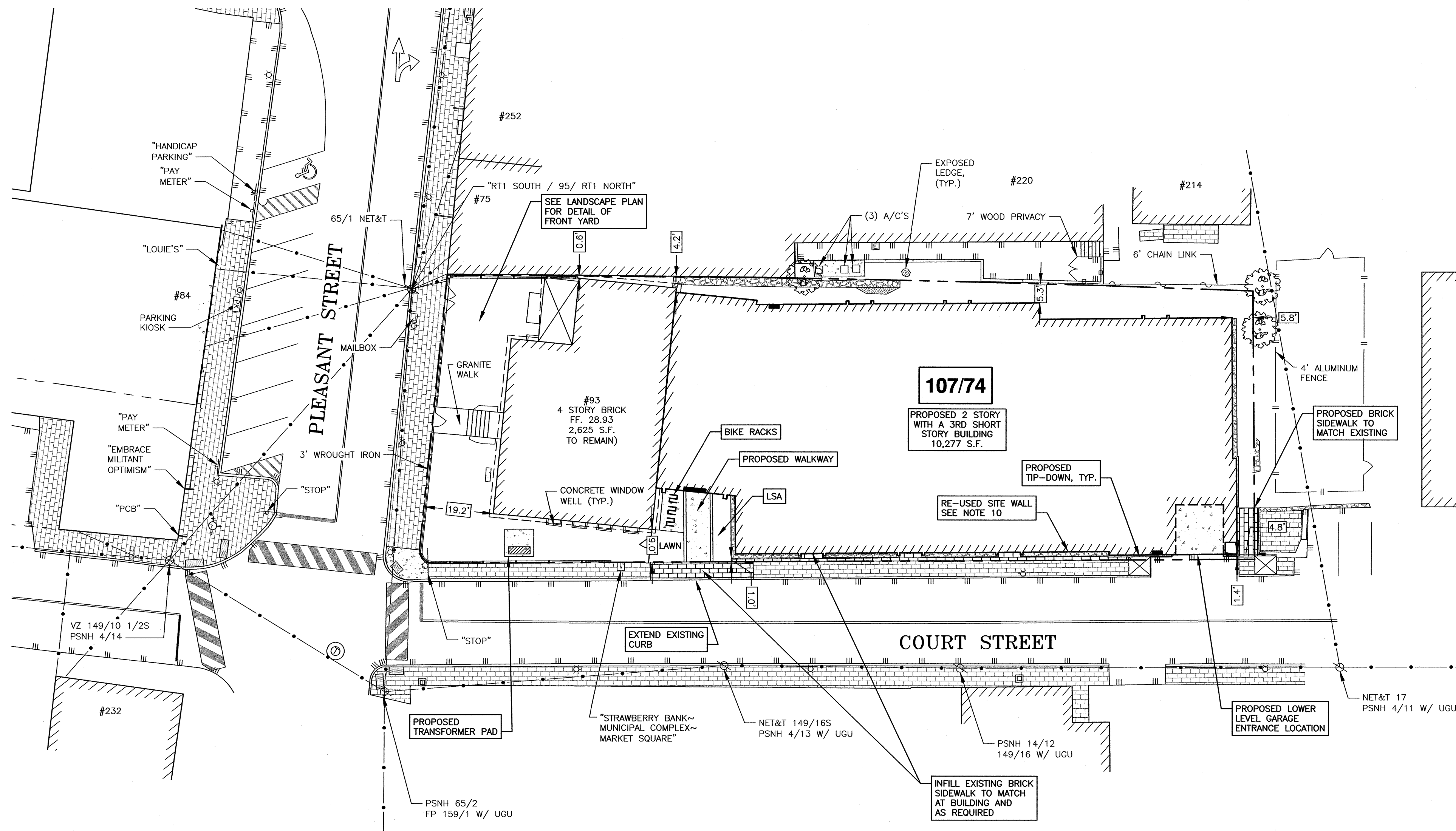


ZONING DEVELOPMENT STANDARD					
CD4: CHARACTER DISTRICT 4					
BUILDING PLACEMENT (PRINCIPLE):					
	REQUIRED	93 PLEASANT STREET EXISTING	PROPOSED	TBD COURT STREET EXISTING	PROPOSED
MAX. PRINCIPLE FRONT YARD:	10 FEET	19.2'	NC	NA	NA
MAX. SECONDARY FRONT YARD:	15 FEET	9.0'	-	-	1.0'
MIN. SIDE YARD:	NR	0.6'	NC	-	-
MIN. REAR YARD:	5 FEET	158.8'	-	-	4.8'
FRONT LOT LINE BUILDOUT:	50% MIN	85%	85%	-	-
BUILDING TYPES:					
ALLOWED BUILDING TYPES: ROWHOUSE, APARTMENT, LIVE/WORK, SMALL/LARGE COMMERCIAL					
PROHIBITED: HOUSE & DUPLEX					
ALLOWED FACADE TYPE: STOOP, STEP, SHOPFRONT, OFFICEFRONT, RECESSED-ENTRY					
PROHIBITED: PORCH & FORECOURT					
BUILDING FORM:					
	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
MAX STRUCTURE HEIGHT:	35 FEET	35'-9"	NC	-	35'-0"
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	54"	NC	-	12"
MIN. GROUND STORY HEIGHT:	12 FEET	11'-6"	NC	-	15'-6"
MIN. SECOND STORY HEIGHT:	10 FEET	10'-8"	NC	-	10'-8"
FACADE GLAZING (WINDOW/PERIMETER):	70% SHOP	-	NC	-	32%
ROOF TYPE ALLOWED: FLAT, GABLE, HIP, GAMBREL, MANSARD					
LOT OCCUPATION:					
	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
MAX BUILDING BLOCK:	200 FEET	65'	-	-	139'-11"
MAX FACADE MOD. LENGTH:	80 FEET	40'	NC	-	-
MIN. ENTRANCE SPACING:	50 FEET	-	-	-	NA
MAX BUILDING COVERAGE:	90%	19%	-	-	74%
MAX BUILDING FOOTPRINT:	15,000 SF	2,625 S.F.	-	-	12,902 S.F.
MIN. LOT AREA:	NR	17,498 S.F.	-	-	NC
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	-	-	-	-
MIN. OPEN SPACE :	10%	14%	-	-	14%

NC = NO CHANGE  
NA = NOT APPLICABLE

**BUILDING DATA:**

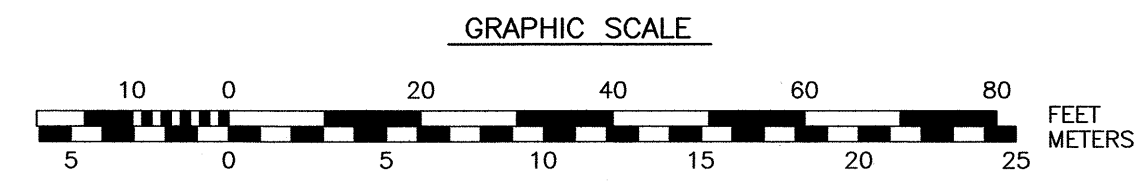
PROPOSED BUILDING:  
10,277 S.F. FOOTPRINT  
61 RESIDENTIAL UNITS  
(61 1-BEDROOM)  
OFFICE SPACE  
1 LEVEL OF PARKING



**PORTSMOUTH APPROVAL CONDITIONS NOTE:**  
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

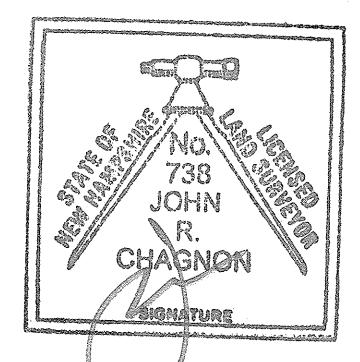


**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 74.
  - 2) OWNERS OF RECORD:  
DAGNY TAGGART LLC  
3 PLEASANT STREET SUITE 400  
PORTSMOUTH, NH 03801  
6162/74  
D-17511
  - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
  - 4) EXISTING LOT AREA:  
17,498 S.F.  
0.4017 ACRES
  - 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 (CD4), THE DOWNTOWN OVERLAY DISTRICT AND THE HISTORIC OVERLAY DISTRICT.
  - 6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ZONING ORDINANCE.
  - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE DEVELOPMENT ON ASSESSOR'S MAP 107 LOT 74 IN THE CITY OF PORTSMOUTH.
  - 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2').
  - 9) SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE AREA. PICK UP SCHEDULE AS NEEDED TO MAINTAIN CAPACITY.
  - 10) EXISTING SITE RETAINING WALL WILL BE REMOVED, STORED, AND RE-CONSTRUCTED AS SHOWN.

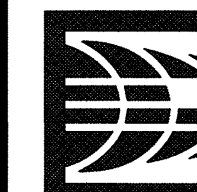
**MIXED USE DEVELOPMENT  
93 PLEASANT STREET  
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
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REVISIONS		

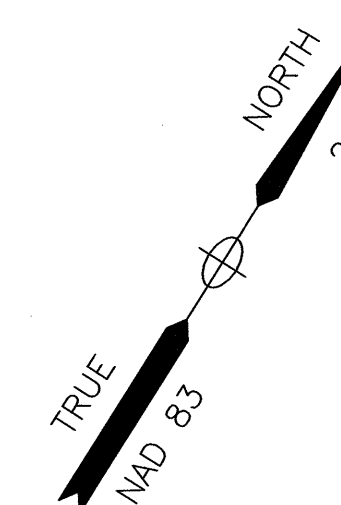


SCALE: 1" = 20' DECEMBER 2020

SITE LAYOUT PLAN **C3**

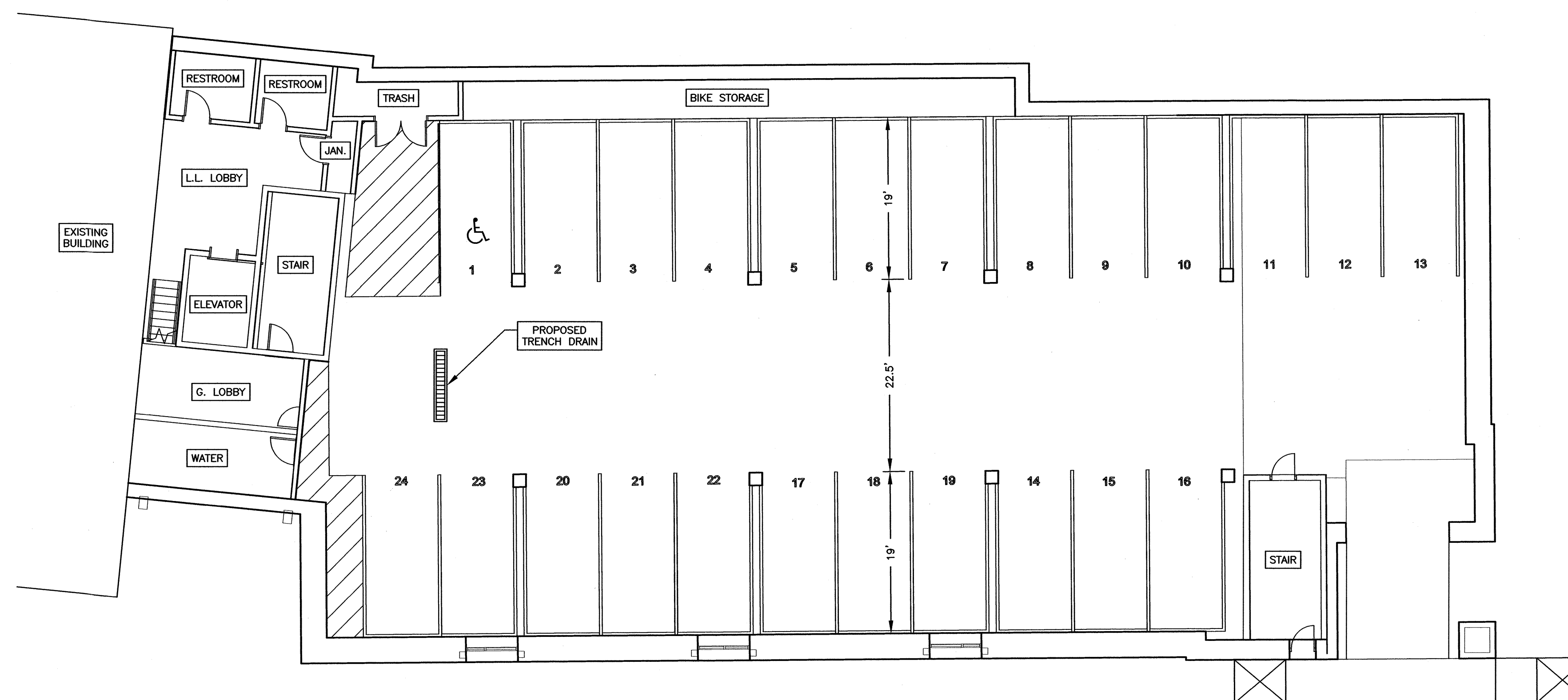


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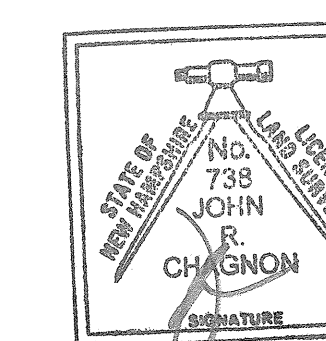
**NOTES:**

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 74.
- 2) OWNERS OF RECORD:  
 DAGNY TAGGART LLC  
 3 PLEASANT STREET SUITE 400  
 PORTSMOUTH, NH 03801  
 6162/74  
 D-17511
- 3) THE PURPOSE OF THIS PLAN IS TO SHOW THE PARKING FOR THE PROPOSED SITE DEVELOPMENT ON ASSESSOR'S MAP 107 LOT 74 IN THE CITY OF PORTSMOUTH.



**MIXED USE DEVELOPMENT  
 93 PLEASANT STREET  
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
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SCALE: 1" = 10'      DECEMBER 2020

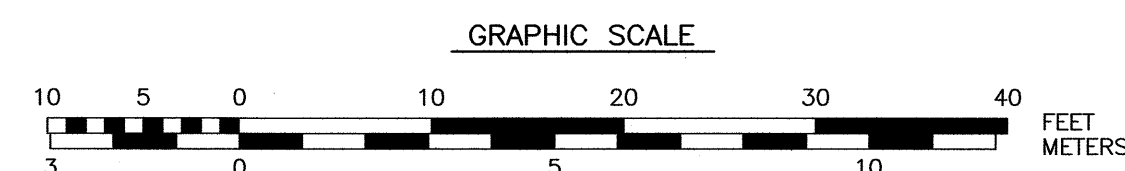
**PARKING LEVEL  
 PLAN**

**C4**

**PORTSMOUTH APPROVAL CONDITIONS NOTE:**  
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APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



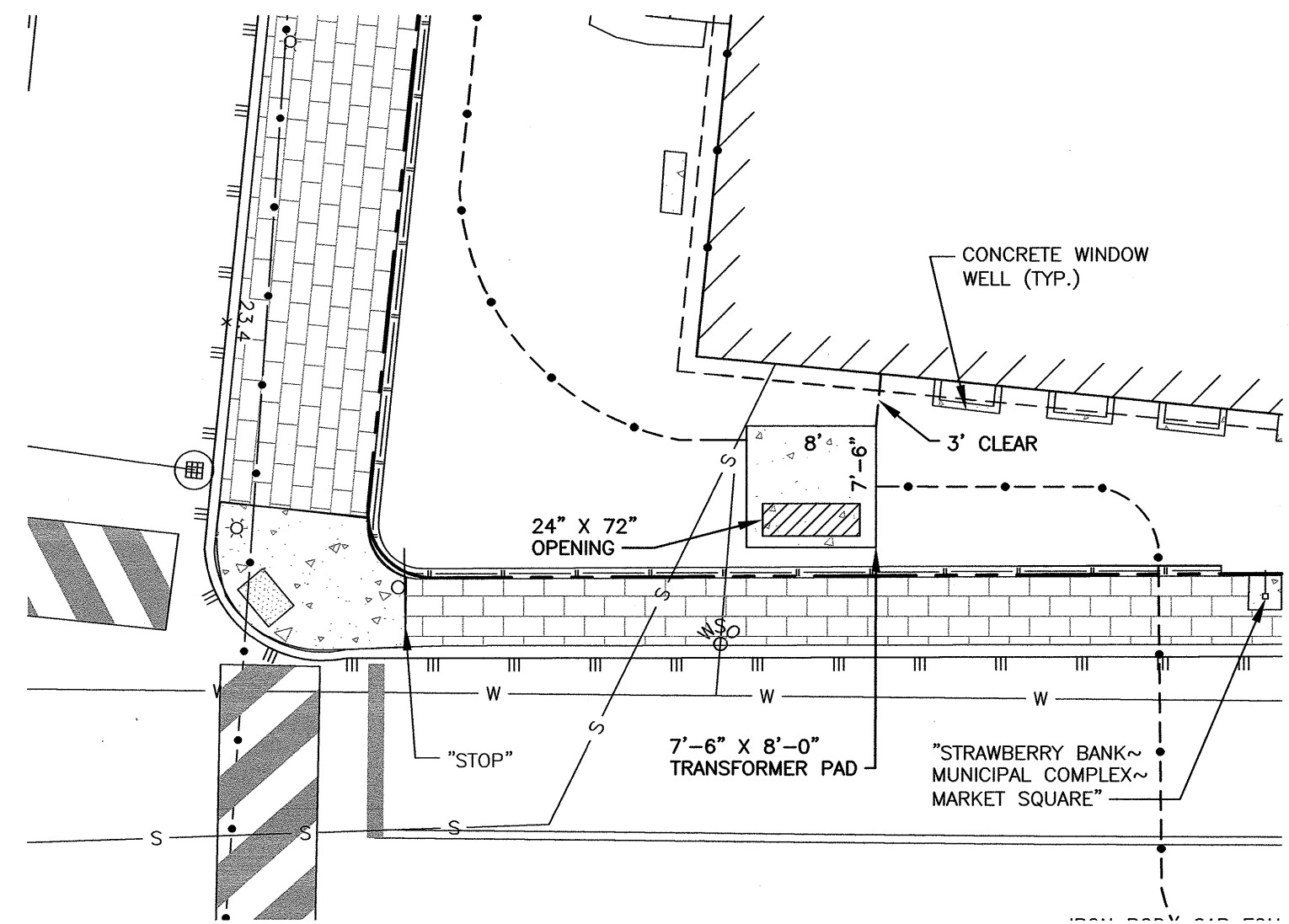
**CONDITIONAL USE PARKING PERMIT**

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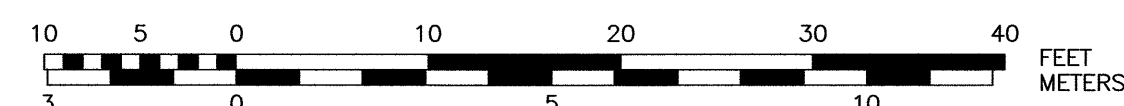
**UTILITY NOTES:**

- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- 4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.
- 5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
- 6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- 7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH.
- 8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
- 9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.
- 10) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
- 11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
- 13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
- 16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- 17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
- 18) A 10'-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
- 19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- 20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- 21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
- 22) ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.
- 23) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
- 24) CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTERS WITH UTILITY COMPANY AND AFFECTED ABUTTER.

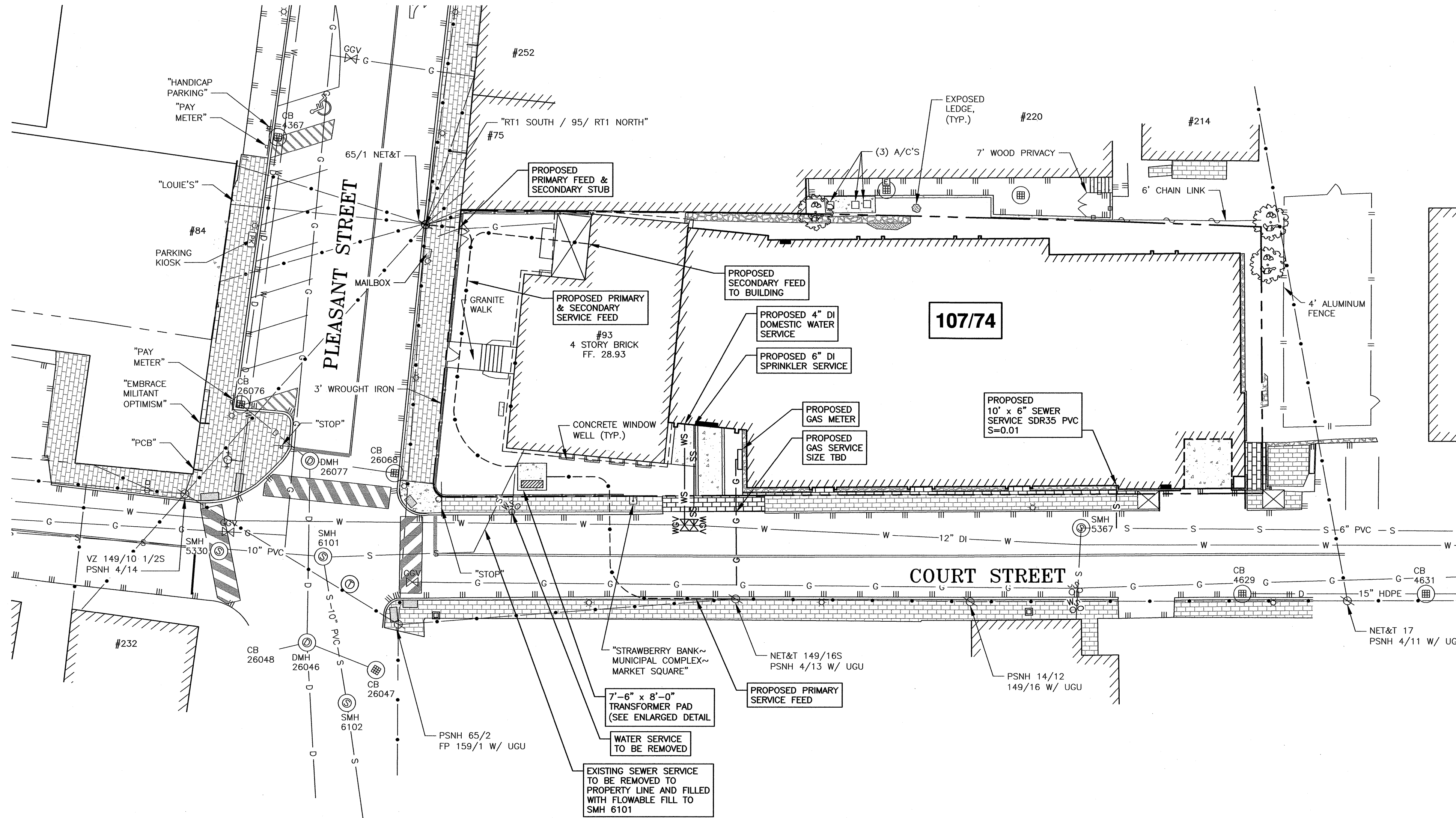
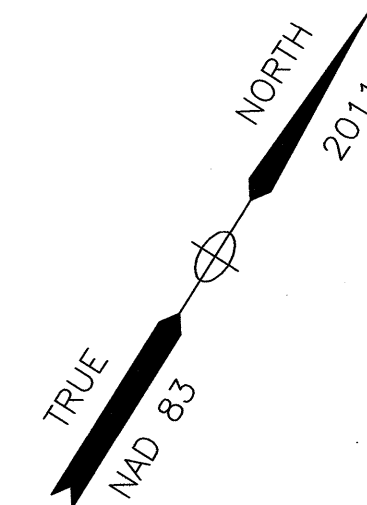


**TRANSFORMER DETAIL**

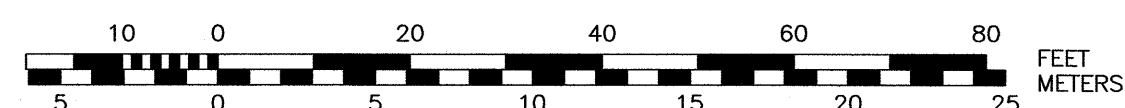
**GRAPHIC SCALE**



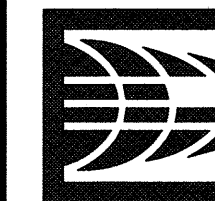
SEWER STRUCTURE TABLE			
STRUCTURE	RIM ELEV.	INV. ELEV. IN INV. ELEV. OUT	DOWN STREAM STRUCTURE
PIPE	PIPE LENGTH, PIPE SLOPE		
SMH 5367	22.34	15.75 15.74	SMH 5368
6" PVC	L = 191', SLOPE = 0.016 ft./ft.		
SMH 5330	23.20	15.85 15.80	SMH 6101
8" PVC	L = 29', SLOPE = 0.024 ft./ft.		
SMH 6101	23.35	17.89 (E)	SMH 6102
		15.10 (W)	
		15.05 (OUT)	
8" PVC	L = 41', SLOPE = 0.019 ft./ft.		
SMH 6102	22.78	14.28	SMH 893
		14.23	



**GRAPHIC SCALE**



PROPOSED SEWER CONNECTION			
STRUCTURE	RIM ELEV.	INV. ELEV. IN INV. ELEV. OUT	PIPE SIZE & TYPE (FROM/TO)
SMH 5367 (EXISTING)	22.34	15.75	6" PVC (5368)
		15.74	
BUILDING CONNECTION		15.67	INV. OUT @ BLDG.
		15.61	INV. @ WYE (PIPE)



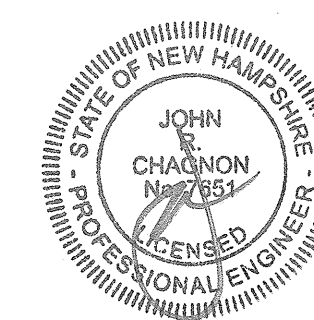
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**NOTES:**

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- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.
- 5) ALL WATER MAIN AND SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE NEW HAMPSHIRE STATE PLUMBING CODE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.
- 6) UTILITY AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE PROJECT.
- 7) EVERSOURCE WORK ORDER #5127007
- 8) PROPOSED SEWER FLOW:  
OFFICE UNITS:  
2 UNITS X 80 GPD/UNIT = 160 GPD  
RESIDENTIAL:  
61 UNITS X 115 GPD/UNIT = 7,015 GPD  
TOTAL PROPOSED FLOW = 7,175 GPD
- 9) THE APPLICANT SHALL HAVE A COMMUNICATIONS SITE SURVEY CONDUCTED BY A MOTOROLA COMMUNICATIONS CARRIER APPROVED BY THE PORTSMOUTH'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE PORTSMOUTH POLICE AND FIRE RADIO SYSTEMS CONFIGURATION. IF THE SITE SURVEY INDICATES THAT IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER WILL BE REQUIRED TO MAINTAIN ANY INSTALLED EQUIPMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES THAT EQUIPMENT IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR PORTSMOUTH. THE SURVEY SHALL BE COMPLETED AND ANY REQUIRED EQUIPMENT INSTALLED, TESTED, AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 10) COMMUNICATIONS CONDUIT LOCATION SUBJECT TO CONFIRMATION FROM UTILITY PROVIDERS.

**MIXED USE DEVELOPMENT  
93 PLEASANT STREET  
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
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SCALE: 1" = 20' DECEMBER 2020

UTILITY PLAN

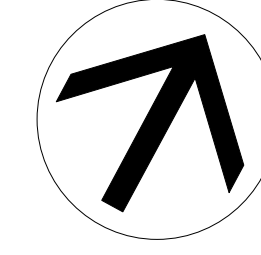
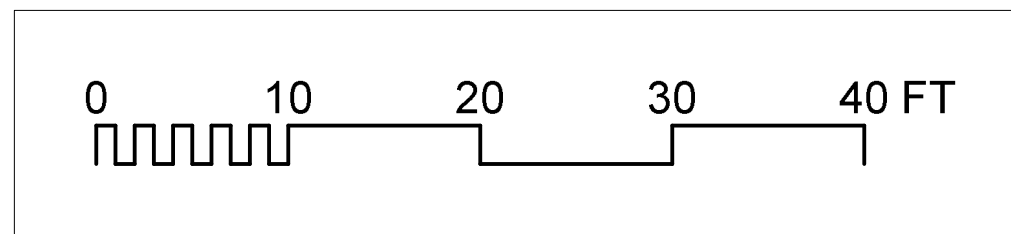
C5



Plant List - Trees and Shrubs				
ID	Qty	Latin Name	Common Name	Scheduled Size
AML	2	Amelanchier laevis 'Spring Flurry'	Spring Flurry Allegheny Serviceberry	5-6' Ht.
BBG	19	Buxus microphylla 'Baby Gem'	Baby Gem Boxwood	4-4 1/2'
BSF	3	Buxus sempervirens 'Fastigiata'	Fastigiata Boxwood	4-5'
CFF	1	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2 1/2" Cal.
QGP	9	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	2 1/2" Cal.
RYP	16	Rhododendron 'Yaku Princess'	Yaku Princess Rhododendron	3-4'
VNW	2	Viburnum nudum 'Winterthur'	Winterthur Smooth Viburnum	3-4'

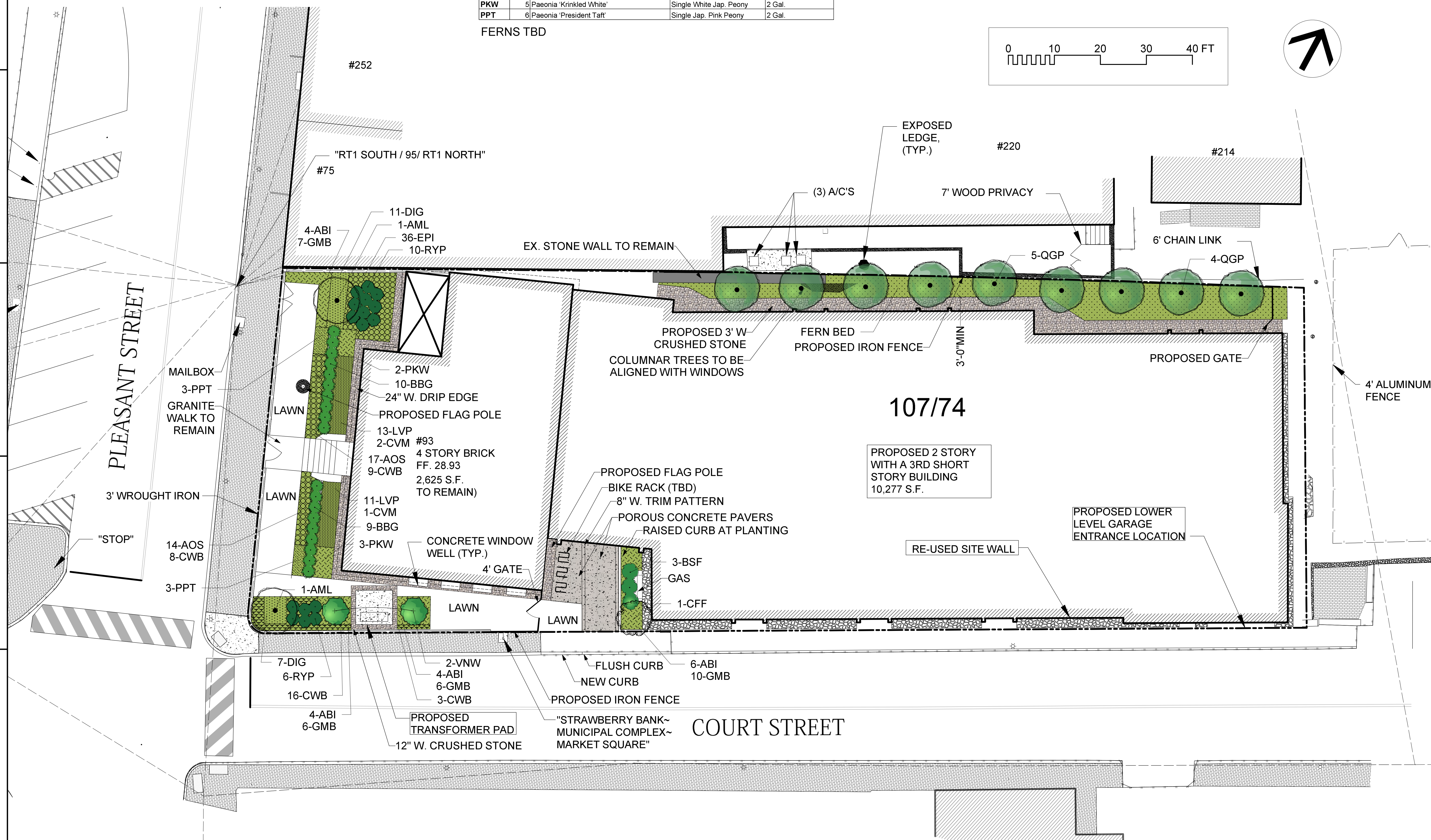
Plant List - Perennials				
ID	Qty	Latin Name	Common Name	Scheduled Size
ABI	18	Amsonia 'Blue Ice'	Blue Star Flower	1 Gal.
AOS	31	Aster oblongifolius 'October Skies'	October Skies Aster	2 QT
CVM	3	Coreopsis verticillata 'Moonbeam'	Threadleaf Coreopsis	2 QT
CWB	36	Chrysanthemum weyrichii 'White Bomb'	Dwarf Chrysanthemum	2 QT
DIG	18	Digitalis grandiflora 'Carillion'	Yellow Foxglove	2 QT
EPI	36	Epimedium rubrum	Barrenwort	2 QT
GMB	29	Geranium macrorrhizum 'Bevan's'	Cranesbill	2 QT
LVP	24	Lavendula x intermedia 'Phenomenal'	Niko Lavender	2 QT
PKW	5	Paeonia 'Krinkled White'	Single White Jap. Peony	2 Gal.
PPT	6	Paeonia 'President Taft'	Single Jap. Pink Peony	2 Gal.

FERNS TBD



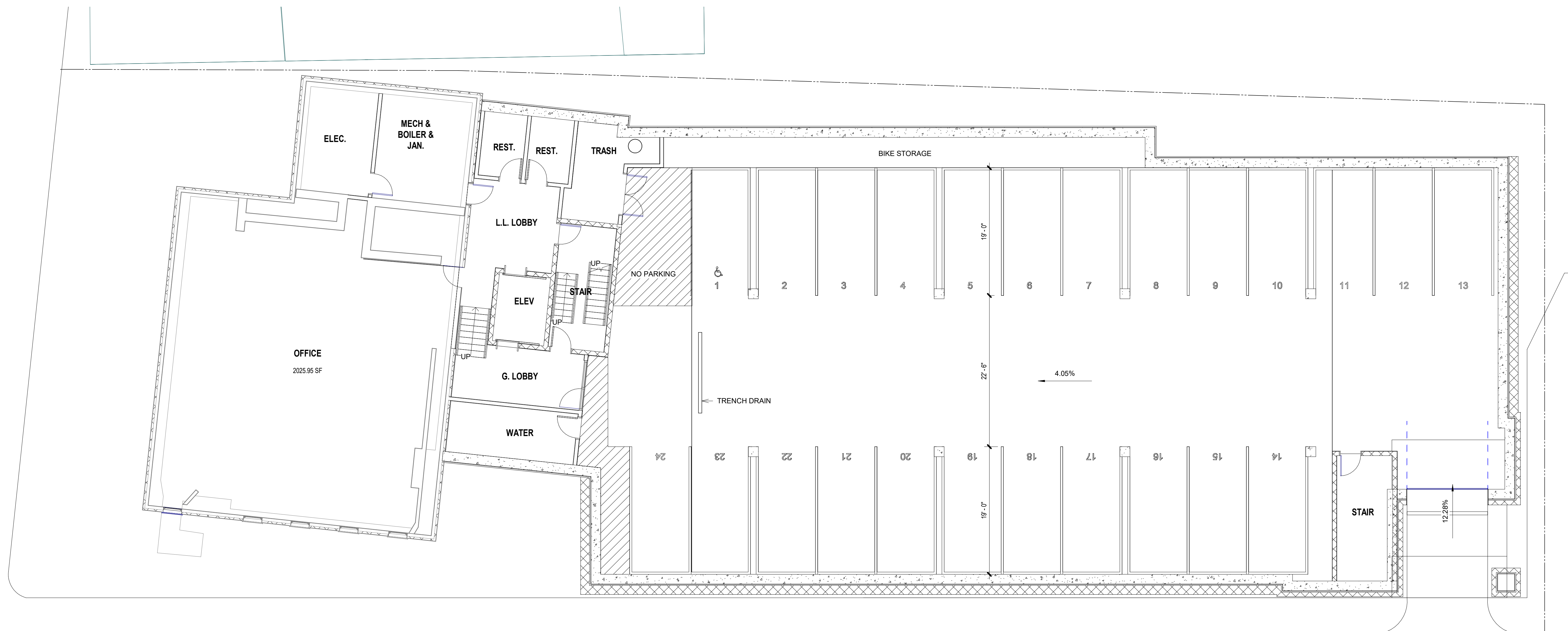
A  
B  
C  
D  
E

A  
B  
C  
D  
E



Project No.	93 PLEASANT
Project Name	163 a Court Street Portsmouth, NH
Project Manager	00/00/00
Issue No.	
Date	
Revision	4/2/2021
Project ID	93 PLEASANT
Checked By	TP
Designed By	TP
Drawn By	TP
Reviewed By	TP
Submitted By	TP
Project Manager	TP
Scale	1"=10'-0"
Sheet No.	L-1
Sheet Title	LANDSCAPE PLAN
Project Title	93 PLEASANT STREET
Design Firm	terra firma landscape architecture 163 a Court Street Portsmouth, NH





1 CONCEPTUAL LOWER LEVEL  
1/8" = 1'-0"



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APARTMENT COUNT	
Name	Count

APT-A	9
APT-A2	1
APT-B	5
APT-C	2

Level 1: 17

APT-A	9
APT-A2	1
APT-B	5
APT-C	2
APT-D	1
APT-E	1
APT-F	1
APT-G	1
APT-H	1

Level 2: 22

APT-A(M)	9
APT-A2(M)	1
APT-B(M)	5
APT-C(M)	2
APT-D(M)	1
APT-E	1
APT-F	1
APT-G	1
APT-H	1

Level 3: 22

Grand total: 61



1 CONCEPTUAL 1ST FLOOR  
1/8" = 1'-0"



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APARTMENT COUNT	
Name	Count

APT-A	9
APT-A2	1
APT-B	5
APT-C	2

Level 1: 17

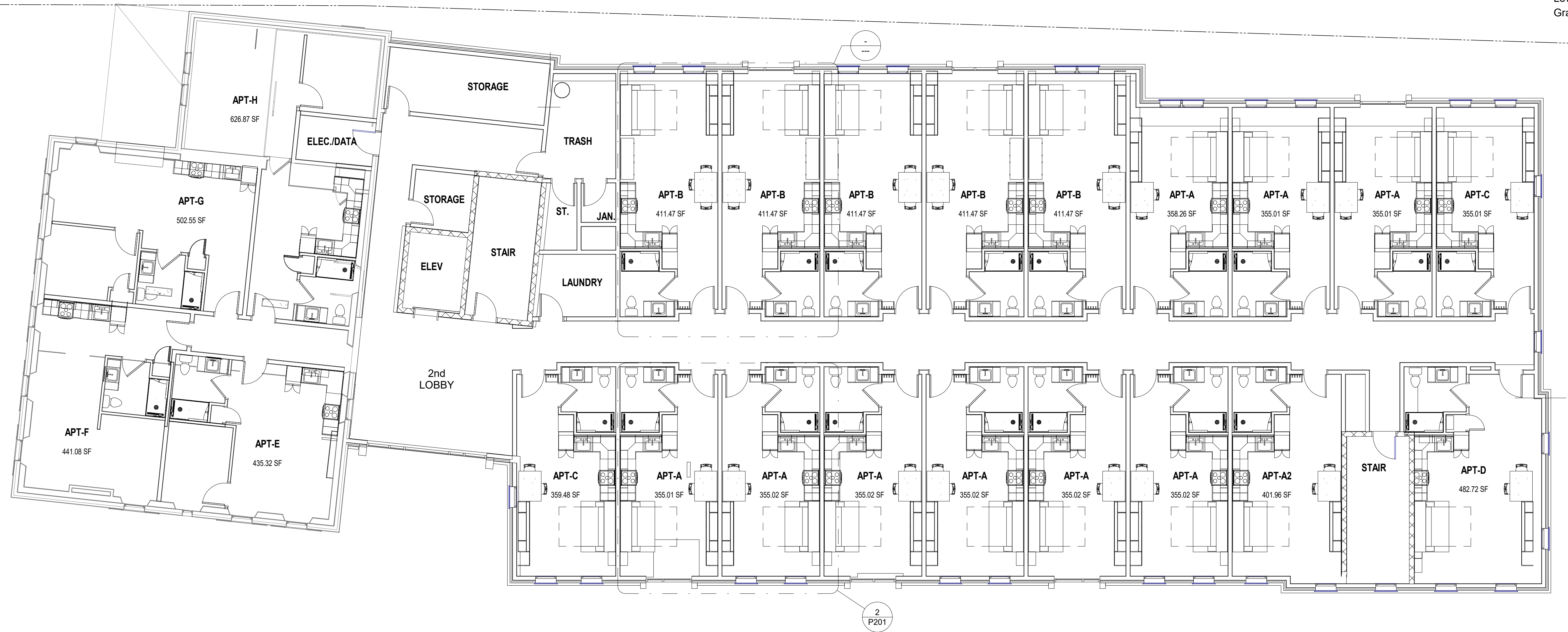
APT-A	9
APT-A2	1
APT-B	5
APT-C	2
APT-D	1
APT-E	1
APT-F	1
APT-G	1
APT-H	1

Level 2: 22

APT-A(M)	9
APT-A2(M)	1
APT-B(M)	5
APT-C(M)	2
APT-D(M)	1
APT-E	1
APT-F	1
APT-G	1
APT-H	1

Level 3: 22

Grand total: 61



1 CONCEPTUAL 2ND FLOOR  
1/8" = 1'-0"



APARTMENT COUNT	
Name	Count

APT-A	9
APT-A2	1
APT-B	5
APT-C	2

Level 1: 17

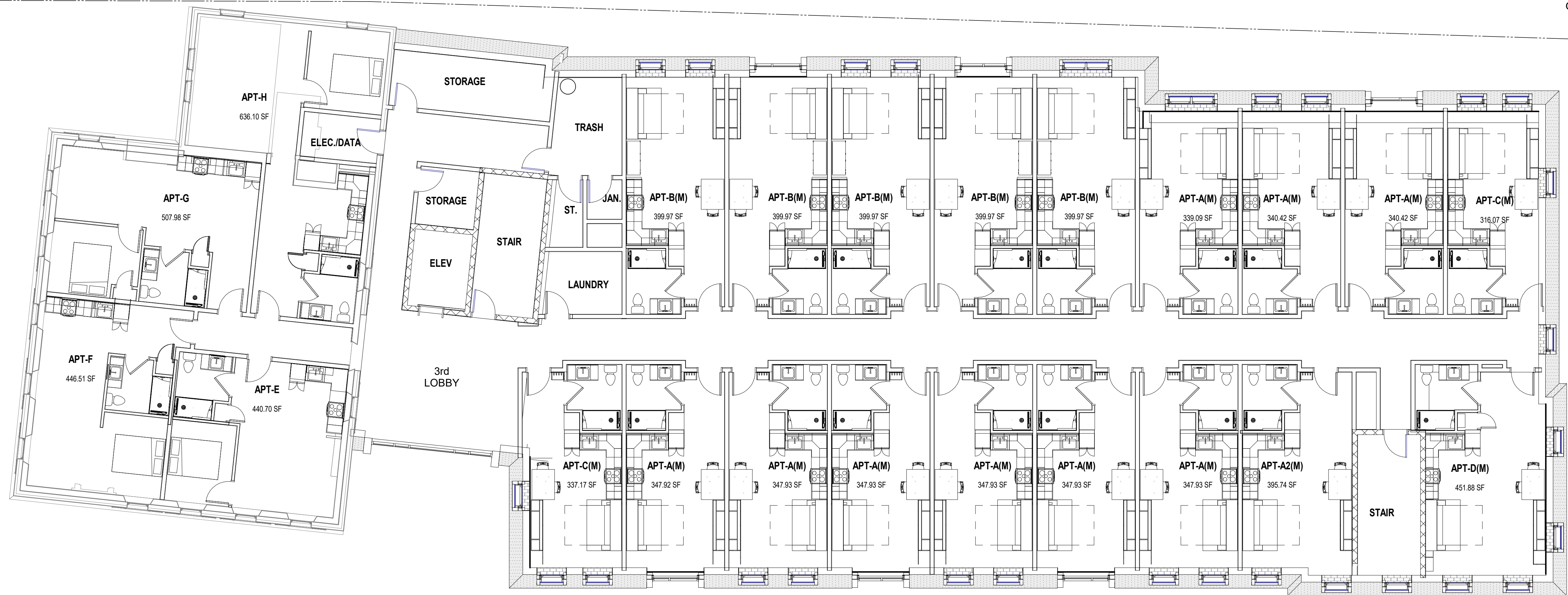
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APT-A2	1
APT-B	5
APT-C	2
APT-D	1
APT-E	1
APT-F	1
APT-G	1
APT-H	1

Level 2: 22

APT-A(M)	9
APT-A2(M)	1
APT-B(M)	5
APT-C(M)	2
APT-D(M)	1
APT-E	1
APT-F	1
APT-G	1
APT-H	1

Level 3: 22

Grand total: 61



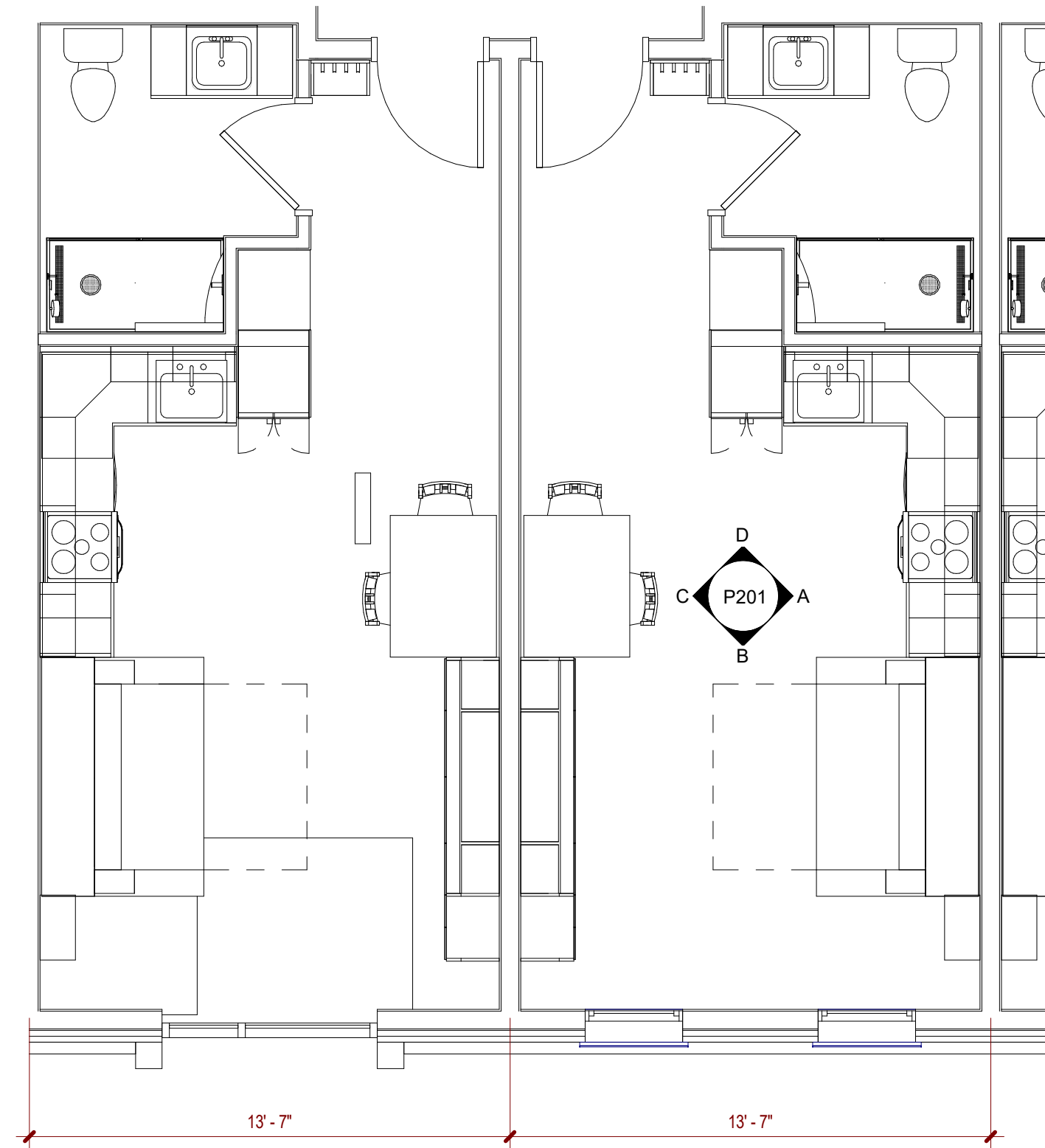
1 CONCEPTUAL 3RD FLOOR  
1/8" = 1'-0"



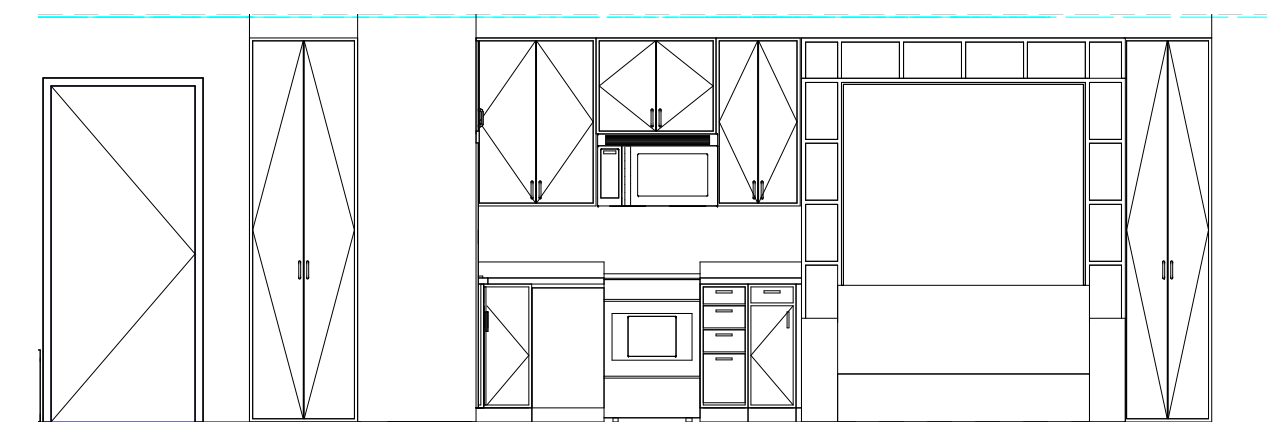
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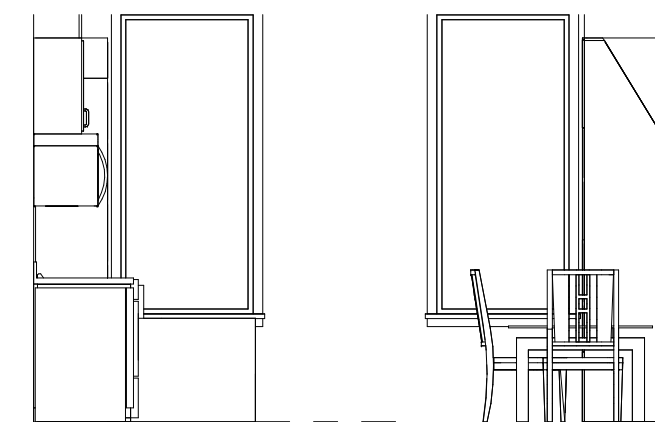




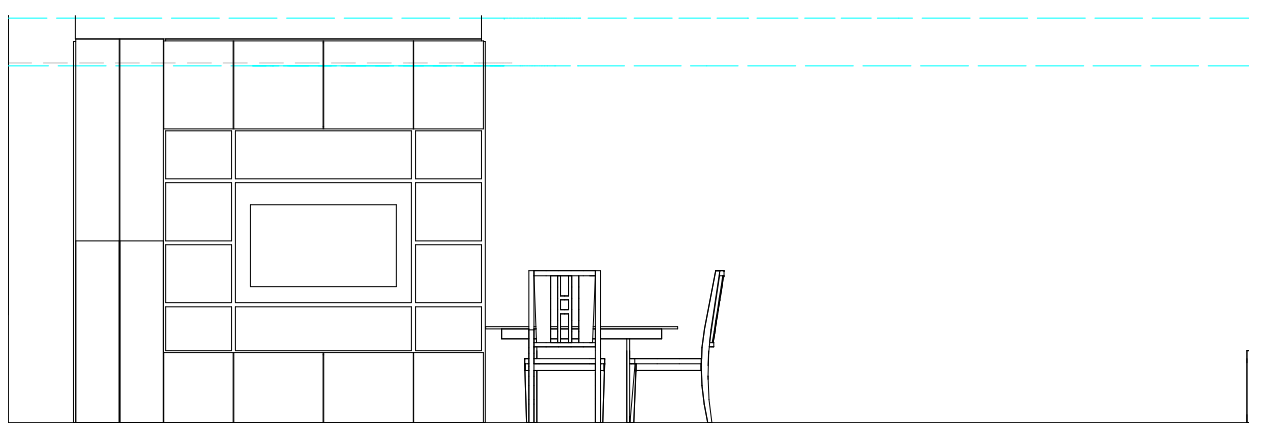
2 PRESENTATION - UNIT A  
1/4" = 1'-0"



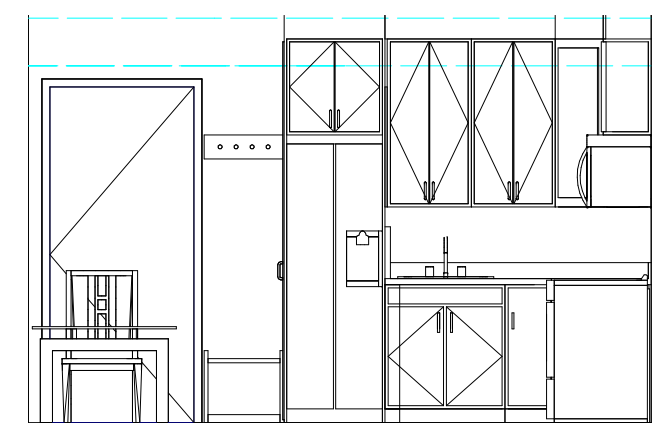
A PRESENTATION - UNIT ELEVATION - A  
1/4" = 1'-0"



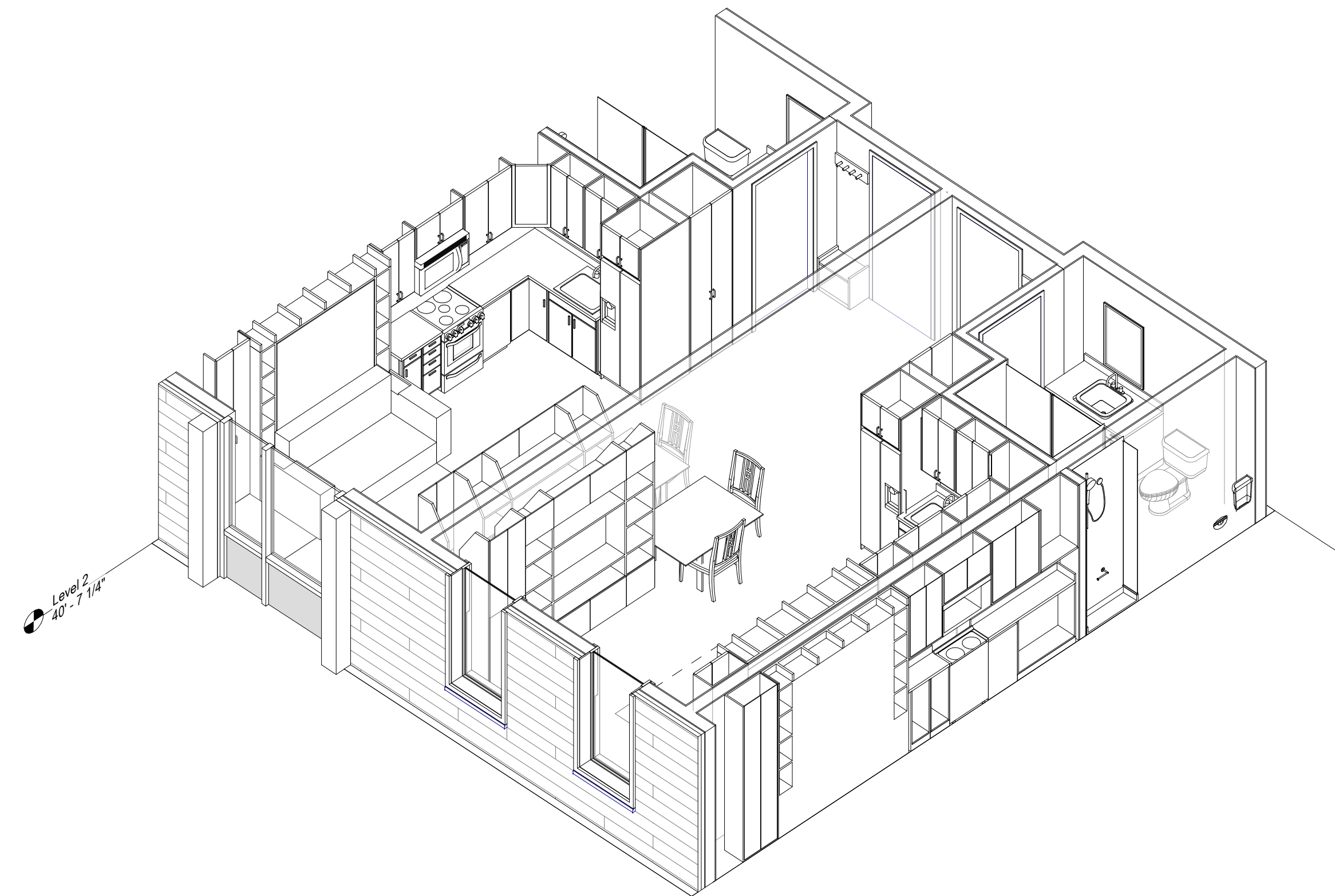
B PRESENTATION - UNIT ELEVATION - B  
1/4" = 1'-0"



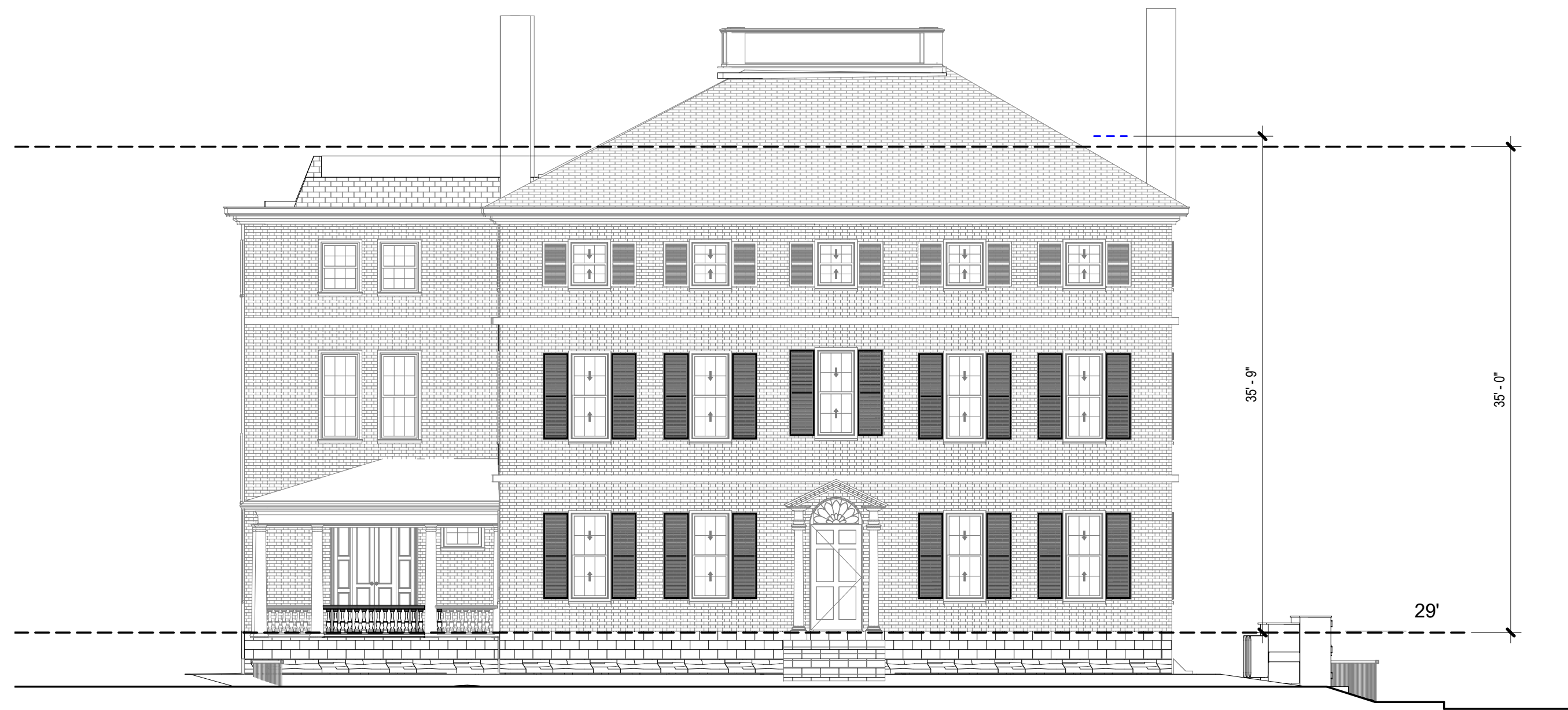
C PRESENTATION - UNIT ELEVATION - C  
1/4" = 1'-0"



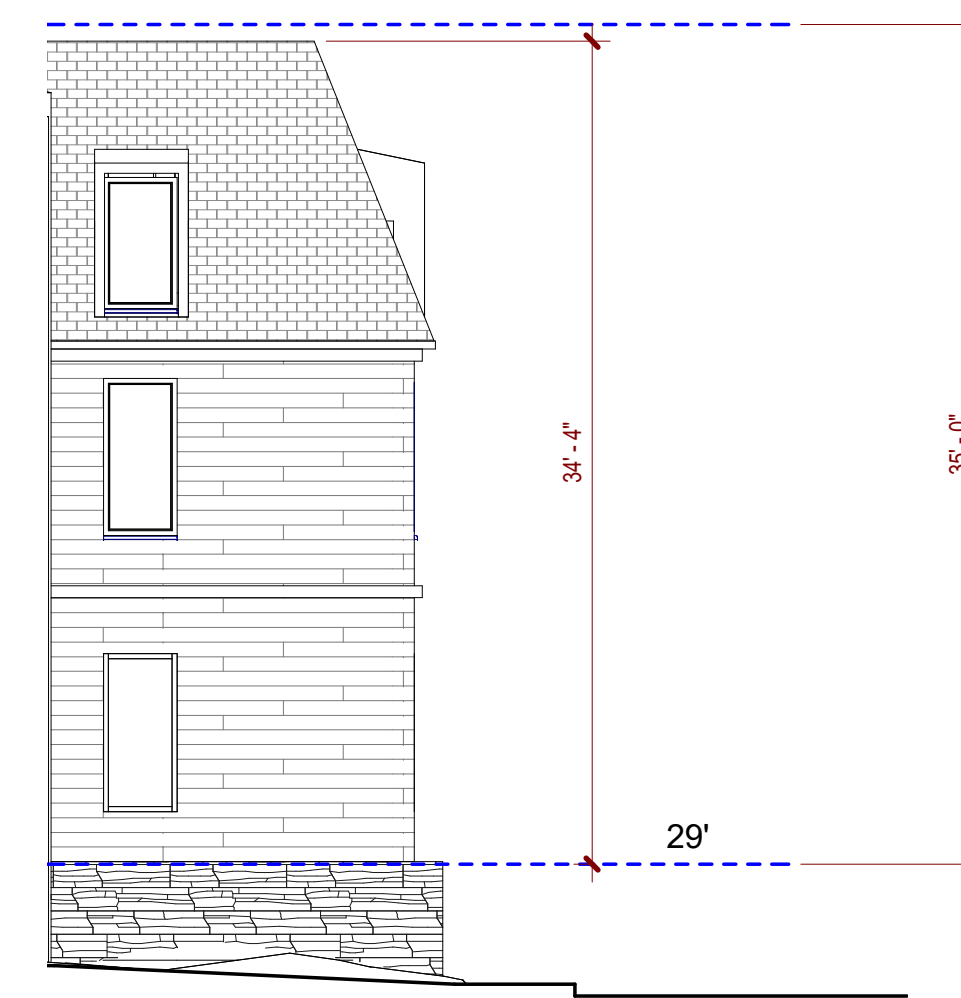
D PRESENTATION - UNIT ELEVATION - D  
1/4" = 1'-0"



1 PRESENTATION 3D UNIT (VIEW 1)



4 CONCEPTUAL ELEVATIONS - WEST  
1/8" = 1'-0"



3 CONCEPTUAL ELEVATIONS - WEST (NEW)  
1/8" = 1'-0"



1 CONCEPTUAL ELEVATIONS - SOUTH  
1/8" = 1'-0"







2 CONCEPTUAL ELEVATIONS - EAST  
1/8" = 1'-0"



1 CONCEPTUAL ELEVATIONS - NORTH  
1/8" = 1'-0"



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